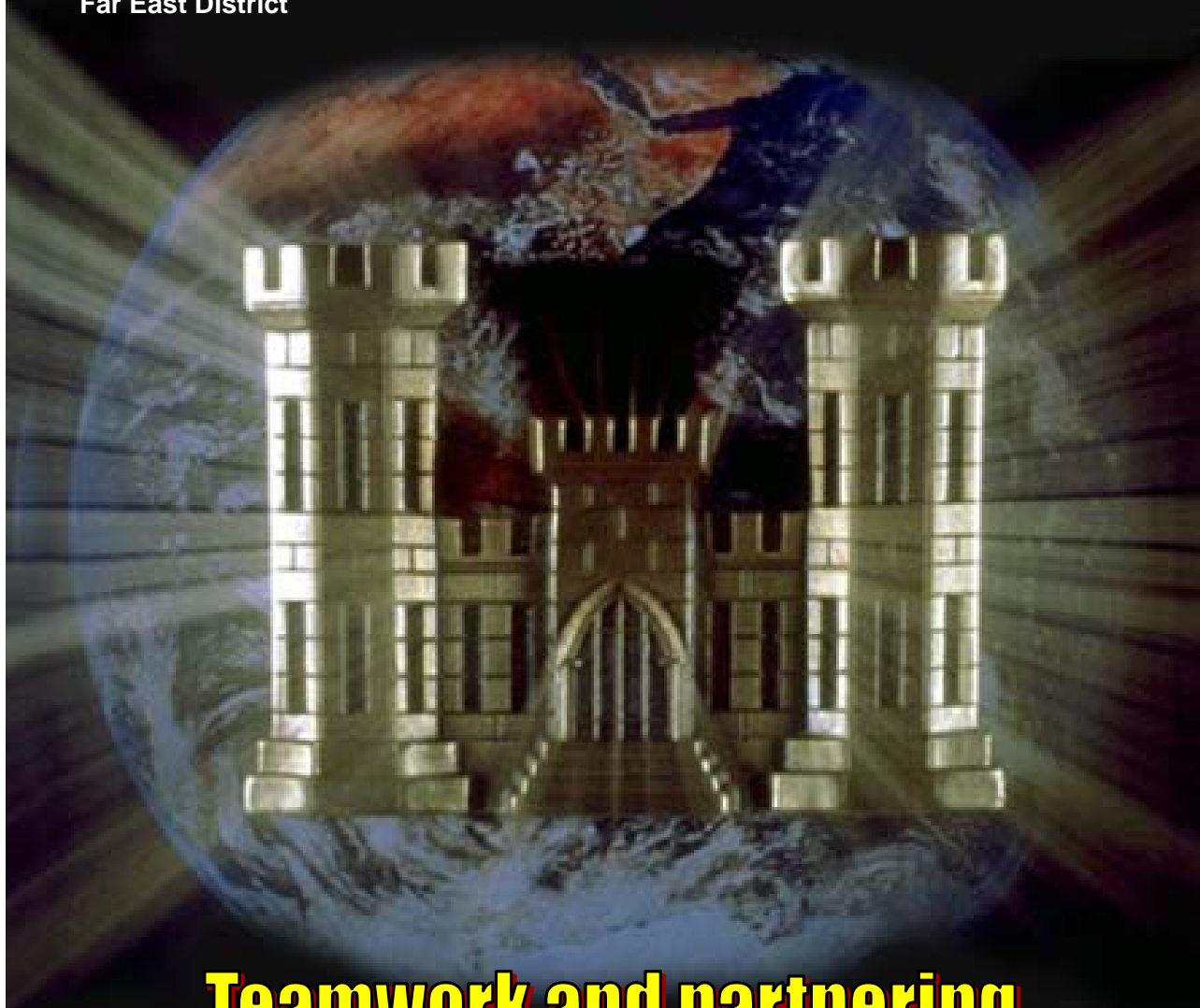




US Army Corps
Of Engineers
Far East District

FY05 Year in Review



Teamwork and partnering



From the Far East District Commander

To our valued partners and stakeholders:

FY05 was a challenging and exciting year for the Far East District and our partners and stakeholders. We completed construction on major as well as maintenance and repair projects throughout the Korean peninsula. Over \$204 million was awarded for construction contracts for MILCON, Host Nation, NAF, and O&M projects. In addition, about \$23.5 million was awarded for design and professional services. The awards and the completed construction represent significant improvements in war fighting capability and quality of life for our Soldiers, Sailors, Airmen, Marines, all members of the U.S. Forces Korea family.



