

# 2019 YEAR IN REVIEW



US Army Corps  
of Engineers®  
Far East District



*Hospital and Ambulatory Care Center, Humphreys*

***Building Strong in Korea!***  
***[www.pof.usace.army.mil](http://www.pof.usace.army.mil)***



Army Family Housing, Humphreys



Unaccompanied Enlisted Personnel Housing, Camp Carroll



Consolidated Fire Support HQ, Humphreys

# 2019 Year in Review

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of Engineers®  
Far East District**

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## From the Far East District Commander To Our Valued Stakeholders:



**Christopher W. Crary  
Colonel, U.S. Army  
Commanding**

This annual Year-in-Review is provided to you, our customers and stakeholders, to highlight the many significant projects that have either begun, continue or were completed during 2019.

What an incredibly productive year this has been for the District! As of early this year, about 96 percent of the Yongsan Relocation Plan and 81 percent of the Land Partnership Plan are complete, all part of the \$10.7 billion dollar transformation and relocation program in the Republic of Korea.

For Fiscal Year 2019, Contracting Division awarded a total of 500 actions totaling \$261.5 million. We awarded our last contract action at 10:30PM on Sept. 30, for a contract requirement that was received on the same day at 4 p.m. Due to the time difference with the U.S., this was actually a Sunday for the contractor, but nonetheless we worked through the requirement in the remaining hours and had the contractor sign before midnight local time. Throughout the peninsula our team of dedicated professionals has continued to Build Strong and meet the construction and engineering needs of the United States Forces Korea and the Alliance.

A look at our active project list dis-

plays the scope of the work the district is responsible for: from the massive military construction that continues at US Army Garrison Humphreys, to work at Osan and Kunsan Air Force bases, to other projects at a number of US and Republic of Korea bases throughout the peninsula.

In Areas I and II the Seoul Project Office completed several sustainment restoration modernization projects to include installing a personnel protection bunker at Detachment L, Yawolsan and the repair of various areas at CP TANGO (waterproofing, rock bolts, chain link rock protection) have been completed.

In Area III, many projects at U.S. Army Garrison Humphreys have been completed in support of the Yongsan Relocation and Land Partnership Plans. An important ribbon cutting ceremony took place on Sept. 20 when the new Brian D. Allgood Army Community Hospital officially opened for patients. The hospital offers the highest quality of medical care for service members, family members, civilians, and retirees. As the primary U.S. military treatment facility in Korea, it provides routine and specialty health care for all eligible beneficiaries on the peninsula. Besides this important milestone, we also finished up an addition to base lodging and finished construction on a battle command training center facility and the Zoeckler station administration training and support facility.

At Osan Air Base, construction has started on the main gate renovation, 5 RS Hangar, base-wide natural gas conversion, and military working dog kennel projects. Construction continues on the main runway repair, munitions alpha relocation, and the air freight terminal projects. Also at Osan Air Base, construction was completed on the hospital renovation and the opening ceremony was held in November. Construction on the VIP hangar project has also finished.

At Kunsan Air Base, construction was completed in July on flow-thru aircraft shelters, an aircraft refueling system, two 10,000-gallon fuel storage facilities,

and a fuel pump house. The District is also in the process of constructing thirty-eight third-generation hardened aircraft shelters, in six phases. These projects will replace outdated aircraft hangars and provide adequate aircraft turnaround times to support mission requirements. An Airfield Damage Repair (ADR) Warehouse is under construction, scheduled for completion in 2020, and will provide additional storage capabilities for important Air Force assets.

In Area IV, the southernmost section of the peninsula, construction continues on two of four planned Army family housing towers. These towers will provide 90 apartments for company grade officers, senior non-commissioned officers and their families. The first tower was turned over to the Garrison on Feb. 13 and the second tower was turned over to the Garrison on Aug. 27.

Our engineers also took part in important work inspecting bridges on all U.S. installations in Korea ensuring their integrity and working with our Korean partners on certifying helipads for use by United States Forces Korea aircraft. The Far East District also continues to support annual joint and combined forces exercises on the Korean Peninsula. We look forward to enhancing our coordination with MND-DIA, to provide ready and capable field force engineering forces enabling Combined Forces Command and U.S. Forces Korea to complete their missions when called.

While 2019 was a successful year, 2020 is shaping up to be very busy as we look to complete more critical projects to help support the warfighter, their families and our Korean partners. Our new headquarters is starting to feel like home with the addition of decorative pictures and furniture, seating areas and a coffee shop to enhance the working environment for the district. As we look ahead to 2020 and beyond our goal remains - delivering quality facilities for US military personnel, DoD civilians, their families and the Korean personnel across the peninsula.

# Korea Relocation Program

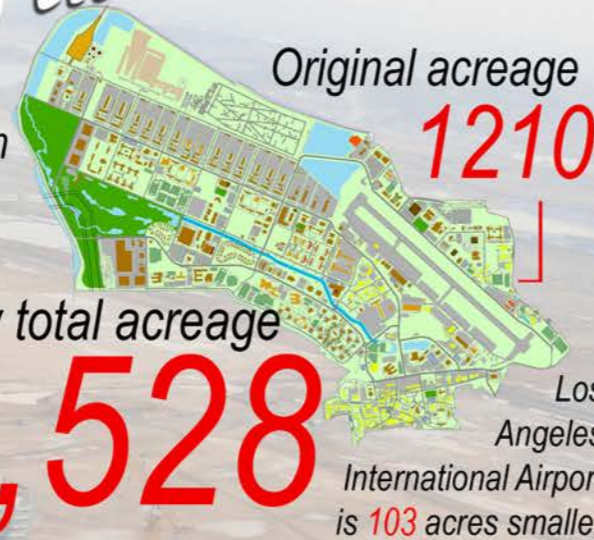
U.S. Army Garrison Humphreys



88

Percentage of completion for the entire program

By the Numbers



655 buildings done, under construction or planned.

The number of buildings being demolished is

339

\$10.7

Billion total price tag

17.6

million cubic meters of

engineered fill already in place, raising the land by about 8 1/2 feet. High enough to keep out water from a

100 year flood.

More than 40 miles of water piping has been installed and tested in the new land. Another 40 miles of new roads will be built. Total miles of cabling installed is

988



Enough fill is in place to fill the old Yankees baseball stadium about 5 times over

## Active Project List

Location	Program	Project Name	Phase	Design	Construction
Alamo, Yawolsan	2018	Install Personnel Protection Bunker, Det L	Construction		100%
Busan	2021	Maritime Operations Center	Design	15%	
Busan	2019	Env-ACM Abatement, B-1356, PSF (GE19-034E)	Design		
Camp Mujuk	2017	Marine Air Ground Task Force Operations Center	Construction	100%	62%
Camp Mujuk	2017	Camp Mujuk Life Support Area (LSA) Barracks #2	Construction	100%	100%
Camp Mujuk	2018	Camp Mujuk Life Support Area (LSA) Barracks #3	Construction	100%	41%
Camp Mujuk	2020	Upgrade Sewage Treatment Plant	Design	90%	
Camp Mujuk	2020	Relocate Communications Center	Design	90%	
Camp Mujuk	2020	Replace Switching Station & Elec. Distribution Sys	Design	30%	
Camp Mujuk	2019	Study & Evaluate Central Utility Plant	Design	0%	
Camp Mujuk		Hazardous Waste Management & Contingency Plan (GE19-021E)	Design		
Camp Mujuk		Env-Storage Container Management Plan	Design		
Camp Mujuk	2019	Env-Waste Water Sampling and Testing (GE19-036E)	Design		
Camp Mujuk	2023	Expeditionary Dining Facility	Design	0%	
Carroll	2017	Repair/Upgrade Elect Safety Deficiencies	Construction	100%	95%
Carroll	2005	H-805 Relocation - Camp Walker to Carroll	Construction	100%	99%
Carroll	2014	Area IV YRP - UEPH, BN & CO OPS HQs	Construction	100%	99%
Carroll	2020	Replace APS-4 Maintenance Shop	Design	90%	
Carroll	2019	Upgrade Electrical Distribution, Phase 2	Design	100%	
Carroll	2017	Sustainment Facilities Upgrade Phase 1 - DLA	Construction	100%	23%
Carroll	2017	Replacement of Environmental Control Sys B-684	Construction	100%	74%
Carroll	2017	Multiple Projects (607, 818, 821) for AFS Bn	Construction	100%	83%
Carroll	2019	Convert B-233 to Post Office	Design	50%	
Carroll	2019	Repair/Improve Drainage Ditch at Shed 85, B846	Construction		0%
Carroll	2019	Repair Building B-975	Design		
Carroll	2019	Replacement Building 832	Design	90%	
Casey		Planning Level Survey on Fauna, Camp Casey	Design	95%	
Casey		Develop Wellhead Protection Plan at RLFC (GE#19-012E)	Design	20%	
Casey		Well Head Protection Plan (GE19-017E)	Design	40%	
Casey	2019	DLA Fuel Tank Inspection, B-1078, 1079, 1562, 1563	Design		
Casey	2020	Structural Assessment of Antenna Tower, Det J & L	Design		
Chinhae	2016	SOF Operation Facility & Barracks	Construction	100%	100%
Chinhae	2017	Upgrade Electrical System, Pier 11	Construction	100%	100%

Location	Program	Project Name	Phase	Design	Construction
Chinhae	2019	Indoor Training Pool	Construction	100%	0%
Chinhae	2017	Repair Humidity Problems at Bldg 606 & 711	Construction	100%	50%
Chinhae		Ground Water Rule Compliance Plan (GE19-020E)	Design	20%	
Chinhae	2020	Building Refresh Study for B-710 (Old Galley)	Design	0%	
Chinhae	2020	Repair Well Head and Valve Box	Design	0%	
Chinhae		Env-Water Operator Certification Training Transition System	Design		
CP Tango	2017	Repair Tunnel Zero	Construction	100%	35%
CP Tango	2017	Repair Collective Protection System (CPS)	Construction	100%	47%
CP Tango	2017	Various Projects, B3200, B3101, B3111	Construction		99%
CP Tango	2018	Install Fire Suppression System, Rm#205,B3101 and Rm#X-12, B3014	Construction	100%	0%
CP Tango	2019	CAP 091589 Command and Control Facility	Design	30%	
CP Tango	2019	Install Sprinkler System, B-3105	Design	60%	
Daegu	2017	Repair/Upgrade Elect Safety Deficiencies	Construction	100%	100%
Daegu	2017	Correct Fire Deficiencies, Carroll	Construction	100%	92%
Daegu	2017	Correct Fire Deficiencies, Henry & Walker	Construction	100%	93%
Daegu		Env-Update INRMP (GE18-030E)	Design		
Daegu		Env-Update Potable Water System Master Plan	Design		
Daegu	2020	Repair Concrete Road Going to Q Area	Design		
Daegu Air Base	2020	Repair Supply & Equipment Base Warehouse B-125	Design	35%	
Daegu Air Base	2024	AGE Facility and Parking Apron	Design	15%	
Daegu Air Base	2024	Upgrade Water Distribution System	Design	90%	
Daegu Air Base	2016	Operation Complex	Construction	100%	95%
Daegu Air Base	2019	Repair HQ B-3571	Construction	100%	10%
Daegu Air Base	2018	Repair Base Engineer Maintenance Shop B-3605	Construction	100%	6%
Daegu Air Base	2019	Repair Permanent Dorm B-905	Design	90%	
Daegu Air Base	2019	Repair Transient Training Enlisted Barracks	Design	90%	
Daegu Air Base	2019	Repair HVAC Medical Storage	Design		
Daegu Air Base	2019	Repair ACFT General Purpose Shop B-5005	Design		
Daegu Air Base		Env-Update Hazardous Waste Management Plan	Design		
Daegu Air Base		Env-Update Spill Prevention & Response Plan	Design		
Daegu Air Base	2020	Replace Bldg 452	Design		
Daegu Air Base	2019	JOC-Upgrade Fire Alarm Systems at Various COB's Korea	Construction		0%
Daegu Air Base	2019	JOC-Construct LAMS Aircraft Concrete Pads	Design		
FRED	2020	Install Commercial Power	Design	90%	
FRED	2021	Site Development	Design	15%	

