

## Finding Out Of Order Room Nights

By

Howard Hammerman

Hammerman Associates, Inc.

[www.hammerman.com](http://www.hammerman.com)

800-783-2269

[howard@hammerman.com](mailto:howard@hammerman.com)

Many hotels and resorts calculate REVPAR on the basis of rooms that are available to rent. This is done by subtracting out of order rooms from the total inventory and then using that number as the denominator for the ratio.

Finding the numerator is relatively easy. Use the IN\_TRN table and select for the dates in question, including further selections to isolate room revenue. Most properties use a transaction code starting with the letter "R". However, to be on the safe side, link the IN\_TRN table to the IN\_CODES table using TCODE as the linking field. The CREVTYP field is a single character containing a letter corresponding to the department. The rooms department is always coded "R". So include a selection that requires CREVTYP to equal "R".

The best way to find the inventory and the number of out of order rooms is to use the IN\_UTYP2 table. It has one record to each date in the past and in the future. There are 120 fields starting with the letters "AVL" and ending with a three-digit number. It is the rare property that has 120 room types so you will need to determine which fields refer to which room types at your property. You can do this by creating an instant report using the IN\_RMTPS table. The record number in this table corresponds to the field number in the IN\_UTYP2 table plus 100.

Each field in the IN\_UTYP2 table is 45 characters long. Here is the field layout:

- Position 1 - 4 - Inventory
- Position 5 - 8 - Over Booking Hold Limit
- Position 9 -12 - Out of Order rooms
- Position 13 -16 - Booked rooms
- Position 17 - 20 - Current Group Definite Block
- Position 21 - 24 - Current Group Pickups
- Position 25 - 28 - Current Group Aggregate
- Position 29 - 32 - Segment Block
- Position 33 -36 - Segment Pickup
- Position 37 - 40 - Segment Aggregate
- Position 41 - Run of House
- Position 42 - 45 Current Group Tentative Block

In order to find the inventory and the number of out of order rooms for the first room type on a particular day create the following calculating fields:

Field Name: Inven01  
Expression: VAL(LEFT(AVL101,4))

Field Name: OOO01  
Expression: VAL(SUBSTR(AVL101,9,4))

In both expressions the VAL function converts the number in character form into a number. The LEFT function takes the left four characters. The SUBSTR function extracts characters 9, 10, 11, 12 from within the field.

Repeat these fields for each room type. Then create two calculated fields that add together the individual calculated fields for each room type; one for the inventory and one for the out of order rooms.

Create one more calculated field to hold the character representation of the date.

Field Name: strdate  
Expression: LEFT(DTOC(AVLDATE,1),8)

This produces a character expression with the format: YYYYMMDD.

Select the dates you want to work with. Finally export the record band to a dbase table either on your local PC or on the network.

You can now link to it using the string representation of a date either from the IN\_TRN table or from a parameter.