



US Army Corps
of Engineers®
Far East District

Year-In Review

Fiscal Year 2010



From the Far East District Commander

To Our Valued Customers and Stakeholders:



Col. Blair A. Schantz

Fiscal year 2010 was a success for the Far East District, our partners and stakeholders, and also provided an opportunity to continue to build strong on some of our previous accomplishments. Last year saw the massive Korea Relocation Program increase in momentum. This year that program is now well underway with more new projects beginning to rise from the ground. We also continued with our maintenance and repair projects at many of the existing installations throughout the Korean peninsula. Over \$300 million was awarded for construction contracts for MILCON, Host Nation, NAF, and O&M projects. The awards and the completed construction represent significant improvements in the war fighting capability and quality of life for our Soldiers, Sailors, Airmen, Marines, and all members of the U.S. Forces Korea family.

A few highlights are: repair and renovation of health and dental clinics on U.S. Army Garrison Red Cloud, USAG Casey, and Camp Stanley along with repair and renovation of the veterinary clinic on USAG Red Cloud. These projects required part of the facility to remain operational during construction. FED executed the mission without compromising patient care by following stringent health and safety requirements throughout construction. Construction work also began on the Department of Defense Dependents School expansion on USAG Casey by altering an existing four-story barracks. FED also continued work on the Casey Child Development Center. I have no doubt that with these new clinics, school, and CDC that quality of life will improve tremendously for our soldiers, civilians, and family members in Area I.

In Area II we continued to sustain Yongsan Garrison through barracks renovations. FED replaced steam lines and heating, ventilating and air conditioning systems. Brian Allgood Army Community Hospital clinical area was renovated along with renovation of the South Tower. At the commissary, refrigeration systems were replaced. At K-16, the gymnasium for the Family, Morale, Welfare, and Recreation program was renovated.

The Yongsan Relocation Plan (YRP) and Land Partnership Plan (LPP) are well underway as FED has begun even more projects on USAG Humphreys. A few highlights are an Airfield Rescue & Fire Station and Aircraft Maintenance Hangar on existing Humphreys. On the newly acquired land work has begun on a Consolidated Vehicle Maintenance Shop & Vehicle Maintenance Facility, Parcel K Site Work, Land Development and Utilities Infrastructure, Family Housing Tower, and Senior Leader Quarters Complex. FED has also continued work on the FY07 and FY08 Barracks Complexes.

At Osan Air Base FED completed the consolidated deployment processing center with combined air passenger terminal. Phase 1 of the Second Runway project was completed. This included mass grading in the area north of the airfield and demolition of some on-site facilities. Both of these projects will greatly improve arrivals and departures of military personnel and their families into and out of the Republic of Korea.

In Area IV, FED has continued to improve installations as USAG Daegu will be an enduring and important hub. At Camp Carroll work continued on a standard design dining facility and a vast two-level humidity controlled warehouse. On Camp Walker a CDC is being finished similar to the one FED is constructing at Camp Casey and an existing three story barracks is being converted to a high school to improve quality of life for family members.

At Kunsan, work was completed on a seven-story Enlisted Personnel dormitory, the largest troop housing facility ever constructed in Korea. It meets all of the current Air Force standards and provides personal living space with a separate latrine and closet for 528 Airmen. Likewise, work on a similar, five-story dormitory was completed and both have been turned over to the Air Force.

With all of these great projects we never compromised safety. I am pleased that FY10 was another accident free year for the District. At the same time we will not become complacent. We will continue to adhere to all safety regulations as we strive for zero accidents in FY11.

FED continues to support the Global War on Terror, deploying District employees to Iraq and Afghanistan for reconstruction and economic recovery efforts. The district participated in annual joint and combined forces exercises Key Resolve and Ulchi Freedom Guardian.

Without exception, we will continue to strive for excellence and be accountable. We remain committed to supporting USFK through the coming challenges and future opportunities. We look forward to yet a more rewarding 2011.

Area I Projects

The Uijongbu Project Office is the Far East District's construction field office for U.S. Forces Korea Area I, extending from just north of Seoul to the Demilitarized Zone. Though most of the units stationed at installations in this area are preparing to move south under the Land Partnership Program, there are environmental improvement and facility sustainment operations to be done in support of the Directorate of Public Works, Area I. In addition, with the advent of tour normalization with its introduction of command sponsored assignments in this area, more and improved family service facilities are required in the interim for our customers and stakeholders including Family, Morale, Welfare and Recreation; Department of Defense Education Activity; and Medical and Dental Activity–Korea. Finally, in support of Eighth U.S. Army's Training Support Activity Korea, live fire and simulation training facilities located on enduring facilities in this area are being upgraded to keep up with force transformation goals.

Warrior Base Project

Construction work for FY10 was limited to a \$1.7 million roadway and parking area paving that started in October 2009 with all work except some minor changes finished in July 2010.

Yongpyong Projects

The construction work for the \$6.4 million range projects at Rodriguez Live Fire Complex started in September 2008 and finished in November 2009. The facilities included range control center, shift change facility, communication facility, warehouse, fuel distribution transfer point, range electronic target shop, carpentry shop, and administration facility.

The construction of four projects totaling \$4.9 million started in September and October 2009 and finished in June and July 2010. They include the forward arming and refueling point, parking and maintenance area, and road paving and parking for track vehicles.

Construction surveillance is being conducted on two Republic of Korea Funded in-kind projects; the fire station and the ammunition holding area. Construction work for the ammunition holding area began in November 2009 and will be complete in February 2011. Construction work for the fire station began in December 2009 and will finish in January 2011.

The construction work for the \$5.4 million vehicle wash facility started in April 2010 and will finish in April 2011. The vehicle wash facility includes construction of multiple primary facilities such as a pre-wash station, wash station, sedimentation tank, equalization tank, sand filter tank, recycled water tank, pumps and water lines, control building and pump house, and concrete hardstand.

The construction of other range projects totaling \$943,000 started in August 2010. These include a range operation tower, to finish in November 2010, and an instrument loading dock, that will finish in February 2011.

U.S. Army Garrison Red Cloud Projects

The construction work for the \$1.5 million repair and renovation of the health and dental clinic started in March 2010 and will finish in January 2011. Major scope of work includes repair of interior utilities and communication systems, fire detection and alarm system and replacement of interior finishes. This repair project, as those for most health clinics, requires part of the facility to remain operational throughout construction resulting in complex phasing and stringent safety and health requirements during construction.

The construction work for the \$1 million repair and renovation of the veterinary clinic also started in March 2010 and will finish in December 2010. Major scope of work includes repair of interior utilities and communication systems, fire detection and alarm system and replacement of interior finishes. This project also includes phasing.



Health and Dental Clinic, Red Cloud



Veterinary Clinic, Red Cloud

U.S. Army Garrison Casey Enclave Projects

The construction work for the \$3 million repair and renovation of the medical clinic started in January 2010 and will finish in January 2011. Major scope of work includes repair of interior utilities and communication systems, fire detection and alarm system, and replacement of interior finishes. In addition, the function of many areas is being changed to include adding a pediatric clinic and expanded physical therapy clinic. This project also includes phasing.

The construction work for the \$4 million, 126-person child development center started in November 2009 and will finish in December 2010. The facility includes activity rooms for infants to toddlers and preschool to kindergarten children, active play room, outreach-transitional care room, and kitchen. The project also includes three playground areas.

The construction work for the \$643,000 addition to the Center for Combat Tactical Training started in February 2010 and will finish in November 2010. The facility is an environmentally controlled shell for four government-furnished simulators.

The construction work for the \$4.7 million Department of Defense Dependents School started in July 2010 and will finish in July 2011. The project is an alteration of a four-story barracks and includes a cafeteria, information center, pre-kindergarten classroom, general purpose classrooms, special purpose classrooms and a multipurpose computer lab.



Child Development Center, USAG Casey

Camp Stanley Projects

The construction work for the \$647,000 repair of the health clinic started in November 2009 and will finish in December 2010. Major scope of work includes repair of interior utilities and communication systems, fire detection and alarm system, and replacement of interior finishes. This project includes phasing.

The construction work for the \$400,000 repair of the dental clinic started in March 2010 and will finish in October 2010. Major scope of work includes repair of interior utilities and communication systems, fire detection and alarm system, and replacement of interior finishes. This project did not include phasing.



Health Clinic, Camp Stanley

Area II Projects

During FY10, the Hospital Resident Office was combined with the Seoul Project Office and re-designated as the Northern Resident Office. It is the Far East District's construction field office for U.S. Forces Korea Area II, extending from just north of Seoul and south to the Sangnam area. Though most of the units stationed at installations in this area are preparing to move south under the Yongsan Relocation Program, there are environmental improvement and facility sustainment operations to be done also. Additionally, projects began on K-16 Airfield which will remain to provide services for the Yongsan Residual and U.S. Embassy members. The customers and stakeholders for these projects include the Directorate of Public Works, Area II; Defense Commissary Agency; and other activities.