During the fiscal year, we completed many significant projects such as Phase 1 to relocate H-208 at Yongsan, the Vehicle Maintenance Facility at Osan, the Ball field, Golf Course and Osan-ni Dormitories, Camp Humphreys' new commissary, and two four-story barracks at Camp Carroll. We also broke ground on essential projects such as Camp Mujuk's Officer's Quarters, Phase 2 of Osan Tower, and Phase 3 of Camp Humphrey's Family Housing and Family Aquatics Center.

Our Geotechnical and Environmental support to USFK included site assessments for land acquisitions and turnovers, asbestos and UST surveys and removals, expedited spill response, and analyses and clean-up of site contamination, soils exploration, topographic surveys, and airfield pavement evaluation. Notably, the District obtained the AIHA accreditation of its asbestos testing laboratory.

This year we have initiated an innovative contractual process, the Multiple Award Task Order Contracts (MATOC). In this endeavor, there will be six joint-ventured design and construction firms. We will use our PQ contractors for the construction firms; however, for three contracts our SOFA A-E firms will team with a construction contractor and the other three with US A-E firms. These contracts will give us the flexibility of choosing the desired project execution – design only, construct only, or design and construct. We have also progressed with the selection of the successful offeror for the Build to Lease programmed unaccompanied officers quarters at K-16 Air Base in Seoul. In addition, to be ready to respond and support the relocation of Yongsan and the closure of installations throughout the Korean peninsula, we stood up the Relocation Program Office.

FED continues to support the Global War on Terror, deploying District employees to Iraq and Afghanistan for reconstruction and economic recovery efforts. We also deployed to U.S. natural disaster recovery missions such as the Hurricane Katrina catastrophe, and internationally to Sri Lanka that was devastated by the South East Asia Tsunami.

Notwithstanding the design and construction accomplishments, we successfully passed the International Organization of Standards (ISO) 9001:2000 audit of our quality management system. This achievement represents FED's commitment to delivering quality products and services to our partner, with an emphasis on customer satisfaction.

Without exception, we will continue to strive for excellence and be accountable. We remain committed to supporting the command through the coming challenges and future opportunities. Essayons!

JANICE L. DOMBI
COL, EN
Commanding

Area I Projects

Repair and Upgrade Intake Dam and Replace Tank Ford, Camp Casey

DPW-Casey requested these two (2) projects for year-end execution in August 2004. FED promptly reacted on this urgent request and decided to execute these projects by JOC. There was not enough time to process the projects by normal “Design-Bid-Build” procedure.



A major portion of the existing dam was deteriorated and washed out and could not hold and control the water flow to prevent flooding in the area during the heavy rains of the monsoon season. Based on the basic scope of work from DPW, simplified JOC sketches were prepared in 5 days and JOC RFP was issued on August 10, 2004. JOC Contractor developed JOC drawings from the sketches and submitted his proposal on August 24, 2004. JOC DO was issued on September 20, 2004. Construction was completed and the new dam was turned over to DPW on April 19 2005.



Yongsan/Area II Projects

CY04 MOCT, Relocate H-208 Helipad, Yongsan

Two separate Indefinite Delivery Indefinite Quantity (IDIQ) contracts were awarded to demolish/clean existing facilities and site to provide space for the new helipad that will be located at current Ministry of National Defense (MND) tennis court. First phase construction contract was awarded October 15, 2004 and successfully completed to facilitate the first landing of a helicopter May 1, 2005. The second phase is currently about 10% complete with scheduled completion of middle of December 2005.