Location	Program	Project Name	Phase	Design	Construction
FRED	2019	Upgrade Fire Protection	Construction	100%	0%
George	2018	Repair/Upgrade School Facilities	Construction	100%	88%
Henry	2016	Electrical Distribution Upgrade	Construction	100%	95%
Henry	2017	Upgrade Comm System Bldg 1211	Construction	100%	91%
Henry	2019	Repair Duct System B-1685 (403rd AFSB, Admin Office)	Design	30%	
Henry	2019	ACM Abatement B-1304 (GE19-027E)	Design		
Icheon	2018	SOCKOR Contingency Operations Center & Barracks	Construction	100%	24%
K-16	2018	SOF Operation Facility, B-606	Construction	100%	32%
K-16	2019	K-16 Diesel Tank Project	Construction		
Kimhae	2019	Connect sewer to city sewer system	Design	30%	
Kimhae	2020	Airfield Damage Repair Warehouse, Kimhae AB	Design	100%	
Kimhae	2019	JOC-Replace Fuel Tanks, FAC#1013, Kimhae AB	Construction		32%
Kimhae	2022	Repair Contingency Hospital	Design	15%	
Kimhae	2024	Refueling Vehicle Shop	Design		
Koryosan	2017	Repair Det J Secure Room Ceiling, Koryosan Site	Construction		0%
Kunsan Air Base	2018	CAP 081359 Tactical Unmanned Aerial Vehicle Hangar	Design	100%	
Kunsan Air Base	2020	Dining Facility	Design	60%	
Kunsan Air Base	2015	Construct 3rd Generation HAS (Ph 1, 2, 3)	Construction	100%	93%
Kunsan Air Base	2015	Flow-Through HAS (Panton)	Construction	100%	100%
Kunsan Air Base	2022	Construct Backup Generator Plant	Design	30%	
Kunsan Air Base	2022	Upgrade Electrical Distribution System	Design	30%	
Kunsan Air Base	2018	Fire Suppression System, B-2240	Construction	100%	100%
Kunsan Air Base	2017	Fire Suppression System, B-2241	Construction	100%	100%
Kunsan Air Base	2018	Replace Lift Station	Construction	100%	100%
Kunsan Air Base	2018	3rd Generation HAS, Phase 4,5,6	Construction	100%	1%
Kunsan Air Base	2020	Explosive Ordnance Disp. Facility	Design	100%	
Kunsan Air Base	2018	Airfield Damage Repair Warehouse	Construction	100%	67%
Kunsan Air Base	2019	Upgrade Flow-Through Fuel System (Wolf Pack)	Design	100%	
Kunsan Air Base	2018	Install Floating Roof	Design	90%	
Kunsan Air Base	2017	JOC-Repair Dormitory B-1440	Construction		100%
Kunsan Air Base	2018	Various DLA projects	Design	100%	
Kunsan Air Base	2019	HVAC System Design for B-838, B-839 and B-975	Design	100%	
Kunsan Air Base	2018	Renovate Dorm 340 and 522	Design	95%	
Kunsan Air Base	2019	Repair Supply Warehouse, B823	Design	10%	
Kunsan Air Base	2019	Replace HVAC System at CE Maint Shop, B737	Design		
Kunsan Air Base	2024	Defensive Fighting Position(DFP) Towers	Design	30%	

Location	Program	Project Name	Phase	Design	Construction
Kunsan Air Base	2019	Install SCADA System on all Lift Stations	Design	90%	
Kunsan Air Base	2019	Construct Vehicle Maintenance Admin	Design		
Kunsan Air Base	2019	Replace HVAC & Interior at Supply Warehouse, B822	Design		
Kunsan Air Base	2019	Replace Media Blast Booth, B2819	Design		
Kunsan Air Base	2019	Renovate Vehicle Operations Admin, B960	Design		
Kunsan Air Base	2019	Repair Flying Squadron Facility, B-2834	Design	30%	
Kunsan Air Base	2019	Upgrade HVAC System At Avionics Shop, B-766	Design	30%	
Kunsan Air Base	2019	Repair HVAC Duct System At Supply Admin, B-817	Design	30%	
Kunsan Air Base	2021	TWCF-Renovate Air Passenger Terminal	Design	0%	
Kunsan Air Base	2021	TWCF-Add to Air Passenger Terminal	Design	0%	
Kunsan Air Base	2019	JOC Replace HVAC System at Supply warehouse B-823	Construction		0%
Kwangju Air Base	2023	Construct Type IV Hydrant System	Design	0%	
Kwangju Air Base	2017	Repair Fire Station B-2122	Construction	100%	100%
Kwangju Air Base	2024	Maintenance Hangars & Apron	Design	30%	
Kwangju Air Base	2020	Airfield Damage Repair Warehouse	Design	100%	
Kwangju Air Base	2018	Repair Base Engineer Admin B-2153	Construction	100%	80%
Kwangju Air Base	2019	Repair Conventional Munitions Shop B1503	Design		
Osan Air Base	2009	VIP Aircraft Area (AV040N)	Construction	100%	99%
Osan Air Base	2013	CAP 072419 Hospital Addition/Alteration	Construction	100%	100%
Osan Air Base	2014	Munitions Storage Area Alpha	Construction	100%	74%
Osan Air Base	2021	Aircraft Corrosion Control Facility (Phase 3)	Design	95%	
Osan Air Base	2018	Construct Chapel Center	Design	100%	
Osan Air Base	2022	Relocate Munitions Storage Area Delta (Phase 2)	Design	15%	
Osan Air Base	2016	Aircraft Fuel System Maintenance Dock	Construction	100%	91%
Osan Air Base	2022	Relocate Munitions Storage Area Delta (Phase 1)	Design	15%	
Osan Air Base	2023	Korea Air and Space Operations Center (KAOC)	Design	15%	
Osan Air Base	2014	Replace Main Runway	Construction	100%	85%
Osan Air Base	2016	607th ASOG & SOCKOR	Construction	100%	99%
Osan Air Base	2016	Repair Critical Comm Node, Comm HQ B-949	Construction	100%	90%
Osan Air Base	2019	5th Reconnaissance Squadron Aircraft Shelter	Construction	100%	0%
Osan Air Base	2017	Construct F-16 Quick Turn Pad	Construction	100%	72%
Osan Air Base	2017	Air Freight Terminal Facility	Construction	100%	67%
Osan Air Base	2018	Main Gate ECF	Construction	100%	3%
Osan Air Base	2018	Renovate SQ Ops Building 1182	Construction	100%	89%
Osan Air Base	2015	Repair Fire Protection Sys B-843	Construction	100%	94%
Osan Air Base	2018	Repair Aircraft Maintenance Hangar B1731	Construction	100%	37%

Location	Program	Project Name	Phase	Design	Construction
Osan Air Base	2020	Commissary Arch & Refrig/ HVAC Upgrade	Design	100%	
Osan Air Base	2020	Cold Distribution Center Arch & Refrig/HVAC	Design	100%	
Osan Air Base	2017	Repair FP System AS B-849 & PH B-848	Construction	100%	75%
Osan Air Base	2017	JOC-Repair 5th RS MX Hangar Doors, B-849	Design		
Osan Air Base	2017	JOC-Repair Fire Detection & Protection System	Design		
Osan Air Base	2017	JOC-Repair Airfield Pavements	Construction		87%
Osan Air Base	2017	JOC-Repair Hardened Aircraft Shelters	Construction		75%
Osan Air Base	2020	Communications HQ Building	Design	100%	
Osan Air Base	2023	Child Development Center	Design	99%	
Osan Air Base	2020	Airfield Damage Repair Warehouse (Osan AB)	Design	100%	
Osan Air Base	2019	Extend Railroad Spur Line	Design		
Osan Air Base	2018	ACE SMYU163002A Base-Wide Natural Gas	Construction	100%	5%
Osan Air Base	2017	JOC-Remove Asbestos in Rm# 212, KCOIC B-940	Design		
Osan Air Base	2023	Add/Alter Elec Distribution West Area	Design	15%	
Osan Air Base		Env-Landfarm O&M Services (Osan AB)	Design		
Osan Air Base	2019	Repair Aircraft MX Hangar B1732	Design	90%	
Osan Air Base	2019	Repair Fire Protection Sys Hangar B851	Design	90%	
Osan Air Base	2019	Repair Fire Protection System Hangar B1173	Design	90%	
Osan Air Base	2018	JOC-Repair 3rd Gen HAS & MUNS Pre-Load	Construction		93%
Osan Air Base	2018	JOC-Repair HASs B-Diamond	Construction		26%
Osan Air Base	2018	JOC-Repair Airfield Gates and Entry Control	Construction		69%
Osan Air Base	2018	JOC-Repair Airfield Pavement	Construction		70%
Osan Air Base	2019	ACE SMYU073011 MWD Kennel Supporting Fac.	Construction	100%	0%
Osan Air Base	2018	D2 FY19 JTAGS, Bldg 963 (Design-Build)	Design	100%	90%
Osan Air Base	2018	JOC-Maintain Runway and Airfield Markings	Construction		98%
Osan Air Base	2018	JOC-Install Radon Mitigation OES	Construction		100%
Osan Air Base	2018	JOC-SMYU191042 Repair Roofs for MUNS Maint B2421 & 1830	Construction		100%
Osan Air Base	2018	JOC-Repair Latrine/Shower Fac, B1834 & B2419	Construction		100%
Osan Air Base	2018	JOC-Repair Roll-up Doors, Multi Facility	Construction		100%
Osan Air Base	2018	JOC-HVAC System Study for Dorm B918	Design		
Osan Air Base		Env-Water Pressure Study for Fire Protection	Design		
Osan Air Base	2020	Repair Fuel Tanks, Base Wide	Design		
Osan Air Base	2020	Repair 5th RS AGE Maint & 694 ISRG Storage B850	Design		
Osan Air Base	2019	Repair WRM Warehouse, B2462	Design		
Osan Air Base	2024	Security Guard Towers North Perimeter	Design		
Osan Air Base	2019	Repair/Renovate Bath/Locker/Janitor Rooms at Osan MHS	Design		

