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CENWO-ED-DG

24 June 2014

MEMORANDUM FOR SEE DISTRIBUTION

SUBJECT: End State Technical Review Report, Phase II, construction completed 2012. Fort Bliss, TX, Chapel (PN 2239)

PART ONE, ASD FUNCTIONAL BASIS EVALUATION SUMMARY

This portion of the Memorandum will address the specific evaluations made as they relate to the Army Standard Design (ASD) for this facility type, discussed in the order observed. Because any completed facility also includes characteristics and features not part of the ASD requirements, not all of the potential Lesson's Learned have application to the ASD. The primary focus of this investigation is to improve the ASD and to do so in a way that reflects upon the underlying assumptions and theories (design concepts) upon which the ASD was developed. "PART TWO" of the Memorandum will include detail on the actual observations and take up the various issues unique to this facility as well as those applicable to the ASD. To assist perusal of the document the primary functional space type being discussed has been inserted (in parentheses) in between the appropriate groups of comments.

In general, all agreed that the completed facility is performing well in many ways. The users feel generally empowered to accomplish the Chaplaincy mission in ways that were just not possible before. This has been of tremendous value to the congregations being supported and the entire military community and Army mission.

Weaknesses of the facility focus primarily on a few components that are not functioning quite as intended. There were also a (very) small number of weaknesses that were rooted in all of the aspects of what puts a project together (contract, design, construction), as well.

Observations made that relate directly to the ASD requirements and the design concepts selected for use by the Office of the Chief of Chaplains (OCCH) are as follows:

**IN SUMMARY:** In general, the results of this ESTR demonstrate that the underlying concepts behind the 2004 ASD were sound and effective. Each of the principle functional areas and features are supporting an excellent level of successful ministry. The completed facility appears to represent a very-close-to-optimum balance between aesthetics, function, cost, and maintainability. The

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**completed facility also appears to represent a high-value long-term asset for the military community, the Garrison, the OCCH, and the Army.**

1.1 The Administrative Space is flexible and will allow some repurposing of the area, if the functions are similar. Two of the offices in the Administrative Space now serve as Family Life Counseling rooms. Additional A/V equipment was necessary to convert the offices and create functional counseling rooms. **The Administrative Space in the 2012 ASD provides more square footage; this might eliminate the need to repurpose any office space. (This comment is the same as 2.1)**

1.2 Floor outlets located in the middle of the ADA ramp and raised platform pose a tripping hazard whenever outlets are in use. Additionally, the User wants a greater number of outlets installed on the platform floor to increase on-stage flexibility and reduce tripping hazards. **The ASD provides the designers some guidance when locating power outlets at this location. Coordination of power outlets should make these spaces function to their maximum potential. The COS will add language to the ASD requiring a minimum number of in-floor outlets, based on the area of the raised platform. (This comment is the same as 2.2)**

1.3 The A/V console is too low and the soundboard is too large to fit within the console. Additionally, the Users feel that the location of the A/V console is in the wrong place to be effective. **The COS recognizes the importance of properly locating the A/V soundboard equipment. The intent is to provide the user unimpeded lines-of-site to the raised platform while not having the A/V console dominate visually in the center-of-space location. The 2012 ASD resolves this issue by raising the console to the balcony level. (This comment is the same as 2.4)**

1.4 The raised platform is too small to accommodate large group performances with their accompanying musical instruments and equipment. **The 2012 ASD improves this function by modifying the raised platform shape and room adjacencies to increase flexibility. (This comment is the same as 2.5)**

1.5 The lighting controls for the Worship Center are located in the Activity Center; these users would prefer independent controls for each space. **The ASD does address this item; this space needs to include features that allow for the control of light, sound, and temperature with a maximum of ease and flexibility. Lighting requirements for the 2012 ASD insists this space receive special attention. This item is a reoccurring issue from the Phase I ESTR. (This comment is the same as 2.6)**

1.6 The Users are repurposing the Coat Room to serve as the A/V storage/control room for the Activity Center. **The Activity Center in the 2012 ASD provides more**

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**square footage; this might eliminate the need to repurpose any other space for this function. (This comment is the same as 2.8)**