Renovation of Building S-2372, Yongsan

This renovation project of the G-1 Headquarters building which accommodates the G-1 and 8th Army Chief of Staff was awarded in FY02. The construction work was progressing well until funding was cut back by congress for the separate energy saving mechanical system (Geothermal). In July 04 a contract modification was issued for a Geothermal Heat Pump system. The completely renovated building was completed in January 05 with occupants moving into building in March 05. The construction cost is \$5.7 Million.



K-16 Community Activities Center

Late December 2003 saw the award of this split funded (NAF & ROKFC) project to construct a four story 56,476 SF facility (three above ground and one below ground) at K-16. The Community Activities Center (CAC) building includes a Chapel, installation library, consolidated organizational classrooms, Army Community Services (ACS) administrative offices, Red Cross administrative offices, community bank, food court, dining area, and bowling center. The construction started in mid February 2004 and is scheduled for completion by February 2006. Construction contract is valued at \$10.9 million.



Command Post Tango – C4I Hardening

This MCA project was awarded in late September 2003 to construct hardened communication facilities at Command Post TANGO. These facilities will replace the Satellite Communications (SATCOM) building, communication lines, and tactical communication vehicle parking spaces. Communication connections for the building are also to be hardened. The construction is required so that SATCOM facility and existing tactical communications will survive enemy and terrorist attacks. Actual construction started in early February 04 with clearing of site and rock excavations. Completion of this \$ 11.8 million facility is scheduled for November 2005.



121 Hospital Renewal Program

The purpose for this construction program is to correct life safety deficiencies, comply with Joint Commission on Accreditation of Healthcare Organizations (JCAHO) standards, improve the functional layout, provide for AT/FP and provide a state of the art facility for beneficiary population throughout the peninsula. The renewal program consists of three phases.

Phase 1 is a \$35M project which was awarded for construction in June 2001. The following Phase 1 areas have been completed in FY05: Central Utility Plant, Ambulatory Care Clinic, Command Suite, Main Entrance, Occupational Therapy, Asian Gardens, Gift Shop, Biomedical Maintenance, Mental Health Clinic; Patient Administration Department, Housekeeping, Central Medical Services, Operating Rooms, Post Anesthesia Care Unit, Intensive Care Unit, Endoscopy/Cystoscopy Clinic, Dining Facility, Chapel, Logistics. The remaining areas include Oral Surgery, Special Procedures, South Medical Mall and West Entry. These areas will be completed by April 2006.

Phase 2 is a \$28M project which was awarded in June 2005. The followings areas will be renovated in Phase 2: Radiology, Pharmacy, Emergency Room, Pathology, Women Infant Care Unit, Orthopedics, Physical Therapy and Patient Records.

Phase 3 is a \$10M project which will complete the renewal program. The following areas will be renovated in Phase 3: Pediatric Clinic, Occupational Health, Medical Library, ATC Counseling, Surgical Clinics and OB/GYN Clinic.



Asian Garden in the center of the new addition

Osan (Central Resident Office)

FY05 was another busy year for the Central Resident Office, with some \$70 million in placement administered by the office and another \$14 million in Host Nation (CDIP) work. A brief synopsis of the notable projects accomplished or ongoing during FY05 is provided below.

Osan Air Base Family Housing

Existing family housing at Osan Air Base is leased property. The facilities are aging and the units are very small compared to current Air Force living area criteria. A 3-phase replacement program began in October 2003. The program also includes parking facilities, an indoor swimming pool complex, and replacement and addition of GOQs (3 total) and SOQs (8 total). All three phases were designed by TJD Architects.

Phase I Housing

Work continued through this fiscal year on the first housing tower, a 9-story, 112-unit concrete structure and parking area. The building will have 48 two-bedroom units, 48 three-bedroom units, and 16 four-bedroom units, and will be occupied by families of enlisted ranks as well as officers. Net living areas range from 1,400 square feet to 1,860 square feet. It is on schedule for completion March 2006. As part of this project, a 6,000 SF housing warehouse addition and a General Officer's Quarters (GOQ) for the 7th Air Force Commander were completed and previously turned over in August 2004 and July 2005 respectively. This single story, 2,900 square foot GOQ unit was built on the former site of the old GOQ atop Hill 180, the site of a historic Korean War battle.