Location	Program	Project Name	Phase	Design	Construction
Osan Air Base		Env-Hazardous Waste Management Support	Design		
Osan Air Base	2019	DODEA Osan AB MHS Design New Fire Alarm System	Design		
Osan Air Base	2019	DODEA Osan MHS Design New HVAC System	Design		
Osan Air Base		Env-Hydraulic & Water Quality Models Study for COBs	Design		
Osan Air Base	2022	Civil Engineering Readiness Facility	Design		
Osan Air Base	2022	Communications Squadron Maintenance Shop	Design		
Osan Air Base	2022	Water Tank	Design		
Osan Air Base	2022	Headquarters Administrative Facility	Design		
Osan Air Base	2021	East Campus Fitness Center	Design		
Osan Air Base	2020	Design New HVAC/Fire Alarm System DoDEA Osan AB MHS	Design		
Pohang	2021	Replace Ordnance Storage Magazines	Design	60%	
Pohang	2017	Repair Fire Suppression System at Tri-Service	Construction	100%	87%
Pohang	2020	Host Nation Funded Construction Projects	Design		
Pohang	2020	LSA #1 Fire Rated Door Replacement JOC	Design		
Suwon	2023	Type IV Hydrant Sys	Design	0%	
Suwon	2020	Airfield Damage Rpr Warehouse (Suwon AB)	Design	100%	
Suwon	2018	Repair POL Tank 2662	Design	100%	
Suwon	2018	Repair Base Engineer Admin B-2224	Construction	100%	75%
Suwon	2018	Repair Vehicle Maintenance Shop B-2208	Construction	100%	75%
Suwon	2018	Repair Aircraft Weapon Shop B-2529	Construction	100%	74%
Suwon	2019	Repair conventional Munitions Shop, B2404	Design		
Suwon	2020	Repair HQ, B-2203	Design		
Suwon Air Base	2019	Repair Telecommunications Facility B-2005	Design	30%	
Humphreys	2018	Morning Calm Road (VA-70020)	Construction	0%	75%
Humphreys	2018	Repair CPX Gate Area Road (VA-70164)	Construction	0%	89%
Humphreys	2018	Evaluate PM Program & Template (VA-80052)	Design	30%	0%
Humphreys	2018	Repair AC Road (VA-70156, 70184)	Construction	0%	92%
Humphreys	2018	Repair Road and Drainage (VF-50014)	Construction	0%	98%
Humphreys	2018	Repair Road and Drainage (VA-70161)	Construction	0%	89%
Humphreys	2018	Install Load bank & Personnel Protection (VF-80018, 127704)	Construction		100%
Humphreys	2016	3rd MI Aircraft Maintenance Hangar Complex (AV051)	Construction	100%	78%
Humphreys	2009	Communication Center (C4I010)	Construction	100%	89%
Humphreys	2008	Hospital & Ambulatory Care Center (MED020)	Construction	100%	100%
Humphreys	2008	Phase III Facility (C4I030)	Construction	100%	92%

Location	Program	Project Name	Phase	Design	Construction
Humphreys	2009	Midtown Community Support (SPT010)	Construction	100%	99%
Humphreys	2009	Zoeckler Station Community Support (SPT140)	Construction	100%	100%
Humphreys	2018	8th Army Correctional Facility (OS060)	Construction	100%	6%
Humphreys	2009	Bulk Fuel Facility (OS030)	Construction	100%	98%
Humphreys	2022	Elementary School (DoDDS040)	Design	15%	
Humphreys	2010	USFK Operations Center (C4I080)	Construction	100%	92%
Humphreys	2010	Warehouse Area (SPT060)	Construction	100%	95%
Humphreys	2011	Landscaping (INFRA060)	Construction	100%	99%
Humphreys	2013	Consolidated Fire Support HQ (HQ090)	Construction	100%	46%
Humphreys	2015	Bulk Fuel Storage Tanks & Pumps (OS031)	Construction	100%	97%
Humphreys	2019	Site Development (INFRA070)	Construction	100%	
Humphreys	2019	Air Support Operations Sq Compound (OS020)	Design	100%	
Humphreys	2023	Patriot Tactical Site (TAC010)	Design	0%	
Humphreys	2020	Black Hat (C4I040)	Design	100%	
Humphreys	2012	Type II Aircraft Parking Apron, Surface (HQ050A)	Construction	100%	93%
Humphreys	2009	BCTC Secure Use Facility (C4I090)	Construction	100%	15%
Humphreys	2010	Communication Center Alpha Area (C4I011)	Construction	100%	99%
Humphreys	2016	Type II Aircraft Parking Apron & Taxiway (AV062)	Construction	100%	65%
Humphreys	2017	Duplex Company Operations, Zoeckler Station (HQ041)	Construction	100%	99%
Humphreys	2018	Small Arms Ammunition Warehouse (OS070)	Construction	100%	98%
Humphreys	2016	Unaccompanied Enlisted Personnel Housing (UEH110)	Construction	100%	100%
Humphreys	2015	Repair Bldg 501 (WU-50001)	Construction		94%
Humphreys	2017	CAP 086689 Family Housing New Construction (AFH100)	Construction	100%	35%
Humphreys	2022	Type I Aircraft Parking Apron (AV170)	Design	15%	
Humphreys	2019	Echelon Above Brigade (EAB) VMF (VMF140)	Design	100%	
Humphreys	2018	VMF & Company Ops Complex (3rd CAB) (VMF130)	Design	100%	
Humphreys	2017	302 PN UEPH 092, 093, 094 (UEH0929394)	Construction	100%	67%
Humphreys	2017	175th Finance Center (SPT110A)	Design	100%	
Humphreys	2017	Replace AFFF in Aircraft Hangars (WL-60134, 60333)	Construction		99%
Humphreys	2019	CAP 086877 Family Housing New Construction Incr 3 (AFH090)	Construction	100%	4%
Humphreys	2017	Repair B483 & B302 (WF-60001, ZH-40001)	Construction		95%
Humphreys	2018	Unaccompanied Enlisted Personnel Housing Ph 1 (UEH120A)	Construction	100%	4%
Humphreys	2019	UEPH, Ph 2 (2 Towers) (UEH120B)	Design	100%	

Location	Program	Project Name	Phase	Design	Construction
Humphreys	2019	OTH 087191 Pet Care Center	Construction	100%	0%
Humphreys	2018	CAP 091380 Family Housing New Construction	Construction	100%	35%
Humphreys	2019	CAP 092180 Army Lodging Renovation S-121	Design	15%	
Humphreys	2021	Attack Reconnaissance Battalion Hangar (AV061)	Design	30%	
Humphreys	2020	CAP 091327 Family Housing New Construction Incr 4	Design	90%	
Humphreys	2018	Install Force Protection Barrier (Z3-80010)	Design		
Humphreys	2020	UEPH, Ph 1 (3 Towers) (UEH100A)	Design	70%	
Humphreys	2020	Satellite Communications Facility (SAT010)	Design	90%	
Humphreys	2021	UEPH P2 (4 Towers) (UEPH100B)	Design	30%	
Humphreys		Env-Industrial Wastewater Sampling and Anaylysis	Design		
Humphreys	2018	DLA Yard Improvement	Design		
Humphreys	2019	403rd Quarter Master Laundry	Design		
Humphreys	2022	UEPH (UEH095)	Design	15%	
Humphreys	LR	CFC Residual	Design	0%	
Humphreys	2023	Hot Refuel Point (OS120)	Design	15%	
Humphreys	2019	Facility Repair Work, B535 (V4-82010)	Design	10%	
Humphreys	2018	CY18 YRP Temporary Construction(TEMP020A)	Construction		99%
Humphreys	2023	Airfield Services Storage Warehouse (AV090)	Design	30%	
Humphreys	2019	Repair Open Storm Drainage at Airfield (V9-70030)	Construction		99%
Humphreys	2019	DoDEA Pacific West Total Maintenance Contract	Design		
Humphreys	2019	Construct Overhead Cover, 2ID HQ (WU-80031)	Design	85%	
Humphreys	2019	Renovate Elevators (VA-80287)	Design		
Humphreys	2019	Construct Concrete pad at B1078 (ZH-80026)	Construction		100%
Humphreys	2019	2ID Parade Field Grass	Construction		31%
Humphreys	2019	SHARP Resource Center, B300 (Z2-80034)	Design		
Humphreys	2019	Replace Chain Link Fence and Playground mat (VI-80012)	Construction		83%
Humphreys	2019	Structural Design analysis, B1258 (WF-80003)	Construction		1%
Humphreys	2019	Transformer Preventive Maintenance and Testing	Design		
Humphreys	2020	Hexavalent Chromium VI Clean-up	Design		
Humphreys	2019	Install Laundry Hook ups at NCO Academy, B6120 (SG-90001)	Construction		35%
Humphreys	2019	Basketball Scoreboard (PAC 19043)	Design		56%
Humphreys	2019	Extend Concrete Sidewalks with rails at Bus Lanes (PAC19044)	Construction		56%
Humphreys	2019	Repair Athletic Field Surface	Design		0%
Humphreys	2019	Command General Officer's House(AFH050.S2)	Construction	100%	20%
Humphreys	2019	Install Visitor Control Center (TX-80092, 80046)	Construction		0%