1.7 The Users are not satisfied with the type of door specified in the corridor of the Baptistery Suite, which includes a narrow-lite glass window that provides a line-of-site into the adjacent area. As the door separates the dressing area, typically male and female, the user would prefer a door designed for greater privacy. **The User is mitigating the problem by blocking the window with paper and tape. The intent of the ASD is to provide a comfortable level of privacy while creating a safe and flexible circulation space. The User's solution is suitable given the circumstances and is less expensive than replacing the door entirely. The 2012 ASD design provides two separate rooms, with 2-3 changing booths in each room. (This comment is the same as 2.12)**

1.8 The drain knob on the Baptistery is difficult to reach and the spigot outlet is too small; the Users say it takes up to 8 hours to fill. Additionally, the drain is not at the lowest point in the baptistery, which often leaves standing water at bottom. **This is a specific equipment and installation problem not normally run in to on projects. The COS might consider adding language to the ASD that will ensure drain knobs are accessible, without having to enter the pool. Additionally, the COS will consider adding language that will prescribe a rate of time to fill the baptistery. (This comment is the same as 2.13)**

1.9 The utility space, under the baptistery, does not have a floor drain. **This is a specific equipment and installation problem not normally run in to on projects. The 2012 ASD locates the baptistery equipment adjacent to the changing rooms, eliminating the need for a utility space under the baptistery. (This comment is the same as 2.14)**

1.10 The Baptistery heating element's re-circulating pump might not work properly; the unit will initially reach the desired temperature, but cannot maintain temperature. **This is a specific equipment and installation problem not normally run in to on projects. (This comment is the same as 2.15)**

1.11 The User recommends providing a cooling system for the A/V Equipment Room to mitigate equipment overheating. The installation of a transfer grill that allows better airflow and circulation to keep room temperatures normal is one of the User's solutions. They cut holes in the wall that separates the A/V Equipment Room and the Baptistery utility space, which appears to provide enough airflow to keep equipment from overheating. **The ASD text does not describe this requirement; additional research is necessary. Adding appropriate verbiage to the ASD text could improve this problem for most facilities. The COS will add language requiring**

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**mechanical cooling or exhaust cooling for approx. 1500W. (This comment is the same as 2.16)**

1.12 The location of the A/V receivers is too far from the soundboard. To make any adjustments, the A/V technician must leave the soundboard and walk to the A/V Equipment Room. **The location of the A/V console and soundboard is closer to the A/V Equipment Room in the 2012 ASD. This will allow the technician to adjust equipment without disrupting services. (This comment is the same as 2.18)**

1.13 Provide a more private separation, such as a wall, between the Priest and visitor in the Reconciliation Room. **The ASD does address this item and upon researching available products, the COS found a confessional screen with kneeler and a confessional screen that is compatible with a prie-dieu. The COS is in the process of incorporating this product in the ASD documents. (This comment is the same as 2.19)**

1.14 The Faucet needs to be closer to the sacrarium, to better facilitate the cleaning of vestments. The sacrarium requires a French drain; therefore, it is common to find sacrariums without faucets. **This is a specific equipment and installation problem often run in to on other projects. The COS will add language to the ASD requiring a sink and faucet to be adjacent to the sacrarium. (This comment is the same as 2.20)**

1.15 One of the classrooms across from the Administrative Spaces has been repurposed to create a new office space. **The Classroom Spaces are not in the 2012 ASD and the Administrative Space in the 2012 ASD provides more square footage; this might eliminate the need to repurpose any other space for this function. (This comment is the same as 2.21)**

1.16 The user thinks the Multi-Purpose Room is an odd shape and unfriendly to use due to the screen placement. **The 2012 ASD Multi-Purpose Rooms are a rectilinear shape; this might improve the configuration and mounting location for projector screens or video monitors. (This comment is the same as 2.22)**

1.17 The corridors are too dark. **The CoS will consider recommending light levels above the minimum required. (This comment is the same as 2.25)**

1.18 The intention of this facility is to support a full range of Chaplaincy programs and military community activities; however, storage capacity in the facility for ecclesiastical equipment and furniture is at a shortage with very few options or alternatives. **The storage restrictions hampering this facility will not exist in future facilities; the**

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**2012 ASD will significantly improve this situation. (This comment is the same as 2.27)**