Total construction cost: \$24.1 million



The nearly complete Osan Tower, Phase 1



Exterior view and dining room of the General Officer's Quarters

Phase II Housing

This tower has a total of 104 units and is of similar design to the first, but has no two-bedroom units. The Notice to Proceed for the Phase II housing tower contract was issued in November, 2004. Construction is on schedule at 12% as of August, 2005. Also as part of this project are two GOQs, five Senior Officers' Quarters (SOQ), a four level parking structure for the tower and an indoor swimming pool.

Total construction cost: \$31.5 million



Artist's renderings of indoor swimming pool and Phase II Tower

Phase III Housing

The third tower is located adjacent to the Phase II tower and both buildings will share a 4-level parking structure that will be jointly constructed under both Phases II and III. This tower is 13 stories high, is similar in design to the other two, and will have a combined total of 117 two and three-bedroom units for families of officers and senior enlisted personnel. There are three SOQs also being constructed under this project. The contract has been awarded, with site release expected in October 2005.

Cost: \$31.6 million



Future Senior Officer Quarters



Phase III Tower – Parking Garage – Phase II Tower

Vehicle Maintenance Complex

This project consists of two main facilities - a Vehicle Maintenance Facility (VMF), and a Vehicle Operations Building. The VMF has 88,000 square feet of working space and is the largest facility of its kind in the US Air Force. The facility consolidated the operations that were previously performed in seven separate facilities. The best noted feature requiring extra attention to detail and safety was installation of the over-head crane system. The contractor devised a special lift plan using four truck-mounted cranes to lift and place a 3 ft x 32 ft steel boom strut onto the travel rails. The VMF was completed on schedule in May 2005 at a cost of \$8.8 million. The Vehicle Operations Building progress is on schedule at 20 % as of August 2005, scheduled for a March, 2006 completion.

Total Cost: \$10.1M.



Interior and Exterior Views of the Vehicle Maintenance Facility

Traffic Management Facility (TMF)

The new consolidated TMF is composed of 9,000 SF of administrative space, 1,800 SF of secure storage and handling areas, and 25,700 SF of warehouse space. The project included demolition of four older facilities and construction of a new parking lot in their place. The scope of work included the building, and systems for fire detection/protection, public address, HVAC, CAMPS and emergency generator. The TMF was completed in April this year.

Total construction cost: \$5.9 million



Traffic Management Office

Dormitories

Three standard AF 156 PN enlisted dormitories were completed during this fiscal year under two contracts: The Ball Field Dormitory and the Golf Course Dormitories, with a fourth dorm, Osan-ni Dorm, anticipated for completion in September 2005. All four dormitories are cast-in-place concrete with EIFS (Exterior Insulation Finish System). The roof is standing seam metal roofing on rigid insulation. Since these are 5-story structures, the design of these buildings includes reinforcement at connections prone to shear failure to prevent progressive collapse; and elevators – the first dorms at Osan to include them. Blast resistant doors and windows, and a CAMPS system are also incorporated. The Ball Field Dorm project also included construction of two softball fields with dugouts, a concession stand, covered bleachers and field lighting. The dorm was completed in 779 days on December 8, 2004. Total construction cost: \$14.1 million



Aerial View of Ball Field Dorm Complex



Ball field #2 & Dorm

The two Golf Course Dorms - one each MCAMP and ROKFC funded - were completed in 851 days on January 16, 2005.

Total construction cost: \$18.5 million

The Osan-ni Dorm, with a 715 day construction duration was completed September 2005.

Total construction cost: \$12.8 million



Golf Course Dorms



Osan-ni Dorm

Commissary Renovation

This project is for the alteration of the existing Commissary and conversion of part of the warehouse space to a central distribution cold storage warehouse. The facility will have the sales floor renovated and expanded by using part of the existing warehouse. Deli/Bakery and Produce departments will be expanded. Commissary administrative offices will be relocated. Much-needed additional parking will be constructed. Accessibility for the handicapped will be provided. Force protection measures are included in the design. The construction is being accomplished by phases to minimize impact on commissary operations. The work has been progressing so smoothly that the project is anticipated to be completed approximately six months ahead of the original contract completion date, finishing in mid-September 2005.