Location	Program	Project Name	Phase	Design	Construction
Humphreys	2019	Renovate Varies Rooms, HQ020 (TX-90012/80027/80029)	Construction		30%
Humphreys	2019	INRMP Technical Support Services	Design		
Humphreys	2019	Hydrological Study for Entire Base(VA-80163)	Design	15%	
Humphreys	2019	Repair Security Steel Bars (VA-80009)	Design	30%	
Humphreys	2019	Install A/C unit and elec outlet (VI-90002, 90003)	Construction		0%
Humphreys	2019	Install Multi Industrial Power Supply (Z3-90001)	Design		
Humphreys	2019	Repair/improve HVAC system at VMF area (VA-80028)	Construction		1%
Humphreys	2019	Replace U/G food waste disposal pipe at DFAC (VD-90029)	Construction		99%
Humphreys	2019	Repair city water plant at P-12301 (VA-80062, 80321)	Construction		95%
Humphreys	2019	Repair Super Gym (CFC) Pool, B1949 (VS-70082)	Design	0%	
Humphreys	2019	Repair CAC Pool, B110 (VS-70080)	Design		
Humphreys	2019	Repair Swimming Pool, B1484 (VS-82001)	Design		
Humphreys	2019	Replace Hot Water Boiler at B-511 (VI-90004)	Construction		1%
Humphreys	2019	Communication Center Maintenance (C4I010)	Design		
Humphreys	2019	Repair Storm Drainage Sys near Freedom Chapel(VA-70116)	Design		
Humphreys	2019	Install Crane/Hoist at S-1078 (ZH-90004)	Design		
Humphreys	2019	Renovate Bldg S-1078 Rm#108 (ZH-90002)	Design		
Humphreys	2019	Install Building Name/Signage at P-6110	Design		
Humphreys	2019	Renovate AAFES Coffee Shop, B12600 (WV-90016)	Design		
Humphreys		Env-Blackhat Area Trenching to look for buried cultural heritage	Design		
Humphreys	2019	Repair Underground High Volt Elec Power Line (VA-70173)	Design		
Humphreys	2019	Replace Asbestos Water Lines in Legacy area (VA-80051)	Construction		0%
Humphreys	2019	Repair Parking Lots & Utility Sys, B1280 (VA-80020)	Design		
Humphreys	2019	Repair Ventilation System at Lift Station, S-719 (VA-80172)	Design	90%	
Humphreys	2019	Repair Water Plant, B424 (VA-80107)	Design		
Humphreys	2019	Repair/Replace Fire Springkler Water Line at S-5101 (VI-90009)	Construction		100%
Humphreys	2019	Repair Existing Parking Lot near Pedestrian Ga (VA-90130)	Construction		0%
Humphreys	2019	Raise perimeter walla dn add concertina wire (WL-90338)	Construction		0%
Humphreys	2019	Bldg 12100 Deficiency Corrections (WF-90020)	Design		

Location	Program	Project Name	Phase	Design	Construction
Humphreys	2019	Construct two walls with security door, YV-90033	Construction		0%
Humphreys	2019	Update Spill Prevention and Response Plan (SPRP)	Design		
Humphreys	2019	Relocation of Fire Training Area, VA-90226	Construction		3%
Humphreys	2019	Repair 11th Avenue & Indian Head Intersection (VA-90225)	Construction		0%
Humphreys	2019	Build rooms at S-7123 & Extend Fence at S-7129 (V6-80008/90003)	Construction		0%
Humphreys	2019	DoDEA HHS Repair & Replace Heating Boiler S-5200	Construction		0%
Humphreys	2019	Repair Main Gate ACP (VA-90211)	Design		
Humphreys	2019	Repaint Water Tank Tower, B1833 (VA-90316)	Construction		0%
Humphreys	LR	096482 Army Lodging Facility	Design		
Humphreys	2020	Repair Traffic Intersection (VA-90340)	Design	0%	
Humphreys	2020	DB, Repair Traffic Intersection at First Team Ave(VA-90288)	Design		
Humphreys	2020	Foundry Bldg #1216 Asbestos Removal (WF-90027)	Design		
Various Air Base	2019	Env-Asbestos Survey at COBs	Design		
Various Air Base	2019	Env-Asbestos Survey (Osan AB)	Design		
Various Air Base	2019	Env-Lead Based Paint (LBP) Survey (Osan AB)	Design		
Various Air Base	2019	Env-Asbestos Survey (607th COBs)	Design		
Various Air Base	2019	Env-Asbestos Survey (Osan AB)	Design		
Various Air Base	2019	Env-Lead Based Paint (LBP) Survey (Osan AB)	Design		
Various Air Base		Env-Backflow Preventer Assembly Survey, 607th COBs	Design		
Various Loc	2023	ACE SMYU023005 Korea Air Space OPS & Combat OPS-INTEL Center	Design	15%	
Various Loc	2018	DeCA HVAC Maintenance Contract for Korea Wide	Construction		73%
Walker	2016	CAP 081427 Family Housing New Construction (Tower #2)	Construction	100%	99%
Walker	2019	Repair/Replace Sewer Piping System	Construction	100%	0%
Walker	2017	CAP 081428 Family Housing New Construction (Tower #3)	Construction	100%	4%
Walker	2017	Soldier Support Center	Construction	100%	99%
Walker	2018	Commissary Arch & Refrig/HVAC Upgrade	Construction	100%	7%
Walker	2019	CAP 081429 Family Housing Replacement (Tower #4)	Construction	100%	0%
Walker	2018	085893 Golf Pro Shop Renovation	Construction	100%	0%
Walker	2020	CAP 094517 Army Lodging Facility (Replacement)	Design	0%	
Walker	2020	DeCA Commissary Roof Replacement	Design	100%	
Walker	2019	Env-ACM Abatement, B-2022 (GE19-037E)	Construction		
Walker	2020	Structural Analysis of Bldg. 261	Design		
Yongsan	2009	Yongsan Residual	Design	10%	

# Area I Projects

## ROKFC-in-Kind, Contingency Operations Center and Barracks, Incheon

The construction contract for this ROKFC-in-Kind project was awarded on Oct. 11,2018 and the completion is scheduled for Dec. 12, 2020. This \$11.3 million project will provide operations center, barracks with hygiene facilities, dining area/ company headquarters, a fence enclosing the facility, and security lighting to illuminate the compound. The barracks portion of the facility will consist of eight open bays designed to accommodate personnel each under deployed standards, and hygiene facilities to accommodate both male and female personnel, and a lounge area on each floor. The operations center will consist of an operations center, individual offices, conference room with video teleconference capability, security office, latrine facilities, and break room. The facility will be equipped with fire suppression system, mass notification, intrusion detection system, back up electrical generation, and energy monitoring. The project is 27 percent complete. Currently, the contractor is working on installation of reinforcement for 3rd floor slab and installation of HVAC, Mechanical piping and electrical work at basement and 1st floor.

## ROKFC-in-Kind, Repair Collective Protective System

The repair of the Collective Protective System at CP TANGO was awarded on Sept. 29, 2017, as a ROKFC-in-Kind project for a total of \$8.9 million. The Collective Protective System (CPS) repairs will upgrade the entire CPS system in support of ongoing operations. The scope of this project is to upgrade the existing facility into a more modern system, reflective of ongoing operations within the project boundary. During 2019 the CPS project started construction in earnest. The existing CPS system has been removed and the new CPS equipment installation started at the end of 2019. The anticipated completion of the project is Nov. 2020.

## ROKFC-in-Kind, Repair Tunnel Zero

The construction contract for this ROKFC-in-Kind project was awarded on Sept. 2017. The current contract amount is for \$4.7 million. This project will demolish the existing building



Exterior of SOCKOR Facility

in Tunnel Zero and expand the tunnel to meet the current operational need. In addition to mass excavation, the project includes rock reinforcement shotcrete of tunnel interior, and provides an additional access points. These alternate entry point will support the warfighter with expanded operational capabilities.

Unfortunately, at the onset of the project safety issues were raised about the designed excavation method of controlled blasting. During the early part 2019 a new excavation method was determined, chemical expansion – non-explosive rock cracking method (NRC). With the new exaction method set the construction started to progress during 2019. By the end of 2019 the project was back on pace with a revised construction schedule. Anticipated completion date is Oct. 2020.

***ROKFC-in-Kind, Special Operation Forces (SOF) Operations Facility***

The construction contract for this ROKFC-in-Kind project was awarded on Oct. 10, 2018 with construction completion scheduled for Dec. 18, 2020. This \$12.8 million project is to renovate and upgrade the existing facility at K-16 Airfield. Work includes: heating, ventilation and air conditioning for office areas, interior electrical, plumbing, partitions, roof, structural elements, insulation, fire protection, alarm system, and architectural modifications as necessary. The project has been broken into two phases, A & B. The project also includes a requirement

to keep either phase operational during the construction. During 2019 the construction of phase A has started and is expected to be completed by the end of May 2020. Demolition of the phase A area has been completed. The interior and exterior improvements have been started and are well underway. The work includes new drywall for billeting and office areas, expansion for office spaces and dog kennel, chilled water piping, HVAC duct work, underground utilities, and rough-in for the electrical distribution system.



*Special Operation Forces Operations Facility*



*Interior of the CPS Tunnel*

# Humphreys Projects

## Security Operations Resident Office

***C4I010 YRP, Communication Center***

The C4I010 Communication Center is currently \$184 million and 90 percent complete. The remaining work consists of major electrical and mechanical deficiency correction and integrated building commissioning.

This facility is essential to provide the needed communications systems and infrastructure support for the relocation of many critical facilities.

The Communications Center is a

multi-story building. The building is a multi-level facility with an adjacent above ground parking garage to accommodate both the personnel that will maintain and occupy this facility, as well as day-to-day customers. This facility once completed, will service the USAG Humphreys C4I infrastructure and provide redundant back-up capabilities to the warfighter. These capabilities will provide critical support across the enterprise and will include, switch, network

and server redundancy. The facility will offer the warfighter extended operational capabilities in synch with current DoD large data centers. Also the geothermal wells of 1,070 holes in depth of 230-meter will provide 4,554 tons of energy, and cover the protected area’s cooling at endurance mode and unprotected area’s cooling & heating at normal mode. The 6-floor Parking Structure with 700 parking spaces is intended to provide

*C4I010 Communication Center*



parking for civilians and authorized military personnel working in the building. The ground parking lot around building will also be provided for the additional 31 vehicles of customers and visitors.

**C4I010 YRP, Phase III Facility**

The Phase III Facility is an 82,698 square foot, two-story, secure facility containing administrative offices, a data center, and a utility plant, that facilitates the relocation of Special U.S. Liaison Advisor Korea (SUSLAK) Headquarters, on Yongsan Garrison, to USAG Humphreys. This Yongsan Relocation Plan (YRP) project is fully funded by the Republic of Korea (ROK) Government.

The original contract was previously awarded to ECC International (ECCI). On April 18, 2017 a new consolidated contract was awarded to Gilbane Federal with a contract completion date of May 29, 2018. The project is \$45 million and is currently 96 percent complete with an unofficial construction completion date set for Mid 2020.



C4I030 Phase III Facility

**C4I080, USFK Operations Center Project Building Phase (ROK)**

The United States Forces Korea (USFK) Operations Center Project Building Phase (ROK) was awarded to Hyundai Engineering Construction (non-secure) and Gilbane Federal with a combined construction contract value of

\$280 million, and scheduled for completion in Feb. 2021 at USAG Humphreys. The ROK side is 90 percent complete and the U. S. side is 68 percent complete.