1.19 The A/V console, location of the A/V soundboard, does not have enough space for all the equipment. Currently, the users are adding tables next to the console to accommodate additional monitors and A/V equipment. **The ASD text will include additional information regarding the size for additional space for A/V rack and additional monitors. (This comment is the same as 2.33)**

## PART TWO, ALL OBSERVATIONS AND DISCUSSIONS

This portion of the Memorandum will address each observation discussed in the order observed. Because any completed facility also includes characteristics and features not part of the ASD requirements, not all of the potential Lesson's Learned have application to the ASD. Some are project specific and related to project history, unique points-of-view, unique features, or unique functions that needed to be added to the general facility mission. This portion of the report allows all such observations and discussions to be recorded and applied to future projects as appropriate. The following observations and discussions were identified:

(Administrative Spaces)

2.1 The Administrative Space is flexible and will allow some repurposing of the area, if the functions are similar. Two of the offices in the Administrative Space now serve as Family Life Counseling Rooms. Additional A/V equipment was necessary to convert the offices and create functional counseling rooms. **The Administrative Space in the 2012 ASD provides more square footage; this might eliminate the need to repurpose any office space.**

(The Worship Center)

2.2 Floor outlets located in the middle of the ADA ramp and raised platform pose a tripping hazard whenever outlets are in use. Additionally, the User wants a greater number of outlets installed on the platform floor to increase on-stage flexibility and reduce tripping hazards. **The ASD provides the designers some guidance when locating power outlets at this location. Coordination of power outlets should make these spaces function to their maximum potential. The COS will add language to the ASD requiring a minimum number of in-floor outlets, based on the area of the raised platform.**

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2.3 Some attendants report feeling or hearing vibrations from the west wall in the Worship Center, likely from the Air Conditioning (A/C) unit mounted above ceiling in the corridor. **This is a specific equipment and installation problem not normally run in to on projects.**

2.4 The A/V console is too low and the soundboard is too large to fit within the console. Additionally, the Users feel that the location of the A/V console is in the wrong place to be effective. **The COS recognizes the importance of properly locating the A/V soundboard equipment. The intent is to provide the user unimpeded lines-of-site to the raised platform while not having the A/V console dominate visually in the center-of-space location. The 2012 ASD resolves this issue by raising the console to the balcony level.**

2.5 The raised platform is too small to accommodate large group performances with their accompanying musical instruments and equipment. **The 2012 ASD improves this function by modifying the raised platform shape and room adjacencies to increase flexibility.**

2.6 The lighting controls for the Worship Center are located in the Activity Center; these users would prefer independent controls for each space. **The ASD does address this item; this space needs to include features that allow for the control of light, sound, and temperature with a maximum of ease and flexibility. Lighting requirements for the 2012 ASD insists this space receive special attention. This item is a reoccurring issue from the Phase I ESTR.**

(The Expansion Area)

2.7 One of the large accordion dividers is broken. **This is a specific equipment and installation problem not normally run in to on projects.**

(The Activity Center)

2.8 The Users are repurposing the Coat Room to serve as the A/V storage/control room for the Activity Center. **The Activity Center in the 2012 ASD provides more square footage; this might eliminate the need to repurpose any other space for this function.**

(The Baptistery Suite)

2.12 The Users are not satisfied with the type of door specified in the corridor of the Baptistery Suite, which includes a narrow-lite glass window that provides a line-of-site into the adjacent area. As the door separates the dressing area, typically male and

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female, the user would prefer a door designed for greater privacy. **The User is mitigating the problem by blocking the window with paper and tape. The intent of the ASD is to provide a comfortable level of privacy while creating a safe and flexible circulation space. The User's solution is suitable given the circumstances and is less expensive than replacing the door entirely. The 2012 ASD design provides two separate rooms, with 2-3 changing booths in each room.**

2.13 The drain knob on the Baptistry is difficult to reach and the spigot outlet is too small; the Users say it takes up to 8 hours to fill. Additionally, the drain is not at the lowest point in the baptistry, which often leaves standing water at bottom. **This is a specific equipment and installation problem not normally run in to on projects. The COS might consider adding language to the ASD that will ensure drain knobs are accessible, without having to enter the pool. Additionally, the COS will consider adding language that will prescribe a rate of time to fill the baptistry.**

2.14 The utility space, under the baptistry, does not have a floor drain. **This is a specific equipment and installation problem not normally run in to on projects. The 2012 ASD locates the baptistry equipment adjacent to the changing rooms, eliminating the need for a utility space under the baptistry.**