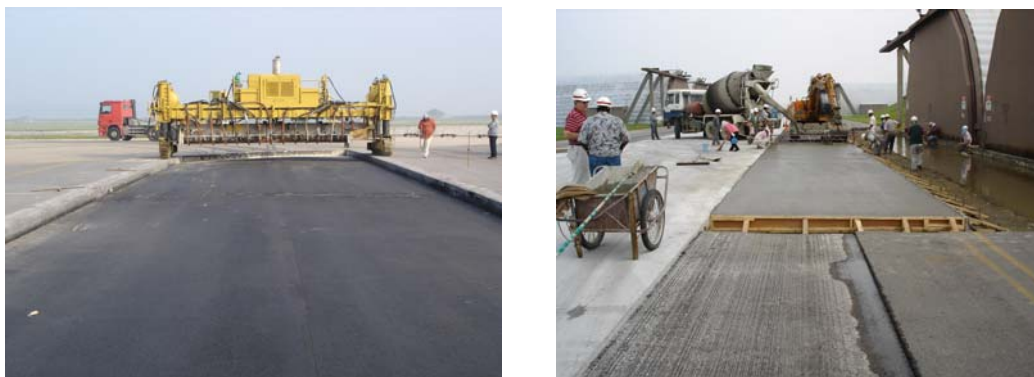
Total construction cost: \$12.0 million.



Views of Interior Renovation

Alpha Diamond Taxiway & Airfield Repairs

The “Diamond” is under going its third face lift since 1996. Currently we are changing out the center lane and shelter lead-in aprons with Portland cement concrete, in accordance with the requirement of the 51st Fighter Wing Commander. Previous asphalt surfaces developed rutting in the lanes where aircraft taxied. Total cost of the 4 month project is approximately \$2.0 million and finished in late August, per the customer’s desire, seven weeks before the original delivery order completion date. Additional work to upgrade the four runway arresting cables and a complete painting of the airfield striping, totaling another one-half million dollars, is anticipated to be completed in the September/October timeframe. Total construction cost: \$2.5 million



Alpha Diamond Taxiway Repairs in Progress

Upgrade Water Distribution System (ROKFC)

This project replaced existing old asbestos cement water distribution mains and laterals throughout the installation. An upgraded pump station building provided for additional water storage capacity to meet current standards/demand. This project was divided up into three phases for programming purposes. The phases divided up the base geographically. Work started in April 2001, with portions of the system put into operation as they were completed, with full completion scheduled for September 2005.

Total construction cost: \$14.9 million



300,000 gallon water tank (ROKFC)

Upgrade Water Distribution System (MCAMP)

This project renovated the existing Osan AB Water Treatment Plant (WTP) and repaired Hardened Aircraft Shelter (HAS) 1759. The project consisted of the Water Distribution System upgrade which included the water treatment plant, water storage tanks, water wells, raw water lines, and replaced approximately 4,000 feet of base distribution water lines. The HAS 1759 work consisted of upgrades/repairs to the structural, electrical, and lighting systems as well as to the doors. There was also cosmetic work to the exterior. The repair work to the WTP consisted of repair/replacement/upgrade of existing water treatment plant components and systems to meet Environmental Governing Standards criteria (which are based on Safe Drinking Water Act standards). Work has been ongoing since November 2001 with an anticipated turnover at the end of August, 2005. Total construction cost: \$8.7million



Renovated water distribution plant (MCAMP)

Upgrade Patriot Facility at Suwon (CDIP)

The construction of Patriot Launcher Revetments (Phase 2B/3) at firing sites in Suwon Air Base started in December 2003 with the first site completing in May 2005. Their purpose is to provide long term deployment protection to launchers and personnel. Two Support Facilities for the missile batteries are being constructed. They include a Tactical Operation Center (TOC) and Ready Room. The project also includes access asphalt roads and PCC concrete pads with storm drainage ditches. The Bravo site (Phase I area) was turned over May 10, 2005. The Alpha Site (Site # 4) is waiting for the site release from the AF and User.