This facility is essential to provide support to the overall Korea Command (KORCOM) and United Nations Command (UNC) operational headquarters requirements as part of the existing United States Forces Korea (USFK)



Rendering of C4I080 USFK Operations Center



C4I090 Battle Command Training Center

transition to USAG Humphreys and one of the final projects related to the Yongsan Relocation Program.

The project will provide facilities for mission critical activities to units assigned, which include the KORCOM and UNC command staffs, the Office of the Commander, Deputy Commander, and Chief of Staff, KORCOM Assistant Chief of Staff (ACofS) units, J3 and JS, and KORCOM Component Services including U.S. Marine Corps Forces Korea (MARFOR-K), Special Operations Command Korea (SOCKOR), and the Eighth United States Army (EUSA).

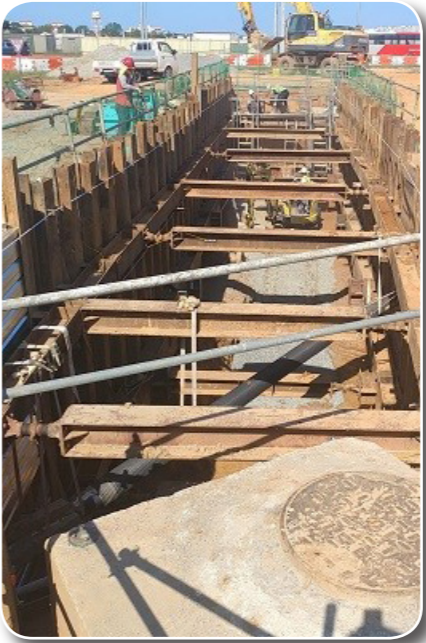
This facility is intend to provide administrative, operational, office, meeting & conference, storage, and support facilities as required to support the warfighter.

**C4I090 YRP, Battle Command Training Center**

The BCTC SUF project was awarded to B.L. Harbert, International of Mobile, AL on May 24, 2019 for \$18.5 million. Notice to Proceed (NTP) for “Phase 0” was given on May 29, 2019. NTP for “Phase 1”, the regular construction phase was given on Sept. 9, 2019. The scope of work includes: 10,523

square foot work area; this facility contains administrative and operation of-fices, communications center, training space, backup generator, uninterruptable power systems, with redundant capabilities, and intrusion detection.

Since regular construction Phase 1 NTP, work for the remainder of 2019 consisted of continued contract mobilization, submitting RFIs and Submittals,

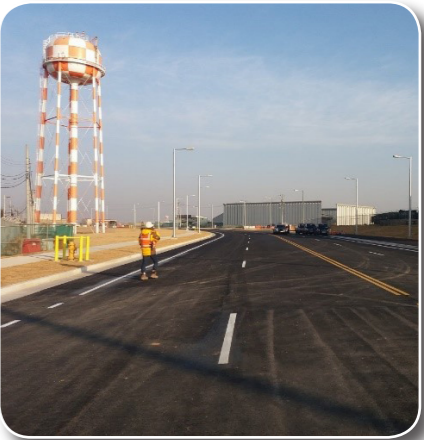


Land Development and Utilities Infrastructure - Parcel 2A and existing Humphreys

and the construction of concrete piles, pile caps, and under-slab rough-in of sewer and electrical utilities. Grade beam construction cannot proceed until project site goes secure. Actual secure date is now Feb. 3, 2020.

**INFRA030, ROKFC Land Development and Utilities Infrastructure, Parcel 2A and Existing Humphreys**

The Land Development and Utilities Infrastructure (LDUI) project is the largest design-build contract ever at FED. The \$744 million design-build contract was awarded to SK Engineering and Construction in 2009 and is for land development and utility systems on the existing Garrison and in Parcels 1, K, and 2A of the new land provided to the US for expansion under the Yongsan Relocation Plan and Land Partnership Plan. The effort has required: 7 million of cubic meters of earthwork, 23 km of road construction, 30 km of drainage system, 36 km of water distribution lines, 18 km of sewer conveyance lines, 24 km of natural gas distribution lines, 41 km of electrical lines, 35 km of communication lines, building two new water storage tanks, a new water chlorination system, 17 lift stations, one electrical substation, one electrical switch station, a Utility Monitoring Control System (UMCS), and a Supervisory Control and Data Acquisition (SCADA) system. The project is 100 percent complete (CCD in May 2019). Most of the work in 2019 was testing and



reworking the SCADA system interface with the field switch gear components and ensuring performance and response times for acceptable turnover to the installation.

The INFRA060 project was awarded in Sept. 2015 to KCC Consortium with a construction cost of \$6.6 million. Facilities include three canal crossing pedestrian bridges, an outdoor rest room, three large shelters with two drinking fountains and three barbeque grills, five small shelters, community trails along the canal with planting and grassing areas. All spots are easy to access from bus stops, barracks, and other downtown facilities between “E” and “F” Avenue along the canal. This project also relocated six monuments as General Walker and YI’s Status, Eighth Army Memorial, and others from Yongsan to Humphreys and NAVY and Camp Mujuk.

The majority of the construction was completed in early 2018 and was undergoing design work for the Multi-purpose Athletic Field currently under construction.

### INFRA060 YRP, Landscaping

The INFRA060 project was awarded in Sept. 2015 to KCC Consortium

with a construction cost of \$6.6 million.

Facilities include three canal crossing pedestrian bridges, an outdoor rest room, three large shelters with two drinking fountains and three barbeque grills, five small shelters, community trails along the canal with planting and grassing areas. All spots are easy to access from bus stops, barracks, and other downtown facilities between “E” and “F” Avenue along the canal.

This project also relocated 6 monuments as General Walker and YI’s Status, 8th Army Memorial, and others from Yongsan to Humphreys and NAVY and Camp Mujuk. The majority of the construction was completed in early 2018 and was undergoing design work for the Multi-purpose Athletic Field currently under construction.

### INFRA060, Multi-Purpose Athletic Field (MAF)

The project was modified in Aug. 2017 to KCC Consortium by adding \$3.7 million to the project to construct the multi-purpose athletic field (MAF).

The MAF facility was de-scoped from a separate project and relocated to the current location, requiring a re-design of the project. Fast-Track method was

implemented to shorten the contract period. This enabled the contractor to commence construction on activities not affected by the ongoing design work. The project is scheduled to be completed in early 2020. Currently, final inspections are ongoing with turnover scheduled for the end of Feb. 2020.

### MED020 YRP, Hospital and Ambulatory Care Center

The \$237 million MED020 facility was turned over in July 2020 and is currently operating as an active hospital servicing USAG Humphreys. The building includes a hospital wing, and an outpatient clinical/ambulatory care center (ACC) wing. The hospital wing has six levels: basement through level 5 which includes a mechanical space at level 3. This wing primarily contains ancillary and inpatient support functions, and inpatient nursing units. The hospital has been designed to accommodate 68 inpatient beds (40 nursing/multi-care, six intensive care unit (ICU), six women & infant, two labor/delivery and 14 behavioral health). The clinic wing has five active levels (ground through level 5) plus a mechanical penthouse on the roof. The clinic wing



INFRA060 Multi-Purpose Athletic Field site

is primarily dedicated to outpatient clinical services and administration. The project was constructed by Samsung C&T Corporation. The end user for this facility is the 65th Medical Brigade.

A modification was issued to Samsung C&T Corporation to construct a redesigned Biological Safety Levels (BSL) – three laboratory. The laboratory is designed to protect personnel, the surrounding environment and community from agents or organisms that are worked on or researched. Examples of microbes worked with in a BSL-3 includes; yellow fever, West Nile virus, and the bacteria that causes tuberculosis. Construction is scheduled to be completed by Aug. 2020.

### OS030 YRP, Bulk Fuel Oil Facility

This OS030 Bulk Fuel Oil facility is the first oil facility in the USAG Humphreys to be in full design based on the Army Standard Design and criteria. The facility is located at the Far West end of the new land adjacent to the Railhead

project. The total contract amount is \$25.6 million, and was awarded to Daelim Consortium who is executing the detailed design & construction.

This project will have the capabilities of receiving and sending fuel by tank truck and rail car including two 84,000 gallon operational storage tanks with pump houses, a Control/Filter building, a Fuels/Army Oil Analysis Program (AOAP) Lab, a filling station with JP-8 truck fill stand. An electrical building to house pump motor control centers and a temporary control panel is included in the project.

MND USFK Relocation Office (MURO) is responsible for construction, and K-C Program Management Consortium (PMC) is responsible for execution & management of construction. FED is responsible for construction surveillance.

Currently, the project is 95 percent complete. The remaining work includes deficiency correction and commissioning. The remaining activities are scheduled to be complete by the end of Feb. 2020 with turnover scheduled for the end of March 2020.

### OS031 ROKFC-in-Kind, Fuel Oil Facilities

The OS031 Fuel Oil Facility includes bulk fuel storage tanks with pump houses and pumps. The contract is being constructed by Namwha Construction at \$17 million. The project is currently 95 percent complete. The remaining work include the commissioning and start-up of the fuel system. These activities will take place after the commissioning of the sister project (OS030). The commissioning of OS031 is scheduled to commence in June 2020 and be completed by end of Aug. 2020. The turnover is tentatively scheduled for the end of Sept. 2020.

### SPT060 YRP, Warehouse Area Site

This SPT060 Warehouses is currently \$204 million and is 95 percent complete. The remaining work consists of deficiency corrections and commissioning. The project is located on three sites, and is a part of the Army Garrison expansion which will facilitate the relocation of numerous existing military organizations as part of the Yongsan Relocation Program. MND USFK Relocation Office (MURO) is responsible for construction, and quality assurance is performed by K-C PMC. FED is responsible for construction surveillance.

Site 1 has two General Purpose Warehouses, and one General Purpose Warehouse Depot. The site is bounded by E Ave, 1st Street, and C Ave. The project is scheduled to be complete on Feb. 28, 2020.

Site #2 is located on the far west side of the new land, adjacent to future Access Control Point III, Doduri Gate. The project includes the DeCA Central Distribution Warehouse, AAFES Central Distribution Center, AAFES Vehicle Maintenance Facility, Hazmat Storage, General Purpose Warehouse Depot, and General Purpose Warehouse Installation. The project is scheduled to be complete on March 31, 2020.

Site #3 is located on the existing USAG Humphreys area next to future garrison hospital. The project will serve as the mortuary for the garrison. The project completed and turnover on June 18, 2019.



MED020 YRP Hospital and Ambulatory Care Center



Rendering of SPT060 Warehouse Site#1



SPT060 Warehouse Site#1



Rendering of SPT060 Warehouse Site#2



SPT060 Warehouse Site#2



Rendering of Downtown Business Park II 175th Finance Management Center

### **SPT110A YRP, Downtown Business Park II 175th Finance Management Center**

The 175th Finance Management Center design is based on the USAG Humphreys Installation Planning Standards (IPS) and facilities already existing at Downtown Business Park II.