U.S. Army Garrison Yongsan Projects

Several types of sustainment projects were completed for the Directorate of Public Works on Yongsan this fiscal year. The work included four asbestos abatement projects totaling \$182,000 and two underground storage tank projects totaling \$251,000. One of their largest programs was barracks renovations consisting of eight separate projects totaling \$7.9 million. A significant amount of steam lines were replaced, completing \$1.5 million of work out of a \$2.8 million contract. Heating, ventilating and air conditioning systems were replaced on a \$1.4 million project and \$1.3 million worth of renovation were completed on the K-16 gymnasium for the Family, Morale, Welfare, and Recreation program.



Barracks Building, Yongsan

For the Defense Commissary Agency, \$5.4 million worth of refrigeration systems were replaced and updated.

For the U.S. Forces Korea General Staff, five different repair, maintenance, and renovation projects were completed totaling \$504,000.

Finally, for the Medical and Dental Activity – Korea on Yongsan, several projects were completed while new ones began resulting in a total placement of \$4.6 million during the year out of \$15.6 million in contracts. The objective of all these projects is to correct life safety deficiencies to comply with the Joint Commission on Accreditation of Health-

care Organizations standards, improve functional layout, and provide state-of-the-art facilities for U.S. Forces Korea personnel and their families throughout the peninsula.

The construction work for the \$4.3 million project to renovate the clinical area of the Brian Allgood Army Community Hospital which started in September 2008 was finished in February 2010. The area was renovated to house internal medicine; eye, ear, nose and throat clinic; audiology clinic; and surgical clinic.

The construction work on the \$2.7 million renovation of the troop medical clinic was completed in November 2009.

The construction work on the \$1.7 million renovation of Dental Clinic Number Two and the \$6.8 million renovation of South Tower, Brian Allgood Army Community Hospital (BAACH) started in October 2010. These projects will be finished in November 2010 and May 2011 respectively.



South Tower, BAACH, Yongsan



Clinical Area, BAACH, Yongsan



Dental Clinic 2, Yongsan

Humphreys Projects

Picking up from FY09, Humphreys Area Office, which includes Pyongtaek, Parcel 2, and Family Housing Resident Offices, grew considerably in terms of personnel and project workload. By the end of the fiscal year, the office had grown to 55 personnel. The area office Quality Assurance Section, which provides technical engineering and construction support, also formally stood-up in FY10. Over the last year, Humphreys Area Office oversaw construction projects valued at over \$1.2 billion. Placement totals for FY10 were in excess of \$258 million.

Pyongtaek Resident Office:

FY10 MCA Consolidated Vehicle Maintenance Shop & Vehicle Maintenance Facility

The FY10 MCA Consolidated Vehicle Maintenance Shop (PN 56656) and the FY10 MCA Vehicle Maintenance Facility (PN 58399) are neighboring design-bid-build projects located in Parcel 2B-1 of USAG Humphreys. Each project consists of a 3,250 square-meter open bay vehicle maintenance shop and a 4,000 square-meter administrative area complete with locker rooms; parts storage; a communication equipment maintenance shop; a combined break, training and conference room; a technical manual library; offices; and a utility room. In addition to the above, these projects also include separate organizational storage facilities, POL storage areas, organizational vehicle parking, a privately owned vehicle parking lot, a perimeter security fence, and site necessary utility infrastructure. Both projects were awarded in June 2010 at the cost of \$14.98 million for PN 56656 and \$14.43 million for PN 58399 and are each scheduled to be completed February 2012.



Rendering of FY10 MCA Vehicle Maintenance Facility



Aerial Photo of start of pile driving work

FY10 MCA, PN 60783, Airfield Rescue & Fire Station, USAG Humphreys

This project is to construct a combined airport rescue fire fighting and structural fire station (Central Fire Station) with a 911 emergency Korea-wide dispatch center. This station will have an apparatus room to house fire protection vehicles

and a vehicle wash and maintenance bay. There will also be disinfecting facilities for emergency medical equipment. The fire station will have living quarters for 24 fire fighters. Other features included are; laundry storage, kitchen, alarm communication center, emergency operations center, administrative offices and training facilities. Antiterrorism/force protection measures including laminated glass, blast resistant doors and windows, ballistic obscuring and seismic detailing. Sustainable design and development and Energy Policy Act of 2005 features will be provided. Awarded in February 2010, project cost is \$ 9.9 million with a scheduled completion date in February 2012.



Clearing and grubbing work at FY10 Fire Station site

FY09 MCA Vehicle Maintenance Facility

Located near USAG Humphreys Garrison Headquarters, the FY09 MCA vehicle maintenance facility's major scope of work features includes a vehicle maintenance facility, organizational parking, an organizational storage building, and an oil storage building. Supporting facilities include utilities; electric service; security lighting; fire protection and alarm systems; non-organizational parking; a two-lane access road; paved, walks, curbs and gutters; fencing; oil-water separators; fuel-oil storage; information systems; and site improvements. Pile foundations were driven for the vehicle maintenance shops. For facility management, a direct digital control system will be installed. Heating will be provided by a self-contained system while air conditioning will be provided by a self-contained system in the administrative area. Antiterrorism/force protection measures include laminated glass, blast resistant doors and window frames, ballistic obscuring and seismic detailing. The site will have exterior security lights, passive vehicle barriers and landscaping for visual screening. Access for individuals with disabilities will be provided. Awarded in February 2009, the project cost is \$12.8 million with a scheduled completion date of August 2011.



Aerial photo of FY09 Vehicle Maintenance Facility

FY07 MCA Barracks Complex

The FY07 barracks project, located on Parcel 1, consists of four barracks buildings. Each barracks has eight floors and will house 302 soldiers per building. Designated as one-plus-one standard barracks, each building includes separate a 157 square-foot living-sleeping room with a 33 square-foot closet per soldier. Each unit shares a 32 square-foot bathroom and a 53 square-foot kitchen and a 40 square-foot common area. The kitchens are equipped with a government furnished and installed oven range, microwave and refrigerator. Each barracks building has four elevators; three elevators are for passengers and one service elevator. The first floor has a waiting room adjacent to the lobby along with a charge of quarters (CQ), emergency control room, and a mud room. Each floor has a vending machine area (with ice machine), phone area and laundry room for the soldiers. Supporting facilities include mechanical-electrical rooms, utilities, emergency generator, area lighting, fire protection, road, parking, sidewalks, curbs and gutters, storm drainage, site improvements, and fuel oil storage. Cost of construction is \$56.2 million and is scheduled to be completed March 2011.

FY08 MCA Barracks Complex

The FY08 barracks project, located on Parcel 1, consists of two barracks buildings. Each barracks has eight floors and will house 302 soldiers per building. Designated as one-plus-one standard barracks, each building includes separate a 157 square-foot (square foot) living-sleeping room with a 33 square-foot closet per soldier. Each unit shares a 32 square-foot bathroom and a 53 square-foot kitchen and a 40 square-foot common area. The kitchens are equipped with a government furnished-installed oven range, microwave and refrigerator. Each barracks building has four elevators; three elevators are for passengers and one service elevator. The first floor has a waiting room adjacent to the lobby along with a charge of quarters (CQ), emergency control room, and a mud room. Each floor has a vending machine area (with ice machine), phone area and laundry room for the soldiers. Supporting facilities include mechanical-electrical rooms, utilities, emergency generator, area lighting, fire protection, road, parking, sidewalks, curbs and gutters, storm drainage, site improvements, and fuel oil storage. Cost of construction is \$37 million and is scheduled to be completed February 2011.



Aerial photo of FY09 and FY08 Barracks

CY08 ROK-IN-KIND, A08R612, Aircraft Maintenance Hangar with Access and Parking Apron

The aviation intermediate maintenance hangar is a Republic of Korea funded construction in-kind project. The contracting agency is the ROK Ministry of Defense-Defense Installation Agency (MND-DIA). FED provides construction surveillance on this project. The \$36 million contract provides a two-story AVIM hangar complex with eight bays for service of AH-64 Apache, UH-60 Blackhawk, and CH-47 Chinook helicopters. It also provides space for a battalion headquarters and four company operations. The hangar complex will also include an aircraft parking apron with pavement lighting, tie downs, and grounding points; access aprons and associated taxiways; aircraft wash apron and storage facility; flexible engine diagnostic system facility to be completed by December 2010; and a 96-space POV parking area.



Aerial photo of AVIM site

CY04, ROKFC, PN A04R21, Parcel 1 Site Work

The Parcel 1 site work project is the first of the USFK land expansion construction efforts. The \$29.6 million contract provides for the initial site work to develop the land to the 100-year flood level and to complete site work to the finished elevation in preparation for future building construction. It consists of two distinct work efforts: landfill and compaction which has been completed; and area restoration which includes addition of roadways and drainage features as part of Revision “J”. Work is projected to be completed in April 2011.