Total construction cost: \$5.6 million



Patriot Launcher Revetments – Suwon AB



Operations Center

Construct Aircraft Shelter, Phases I & II (CDIP)

The construction of four (4) third generation hardened aircraft shelters (HAS) - was completed early in this fiscal year (Nov 04). Each shelter has 10,037 SF (933 SM) with 810 mm thick reinforced concrete (RC) roof and walls with metal steel lining plate, RC foundation, PCC floor slab and concrete aprons, fire suppression systems, interior electrical distribution system with lights, communications, AT/FP measures, and 100kw backup generators. A concrete parking apron was included as part of the project scope. A third phase, for the construction of two additional shelters is currently awaiting award by the Ministry of National Defense. The shelters are being used to house A-10 aircraft.

Total construction cost: \$6.5 million



2 of the 4 completed shelters



Interior view of shelter

Camp Humphreys Projects

Army Family Housing Phases 2, 3 and Underground Parking Structure

Construction on Phase 2 family housing and a ROKFC underground parking structure were on-going throughout the year. Phase 2 family housing consists of an 8-story 48 unit structure that includes 32 each 3-bedroom units and 16 each 4-bedroom units. Construction completion of Phase 2 is scheduled for August 2006. Construction of Phase 3, an identical tower design as Phase 2, began in June 2005 with a completion date of August 2007. The 2-story underground parking structure is located between the family housings structures and has 230 spaces for use by residents in Phases 1 (previous contract), 2 and 3.



Construction of Amy Family Housing Ph 2

FY04 MCA, Whole Barracks Renewal (464PN Barracks, Brigade HQ w/2 CO Ops)

The construction began in April 2005. This project includes construction of one eight-story modified 2+2 standard design barracks for 464 personnel and a three-story building which encompasses one brigade headquarters and two medium company operations. At completion of construction in August 2007, the barracks building will be the tallest Army barracks on the Korean peninsula. The Brigade Headquarters completion date is June 2006.



Construction of 464PN Barracks

FY03 MCA, Whole Barracks Renewal (2 ea. 204 PN, 800 PN Dining Fac and Comm Bldg)

This project includes construction of two 6 story 204 personnel barracks, an 800 person dining facility, and a communication switch building. The communications building was turned over October 11, 2004. Currently, the dining facility and barracks are scheduled to be completed by February 2006.



Construction of 204 PN Barracks and 800 PN Dining

FY04 NAF Family Aquatics Center and Multipurpose Athletic Fields

This project includes construction of an aquatics center, two new multipurpose fields, and upgrades for the multipurpose fields at Soldier's Park. Notice to proceed was issued January 21, 2005. A stop work order had to be issued on July 25, 2005 for the new multipurpose fields due to installation master plan changes. A redesign of the fields will be made. The completion date for the aquatics center is in June 2006. The site of Soldier's Park has a performance period of 175 days after the site release. The completion date is currently estimated to be early 2006.



Construction of Bathhouse

Daegu Area (Southern Resident Office)

Electrical System Upgrade, Sewage Treatment Plant, Water Treatment Plant, and CY03 ROKFC Barracks, CAMP MU JUK, USMC, Pohang

Construct complete underground Electrical Distribution System including Sub-Station, Switchgears and Transformers; Construct a complete underground telephone distribution system; Construct a complete Sewage Treatment Plant with Primary and Secondary Treatment and a complete Sewage collection System with manholes & piping and a Lift Station; construct a Water Treatment Plant with Distribution System including Raw Water Lines, Supply Lines, Distribution lines and 2 Elevated Water Storage Tanks; also Construct a 3 story 80pn BEQ with Administration space with Offices, Medical, Mail, COMSEC and Weapons storage; Construct a 110pn Dining Facility and a Central Utility Plant; Construct a Paved Road System including Drainage and Curbs & Sidewalks; Also Construct a High Security Entry Point.

NTP Date: August 11, 2004 CCD Date: 16 October 2006

Contract Award Amount: W 18,301,794,955



Construct BOQ Camp Mu Juk, USMC, Pohang

This project is required to construct a new three story 38 PN officer quarters. Project commenced in February 2005 and estimated to be completed by July 2006.

