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# Condition Assessment of William Beaumont General Hospital Historic Buildings at Fort Bliss, Texas

## Appendix A: Building Condition Matrix

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**14. ABSTRACT**  
The facilities and landscape features in the William Beaumont Hospital Historic District at Fort Bliss, Texas, are eligible for inclusion in the National Register of Historic Places. Therefore, redevelopment of this area must preserve its character and history. The Fort Bliss Directorate of Environment has developed an Environmental Assessment for the District. A Memorandum of Agreement developed between Fort Bliss and the Texas State Historic Preservation Officer includes a requirement to develop a rehabilitation and reuse plan for selected buildings. Among other things, this plan must include a condition assessment and a structure rehabilitation plan. The objective of this project was to assess the present condition of the Bandstand, Chapel, Theater, Gymnasium, three barracks, a Bachelor Officers Quarters, and a Conference Center in the District. Researchers conducted onsite inspections of all major building elements in all locations within the buildings. Photographs are included to illustrate the condition of selected building elements. Appendix A provides an "at-a-glance" display of each building's condition, described by major system and components.

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## Foreword

This study was conducted for the Department of Environment, Fort Bliss, TX, under Military Interdepartmental Purchase Request (MIPR) 2042-96, "William Beaumont Army Medical Center Mitigation," dated 30 September 1996. The technical monitor was Daniel Delahaye, ATZC-DOE-C.

The work was performed by the Facilities Maintenance Branch (CF-F) of the Facilities Division (CF), Construction Engineering Research Laboratory (CERL). The CERL Principal Investigator was Thomas R. Napier. The technical editor was Gordon L. Cohen, Information Technology Laboratory – Champaign. Mark W. Slaughter is Chief, CEERD-CF-F, and L. Michael Golish is Chief, CEERD-CF. The Technical Director of the Facility Acquisition and Revitalization business area is Dr. Paul A. Howdyshell, CEERD-CV-ZT, and the Director of CERL is Dr. Alan W. Moore.

CERL is an element of the Engineer Research and Development Center (ERDC), U.S. Army Corps of Engineers. The Commander and Executive Director of ERDC is COL John W. Morris III, EN, and the Director is Dr. James R. Houston.

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# Contents

Foreword .....	2
Appendix A: Building Condition Matrix .....	5



## Appendix A: Building Condition Matrix

This document is Appendix A of the report: *Condition Assessment of William Beaumont General Hospital Historic Buildings at Fort Bliss, Texas*, ERDC/CERL Technical Report 02-26.

This Appendix provides an “at-a-glance” display of the each building’s condition, described by major systems and components. The condition as a whole is represented, but not specific instances or requirements. Conditions are described as follows:















- Indicates the system or its components are generally serviceable as is, but may require cleaning, reconditioning, or other routine re-commissioning tasks.
- Indicates repair or minor repairs will be required. These may include the system as a whole, or some of its components within the building.
- Indicates that extensive repair or rehabilitation will be required. This may include the system as a whole, or many of its components throughout the building.
- Indicates that replacement of the system or components is appropriate, either because of deterioration or damage, or because it may be inappropriate in a rehabilitation context.





Note that the serviceability of a building system or component can vary according to the perspective from which it is evaluated. Performance of an item may be completely satisfactory in absolute terms. That is, it is functioning as intended or expected, and may even have been recently installed. However, in a rehabilitation context, a component may be inappropriate due to its appearance, or effect on the overall appearance of the building.

Therefore, two perspectives are provided. The “Serviceability” perspective represents the system’s or component’s condition in their current state. That is: (1) if the item performing as intended, (2) if repair or upgrade would be necessary, and (3) what is the extent of deficiency or damage and what level of repair or upgrade would be necessary to restore its performance. The “Rehabilitation” perspective considers the appropriateness of the existing system or component within a rehabilitation context, as well as its current serviceability or performance.