CY09 ROKFC-IN-KIND, PN A06Y601, Vehicle Maintenance Facility

This combination vehicle maintenance and five-company operations facility will serve as the future home of the 2nd Combat Aviation Brigade. It contains 11 vehicle maintenance bays and one inspection pit, comprising a total of 43,142 square feet. The adjoining two-story administration space will hold five companies, with a total square footage of 39,612 square-feet. The organizational parking area will hold tactical vehicles, along with parking slots for vehicle repair work outside the facility. The project also includes a 16,500 square-foot organizational storage building.

This \$23 million facility is the first of three to be designed and constructed according to the “Korea standard,” which is a relatively unique standard for vehicle maintenance-company operations facilities. The Department of Army (AC-SIM) approved this standard for this facility and two others to be constructed nearby. The project is scheduled to be completed December 2011.

CY07 YRP Parcel K Site Work

Parcel K consists of 110 acres and 895,000 cubic-meters of fill material. The contract worth is approximately \$18 million. In addition to the compacted fill after consolidation occurs, the contractor will construct paved roads, sidewalks, curbs, gutters and drainage structures. Parcel K is the location for many key facilities, including build-to-lease senior leaders' quarters, several family housing complexes, and elementary school. An additional 24 acre plot of land was added to Parcel K as design-build to accommodate the high school site, bringing the total acreage to 134 acres. Project is slated to be completed in March 2011.

CY06 ROKFC Vehicle Maintenance Facility with 5 Company Operations

These projects are to construct two standard design buildings each consisting of the following: standard design 11 bay vehicle maintenance facility with a one-bay welding shop, a company headquarters for five medium company operations, a common circulation area with utility rooms and a separate organizational storage building. The vehicle maintenance facility includes locker rooms, parts storage, break-training-conference room, TM library and offices. The company headquarters for each of the five company operations includes equipment maintenance, NBC storage, platoon area, classroom administrative offices and storage areas. Supporting facilities include utilities, electric service, security lighting, fire protection and alarm system, information systems and energy monitoring and control system (EMCS). These two buildings are located on Zone 9 of Parcel 1. MMI and TJD had designed VMF 603 (standard and site adopt design), and VMF 605 (site adopt), respectively. This project was awarded in May 2010 and the contract amount is \$31 million with a scheduled completion date of March 2012.



Rendering of CY06 ROKFC Vehicle Maintenance Facility

Parcel 2 Resident Office:

ROKFC Land Development and Utilities Infrastructure – Parcel 2A and Existing Humphreys

The Land Development and Utilities Infrastructure Project is the largest design-build contract ever for FED. The \$480 million project is a design-build contract for land development and utility systems on the existing garrison and in the acquired land for expansion of USAG Humphreys in accordance with the Yongsan Relocation Plan. The effort will require hauling and placing-compacting engineered fill in approximately 570 acres in the land area adjacent to USAG Humphreys designated as "Parcel 2A." Parcel 2A is divided into 13 sub-zones. The work in each zone is scheduled and sequenced in a manner to support the schedules for vertical construction in the coming years. The contractor will construct roads and storm water drainage systems and install utility networks for water, sewer, electric, natural gas, and command, control, communications, computers and intelligence in utility corridors in Parcel 2A, 1, K and existing Humphreys. This contract also entails making final connections with the local municipal utility providers: Pyongyang City for water and sewer, KEPCO for electricity, and Samchully for natural gas. Work also includes a large sub-station and water treatment plan. Completion date is November 2013.



Work on existing Humphrey's Avenue G



Placement of utility corridors in Parcel K



Installation of geotextile



Placement of engineering backfill material in Parcel 2A

YRP Site Preparation and Utilities Facility Construction – Parcel 2B1

The Land Development and Utilities Infrastructure Project is a design-build contract to provide land improvements and utilities on 820 undeveloped acres. The scope of work includes the design of soft soils preparation and construction of four million cubic meters of engineered fill requiring extensive hauling of off-site soils. Its purpose is to upgrade rice paddies into buildable sites which will sustain pile foundations as required for the future vertical structures. This contract totals \$131 million and it has been awarded by the Republic of Korea Ministry of National Defense. The project began in fall 2009 and is scheduled for completion in April 2013. With construction of soil improvement, the contractor will also design and construct five miles of roads and utility systems for water and fire protection, 2.3 miles of sewer lines, 3.7 miles of electrical power, 3.7 miles of natural gas, and 6.5 miles of C4I (command-control-communications-computers and intelligence). The contractor completed three sites ahead of schedule in order for the first vertical construction to start on time. These sites will house one vehicle maintenance facility and one maintenance shop.

YRP Site Preparation and Utilities Facility Construction – Parcel 2B2

This design-build contract provides land improvements and utilities on 605 undeveloped acres. The scope of this contract involves the design of soft soils preparation and construction of 3.5 million cubic meters of engineered fill. It includes on-site excavation of about 2 million cubic meters of soils from existing detention bases that has been dried and compacted to be used as engineered fill. Concurrent with construction of soil improvement, the contractor is also designing and constructing five miles of roads and utility systems for water and fire protection, three miles sewer lines, four miles of electrical power, 4.4 miles of natural gas, and 7.2 miles of C4I. This design includes the future site for Humphrey's golf course. This contract totals \$129 million and it has been awarded by the Republic of Korea Ministry of National Defense. The project began in fall 2009 and is scheduled for completion in July 2013.

Family Housing Resident Office:

FY09 MCA Family Housing Tower

FY09 MCA family housing tower scope of work includes constructing three high-rise, multi-story family housing apartment towers to accommodate a total of 204 senior non-commissioned officers through field grade officer military personnel and their families in three, four, and five-bedroom units. Each of the three towers were designed to accommodate up to 72 dwelling units, with ancillary facilities such as tot lots, multi-age playgrounds, and one underground POV parking garage connecting the three towers to accommodate 285 vehicles. Living quarters will include: 136 three-bedroom units (1,891 square-feet); 50 four-bedroom units (2,168 square-feet); and 18 five-bedroom units (2,447 square-feet). The project was awarded in June 2009 at a cost of \$111 million. Current cost is \$112.9 million. Completion is scheduled for April 2012.

Senior Leader Quarters Complex with Underground Parking (Phase 1)

Senior leader quarters deliver unaccompanied personnel housing for officers and senior enlisted (E7-E9) by leveraging private sector capital to build, operate, maintain, and improve the facilities freeing up scarce military construction resources. Phase one will accommodate 384 units comprised of four 96-unit towers with underground parking. The facilities will be located on Status of Forces Agreement granted land at USAG Humphreys. This is a build-to-lease project. The Government lease will be for 15 years with options to renew and the leasing officer is the HQ USACE Director of Real Estate. Successful offer for phase one was selected on Dec. 10, 2009. License Agreement was signed on Aug. 20, 2010. Construction NTP was issued on Sept. 30, 2010. Construction cost is 71.8 billion won. Completion is scheduled for May 2012.



Rendering of Phase 1 BTL Senior Leaders Quarters

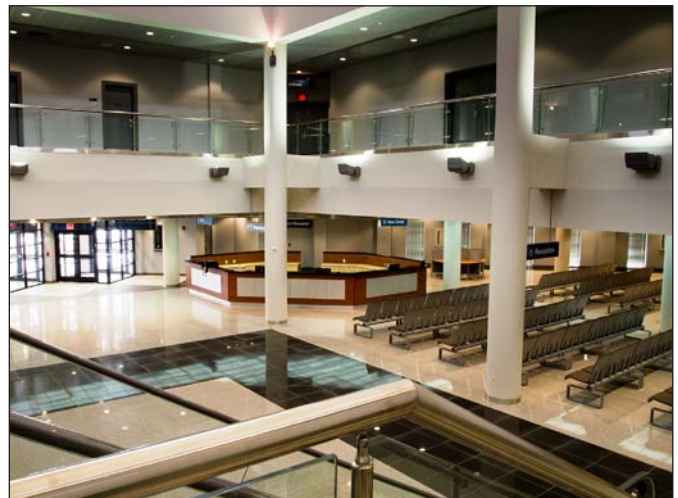
Osan Air Base Projects

Consolidated Deployment Processing Center and Air Passenger Terminal Facility

This \$20.3 million project consists constructed a consolidated deployment processing center with combined air passenger terminal facility for the U.S. Air Force. The contract was awarded on Dec. 28, 2007 and completed on Sept. 8, 2010 by Republic of Korea Ministry of National Defense – Defense Installation Agency. Osan Air base is the primary reception facility for incoming time-phased force deployment forces to the peninsula during exercise and contingencies. A centralized collectively protected facility was required to in-process these members before being released to duty or redeployment and to serve as a safe place for rest and recuperation during chemical-biological attack. The new air terminal facility will have over 84,000 square-feet of space. There is also a small facility dedicated to the ROK Air Force cargo handling facility. These facilities are located along the southwest side of Cargo Apron “C.” The work consists of reinforced concrete foundations, concrete floor slabs-walls, fire protection, splinter protection and a collective protection system. The facility will have a 1000-person reception area, a 550-person reception room, a processing line area to include space for personal counseling and individual issues, logistics office space and a reception control center. Also, the facility provides a passenger check-in area, baggage check-in, flight information, terminal administration area, traffic management office, passenger service center and sterile departure lounge, similar to a commercial airport terminal.