2.15 The heating element's re-circulating pump might not work properly; the unit will initially reach the desired temperature, but cannot maintain temperature. **This is a specific equipment and installation problem not normally run in to on projects.**

(Audio/Visual System Issues)

2.16 The User recommends providing a cooling system for the A/V Equipment Room to mitigate equipment overheating. The installation of a transfer grill that allows better airflow and circulation to keep room temperatures normal is one of the User's solutions. They cut holes in the wall that separates the A/V Equipment Room and the Baptistry utility space, which appears to provide enough airflow to keep equipment from overheating. **The ASD text does not describe this requirement; additional research is necessary. Adding appropriate verbiage to the ASD text could improve this problem for most facilities. The COS will add language requiring mechanical cooling or exhaust cooling for approx. 1500W.**

2.17 A sound system from an adjacent building across the parking lot is on the same frequency as the system installed in the 1AD Chapel and is causing audio bleed-over into the chapel. **This is a specific equipment and installation problem not normally run in to on projects.**

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2.18 The location of the A/V receivers is too far from the soundboard. To make any adjustments, the A/V technician must leave the soundboard and walk to the A/V Equipment Room. **The location of the A/V console and soundboard is closer to the A/V Equipment Room in the 2012 ASD. This will allow the technician to adjust equipment without disrupting services.**

(The Kitchen Suite)

Nothing Significant to Report (NSTR)

(The Blessed Sacrament Space)

2.19 Provide a more private separation, such as a wall, between the Priest and visitor in the Reconciliation Room. **The ASD does address this item and upon researching available products, the COS found a confessional screen with kneeler and a confessional screen that is compatible with a prie-dieu. The COS is in the process of incorporating this product in the ASD documents.**

(The Sacristy and Robing Suite)

2.20 The Faucet needs to be closer to the sacrarium, to better facilitate the cleaning of vestments. The sacrarium requires a French drain; therefore, it is common to find sacrariums without faucets. **This is a specific equipment and installation problem often run in to on other projects. The COS will add language to the ASD requiring a sink and faucet to be adjacent to the sacrarium.**

(Multi-purpose/Classroom Spaces)

2.21 One of the classrooms across from the Administrative Spaces has been repurposed to create a new office space. **The Classroom Spaces are not in the 2012 ASD and the Administrative Space in the 2012 ASD provides more square footage; this might eliminate the need to repurpose any other space for this function.**

2.22 The user thinks the Multi-Purpose room is an odd shape and unfriendly to use due to the screen placement. **The 2012 ASD Multi-Purpose Rooms are a rectilinear shape; this might improve the configuration and mounting location for projector screens or video monitors.**

2.23 The User added a light switch that will override the occupancy sensor to increase ease of use and flexibility of this space. **The COS will evaluate and consider adding additional language to the ASD to prevent future mishaps.**

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(The Toddler Nursery Accommodations)

2.24 The request for child-watch at this Installation is very robust and the Toddler/Nursery space is too small to accommodate the need of the Users. A plan to repurpose a classroom and expand the Nursery area is underway, subsequent to obtaining permission from the Installation using Child Development Center (CDC) criteria. **The COS recognizes that this facility has a high demand for a robust child watch system. The goal of the ASD is to provide optimum usable features for all users activities in any environment, where all share the benefits of a relatively flexible and extremely functional facility.**

(Vestibules/Lobbies/Corridors/Stairways)

2.25 The corridors are too dark. **The CoS will consider recommending light levels above the minimum required.**

(Nursing Mother's Room)

2.26 The door to the Nursing Mother's Room includes a narrow lite, which provides little to no privacy for mothers that want to use this space for its' intended function. The Users have subsequently placed tape over the window to provide additional privacy. **The COS will add language to the ASD, reminding the designers of the sensitive nature and function of the Nursing Mother's Room.**

(Storage Spaces)

2.27 The intention of this facility is to support a full range of Chaplaincy programs and military community activities; however, storage capacity in the facility for ecclesiastical equipment and furniture is at a shortage with very few options or alternatives. **The storage restrictions hampering this facility will not exist in future facilities; the 2012 ASD will significantly improve this situation.**