**SI conversion factors**

1 in.	=	2.54 cm
1 ft	=	0.305 m
1 yd	=	0.9144 m
1 sq in.	=	6.452 cm <sup>2</sup>
1 sq ft	=	0.093 m <sup>2</sup>
1 sq yd	=	0.836 m <sup>2</sup>
1 cu in.	=	16.39 cm <sup>3</sup>
1 cu ft	=	0.028 m <sup>3</sup>
1 cu yd	=	0.764 m <sup>3</sup>
1 gal	=	3.78 L
1 lb	=	0.453 kg
1 kip	=	453 kg
1 psi	=	6.89 kPa
°F	=	(°C x 1.8) + 32
1 BTU	=	1.055056+e021 attjoules
1 psf	=	47.88026 pascals

7122, Bandstand	Adaptive use		Description
	Current Serviceability	/ Rehab Design	
<b>SUBSTRUCTURE</b>			
Foundation			Repair spalled foundation wall surfaces
Slab on grade			Repair or replace floor slab
<b>SUPERSTRUCTURE</b>			
Load bearing walls & columns			Repair spalled column surfaces
Floor framing	N/A	N/A	
Roof framing			Replace deteriorated rafters
<b>EXTERIOR CLOSURE</b>			
Roofing			Replace roofing (possible ACM)
Walls	N/A	N/A	
Doors	N/A	N/A	
Windows	N/A	N/A	
<b>INTERIOR CONSTRUCTION</b>			
Partitions	N/A	N/A	
Doors	N/A	N/A	
Finishes			Refinish / replace deteriorated bead board ceiling
<b>MECHANICAL</b>			
Plumbing	N/A	N/A	
HVAC	N/A	N/A	
Fire protection	N/A	N/A	
<b>ELECTRICAL</b>			
Power & distribution	N/A		Install electrical power
Lighting	N/A		Install exterior & interior lighting
<b>CONVEYING SYSTEMS</b>			
Elevators / lifts	N/A	N/A	

-  Serviceable with cleaning or reconditioning
-  Some repair required
-  Major repair required
-  Replace

7151, Chapel	Adaptive use		Description
	Current Serviceability	/ Rehab Design	
<b>SUBSTRUCTURE</b>			
Foundation	●	●	
<b>SUPERSTRUCTURE</b>			
Load bearing walls & columns	●	●	
Floor framing	●	●	
Roof framing	●	●	
<b>EXTERIOR CLOSURE</b>			
Roofing	●	●	Replace w/ historically appropriate shingle style
Walls	●	●	Repair minor cracking; refinish
Doors	●	●	Replace entry. Rehabilitate / replace sacristy & boiler room doors
Windows	●	●	Repair / refinish lobby & sacristy windows Reinstall nave windows
<b>INTERIOR CONSTRUCTION</b>			
Partitions	●	●	Remove partitioning in choir loft
Doors	●	●	Repair / refinish interior doors
Finishes	●	●	Decontaminate all surfaces Refinish wall surfaces Refinish nave floor Replace other floor finishes Repair minor cracking / defects
<b>MECHANICAL</b>			
Plumbing	●	●	Add restroom facilities
HVAC	●	●	Replace heating / cooling systems
Fire protection	N/A	N/A	
<b>ELECTRICAL</b>			
Power & distribution	●	●	Upgrade to code
Lighting	●	●	Upgrade to code
<b>CONVEYING SYSTEMS</b>			
Elevators / lifts	N/A	N/A	

- Serviceable with cleaning or reconditioning
- Some repair required
- Major repair required
- Replace