Passenger Terminal, Exterior



Passenger Terminal, Interior

35th Air Defense Artillery Brigade HQ and Parking Structure

The construction work for this FY07 Republic of Korea funded construction project started on March 12, 2010 with a scheduled to be completed date for June 2012 for 35th Air Defense Artillery Brigade HQ and in October 2011 for the parking structure. This \$26.4 million project consists of constructing 35th ADA BDE HQ, parking structure and army facilities. Brigade headquarters will be five stories above ground housing administrative offices for the 35th ADA BDE, Headquarters and Headquarters Battery and Bravo Battery, and three BCD-K administrative offices. Also, 35th ADA BDE tactical operations center will be located two stories below ground for supporting the daily and contingency operations of the War Operations Center, ADA Element, the Fire Direction Center, critical communications systems,

and providing contingency workspace for the 35th ADA BDE staff. Since the TOC is conceived as a functioning contingency facility, it will also provide contingency living facilities, including rest and ready rooms, latrines and showers, lockers, and storage facilities. This facility will also support daily operations of the Brigade HQ on a limited basis. The parking structure will support the needs of the new Brigade HQ facility, the existing 7th Air Force facility, the Korea Air Simulation Center, and other nearby office and service facilities. The new parking structure will provide up to 274 parking spaces on five levels.



Rendering of 35th Air Defense Artillery Brigade HQ and Parking Structure

2nd Runway Phase 1

The construction contract for this FY06 Combined Defense Improvement project was awarded on Aug. 21, 2009 with a scheduled to be completed in December 2010 by Republic of Korea Ministry of National Defense–Defense Installation Agency. This \$8.2 million project will complete the mass grading in the area north of the airfield in the triangular shaped parcel of land (Parcel C) being acquired by United States Forces Korea under the Land Partnership Plan. To accomplish the grading, the contractor demolished facilities on the site, arranged temporary fencing and gates as required and is importing fill as required from the borrow site in the area known as Beta Hill located near Osan Air Base’s Beta Gate. Development of Beta Hill as a borrow site is part of the Phase 1 work.



2nd Runway Phase 1

Barrier Shacks

This is a \$1.3 million IDIQ contract to repair barrier shacks on Osan Air Base. The construction for this project began in February 2010, with a construction completion date of November 2010. Four barrier shacks were provided with new drain lines and fairlead beam ramps, repainting, and base course and coating for new access roads. Also part of the scope of work was installation and wiring of electrical items for some of the shacks. It was turned over in September 2010, two months earlier than original CCD.

Hardened Aircraft Shelters, Suwon Air Base

The 607th MMS at Suwon Air Base has some hardened aircraft shelters that are old and deteriorating. Under this \$2.7 million JOC project, four hardened aircraft shelters were upgraded with a comprehensive scope of work that included new and brighter lighting, replacement of hangar door operating motors-controls and door tracks, resurfacing of the hangar floor and shell interior with highlight reflectance paints, upgraded electrical distribution system with increased load capacity, and concrete shell exterior crack repair and covering with EPDM. The contract was awarded on Sept. 30, 2009 and completed on June 7, 2010, a period of just over eight months. The completed hardened aircraft shelters were a 200 percent improvement over the previously deteriorated conditions.



Hardened Aircraft Shelters, Exterior



Hardened Aircraft Shelters, Interior

Liquid EPDM Roofing System, Commissary

The construction contract for this project was awarded in September 2009 for \$1.2 million and completed in May 2010. This project's scope also included the replacement of deteriorated roof panels. Two separate coatings of liquid EPDM application were done which will assure superior roof performance and lifespan.



EPDM roofing commissary cleaning by pressure water

Demolish Mustang Valley Village

The Mustang Valley Village, built in 1979-1980, was closed after the opening of new high-rise family apartment complexes. These new family housing facilities, which opened in 2006 and 2008, have substantially alleviated the scarcity of on-base housing for command-sponsored families. Demolition of the MVV begun in September 2010 and is planned for completion by March 2011. The Mustang Valley indoor pool will remain open, while the village playground will be off limits for the duration of the project. Removal of asbestos containing material is also part of the project's scope. This \$2.2 million job order contract comprises demolition of seven buildings, over an area of approximately eight acres. The land will be redeveloped for a future child development center and other projects.



Mustang Valley Village demolition

Area **IV** Projects

Camp Carroll Dining Facility

This dining facility is a standard design 1300 PN facility except that it is placed on a sloping hill side. This called for a retaining wall around three sides, and massive footings and grade beams to support the building. This project is \$10.5 million and was awarded December 2009 with project completion of October 2011. A DFAC has a lot of commercial kitchen equipment that comes from the United States. This requires special treatment to make sure the kitchen equipment is correct, arrives in time and is ready to be hooked up.

Camp Carroll Humidity Controlled Warehouse

This vast two-level warehouse will store numerous vehicles and equipment. These vehicles in a controlled humidity environment will require half as much routine maintenance. This reduced cost of maintenance will pay for the warehouse in a few years. This \$27 million project was awarded in December 2009, and is a two-year project scheduled to be completed in January 2013. Over 700 pilings were driven to support this building. The building is built at a lower part of a slope and the upper level will be readily accessed by the upper elevation.



Camp Carroll Dining Facility



Camp Carroll Humidity Controlled Warehouse

Camp Henry Sewer System Replacement

The project was completed by the same contractor that replaced the water mains in Camp Walker. The project at Camp Henry involved replacing 100 percent of the sewer mains, and building a few septic tanks. The project involved trenching all over the base. Also locking manhole covers were installed at 23 locations. This project was finished June 2010 and the combined cost of the sewer system and water system at Camp Walker was \$2.3 million.



Camp Henry Sewer System Replacement

Camp Walker Child Development Center

This project site is a sister to the CDC being finished at Camp Casey. The two sites are being built concurrently by the same contractor. These projects are design-build. The combined project was awarded in October 2009, and the cost for both sites is just over \$8.6 million. These two CDC facilities are scheduled to be available to families in early 2011. The project is built to LEED standards and self certified to LEED Silver rating. Energy efficiency is built into these facilities with advanced HVAC systems, and lighting control.



Camp Walker Child Development Center

Camp Walker DoDDs High School

This is a fast track project, with the school scheduled to be open fall 2011. An existing three story barracks is being converted to a high school. This building is being strengthened, with additional footings and beams. This project was awarded June 2010 and scheduled completion is July 2011. The cost is about \$8.2 million. The school will have 23

class rooms, including a science lab, language labs, and a spacious art room. The existing DFAC, which is connected to the school building will be modified to become the school cafeteria, along with band and choral rooms. This project will relieve the crowding at the existing school facilities in Camp George.

Camp Walker Water System

This project involved replacing virtually 100 percent of the existing water mains and hydrants. This had to be done without causing long major water outages for users. Essentially a parallel water system was built, and put into service. Then building by building the connections were changed from the old system to the new system. Two portable 10 cubic-meter reservoirs were used to mix disinfectant solution and a pump was alternated between the two reservoirs to continuously charge the system. About 50,000 gallons (200,000 liters) of disinfection solution were mixed up and then pumped into the new water mains. The project was finished in May 2010. This project was combined with replacing the sewer lines at Camp Henry. The combined cost was about \$2.3 million.

Camp Mujuk Maintenance/Storage Facility

This \$4.5 million project is a new maintenance-storage facility. The project was awarded and NTP issued on Sept.11, 2008. This project started on Sept. 30, 2008 and was completed on March 4, 2010. This maintenance support facility consists of 170 square-meter filling station, 15 square-meter control room, wash rack, oil skimmer, 12,000 gal JP-8 storage tank, 12,000 gal diesel storage tank, 5,200 gal mogas storage tank, and four dispenser units each. The storage facility consist of a 2,705 square-meter one-story building, reinforced concrete foundation and concrete floor slab, masonry-metal walls with E.I.F.S finished and SSMR roofing system.



Camp Mujuk Storage



Camp Mujuk Gas Station

Kunsan Projects

CY07 ROKFC, Dormitory (528 Rooms)

This ROKFC project will construct a seven-story enlisted personnel dormitory to provide 132 Air Force standard modules. Each module consists of four bed rooms and one share space. Each bedroom has a separate latrine and closet. The project also provides lounges, break rooms, and laundries. HVAC system, collective protection system, fire alarm and suppression system, and other support systems including a gazebo and trash enclosure will be provided under this contract. Relocation of the existing American Forces Network transmitter building was also included in this project. The project commenced in March 2008, and was completed in November 2010 at a cost of \$31.3 million. The AFN transmitter building was turned over in May 2008. The construction for the main building started in May 2008.