(Toilet Rooms and Janitor's Closets)

2.28 Undesirable odors emitting from the restroom were offensive to the congregants and the building Users. **During our Phase I review, the COS recommended flushing the floor drains with water on a weekly basis and allowing the toilets and the sinks to run for 10 minutes once a week to keep the traps primed with water. The Installation has provided a permanent repair by installing an Air Intermittence Valve, which appears to solve the problem**

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2.29 The toilet rooms include too many built in paper towel dispensers. **Better coordination needs to occur with the Installation to prevent installing redundant paper towel dispenser units.**

2.30 Fixtures in bathroom have to run for at least 1 minute before hot water comes out. **The COS add language to the ASD, recommending a design that provides hot water within 15 seconds (provide special consideration for low-flow fixtures).**

2.31 Water fixtures in some toilet rooms run a couple of seconds and then turn off. **This is a specific equipment and installation problem not normally run in to on projects.**

(Building Features and Finishes)

2.32 The paint finish is prone to show scratches on the wall's surface and chair rails are too high at some locations. Additionally, the gypsum board dents easily. **The COS will provide language to the ASD to recommend using wall saving chairs and to use industry standard mounting heights for chair rails.**

(Furniture, Appliances, and Equipment Items)

2.33 The A/V console, location of the A/V soundboard, does not have enough space for all the equipment. Currently, the users are adding tables next to the console to accommodate additional monitors and A/V equipment. **The ASD text will include additional information regarding the size for additional space for A/V rack and additional monitors.**

(Equipment Rooms and Systems)

2.34 All Multi-purpose Rooms have a point of use instantaneous water heater (IWH) and the kitchen and restrooms have a central IWH. The temperature of water at the IWH is not adequate for the lavatory sinks in the restrooms; the Users complain about the lack of hot water. **This is likely the result of using a temperature setting below 110 degrees F during performance testing; subsequently causing a temperature below 110 degrees F at all hand sinks. This is a specific site and installation problem not normally run in to on projects and the COS believes DPW needs to address this problem.**

2.35 A disconnected air conditioning (A/C) condensate line caused flooding near corridor adjacent to Utility Lobby. Additionally, a blocked (A/C) condensate drain caused flooding in the mechanical room. **This was a specific site and installation problem not normally run in to on projects. According to DPW and the User, a**

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**work order for this repair was issued and the disconnected line is no longer a problem.**

(Site Issues)

2.36 Egress from emergency exit doors has structural stoops; however, there is no access to a public right-of-way. Although the facility is in service, there was a delay with receiving the Certificate of Occupancy. As result, DPW is submitting a work order to construct the additional walkways. **This news is reassuring; the ASD provides the appropriate references to address fire and life safety codes.**

2.37 The chain-link enclosures around exterior mechanical equipment are to prevent access by unauthorized personnel; however, during our visit the gates were open. **This is a specific site and installation problem not normally run in to on projects. Someone from DPW needs to address this issue.**

2.38 There are no curb cuts near handicap parking spaces. **This is a specific site and installation problem not normally run in to on projects. A work order will be or is already in place to add curb cuts.**

2.39 There is a general sense that there is a severe shortage of adequate parking spaces available. **The ASD allows the installation to estimate the number of parking stalls necessary, based on how many people drive to the facility or 30% of the seating capacity. Due to site limitations and funding constraints, the site developer did not provide for an adequate number of parking stalls.**

2.40 There is no fire lane around building, leaving the structure and occupants exposed to potential life safety deficiencies. **This is a specific site and installation problem not normally run in to on projects. The Authority Having Jurisdiction (AHJ) did not provide any information regarding this matter for the purpose of this report.**

### PART THREE, UNIQUE ISSUES

NSTR

### PART FOUR, THE REVIEW PROCESS AND PARTICIPANTS

The following team of participants gathered at the Fort Bliss Chapel on February 20, 2013. The review process began with a meeting and continuation of previous discussions of lessons learned related issues, building operations, descriptions of what

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congregations are being served and their usage patterns, etc. Once general discussion reached an appropriate point, the team shifted to a tour of the facility with further items brought up as we went.

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Any other questions, comments, or concerns on the aforementioned items may be directed to Mr. Askelon Parker, (402) 995-2173 or email address at Askelon.M.Parker@usace.army.mil.

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