The construction cost is W4, 500,367,926.



CY01 CDIP, Hangar #5001 Replacement, K-2 Air Base, Daegu

This project is to construct a new 1300 square meters army facility, which consists of helicopter repair and maintenance hangar, two workshops and admin spaces. Project construction commenced in January 2004 and the new facility turned over to user on May 2005. Remaining renovation work on existing hangar as part of the project is to be completed and turned over to user September 1, 2005, which is one month ahead of schedule. The total construction cost is W2, 735,778,000. Contractor is Hanjin Heavy Ind. & Construction Co., Ltd.



BUP, Building S-309, Camp Walker

This project is to construct a new 13500 square feet army barrack facility, which consists of three story 90 bed/bath rooms, storage rooms and a mailbox room. The completed facility turned over to user on February 2005. The total construction cost is about \$5 million dollars. Contractor is Byucksan Engineering & Construction Co., Ltd.



FY04 OMD, Total Renovation of Dental Clinic, Camp Walker

This project is to construct a new 760 square meters army dental clinic facility, which consists of lobby and registration counter, patient rooms, 6 dental treatment stations and 12 dental operation chairs, a X-ray room, doctor's offices, storage rooms and other supporting units. Construction commenced in end of September 2004 and the new facility will be turned over to user in middle of November 2005. The total construction cost is Won 2, 633,463,588. Contractor is KRIMA Construction Corporation Co., Ltd.



Army Lodging Facility, Camp Carroll to construct a new multi story army lodging

This project is to construct a new five story lodging facility on Camp Carroll, Korea. The facility will provide 8 suites and 42 standard guest rooms. Two rooms will meet ADA standard. It will provide a central laundry room, central storage area, reception and customer service area, administrative offices, a mechanical room, and a material unloading and handling area, totaling . Construction cost is Won 9,110,997,137. CCD is May 13, 2006. Contractor is Byucksan Engineering & Construction Co., Ltd.



FY03 MCA, Whole barracks renewal, Camp Carroll Construct two 232 PN four story barracks, Waegwon

This project is to construct two new 4 story army barrack facility, a 232-person four story new construction 2+2 barracks. Each unit consists of a living/ sleeping room and semi-private baths. Common area includes kitchen, 3 storage areas, laundry room, lounge, mud room and multipurpose room. The CCD for this project was March 05, 2005. The completed facility turned over to user on Jan. 27 2005. The total construction cost is \$10.5 million dollars.



Community Activity Center and Youth Center Addition, Camp Walker

CAC Project is to upgrade and modernize the existing Community Activity Center (CAC), Building No. S-335 (17,793 SF) to support a variety of recreation uses and meet enhanced requirements. This two story building has recreation facilities on the main floor and a library on the second floor. The newly constructed CAC provides art and craft workshop, multifunction room, large TV/conference rooms, state of art music instrument practice rooms, and the entertainment lounge/hall. The Youth Center project is to provide additional 6,475sf to facility (total square footage after renovation will be 16,740). Rooms include computer lab, TV lounge, DJ Booth and dance hall. Project commenced in April 2004 and was completed May 2005.



Kunsan & Kwang Ju Projects

Unaccompanied Enlisted Personnel Housing (UEPH)

CY00 ROK funded four-story dormitory of 122 rooms (61 modules) was constructed for the enlisted personnel at Kunsan. Each module consists of two bed rooms, kitchen and bathroom. Two lounges, two break rooms, two laundries, and four storages are also included in the building. The building has the latest in technology with Collective Protective Systems (CAMPS) for protecting the personnel in the event of chemical and biological attack. This dorm was started in February 2003 and completed in March 2005 two months earlier than CCD at a cost of \$9.8 million.



Quick Turn, Phase 2

Revetment Canopies

This CY02 CDIP project will provide canopies on top of the steel revetment around 10 joint-use aircraft parking stalls at Kwang Ju AFB. The work includes concrete foundation, steel columns and lighting fixtures. The project started in November 2004 and will be completed in November 2005 at a cost of \$1 million.





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U.S. ARMY ENGINEER DISTRICT, FAR EAST

April 2006