CY07 ROKFC, Dormitory (528 Rooms) Building, Exterior

FY07 MILCON, Dormitory (160 Rooms)

This FY07 MILCON project is to construct a five-story enlisted personnel dormitory to provide 40 Air Force standard modules. Each module consists of four bedrooms and one share space. Each bed room has a separate latrine and closet. The project also provides a lounge, break rooms, and laundries. HVAC system, fire alarm and suppression system, and other support system including a gazebo and trash enclosure will be provided under this contract. The project commenced December 2008, and the building was turned over in September 2010. Total contract amount is \$16.4 million.



FY07 MILCON Dormitory Building, Exterior

CY08 ROKFC, Maintenance Complex, Phase 1, Fabrication Shop, and CY09 ROKFC, Maintenance Complex, Phase 3, Armament Shop

Two ROKFC projects were awarded as one contract to construct two maintenance buildings, fabrication shop and armament shop. Fabrication shop will have three functional areas for non-destructive inspection, aircraft metal technology, and structural sheet metal. The armament shop will have two functional areas; armament shop and AME shop. Both buildings will consist of pile foundation, reinforced concrete floor slab, reinforced concrete walls, concrete embedded steel columns, and sheet metal roofing. HVAC, and fire alarm and detection systems will be provided under the project. The project was awarded April 2010, and will be completed September 2011 at a cost of \$12.8 million.



Rendering of CY08 Maintenance Complex



Fabrication Shop

CY03 CDIP, Construct Water Treatment Plant

This \$6.8 million CDIP project consists of three parts, upgrade water treatment system at main water treatment plant, construction of second city intertie, and upgrade intake structure at Okku Reservoir. Work at the main water treatment plant includes construction of new filter, clarifier, and post chemical storage buildings, and repair of existing booster pump, post chemical building, and chemical feeder buildings. All control and electrical system will also be replaced by the project. The completed second city intertie building and half mile of on-base city waterlines were turned over in July 2010. Two and a half miles of off-base city waterlines connected to on-base city waterlines through the second intertie building were constructed by the Kunsan city contract. The project will construct new intake structure to replace the existing intake structure, and repair the existing pump house at Okku Reservoir. The project was awarded in September 2010, and the main water treatment plant is planned to be completed in September 2011.



Construct Water Treatment Plant Clarifier Building

FY09 OMAF, Upgrade Hardened Aircraft Shelters, Kwangju Air Base

This project upgraded five hardened aircraft shelters at Kwangju Air Base by providing a new waterproofing membrane outside, new paint on the interior shell and floors, and replacing electrical system including lighting fixtures and telephone systems. The project was awarded October 2009, and the facilities were turned over September 2010. Total contract amount was \$2.4 million.



Hardened Aircraft Shelter

FY09 OMAF, Repair Dormitory 1418 and Mechanical Building

This project will repair the HVAC system including mechanical equipment in the mechanical building. The work includes replacement of air handling units, fan coil unit, and HVAC ducts and pipes, and domestic water lines. Interior finish materials including carpet, floor and wall tiles, and vinyl composite tile will also be replaced by the project. The project was awarded January 2010 in the amount of \$3.8 million, and will be completed January 2011.



HVAC & Domestic Water Lines



Work in Mechanical Building

Airfield Paving IDIQ Contract

Kunsan Resident Office completed several airfield paving IDIQ projects in FY10 including repair of the north loop, repair of contingency apron, pave shoulder of Taxiway “D,” and runway rubber removal and restriping. Total amount of contract \$2.4 million.

Construction IDIQ Contract

Kunsan Resident Office completed two construction IDIQ projects in FY10 including upgrading the sewer lift stations and repairing senior officer's quarters at a total amount of \$1.2 million in total. Sewer lift station project upgraded three existing sewer lift stations by replacing existing pumps with new ones, and constructing a back-up lift station with a bypass line.



Upgraded Sewer Lift Station



Senior Officer's Quarter

JOB Order Contract

More than ten JOB order contract projects have been completed and turned over to the Government in FY10. Those include renovate transient alert facility, replace heating system in aircraft hangers, upgrade airfield drainage system, repair combat arms training and maintenance range, and repair the roof of the officer's quarters in the total amount of contract \$4.5million.



Combat Arms Training and Maintenance Range



Firing Lane with Auto Back-Stop

Korea Relocation Projects

FY10 was a year of increasing momentum for the massive Korea Relocation Program, now being called Korea Transformation, as significant progress continued to be made on numerous projects and task orders and new actions were initiated. The program consists of the Yongsan Relocation Program funded directly by the Korean Government, and the Land Partnership Plan resourced by various U.S. controlled funding programs; military construction, Republic of Korea funded construction, ROKFC in-kind, Major NAF and other sources. As of the end of FY10, there were 63 projects valued at \$3.7 billion in design and 23 projects valued at \$1.2 billion under construction.

Of the 24 project initiation memorandum packages of projects initiated during calendar year 2009, agreement had been reached between the U.S. and ROK sides on the final scope on only four of the projects through April 2010. The Far East District awarded a task order for a team from one of the SOFA AE firms to assist the DPW and IMCOM-K Region Transition Office team to validate the requirements for the CY09 PIM projects. May 2010 through July 2010 saw a massive effort to validate and finalize the DD Form 1391 for each PIM Package. Following the decision to split some of the PIMs into smaller packages, by August 2010 a validated DD Form 1391 had been signed for 20 packages by the U.S. and ROK sides for a total of 24 of 31 projects moving forward. While many required modifications to the designer contracts, the log jam had opened to allow finalizing schedules to complete the criteria packages. The U.S. and ROK also signed the first two CY10 PIMs and the program management consortium was nearing completion of five more PIM packages as the FY ended. Also the first completed criteria package for a CY2009 PIM, televideo center, was being finalized for submission to Ministry of National Defense USFK Base Relocation Office. During the year, eight charrettes were completed, bringing to 20 the total charrettes for the CY2009 PIMs.

Steady progress has been made on the security policy initiative projects with the dental clinic design being finalized to transmit the 100 percent package to MURO by mid October. The 20 percent and 35 percent design submittals for the hospital and ambulatory care center had been completed and design was proceeding toward to the 65 percent submittal. The SPARTAN sites A and B design were funded and the 30 percent design received. MURO approved the DD Form 1391 for the phase three facility and negotiations were underway to take the design from the charrette (10 percent) to 100 percent. The massive communications center reached 60 percent design at which point the decision was made to incorporate protective design. The design modification was in negotiations as the fiscal year ended. Significant progress was being made on the resolution of issues between the U.S. and ROK on KORCOM HQ and EUSA-IMCOM-K HQ, including the decision to consolidate all SCIF functions into a separate facility. The high school and first elementary school design were near 90 percent complete by a local architect-engineering firm.

The land fill in Parcel K was completed and the site for phase one of the privatized senior leaders' quarters accepted. The contractor for the SLQ, Daelim Heavy Industrial Co., broke ground in late September for the first 384 units. The verification survey for the HHOP 1 site was underway as the fiscal year ended. The contractors for Parcel 1 and K are proceeding with their road and drainage work, and coordinating with SK E&C for the utility installation. SKE&C made great strides during the year, reaching 72 percent completion for the land fill in Parcel 2A and 10 percent for utilities installation in Parcels 1, K and 2A and the existing installation. The MURO share of the land fill had reached 16 percent in Parcels 2B-1 and 2B-2 with their contractors, GS E&C and Daewoo. The utility designs had proceeded to approximately 85 percent for all of the infrastructure contracts.

Solid progress was made on the LPP projects. Six projects awarded in FY09 were progressing steadily. The four FY07 and FY08 military construction barracks passed 75 percent complete with a target completion February 2011. The FY09 army family housing construction project for the family housing towers triad was at 15 percent after resolution of numerous issues with site access, staging areas and modifications such as revising elevators to meet the latest emergency medical requirements. The FY09 MCA vehicle maintenance facility was at 67 percent and the two FY10 MCA VMF

projects awarded in June 2010 had broken ground in the middle of Parcel 2B-1 in the new land. The FY10 MCA fire station and satellite fire station awarded February 2010 are well under way. In May 2010 the district awarded the two signal VMF with company operations facility projects (ROKFC funds) to Dongyang Engineering and Construction Co. and pile driving has been completed. December 2009 MND DIA awarded the AVIM hangar with ramp and parking apron to POSCO Engineering & Construction Co. with the work having reached 12 percent complete. MND DIA also awarded the two CAB VMFs with company operation facility to Hanwha Engineering & Construction Co. in December 2009 with placement reaching nine percent during the fiscal year. On Sept. 28, 2010 MND DIA awarded the airfield operations building to Namwha Construction Co. This facility is critical as it clears part of the site for completion of the AVIM parking apron which directly impacts the site availability for the 2012 start of the hospital.

There were 17 LPP projects in design during the year, with nine being new starts for directives received during the year. Design for two ROKFC in-kind projects were completed and transmitted to MND DIA by September. for advertisement and award during first quarter of FY11. The HBCT consolidated headquarters and HBCT barracks and DFAC will be constructed on newly completed land fill in Parcel 2B-1.