7152, Theater	Adaptive use		Description
	Current Serviceability	/ Rehab Design	
<b>SUBSTRUCTURE</b>			
Foundation	●	●	
Slab on grade	●	●	
<b>SUPERSTRUCTURE</b>			
Load bearing walls & columns	●	●	Replace columns at entry canopy
Floor framing	N/A	N/A	
Roof framing	●	●	
<b>EXTERIOR CLOSURE</b>			
Roofing	●	●	Replace w/ historically appropriate shingle style
Walls	●	●	Repair minor cracking; refinish
Doors	●	●	
Windows	●	●	Refinish windows at lobby & washroom areas
<b>INTERIOR CONSTRUCTION</b>			
Partitions	●	●	
Doors	●	●	
Finishes	●	●	
<b>MECHANICAL</b>			
Plumbing	●	●	
HVAC	●	●	
Fire protection	●	●	
<b>ELECTRICAL</b>			
Power & distribution	●	●	
Lighting	●	●	
<b>CONVEYING SYSTEMS</b>			
Elevators / lifts	N/A	N/A	
<b>SITE</b>			
Site improvements	●	●	Repair / replace stoop at southeast door

- Serviceable with cleaning or reconditioning
- Some repair required
- Major repair required
- Replace

7155, Gymnasium	Adaptive use		Description
	Current Serviceability	/ Rehab Design	
<b>SUBSTRUCTURE</b>			
Foundation	●	●	
Slab on grade	●	●	
<b>SUPERSTRUCTURE</b>			
Load bearing walls & columns	●	●	
Floor framing	●	●	
Roof framing	●	●	
<b>EXTERIOR CLOSURE</b>			
Roofing	●	●	Repair damaged roofing at south gable Replace w/ historically appropriate shingle style
Walls	●	●	Repair minor cracking; refinish
Doors	●	●	Replace w/ historically appropriate doors
Windows	●	●	Repair & refinish windows
<b>INTERIOR CONSTRUCTION</b>			
Partitions	●	●	
Doors	●	●	Repair / refinish doors; replace where missing
Finishes	●	●	Decontaminate all interior surfaces Repair NW corner of gym floor Refinish wall surfaces Replace other floor finishes Refinish ceiling surfaces
<b>MECHANICAL</b>			
Plumbing	●	●	Reconfigure plumbing for future occupancy
HVAC	●	●	Remove evaporative coolers from roof Remove boiler enclosure from east side Replace heating & cooling systems
Fire protection	N/A	N/A	
<b>ELECTRICAL</b>			
Power & distribution	●	●	Upgrade to code & future occupancy
Lighting	●	●	Upgrade to code & future occupancy
<b>CONVEYING SYSTEMS</b>			
Elevators / lifts	N/A	●	Add lifts for accessibility where required
<b>SITE</b>			
Grading / drainage	●	●	Regrade to drain away from west wall
Site improvements	●	●	Regrade; install wheelchair access at west door

- Serviceable with cleaning or reconditioning
- Some repair required
- Major repair required
- Replace

7157, Barracks	Adaptive use		Description
	Current Serviceability	/ Rehab Design	
<b>SUBSTRUCTURE</b>			
Foundation	●	●	Repair crack at south wall
<b>SUPERSTRUCTURE</b>			
Load bearing walls & columns	●	●	Confirm loading capacity for future occupancy Repair / level framing under 1st & 2nd fl washrooms Confirm integrity of framing at porch corners Confirm integrity of framing at columns & stairs Repair cracking at porch slab southeast corner Add accessible entry to first floor
Floor framing	●	●	
Roof framing	●	●	
Porch framing	●	●	
<b>EXTERIOR CLOSURE</b>			
Roofing	●	●	Replace roofing at porch w/ metal roofing Replace w/ historically appropriate shingle style
Walls	●	●	Repair minor cracking; refinish Close opening at evaporative cooler duct
Doors	●	●	Replace w/ historically appropriate doors
Windows	●	●	Repair / refinish windows; replace missing sashes Reinstall windows at 2nd floor east elevation
Porch	●	●	Remove 2nd floor porch closure Rehabilitate / replace porch railings & trim
<b>INTERIOR CONSTRUCTION</b>			
Partitions	●	●	Reconfigure per future occupant's requirements
Doors	●	●	Replace w/ historically appropriate doors Fire rated doors required at protected stairwells
Finishes	●	●	Repair / refinish wall & ceiling finishes Replace floor finishes as req'd for future occupant
<b>MECHANICAL</b>			
Plumbing	●	●	Reconfigure for future occupant
HVAC	●	●	Replace heating / cooling systems
Fire protection	●	●	Extend sprinkler to 2nd floor, attic, & crawlspace
<b>ELECTRICAL</b>			
Power & distribution	●	●	Upgrade to code & future occupancy
Lighting	●	●	Upgrade to code & future occupancy
<b>CONVEYING SYSTEMS</b>			
Elevators / lifts	N/A	●	Add elevator where required for future occupancy
<b>SITE</b>			
Site improvements	●	●	Install wheelchair access at northeast door