This facility is to be designed to accommodate nine self-contained office suites, one each per division and the director's administrative group.

The project was awarded to Seong Bo Construction Ind. Co., Ltd. on Dec. 27, 2019 in the amount of \$10.8 million.

# **Family Housing Resident Office**

## **AFH020 YRP, Family Housing Towers**

This Family Housing Towers are three 12-story apartment towers, set directly adjacent to existing towers completed in 2012. This project accommodates a total of 216 military personnel and their families. The towers include 144 three-bedroom units at 1,982 square feet, 54 four-bedroom units at 2,168 square feet, and 18 five-bedroom units at 2,447 square feet. Ancillary facilities include "tot lots," multi-age playgrounds, and an underground parking garage with a 285 vehicle capacity. The project was awarded in Dec. 2014 to Hyosung Consortium and completed in March 2019 at a cost of \$132.9 million.



AFH020 Family Housing Towers

## **AFH050.S2 YRP, Command General Officer's Housing**

The AFH050 housing community intended for General Officers was completed in May 2018. The free-standing residential unit for the Command General Officer's house will have its own entrance from the main road as well as from within the AFH050 Housing community. The unit provides over 4,000 square feet of living space, three bedrooms, two and a half bathrooms, 2-car garage, exterior storage, fence in private yard and a pet fence. Aide Office and Guard House structures will be constructed on the same project site. The project will also include provisions for applicable military, physical and informational systems security measures.

The project was awarded to Ilsung Const. Co. Ltd., on Aug. 2019 at a cost of \$7.6 million and is scheduled to be completed by Dec. 2020. Currently, the project is 35 percent complete.

## **AFH090 MILCON, Army Family Housing**

This housing project constructs three high rise multi-story apartment towers to accommodate a total of 216 family dwelling units for Senior Non-Commissioned Officers (E7-E8) and their families (144 three-bedroom units, 54 four-bedroom units, and 18 five bedroom units). The project includes ancillary facilities such as "tot lots," multi-age playgrounds, and an underground parking garage with a capacity of 250 vehicles. The project is located near USAG Humphreys' other family housing towers.



AFH050.S2 Command General Officer's Housing



*Rendering of AFH090 Army Family Housing*



*AFH090 Army Family Housing*

The project was awarded to Yojin Construction and Engineering Co., Ltd. on Feb. 26, 2019, and the total cost of the project to date is approximately \$133 million. The project is scheduled for completion in Nov. 2022. Presently the contractor is completing deep foundation work and will soon begin the structural concrete work for the parking garage and the first floor of the towers. Currently, the project is 6.5 percent complete.

### **AFH100 MILCON, Family Housing New Construction**

This family housing project consists of three 12-story apartment towers to accommodate a total of 216 family dwelling units (144 three-bedroom units, 54 four-bedroom units, and 18 five-bedroom units) for Senior Non-Commissioned Officers (E7-E8) and their families. Ancillary facilities include “tot lots” (2-5 years of age), multi-age (5-12 years of age) playgrounds, outdoor pavilions, a basketball court, recreational trailers, and an underground parking structure able to accommodate 250 vehicles. The project is located near the existing family housing apartment towers, and a separate project to construct a multipurpose athletic field is located adjacent to the project site.

The project was awarded to Daewoo E & C on Aug. 31, 2017, and the total cost of the project to date is approximately \$122 million. The project is anticipated to be turned-over to DPW by early 2021. The contractor completed the structural concrete for the underground parking structure, and will finish the structural concrete for the apartment towers in early 2020. Currently, the project is 45 percent complete.

### **NAF, Pet Care Center**

The new 7,000 square foot Pet Care Center facility will include interior space for 30 dog boarding runs (30 indoor and 30 outdoor) segregated by size and type as well as the interior care service with 20 cat cages and 20 dog cages. Interior support space include administrative areas consisting of customer service



*Rendering of Pet Care Center*

and reception with small retail area, office, public and staff bathrooms, employee lounge, and utility and storage spaces required for this function.

The project was awarded in Sept. 2019, to Krma Const. Co. Ltd., at a cost of \$3.9 million. The project is scheduled for completion in Sept. 2021. Currently, the project is 3 percent complete.

### **SPT010 YRP, Midtown Community Support Facilities I Automotive Skills Center**

The final remaining Midtown Community Support Facilities project, the Automotive Skills Center provides residents of the installation with a place to perform basic self-care automotive maintenance and cleaning services. The ASC is required to accommodate 34 vehicle repair stalls with support area. This facility provides vehicle stalls for general repairs, tune-ups, muffler, tire shop, lubrication stalls, body shop, steam cleaning stall, machine and welding shop. Support space includes a supervisor’s office, tools, and parts storage, issue/sales area, classroom, and service areas including toilets and lockers.



*Midtown Community Support Facilities I Automotive Skills Center*



*Zoeckler Station KATUSA Snack Bar*



*Zoeckler Station Mini Mall*



*Zoeckler Station MWR Restaurant*



*AFH100 Family Housing New Construction*

The project was awarded to the Kumho Consortium on July 30, 2014 and was turned over to using agency in Nov. 2019. The construction cost was \$8.4 million.

**SPT140 YRP, Zoeckler Station Community Support Center Mini Mall, MWR Restaurant, and KATUSA Snack Bar**

This project consists of three support facilities around Zoeckler Station: a mini mall, an MWR restaurant, and KATUSA snack bar. The single story mini mall includes a gas station, food vendors, and retail sales. The single story MWR restaurant has a banquet facility, bar, lounge, microbrewery, and an outdoor terrace. The single story KATUSA snack bar replaced the existing one at Yongsan and includes a beverage sales area, dining rooms, and an outdoor terrace. The project was awarded in March 2016 to Ilsung Construction Co., Ltd. and all three facilities were turned over by Oct. 2019 with a total cost of \$13.6 million. The KATUSA snack bar and mini mall are already in operation.

**TNG010 YRP, Battle Command Training Center**

This 4-story Battle Command Training Center (BCTC) project provides primary facilities for conducting computer-

driven battlefield simulation exercises at the Division level with links to other BCTCs, an Exercise Planning and Coordination Center, a Training, Readiness, and Exercise Center, a large Video Teleconferencing Center (with standard and secure capability), classrooms, secure and non-secure communications and building information systems, a rooftop antenna field, and UPS back-up power. The project was awarded in Feb. 2014 to Daebong Consortium at a cost of \$34.2 million and completed in April 2019.

**UEPH 092,093,094 YRP, Unaccompanied Enlisted Personnel Housing**

These three 8-story 302-person 1+1E Standard Barracks are under construction in accordance with updated barracks specifications. Other supporting facilities include bike racks, generator and chiller enclosure, troop assembly area, parking, water supply, waste water system and storm drainage system. Recreational facilities include basketball court, volleyball court and pavilions. Accessibility for the physically handicapped is provided. Project includes sidewalks, curbs and gutters, security lighting, heating, ventilating and air conditioning system, fire protection and alarm system, etc. The project was awarded to Hanwha Consortium on Nov. 2, 2017 at a cost of \$86.8 million. The project is scheduled for completion in Nov. 2020. Construction is 75 percent complete.



UEPH 092/093/094 Unaccompanied Enlisted Personnel Housing

# Pyongtaek Resident Office

**AV051 ROKFC-in-Kind, 3rd MI Aircraft Maintenance Hangar Complex**

This ROKFC-in-Kind project is a Hangar Complex and Concrete Apron Project. The contract value is approximately \$69.7 million. The contract was awarded to Hyundai Engineering and Construction by Ministry of National Defense – Defense Intelligence Agency in late Sept. 2016.

This project constructs a modified Aviation Maintenance Hangar Complex and fixed wing. The aircraft maintenance hangar and fixed wing is to include five dual purpose maintenance and wash bays: one large bay for RC-7 aircraft and four small bays for RC-12 aircraft. Construct two storage hangars: two bays for RC-7 and five bays for RC-12 aircraft. Construct two Company Operations Facilities, an Entry Control Point with space for Quick Reaction Forces, and two Multiple Antenna Platforms.

The hangar complex will also include POL/Hazmat Storage; Battery Shop; covered GSE Storage; covered wash rack; fuel vehicle parking; hangar access aprons for the maintenance and storage hangars; four space aircraft parking (MOC pads), one RC-7, three RC-12, and 150 POV parking spaces. The complex will be within the airfield security perimeter and have exterior security

lighting, passive vehicle barriers, and landscaping for visual screening including special foundations. The project is designed to achieve a minimum LEED®



AV051 Storage Maintenance Bay and RC-12 Storage



AV051 Storage RC-7 Maintenance Bay



Rendering of AV051 3rd MI Aircraft Maintenance Hangar Complex



AV051 Admin West Level 3 Corridor

v3.0 Silver Certification and registered with USGBC.

Contract completion date for this project is scheduled for July 31, 2020.

**AV062 ROKFC-in-Kind, Type II Aircraft Parking & Taxilane**

This \$15.55 million project was awarded to Yojin Construction & Engineering Co, in Aug. 2016 by Ministry of National Defense – Defense Intelligence Agency (MND-DIA) located at USAG Humphreys, Korea.

This phase of the project requires the construction of parallel taxiway extension. Construction and relocation of the Airfield Lighting Regulator Building that helps the tower control the airfield, and construction of a new taxiway that will connect Taxiway “T” to the AV010 Aircraft Parking Apron.

Contract Completion Date for this project was scheduled for Dec. 15, 2019. Due to the late release of the Phase II portion of the parking apron and redesign efforts to align new parking apron correct distance from centerline of runway, this project is delayed until the end of 2023 or longer depending on reissuance of apron design and allowance of on-base batch plant operation.

Power Plant/CCR Building was turned over June 17, 2019.

**C4I050, ROKFC-in-Kind, MI Field Station**

This \$11.1 million project Zoeckler Station administration, Training and Support Facility consisting of a 2-story building that will primarily serve as administrative offices for the 501st MI Brigade and their contractor personnel. The contract was awarded to Fine Construction Co. by Ministry of National Defense – Defense Intelligence Agency in late Sept. 2015.

This building will provide support space to the neighboring Black Hat Project. The facility is a steel structure with re-bar concrete that will hold 68-person plus 100 students. Also, there are concrete paving and Asphalt paving parking

(167 parking stall) areas, bicycle shelter, trash enclosure, and gazebo.

Project was turned over April 15, 2019.

**HQ041 ROKFC-in-Kind, Duplex Company Operations, Zoeckler Station**

This 7.5 million project was awarded to Yong Dong Construction Co., Ltd. in Aug. 2017. This project is to construct a standard design duplex Company Operations Facility (COF) with Integrated Admin/Readiness Module for two companies, two attached

100-person readiness modules, and two 100-person covered hardstands.