The Task Order Branch oversaw the program management consortium, a joint venture of Kunwon and CH2MHil. The PMC assisted in numerous areas for the management of overall program issues. During the year the PMC provided services to complete numerous task orders, developed or updated briefings and performed key program analysis. Major deliverables were the CY09 master plan and CY09 program management baseline in early calendar year 2010. The PMC provided the draft program management baseline update, conducted a realistic review of schedule, and developed alternatives for Seoul Residual. They are currently analyzing with the DPW and RTO potential Master plan changes related to the Downtown and command and control facilities. JTO 13 for CY09 program management services and JTO 14 for CY09 C4I program management services were completed and closed. JTO 12 for phase two of the program management information system and JTO 16 for the program management office were awarded and work is proceeding. JTO 17 for CY10 program management service and JTO 18 for CY10 C4I program management services were developed, negotiated, and awarded. As the year ended, JTO 19 and 20 for CY11 general and C4I program management services were in development with MURO.



Rendering of YRP High School and Elementary School with YRP Family Housing Towers on the left edge



Rendering of HBCT Headquarters

Engineering **D**ivision

Cost Engineering Branch:

In FY10, Cost Engineering Branch began work on implementing the Corps of Engineers estimating software to be used for Korea projects. The national databases used by the software are not applicable to construction in Korea so the databases will have to be regionalized using Korean cost data. Use of the software will go a long way toward standardizing all cost estimates prepared in-house and by our architect engineers. This was a joint effort that included Pacific Ocean Division and the company that developed the software. We continue to work with representatives of the Korean Government to resolve issues on cost estimates using Korean estimating software. The branch is also working to reach agreement on who will conduct value engineering studies for Yongsan relocation projects that are designed by Far East District but awarded and administered by the Republic of Korean Government. Cost Engineering Branch is deeply involved in developing estimates for sensitive compartmented information facilities (SCIFs) for various service components in Korea. These are complicated projects that require strict security measures for construction and procurement of materials and presents very unique estimating challenges.

Design Branch:

Technical Review Section that was an integral part of Design Branch consisting of 17 architects, and engineers was absorbed by the newly created Technical Review Branch in June 2010. Despite the changes in organization and personnel, Design Branch, 37 architects, engineers, engineering technicians, specifications writers and administrative assistants continues to provide design services with improved design quality and prepare quality contract solicitation packages for timely and accurate bid packages. Of particular significance are the following design projects.

CY 06 ROKFC DODDS School Bldg S-2409, USAG Casey

Design Branch quickly responded to provide immediate school facility needs to support USFK's initiative, tour normalization and design was completed in five months, on time and within budget to award contract in May 2010 to complete the construction by July 2011; this facility will open for school year 2011. This project is one of the buildings in USAG Casey education facilities area. The existing S-2409, four-story barracks facility was converted to an educational facility to accommodate 12 general purpose class rooms, five special purpose class rooms, kitchen and cafeteria, teachers' work room and library for 400 middle school students in Area I.



Educational Facilities, USAG Casey Master Plan

1300 Enlisted Dining Facility Standard Design

Design Branch has developed a new 1300 person dining facility standard design as part of CY10 ROKFC, PN A10R200 EUSA Barracks and two DFACs, USAG Humphreys, Korea. This facility as a center of activity in the barracks area is a focal point of the soldiers. The building and its site design provide an open and inviting gathering place for service personnel. The building configuration for the standard DFAC is based on the prototype design 1300 soldier dining facility floor plan from Center of Standardization, Norfolk District dated on July 2007.

Yongsan Relocation Projects

Design Branch completed a criteria package for HBCT barracks and DFAC to be used by the ROK MND to award a contract for a local A&E firm to complete the final design and then solicit a construction contract and is currently working on an elementary and middle school criteria package.

HBCT Barracks and DFAC is a site-adapt design which consists of barracks facilities and a 1300 DFAC and the program amount is \$91 million. Despite the tight design schedule given, the project was completed and submitted on time. Design directive was received in February 2010 and the design was completed in September 2010.

Design Branch has successfully executed four DoDDS school projects in the past five years: interim school, USAG Humphrey, DoDDs school, USAG Casey, Elementary School 1, and High School 1, USAG Humphreys. This is the fifth DoDDs school project Design Branch is working on; this project is to design and construct a new dependent elementary school and a new middle School, two multipurpose athletic fields, an educational and developmental intervention services clinic, and surface parking to accommodate a total of 677 parking spaces. DoDDS elementary school includes kindergarten classrooms with office-kitchen and toilet, elementary students' classrooms, art classrooms, music classrooms, multipurpose computer laboratory, physical and occupational therapy rooms with equipment storage information center, reading area, multipurpose assembly area-cafeteria and food service area with kitchen, toilets, administrative areas, school supply workroom, and multipurpose-physical education teaching court with auxiliary gymnasium. DoDDS middle school includes classrooms, multipurpose room, music suit, cafeteria, kitchen, toilets, administrative areas, library and gymnasium with bleachers and locker rooms. A vehicular drop off area and parking for visitors, staff and buses are required. Secure outdoor play areas including play ground equipment, multipurpose ball fields, multipurpose track and playing fields with bleachers and lighting, general landscaped area for outdoor instruction and recess are provided. EDIS provides space for physical therapy, office provider, early intervention screening, clinical officers, and administrative work spaces, toilets with shower and lockers, and break area for staff. The program amount is \$133.3 million.

Engineering Services Branch:

The AE Contract Support Section has experienced another year of robust workload this fiscal year as more YRP projects were approved for design contract. The team has provided fast, reliable and high quality AE negotiation services to its customers by focusing on setting priorities and optimizing scheduling conflicts. By fiscal year end, 82 contract actions were negotiated totaling more than \$77 million in AE fees. The team is ready and able to manage additional

AE contracts by utilizing resources within the district and other districts within the POD.

The Program Team has provided services for the Engineering Division by working and communicating closely with all members of the division. The team has managed over \$24 million worth of the division budget this fiscal year.

Geotechnical and Environmental Engineering Branch:

The Branch was fully committed in FY10 to providing comprehensive design and construction support for the Korea Transformation Program, and in particular the land development and facility construction work progressing at Humphreys Garrison. All four sections, geotechnical, environmental, water well services, and data management contributed significantly to this challenging mission. Taskings included: foundation investigations and designs (e.g. CY09 YRP consolidated EUSA MSC HQ and CY08 hospital and ambulatory care center); the evaluation of groundwater development potential and saltwater intrusion within the land development area; construction quality assurance and surveillance for fill quality, grade control, ground settlement, and pile driving (e.g. Parcel 2A land development and utilities infrastructure, FY09 AFHC family housing towers, and Humphreys Housing Opportunity Program Phase 1); and survey control for project and installation boundaries. Branch input in verifying final fill grades and the completion of ground settlement has been an essential precursor to the district's turn-over of sites for subsequent facility construction at Humphreys.

The branch was involved in other noteworthy projects during FY10. Geotechnical Section initiated an inspection of the Republic of Korea levee bordering the Humphreys land development area and teamed with ERDC-GSL to develop a plan to investigate and evaluate levee stability as a key flood-control feature. The Section joined with ERDC-GSL and the St. Paul District to perform seismic and scour inspections for bridges at Osan Air Base and Suwon Air Base, with work to be completed in FY11. U.S. Forces Korea funded the section to conduct joint surveys with the ROK Ministry of Defense to establish formal boundaries for 16 USFK installations. Environmental Section completed a detailed site investigation and risk assessment concerning soil and groundwater contamination at the proposed CY08 hospital and ambulatory care center site on Humphreys Garrison. The section completed multiple building surveys and testing for asbestos abatement actions, completed projects to remove and replace underground fuel storage tanks, prepared environmental plans for USFK installations (e.g. Integrated Cultural Resource Management Plan), and completed or continued work on several remedial investigation-feasibility studies. The Section also completed a highly successful project to create 11,500 square meter wetlands at Camp Carroll for flood control and a natural filtering system to improve water quality.



Landfill grade verification using GPS equipment at USAG Humphreys



Completed wetlands habitat project at Camp Carroll

The Water Well Services Section conducted annual preventative and emergency maintenance on 153 water wells on 31 Army, Air Force, and Navy installations in Korea. These wells yielded a total of 6 million gallons per day in direct support of essential facility water requirements. The section had an integral part in defining saltwater intrusion conditions within the Humphreys land development area, and also installed groundwater monitoring wells in support of environmental investigations. The Data Management Section continued to be the leader in geographic information system technology and engineering applications within USFK. The section has a growing customer base, being funded by the Area I DPW, 51st CES at Osan Air Base, and 607 Material Maintenance Squadron at Daegu Air Base to perform surveys and prepare GIS databases for features such as satellite imagery, fuel storage tanks and oil water separators, asbestos and storm water test results, groundwater and monitoring wells, and known contaminated sites. The Section routinely shared GIS formatted data with IMCOM-K, K-C PMC, and 7th Air Force, and provided hands-on GIS training to several USFK organizations. The section was relied upon to provide highly professional geospatial analyses and products for branch geotechnical and environmental design projects.