- Serviceable with cleaning or reconditioning
- Some repair required
- Major repair required
- Replace

7158, Barracks	Adaptive use		Description
	Current Serviceability	/ Rehab Design	
<b>SUBSTRUCTURE</b>			
Foundation	●	●	Repair crack at south wall
<b>SUPERSTRUCTURE</b>			
Load bearing walls & columns	●	●	Confirm loading capacity for future occupancy Repair / level framing at 1st & 2nd fl washrooms
Floor framing	●	●	
Roof framing	●	●	Confirm integrity of framing at porch corners
Porch framing	●	●	Confirm integrity of framing at columns & stairs Repair cracking at porch slab southeast corner Add accessible entry to first floor
<b>EXTERIOR CLOSURE</b>			
Roofing	●	●	Replace roofing at porch w/ metal roofing Replace w/ historically appropriate shingle style
Walls	●	●	Repair minor cracking; refinish Close opening at evaporative cooler duct
Doors	●	●	Replace w/ historically appropriate doors
Windows	●	●	Repair / refinish windows; replace sashes as req'd
Porch	●	●	Remove 2nd floor porch closure Rehabilitate / replace porch railings & trim
<b>INTERIOR CONSTRUCTION</b>			
Partitions	●	●	Reconfigure per future occupant's requirements
Doors	●	●	Replace w/ historically appropriate doors Fire rated doors required at protected stairwells
Finishes	●	●	Repair / refinish wall & ceiling finishes Replace floor finishes as req'd for future occupant
<b>MECHANICAL</b>			
Plumbing	●	●	Reconfigure for future occupant
HVAC	●	●	Replace heating / cooling systems
Fire protection	●	●	Install sprinkler system; include attic & crawl space
<b>ELECTRICAL</b>			
Power & distribution	●	●	Upgrade to code & future occupancy
Lighting	●	●	Upgrade to code & future occupancy
<b>CONVEYING SYSTEMS</b>			
Elevators / lifts	●	●	Add elevator / lift where required
<b>SITE</b>			
Site improvements	●	●	Install wheelchair access at northeast door

- Serviceable with cleaning or reconditioning
- Some repair required
- Major repair required
- Replace