The administrative module includes private offices, training rooms, space for storage, shred office space for platoons and consolidated utility space to serve the entire facility. The readiness module includes readiness bays to provide accommodation for individual combat equipment, locker of all unit personnel. Company Operation Facility and Covered Hardstand have the floor areas 22,195 square feet and 3,358 square feet respectively and Company Operation Facility is one story building with mezzanine.

The finished facilities consist of loading/service areas, information sys-

tem, fire protection and alarm systems, Intrusion Detecting System (IDS), and Energy Monitoring Control System (EMCS) connection at USAG Humphreys Installation.

Final inspection is completed on Jan. 10, 2020 and the targeted Beneficial Occupancy Date (BOD) is Feb. 26, 2020.

**HQ050A YRP, Type II Aircraft Parking Apron Surface**

The \$7.76 million project was awarded to Mi Dong Engineering & Construction Co., Ltd. In Aug. 2016 with KC-PMC as the QA- Facilitator for the

contract.

The scope includes demolition of existing taxiways shoulders; demolish and relocate electrical and communications conduit, manholes, handholds and existing storm drainage. Install new concrete apron to include a 15-meter wide primary taxiway. Install 7.5-meter asphalt shoulders on the north side of the new taxiway. Install storm drainage culverts, manholes, concrete trench drains and inlets. Install parking spots for one grounding point, six tie downs for rotary wing aircraft and fixed wing aircraft, with signage and striping. Install new fire protection main, with fire hydrants on the north side of the apron.

Contract Completion Date was May 18, 2018. However, due to PCC quality issue, project was suspended by Ministry of National Defense United States Forces Korea Relocation Office (MURO) at Oct. 2017 and was resumed at March 2019. Project is 95 percent completed and new Contract Completion Date is April 29, 2020.

**HQ090 YRP, Consolidated Fire Support Headquarters**

This \$40.4 million project was awarded to HanHwa E&C in June 2018.

This project is to construct a multi-story Battalion/Brigade level consolidated fire support headquarters facility to accommodate the administrative and emergency operation requirements of Area I organizations relocating to USAG Humphreys.

Primary facilities (115,922 square feet) include administrative/operations areas with a Brigade Operations Center (BOC), Controlled Access Area, Secure document Area, Network Operations Center (NOC), classrooms and conference rooms.

Construction includes redundant mechanical and electrical systems with backup power such as Generator and UPS, POV parking (39,978 square feet), loading/service areas, building information systems, fire/smoke protection/detection and alarm systems, Intrusion Detections Systems (IDS) installation



Rendering of HQ041 Duplex Company Operations, Zoeckler Station



HQ090 Consolidated Fire Support Headquarters



AV062 New Airfield Lighting Regulator Building



Rendering of HQ090 Consolidated Fire Support Headquarters

and Utility Monitoring Control System (UMCS) connection.

Supporting facilities include underground utilities and connections, security and access lighting, parking, paving, walks, curbs, gutters, bicycle racks, fencing, dumpster pad/trash enclosure, storm drainage, exterior information systems, landscaping and signage, fire protection, site improvement and fuel storage tank.

This project is about 53 percent completed and the contract completion date is Nov. 24, 2020.

**UEH110 ROKFC-in-Kind, Unaccompanied Enlisted Personnel Housing**

The \$96 million project was awarded to Hyundai Engineering & Construction Co., Ltd. by Ministry of National Defense – Defense Intelligence Agency (MND-DIA) in Sept. 2016.

The project is to construct three 302-person eight-story Unaccompanied Enlisted Personnel Housing (UEPH) per the current Army Standard for UEPH at USAG Humphreys and each barracks has

floor area about 120,000 square feet.

The UEPH barracks includes private modules with individual living/sleeping rooms, and each room shall contain closets and a combination of shared kitchens and bathrooms to be shared by a maximum of two people. Barracks will include four elevators per building; one freight elevator and three passenger elevators.

Far East District Pyongtaek Resident Office has provided construction surveillance with MND-DIA quality assurance. The project was turned over to Directorate of Public Works (DPW) on Dec. 3, 2019.

**UEH120A ROKFC-in-Kind, Unaccompanied Enlisted Personnel Housing**

The \$66.3 million project was awarded to Daewoo E & C, by Ministry of National Defense – Defense Intelligence Agency (MND-DIA) in March 2019 at USAG Humphreys, Korea. The project is to construct two 302 personnel eight-story Unaccompanied Enlisted Personnel Housing (UEPH).

The UEPH barracks will include private modules with individual living/sleeping rooms, and each room shall contain closets and a combination of shared kitchens and bathrooms to be shared by a maximum of two people.

Barracks will include four elevators per building (one freight elevator and three passenger elevators). UEPH support areas include circulation spaces (stairs and corridors); mechanical, electrical, and communication spaces; exterior boot wash areas; and outdoor storage buildings. Accessibility to the living/sleeping rooms will be from interior enclosed corridors. UEPH common areas include entry lobby, Charge of Quarters (CQ) station with counter, vending areas, ice machine, janitor’s closet, public phones and toilets. Laundry facilities will be consolidated on each level in the facility along with a provision for a field gear cleaning area (mud room) on the ground floor.

Barracks site design will include circulation sidewalks; two multi-purpose recreation courts; two 30-person gazebos; one BBQ shelters; six covered bicycle racks; and landscaping to include all grass, trees, and vegetation within the



UEH120A Unaccompanied Enlisted Personnel Housing



Rendering of UEH120A Unaccompanied Enlisted Personnel Housing

project boundaries. Additional information technology requirements will include a mass notification system (MNS).

Contract Completion Date for this project is scheduled for Sept. 13, 2021.

**OS060 ROKFC-in-Kind, Army Regional Correctional Facility**

This \$15.5 million project is to construct a new Correctional Facility. The contract was awarded to Wooseok Construction Co. by Ministry of National Defense - Defense Intelligence Agency in Nov. 2018.

This single-story building facility will replace the existing facility, built in 1975, which fails to comply with requirements of various regulations. The primary correctional facility will include two distinct controlled areas with special construction requirements. One of the two controlled area will include 40 individual prisoner cells divided into five blocks - male, female, pre-trial, and post-trial, etc., and the other will include a controlled access sally port entrance, indoor recreation area, prisoner intake area, central master control center, watch commander’s office and a dining facility (DFAC) with a full kitchen. Outside the controlled area will include management and administration office space, large

multipurpose room to be used for visitation and religious services and staff classroom, etc. An outdoor recreation area will be provided. This facility will be surrounded by a single 12-foot high fence system with 3-foot top guard/overhang.

Construction completion date is Dec. 2021 and the user is the Army Correctional Unit. In the year of 2019, Engineered Fill had been completed, and Pile Driving has just started in Jan. 2020.

**OS070 ROKFC-in-Kind, Small Arms Ammunition Warehouse**

This \$ 2.1 million project is to construct a new Small Arms Ammunition Warehouse. The contract was awarded to Yuil Engineering & Construction Co., Ltd. by Ministry of National Defense - Defense Installation Agency in Aug. 2018.

This single-story building facility is designed based on the authorized gross are 5005 square feet with ammunition stored in the facility is classified as moderate fire, no significant blast of fragment.

The facility will be secured with a chain link fence and this facility includes



OS060 Army Regional Correctional Facility



UEH110 Unaccompanied Enlisted Personnel Housing

interior security cages to segregate stored material into individual unit storage spaces for training ammunition.

Contract Completion Date was Nov. 2019. DPW's Final Inspection is done in mid Jan. 2020 and it's under a close-out process.

**JOC, FY18 Area III Job Order Contract**

This contract is an indefinite delivery, indefinite quantity, firm fixed price Job Order Contract (JOC) for maintenance, repair, renovation, and minor construction projects at various locations of U.S. Army installation in Area III & IV.

This contract involves a wide variety of individual construction-type projects by issuance of task orders. In this fiscal year, 28 each task orders were awarded and ten each projects were completed so far in USAG Humphreys. The combined cost of all awarded task orders in this FY is about \$10 million.

**SRM, Design & Build Contracts**

The Solicitation and Awarding of two design build projects to enhance the road system of the Key Street/CPX Gate environment (\$3.5 million dollar) in addition to the Morning Calm Convention Center (\$1.87 million dollar) combined contract value of \$5.37 million dollar. An additional road repair project was also awarded in June with a contract value of \$2.1 million dollar.

These three road renovation contracts will provide over 6 miles of newly paved roads, providing a smoother and more uniform traffic flow pattern around the intersections of the CPX West Road and Key Street, in addition to providing a straight drive from Key Street to the Morning Calm Convention Center.

Various traffic lights will be put on existing timing / monitoring system to further reduce traffic related problems. Various Infrastructure enhancements with these three project such as the installation of underground electrical high voltage lines, upgrading and installing



OS070 Small Arms Ammunition Warehouse



Rendering of OS070 Small Arms Ammunition Warehouse

new storm drainage lines, rerouting sewer and water lines will further increase the safety to drivers and pedestrians as well.

The establishment of nearly 300 parking spaces near the Morning Calm Convention Center will enhance the area into a more park like setting. AAFEES will be upgrading the Cable TV delivery system in surrounding barracks in the Freedom Park Area.

CPX Gate was substantially completed in Oct. 2019. Morning Calm Convention Center is scheduled to complete on or about July 2020.

**SRM, “C” Type Contracts**

In late Sept. 2018, a multi-million dollar contract was awarded for upgrading the Airfield Lighting and additional Drainage structure improvements in addition to installing a new high pressure water line for firefighting capabilities on Desario Field. The construction completion date was Aug. 17, 2019 and this project is about 91 percent completed as of Jan. 2020. This project is delayed due to a differing site condition and user request modifications, weather suspension, and other delays.

**SRM, IDIQ Contracts**

- Building S-501 is a partial renovation project for Architectural, Electrical, Mechanical, Plumbing, Fire Suppression System and Civil Work awarded to Find Construction Co.
- This renovation is to upgrade old fixtures and systems, improve heating & cooling, and renew surfaces & finishes. These renovated space is to be more efficient, safe, comfortable, nice place to sit down and relax to enjoy the dining experience as Officer’s Marshall.
- This project’s current contract amount is about \$4.1 million dollar and construction completion date is April 8, 2020.
- The AFF systems in 11 hangars were brought into environmental and fire protection compliance. Project was completed and turned over to DPW on Oct. 17, 2019.
- New Air conditioning units will be installed in the electrical rooms starting in May, 2020 in Army family Housing Buildings 5101, 5102 and 5103 in order to bring the electrical rooms into

compliance with AR 420 -1 Housing requirements.