In FY10, the branch completed a total of 263 geotechnical, environmental, water well, geospatial, and laboratory testing projects, with a final operating budget of \$7.33 million. Mission tasks were successfully accomplished primarily by a team of highly talented in-house professionals, skilled technicians, and administrative staff, including six Ph.D.s and 10 professional engineers and registered geologists, supplemented by multiple IDIQ contracts for various engineering, testing, and exploratory drilling activities. The branch maintained validations-certifications of the in-house materials testing laboratory and environmental laboratory (asbestos and chemistry analyses) through successful external audits-inspections by U.S. laboratory certifying organizations and involvement in proficiency analytical testing programs. Staff members gave conference presentations on technical topics of interest at the 2010 Peninsula Engineers Conference, the 2010 Joint Federal Interagency Conference (Hydrology and Sedimentation), and the 8th International Symposium on Ecohydraulics, and delivered a workshop on environmental investigations to IMCOM-K. The branch made time to organize and deliver a well received Engineers Day event held at Seoul American High School in March 2010.

Korea Relocation Technical Support Branch:

The Korea Relocation Technical Support Branch, with 22 design managers and support staff, has performed technical and architect-engineer design oversight, consultation, and coordination to support the execution of the Korea Transformation Program. Currently KRTSB manages 78 projects with a total program amount of approximately \$5.7 billion. Five forward design managers are located at U.S. Army Garrison Humphreys to provide on-site support to other project development team members including Korea Relocation Program Management Office, Pyongtaek Resident Office, Parcel 2 Resident Office, Project Management Consortium, and USAG Humphreys Directorate of Public Works.

Among its many major roles, KRTSB acts as the district's central point of contact for technical resources including Design Branch, Geotechnical and Environmental Engineering Branch, Technical Review Branch, Quality Assurance Branch, Regional Technical Center, USACE Centers of Standardization, USACE Centers of Expertise, other review agents, and AE contractors. With continued improvement, growth and development, the KRTSB office has met its objectives, roles and responsibilities for providing effective management of technical support and engineering services to all KTP projects. KRTSB has worked closely with fellow partners and stakeholders, and contributed to the successful and timely execution of KTP projects with emphasis on design quality. KRTSB has worked diligently in improving project requirements, coordinating team efforts, managing schedules and funding requirements, coordinating and overseeing quality assurance reviews and design quality management for all phases. KRTSB develops and updates the design quality assurance plan for each project; integrates all aspects of a project from standard design to code requirements to value engineering to lessons learned; maximizes communication and coordination using automated systems such as ProjNet-DrChecks; makes recommendation to the Chief of Engineering Division the acceptance of charrette reports, criteria packages, design documents, and other technical deliverables; and processes engineering funding requirements, requests for proposals, joint and U.S. task orders, and requests for information. KRSTB design managers also serve as

Contracting Officer Representatives on SOFA-AE contracts.

In FY10 KRTSB played an instrumental role in completing 35 designs and CPs with a total estimated construction cost of \$2.1 billion. High profile projects include the land development and utilities infrastructure project and special projects including Eighth U.S. Army Headquarters, Korea Command, hospital and ambulatory care center, dental clinic, and communications center. Looking ahead, KRTSB has a huge task to complete: 27 designs and CPs with a total PA of \$1.7 billion in the next six months and another 22 projects with a total PA of \$2.1 billion in the next 12 months. In addition, 38 new projects with a PA of \$2 billion will be added to the task list in the next few months. KRTSB will rise to meet the challenge.



A Site of Korea Transformation Program projects

Technical Review Branch:

Technical Review Branch was established under Engineering Division in June 2010 to more effectively accomplish quality assurance reviews in light of growing workload from the Korea Relocation Program, which is estimated at more than total program amount of \$10 billion until the end of calendar year 2015. This branch will also provide design management functions of FED's traditional mission areas (i.e. MILCON, O&M and NAF projects). Engineering Division had hired six technical reviewers to partially meet this growing demand and had assigned them to the Design Branch Forward at USAG Humphreys. By combining these newly hired technical reviewers and the existing Technical Engineering Section staff under the Design Branch, the total number of employees at Technical Review Branch, Engineering Division currently stands at 19 engineers and architects at GS-12 and GS-13 levels and one administrative assistant and is headed by a GS-14 branch chief. Creation of a Technical Review Branch and bolstering the staff with the engineers from Humphreys will enhance its capability to perform independent technical reviews and elevating the status of the technical review function will enable attracting highly qualified individuals and improve design quality. This also will allow Design Branch to focus primarily on in-house designs and allow the Design Branch Chief to reduce his span of control to a more manageable four sections. With Yongsan Relocation Program projects' detailed designs (i.e. 60 percent to 100 percent designs) to be completed by local AEs with the AE contracts managed by ROK Ministry of National Defense USFK Relocation Office, it is imperative that FED perform thorough quality assurance design reviews to ensure the designs comply with the U.S. DoD standards and criteria and assure quality construction of facilities.

Contracting *D*ivision

Contracts Branch:

CY08 ROKFC, Consolidated Brigade headquarters and CY07 ROKFC, Consolidated Army Facilities, Osan Air Base, Korea

This project is to construct a new multi-story patriot brigade headquarters facility with a five-level above ground parking structure to support the operations of the 35th Air Defense Artillery Brigade at Osan Air Base. The structure is built considering current force protection measures and includes a fire protection system, communications, and emergency generators. Facilities include a brigade headquarters, two battery headquarters, a tactical operations center for the 35th ADA Brigade, and the third BCD-K offices. Areas include office and storage space, maintenance, command and control facilities, public rest rooms, bulk storage, and mechanical rooms. The award was made on March 8, 2010 to Yojin Construction & Engineering Co., Ltd.

FY10 DLA MILCON, DESC0907, SMYU07-3004, Replace Type IV Hydrant Fuel System, Osan Air Base, Korea

This project is to replace an existing JP-8 in-shelter fuel hydrant system to include: two 70,000-barrel cut-and-cover operating tanks; four 600 gallon-per-minute issue pumps per tank; two 1,200 GPM horizontal filter separators for receipt filtration; 10-inch diameter stainless steel hydrant loop piping; filter separator, operations, and control building; facility for generator; and fill stand canopy. Project includes pavement repairs, cathodic protection, security lighting, automatic tank gauging, leak detection system, storm drains, product recovery system, and automated pressure and flow control systems. Demolish two existing 70,000-barrel cut-and-cover tanks and underground piping. Reuse 10 fixed pantographs in hardened aircraft shelters. Provide operations and maintenance support information. The award was made on April 16, 2010 to Namwha Construction Co., Ltd.

CY06 ROKFC, PN A06Y603/A06Y605, Vehicle Maintenance Facility and Company Operations Complex, USAG Humphreys, Korea

This project is to construct two standard design buildings each consisting of the following: standard design 11 bay vehicle maintenance facility with a one-bay welding shop, a company headquarters for five medium company operations, a common circulation area with utility rooms and a separate organizational storage building. The vehicle maintenance facility includes locker rooms, communications shop, parts storage, COMSEC vault, break-training-conference room, training manual library and offices. The company headquarters for each of the five company operations includes equipment maintenance, arms vault, nuclear-biological-chemical storage, platoon area, classroom administrative offices and storage areas. Supporting facilities include utilities, electric service, security lighting, fire protection and alarm system, information systems, and energy monitoring and control system. The award was made on May 4, 2010 to Dongyang Engineering and Construction Corp.

Purchase Branch:

In addition to architecture and engineering contracts with three SOFA AE firms, Purchase Branch has supported the execution of a mega build-to-lease contract, U.S. Army Garrison Humphreys build-to-lease senior leader quarters, phase one.

On Aug. 20, 2010, the U.S. Government (Licensor) and Humphreys SLQ One (Licensee) entered into a license agreement, in which the licensee agreed to finance and to construct four six-story apartment buildings totaling 304 residential units (first phase of three phases) in accordance with U.S. Government provided designs. In exchange, once constructed and accepted, the U.S. Government will enter into a 15-year lease with Humphreys SLQ One and pay a monthly sum covering rent, operations and maintenance, subject to annual budgetary appropriations.

This build-to-lease project will provide much needed housing for unaccompanied U.S. Service members relocating to USAG Humphreys resulting from upcoming relocation of U.S. Army Garrison Yongsan to Pyongtaek. The goal of the project was to achieve the construction and operation of safe, high quality, efficient, well-managed, and affordable senior leaders' quarters in a timely and cost-effective manner. This method of procurement-leasing resulted in an up-front cost savings of approximately \$70 million each phase. Therefore, at the end, all three phases will result in an up-front cost savings of approximately \$210 million for the U.S. Government.