7159, Barracks	Adaptive use		Description
	Current Serviceability	/ Rehab Design	
<b>SUBSTRUCTURE</b>			
Foundation	●	●	Repair crack at south wall
<b>SUPERSTRUCTURE</b>			
Load bearing walls & columns	●	●	Confirm loading capacity for future occupancy Repair / level framing under 1st & 2nd fl washrooms Repair / level framing at 1st & 2nd fl south end
Floor framing	●	●	
Roof framing	●	●	Confirm integrity of framing at porch corners
Porch framing	●	●	Confirm integrity of framing at columns & stairs Repair cracking at porch slab corners Add accessible entry to first floor
<b>EXTERIOR CLOSURE</b>			
Roofing	●	●	Replace roofing at porch w/ metal roofing Replace w/ historically appropriate shingle style
Walls	●	●	Repair minor cracking; refinish Close opening at evaporative cooler duct
Doors	●	●	Replace w/ historically appropriate doors
Windows	●	●	Reinstall windows at 2nd floor east elevation Repair / refinish windows; replace sashes as req'd
Porch	●	●	Remove 2nd floor porch closure Rehabilitate / replace porch railings & trim
<b>INTERIOR CONSTRUCTION</b>			
Partitions	●	●	Reconfigure per future occupant's requirements
Doors	●	●	Replace w/ historically appropriate doors Fire rated doors required at protected stairwells
Finishes	●	●	Repair / refinish wall & ceiling finishes Replace floor finishes as req'd for future occupant
<b>MECHANICAL</b>			
Plumbing	●	●	Reconfigure for future occupant
HVAC	●	●	Remove boiler enclosure at north end Replace heating / cooling systems
Fire protection	●	●	Extend sprinkler system to attic & crawlspace
<b>ELECTRICAL</b>			
Power & distribution	●	●	Upgrade to code & future occupancy
Lighting	●	●	Upgrade to code & future occupancy
<b>CONVEYING SYSTEMS</b>			
Elevators / lifts	●	●	Add elevator / lift where required

- Serviceable with cleaning or reconditioning
- Some repair required
- Major repair required
- Replace

7166, BOQ	Current Serviceability	Adaptive use / Rehab Design	Description
<b>SUBSTRUCTURE</b>			
Foundation	●	●	
Slab on grade	●	●	
<b>SUPERSTRUCTURE</b>			
Load bearing walls & columns	●	●	
Floor framing	●	●	
Roof framing	●	●	
<b>EXTERIOR CLOSURE</b>			
Roofing	●	●	Repair; or replace w/ appropriate style shingle
Walls	●	●	Repair minor cracking; refinish
Doors	●	●	Replace south basement door Repair main entry door
Windows	●	●	
<b>INTERIOR CONSTRUCTION</b>			
Partitions	●	●	
Doors	●	●	
Finishes	●	●	Repair / refinish wall & ceiling surfaces Clean or replace carpet
<b>MECHANICAL</b>			
Plumbing	●	●	
HVAC	●	●	Replace heating / cooling systems
Fire protection	●	●	
<b>ELECTRICAL</b>			
Power & distribution	●	●	
Lighting	●	●	
<b>CONVEYING SYSTEMS</b>			
Elevators / lifts	N/A	N/A	
<b>SITE</b>			
Grading / drainage	●	●	Regrade to divert runoff at west wall Regrade to prevent intrusion at south b'smt. door

- Serviceable with cleaning or reconditioning
- Some repair required
- Major repair required
- Replace

7167, Conference Center	Adaptive use		Rehabilitat'n Design
	Current Serviceability	/ Rehab Design	
<b>SUBSTRUCTURE</b>			
Foundation	●	●	
Slab on grade	●	●	
<b>SUPERSTRUCTURE</b>			
Load bearing walls & columns	●	●	
Floor framing	●	●	Repair cut joists at utility room
Roof framing	●	●	
<b>EXTERIOR CLOSURE</b>			
Roofing	●	●	Repair; or replace w/ appropriate style shingle
Walls	●	●	Repair minor cracking; refinish
Doors	●	●	
Windows	●	●	
Porch	●	●	Refinish porch railings & trim
<b>INTERIOR CONSTRUCTION</b>			
Partitions	●	●	
Doors	●	●	
Finishes	●	●	
<b>MECHANICAL</b>			
Plumbing	●	●	
HVAC	●	●	Remove evaporative cooler from roof Replace cooling system
Fire protection	●	●	
<b>ELECTRICAL</b>			
Power & distribution	●	●	
Lighting	●	●	
<b>CONVEYING SYSTEMS</b>			
Elevators / lifts	●	●	
<b>SITWORK</b>			
Grading / drainage	●	●	
Site improvements	●	●	Repair or replace ext. stairs & wheelchair ramp

- Serviceable with cleaning or reconditioning
- Some repair required
- Major repair required
- Replace