Relocation Branch:

Relocation Branch assisted U.S. Forces Korea in the establishment of the proposed joint task order requirements; reviewed the statements of work in close coordination with U.S. and MURO project managers involved in and USFK end-users through discussions, refinement, and verification processes; reviewed the K-C PMC's technical-cost proposals for establishment of the U.S. Government's objectives in consultation with MURO, U.S. project managers and USFK end-users; established the government's objectives for each task order in close coordination with technical engineers, MURO project managers and COR-ACOR, and USFK end-users; and negotiated and documented results of all negotiations for each task order.

The following joint task orders under PMC Contract 07-D-0012, program management services for relocation of USFK installations were awarded: JTO 0012 – PMIS phase two; JTO 0014 – C4I program management services; JTO 0016 relocation of PMO office to Pyongtaek; JTO 0017 – 2010 program management services.

Two award fee evaluations on the PMC Contract 07-D-0012, program management services for relocation of USFK installations performed: period four (June 1, 2009 – Dec. 31, 2009) award fee evaluation for five task orders and period five (Jan. 1, 2010 – June 30, 2010) award fee evaluation for eight task orders.

Coordinated with DCAA outstanding post-award accounting system audits and had periodic discussion meetings with DCAA auditors for updated status.

Logistics **M**anagement

Logistics Management Office Support to FED

The Logistics Management Office generally operates behind the scenes in support of FED offices and projects. Be it making a purchase of office supplies, supporting awards ceremony, setting up or tearing down the annual Organization Day, setting seats out for a town hall by a visiting USACE dignitary, moving furniture or equipment, processing orders or a ticket for temporary duty, removing snow or cleaning up after a typhoon or flooding, or processing an extension, LMO is ready to support.

While the most important job is the one you're working on, some statistics regarding what was LMO's most important job include:

Vehicle and special purpose equipment maintained: 148

Recorded miles driven by FED: 589,515

Airline tickets issued for official travel: 512

TDY orders authenticated: 2,651

E-tickets issued to others: 38

Foreign country clearance requests for FED: 37

Property accountability: 4,512 items worth over \$11 million (with no losses)

Purchases by government purchase card: \$336,544

Ration control and PMO checks for new contractors or extensions: less than 240

Ration control checks and PMO checks for DAC extensions: Everyone that extended in FY10

Reutilized property obtained from DRMO: \$31,900 (no cost to FED)

Modular furniture obtained from other installations: \$200,000 (no cost to FED)

The next time there is an event, look around and you'll probably notice LMO was in support, but behind the scenes.

Logistics Cost Sharing Vehicles

Anyone that has been around FED for a while knows many of our vehicles are old. In the past year the LMO has used various methods and programs to update the vehicle fleet.

The logistics cost sharing program is entirely in-kind, with no cash provided to USFK from the Republic of Korea Government. USFK units identify their requirements and subject to ROK approval and funding provides vehicles to USFK to support their operations.

In FY10, FED received 22 new Korean vehicles through the LSC program. These included six sedans, two 12-passenger vans, four utility trucks, nine sports utility vehicles, and a stake-side cargo truck.

LMO continues to work with the Installation Management Command-Korea Logistics Office to identify vehicles exceeding age and mile standards for potential replacement under the LCS program. Participation in the LCS program benefits FED by obtaining new Korean manufactured vehicles that have readily available parts versus U.S. manufactured vehicles whose repair parts may have to be shipped from the U.S. Additionally we should see a reduction in fuel consumption because newer vehicles generally have better gas mileage than older vehicles.

FED Participates in Korean Service Corps Mobilization

The Korean Service Corps was founded on July 26, 1950 during the Korean War to address 8th Army manpower requirements. Currently 2200 KSCs support U.S. Forces Korea. During armistice KSCs serve in various positions such as drivers, carpenters, administrative assistants, material handlers, mechanics, and so on.

During a contingency mobilization in the Republic of Korea, armistice KSCs are attached to U.S. units. Supported units are responsible for assigning daily missions and providing security, housing, transportation, feeding, and other logistical support.

During the Combined Forces Command Key Resolve 2010 exercise FED had an opportunity to test this mobilization and support process. Kim Hong-nak, a transportation specialist with the 595th Maintenance Company, on USAG Yongsan and Kim Sang-hun, a quality assurance inspector with the USAG Yongsan Housing Referral Office, were identified for the roles of Assistant Company Commanders of their KSC Wartime Company.

On the morning of March 7, 2010, both men arrived at FED Compound and received his assignment and duties from Edward Minnerly, Chief of Logistics Management Office. They then deployed to Daegu where they were assigned duties in the FED Operations Center S4 (Logistics) section. Their duties included developing mission essential task lists supporting the training required of Korean personnel mobilized to support FED during a contingency in South Korea; reviewing assigned tasks and missions that every KSC Assistant Company Commander would perform; and visiting a local school to conduct a survey based on contingency requirements. On March 12, 2010 both KSCs redeployed to Seoul and returned to his armistice unit.

FED's participation in Combined Forces Command biannual exercises is not new. This was the second opportunity for FED to have armistice KSC rehearse the transition from their peacetime role into their wartime role supporting a U.S. unit. This further improved the KSC Battalion's readiness to support FED, other U.S. units, and the Combined Forces Command.

Public Affairs

The District's Public Affairs team has continued to tell the Corps story through a wide variety of media. FY10 significant accomplishments include:

Community Outreach

The Public Affairs Office arranged for the District to build three "mini" English language libraries at local Korean schools in FY 10. PAO also hosted three "Kids in Hard Hats" events introducing local school children to the Far East District and its projects. We also supported the local community by helping to make nearly 20 tons of kimchi for elderly and needy Korean citizens.

Public Information

In FY10 PAO redesigned the District Web site making it more user-friendly and visually pleasing to the reader. For the first time we integrated social media by setting up District pages on Facebook, YouTube, Twitter, and Flickr.

Resource Management

The Far East District had a successful FY10 financial closeout. During the year, Resource Management accepted \$362 million for project execution with the following breakdown: \$74 million Direct Funds of the total \$42.2 were for MILCON projects \$288 million Reimbursable Funds of the total, \$190 million were for Host Nation projects

RM directed the development of two balanced FY10 Initial and Mid Year budgets with a workload and income of \$690 million / \$64.9 million and \$629 million / \$59.1 million respectively.

With a midyear operating budget of \$59.1 million, the district successfully balanced our incomes and expenses by ending the FY with an Undistributed Balance of \$42,800 which was within the CCG nominal range of +/- \$205,600 – GREEN Rating!

Throughout the year, RM successfully monitored and guided the Districts to meet our CCG overhead account balances by adjusting our CDO and G&A rates on April 10 from 44 percent to 47 percent and 24 percent to 21 percent respectively. In addition, we adjusted our DAC Effective and Korean National Payroll rate on June 5 from 2.32 to 2.20 and W1100/\$1 to W1350/\$1 respectively. These adjustments were based on our Mid Year budget which reflected higher CDO expenses mainly in the PCS arena plus a compounded lower direct labor base to distribute the overhead expenses. The effective and Won rate adjustments were to lower our accrued leave funded level and readjust for non Corps hiring which would require absorption of new employees' leave liability upon transfer.

RM successfully monitored CDO and S&A account balances to ensure budgetary and S&A checkbook withdrawals were within acceptable ranges. The CDO account balance as of Sept. 30 was \$6,200 in the black and within CCG range of +/- \$78,870. The net S&A account as of Sept. 30 was \$2.1 million in the black versus the projected \$0.0 breakeven amount.

And finally, RM successfully guided the District to an all “GREEN” Chief Financial Officer Act status as of Sept. 30, 2010, i.e. Property, Plant and Equipment, Payroll, Labor Cost Transfer Support and Approval, ULOs Dormant for 240 Days, and Accounts Payable/Accrual. We will continue to emphasize the importance of the CFO issues to ensure compliance.

On the personnel side, Robert Lau Jr. and Leo Lau were awarded the Department of Army, Fiscal Year 2009 Resource Management Individual Award for Resource Management and 2010 Association of the U.S. Army Regional Civilian of the Year Award respectively. These awards served as a testimony to both individual's dedication and professionalism.

Safety

Each year the Chief of the Corps of Engineers carefully selects a District whose safe performance is worthy of recognition. This year, the Far East District was presented with the Chief of Engineers Safety Award of Honor to recognize the tremendous effort of the entire District and the contractors who perform work for us. The safety office contributes to the safe performance of the District through execution of a safety management system which consists of four essential elements: leadership and employee involvement, worksite analysis, hazard prevention and control, and safety and health training. Each of these elements is what we use to incorporate safety and occupational health into the Far East District culture. We have a lot of new employees who have joined our team this year and we need to show them how we set the example for the entire Corps of Engineers. In the coming year, it is essential that we not only carry out these four elements of the safety management system but also continue to integrate Composite Risk Management in everything we do. If we can do this, next year will prove to be just as exceptional as this one.