- Building S-726 is \$1 million dollar project to update the building to meet the structural and seismic requirements with a completion date of early July 2019 and be further renovated by

DPW to the latest codes and requirements for occupancy in early 2020.

This project was terminated for Convenience due to an un-foreseeing condition of the building in June 2019.



IDIQ Contract, Building S-501



Morning Calm Convention Center

# Osan Air Base Projects

## **ROKFC-in-Kind, Main Runway Repair**

The repair of the Osan Air Base Main Runway was awarded as a ROKFC-in-Kind project on Sept. 30, 2016. The current construction amount is \$64.4 million. The Osan Main Runway is the Air Force's oldest runway, which was built in 1952, and has supported countless operations from the Korean War to today. This project is a much awaited and much needed full replacement by unbonded PCC overlay to the entire runway surface, including asphalt shoulders, airfield lighting system, and the runway overruns. Due to the base's requirement to maintain an active runway throughout the construction, this project is being

built in phases with each phase being completed in its entirety before moving to the next phase.

Phases 1 and 2 on this project began with the construction of two temporary taxiways located at each end of the runway to provide all aircraft with access to the Second Runway (completed in 2015) during construction. Phase 3 Construction on the Main Runway began in late Dec. 2017 and was completed two years later at the end of 2019, and is partially used as an active taxiway. Almost all other features of work were also substantially completed by the end of 2019. Two phases of work remain to be accom-

plished which include tying in the north and south sections of two taxiways to the existing outer runway and to the main east-west taxiway, and demolition of temporary taxiways. The expected completion date is May 21, 2021

## **ROK MND/YRP, VIP Hangar and Parking Pads**

VIP Hangar and Parking Pads construction project is a FY14 Yongsan Relocation Plan (YRP) project for an Army using unit. It was awarded in Feb. 2017 and began construction in April

2017. This was an \$8.7 million project to renovate hangar buildings 1161 and 1172, and renovate part of building 1187 administrative office areas. The hangars will provide Aviation Unit Maintenance and Aviation Intermediate Maintenance for C-12U and C-12J fixed wing aircraft, and other aviation support functions. The project's work scope consists of installation of a high expansion foam type fire suppression system, a one ton hoist crane, demolition of existing berms, replacement of existing ceiling and metal roof, upgrading existing mechanical system, and installation of electrical and fire alarm/suppression systems. Over this past year interior office spaces, new mechanical equipment, and the fire alarm/suppression systems were completed and the building was occupied by the user in Nov. 2019.

## **ROKFC-in-Kind, Construct F-16 Quick Turn Pad**

The construction contract for this ROKFC-in-Kind project was awarded

on June 15, 2017 for \$4.5 million. Construction started in Dec. 2017 due to issued delaying site release. This project will build an aircraft pad to park six F-16's with the ability to taxi behind parked aircraft and in close proximity of each other. The end result will be substantial reduction in manpower and travel time,

with estimated 4,000 man hours per year saved. In addition to the PCC concrete pad, this project will provide flood lighting to support night operations, steel revetments, line markings, and jet blast deflectors. These jet blast deflectors are concave corrugated sheet metal structures designed to deflect the force



*F-16 Quick Turn Pad*



*Completed Main Runway*



*VIP Hangar and Parking Pads*

of jet blast wind and fumes upwards, in order to reduce the damaging effects of aircraft engine fumes on personnel and the environment.

In 2019 the second of three phases was completed in December. The final phase includes concrete and revetments for the east section of the quick turn pad and is scheduled for completion in June 2020.

**ROKFC-in-Kind,  
Construct Munitions  
Storage Area (Alpha Site)**

The construction contract for this ROKFC-in-Kind project was awarded on Sept. 30, 2016 with construction completion scheduled for July 19, 2020. This \$142.4 million project is to construct 46 Large and 9 Small Munitions Storage facilities.

Currently the project is 47 percent complete. Supporting facilities include inert storage facilities, inert storage ordinance (ISO) pads, entry control, and defense fighting position facilities. During this year contractor has continued to place engineered fill and surcharge

throughout the site. Almost 98 percent of fill placement has been completed. Approximately 5 million of soil has been placed throughout the project site, raising original elevation of 7 meters above mean sea level (AMSL) to 11 meters AMSL. The contractor has also completed 50 percent of the precast concrete walls and roof panels for the large munitions magazines. The contractor has also completed pile driving (~400 piles, 11-20 meters long, 450 millimeters in diameter) for retaining wall foundations and casting approximately 400 meter long retaining walls. In the spring of 2019, the

contractor will remove the surcharge soil and start driving indicator piles for the large munitions facilities.

**ROKFC-in-Kind, 607th  
ASOG/SOCKOR Facility**

The 607th Air Support Operations Group (ASOG) and Special Operations Command Korea (SOCKOR) project was awarded on Aug. 8, 2016 and is scheduled for completed in Nov. 2018.

The scope of this \$17 million project included the demolition of five buildings along with various other small structures and the construction of an Administration building and a Vehicle Storage/Special Operations building. The Vehicle Storage building includes a 100 foot tall parachute drying tower.

Work was completed in Nov. 2018 and the end user has moved in and is occupying these new facilities.

Collective Protection System (CPS) modification to add airlock inside CPS Area and renovate bathroom was started on Aug. 1, 2019. Construction was completed and CPS inspection was conducted on Jan. 29, 2020. The inspection including testing of the CPS system was satisfactory. The system was certified by USACE Protective Design Center (PDC). Pre-final inspection is scheduled to be conducted on Feb. 12, 2020 followed by deficiency correction and

turnover of completed project to the customer.

**ROKFC-in-Kind, Main  
Gate Entry Control Facility**

The construction contract for this ROKFC-in-Kind project was awarded on Jan. 22, 2019 with construction completion scheduled for Feb. 20, 2021. This \$11.3 million project is to construct access control facilities at the Osan Main Gate, which includes a visitor control center, vehicle inspection canopies with

guard booths, gate house and overwatch building. During this calendar year, the contractor has begun excavation for the new entry road and vehicle inspection area, as well as demolition and utility work for the new visitor control center. This project will substantially improve the security of the base with an access control system and enhance antiterrorism force protection that will ensure the safety and deterrence of security threats to airmen stationed at Osan.

As of Jan. 2020, the construction is 9.8 percent complete.



Pouring Concrete for Box Culvert



Large Munitions Magazines



Rendering of Munition Storage Area (Alpha Site)



Communication Line Installation



Exterior of 607th ASOG Building, CPS installed equipment

**ROKFC-in-Kind, Air Freight Terminal**

The construction contract for this ROKFC-in-Kind project was awarded on Sept. 29, 2017 and the completion is scheduled for Nov. 2020. This \$32 million project that will provide a cargo terminal, administration building, vehicle maintenance and storage building. Construction also includes fire protection and alarm systems, energy monitoring control system (EMCS) connection, and building information system as part of this project. This project includes demolition of existing buildings, site development, utilities and connections, back-up power generator, lighting, paving, parking, walks, curbs and gutters, storm drainage, information system, landscaping and signage. Currently, the project is 69 percent complete. The contractor is working on installation of HVAC & Fire protection system, and has installed AHU & fire protection system at Admin area.

**ROKFC-in-Kind, Aircraft Fuel Maintenance Dock**

The construction contract for this ROKFC-in-Kind project was awarded on Sept. 8, 2016. This \$15 million project will be the primary fuel system maintenance dock at Osan Air Base. The current facilities are inadequate which cause a maintenance backlog of F-16 and A-10 aircraft. The new facility will be larger and better equipped to ensure our fighter aircraft are able to receive critical maintenance. The facility includes safety systems such as vapor detection, splinter and chemical protection, and better fire protection to ensure that the aircraft and crews are protected.

During 2019, the contractor completed most of the remaining work including the aircraft pavement, the HVAC systems, hangar-bay equipment, and painting of the entire facility. The remaining work for 2020 includes installation of the fire-protection and seismic-protection systems, testing, and commissioning. The Aircraft Fuel Maintenance Dock is scheduled for completion in July 2020.



Aircraft Fuel System Maintenance Dock Exterior



Aircraft Fuel System Maintenance Dock Interior Bay

**ROKFC-in-Kind, Repair Critical Comm Node B949**

The construction contract for this ROKFC-in-Kind project was awarded in Aug. 2016. This \$12.8 million project upgrades the electrical and communication system inside B949. B949 is a critical facility that provides communication coverage over Osan Air Base. It also supports communication both around military bases on-peninsula as well as communication from off-peninsula. During 2019, the contractor

finished upgrading the HVAC and electrical systems. These systems make the facility more robust during contingency operations.

Primary work was completed in Nov. 2019, with the new equipment already in use during base exercises. Final testing and commissioning are scheduled to be completed by the end of Feb. 2020, bringing this project to a close.

**Military Working Dog (MWD) Kennel Supporting Facility**

This project was awarded to Kumsung Construction Co., LTD on Sept. 27, 2019 in \$1.2 million.

The scope of this project includes construction of a single story structure with a gross floor area of 233 square feet (2,508 square feet) for the primary facility. The new facility consists of three private offices, open administrative area, a multi-purpose room, veterinary treatment room (exam room) and tack room to store training gear. The building shall be constructed with concrete walls, and a standing seam metal roof structure with non-combustible gypsum board interior partitions with steel studs in office areas. The HVAC system will consist of a split DX type air conditioning heat pump unit with supplemental electric heat for cooling and heating requirements, final connections, testing and all incidental items necessary to complete the work.

Main construction will start in

March of 2019. Contractor has completed installation of construction fence and temporary field office. Demolition work will start in middle of Feb. 2020. Contract completion date is Feb. 21, 2021.

**FY19 DoD Medical MILCON, Hospital Addition and Alteration**

The construction contract for this DoD Medical MILCON project was



Rendering of MWR Kennel Supporting Facility



Air Freight Terminal Bay Area

awarded on Sept. 28, 2013 and was completed in Oct. 2019. This \$25.1 million project added approximately 26,000 square feet to the existing Osan Air Base hospital (about 27 percent increase in size) and renovated approximately 24,000 square feet. The added space provides new or renovated areas for family practice, pediatrics, OB/GYN, optometry, immunizations, physical therapy, dental clinic, warehouse, and administrative support functions for the 51st Medical Group. The addition to the hospital (Phase 1) was completed in Dec. 2016. Over the past year, the contractor renovated the final areas within the existing hospital, including the Main Lobby, Systems, and the Surgical suites. With completion of the 4th and final phase, six years of construction has finally completed. The hospital had ribbon-cutting ceremony conducted in Nov. 2019.

### **DoD ECIP MILCON, Base-Wide Natural Gas Conversion, Phase 1**

The construction contract is part of the Energy Conservation Incentive Program (ECIP). It was awarded in June 2020.

This \$14 million project installs 8km of underground steel gas-pipes across one



*Interior of the Osan Hospital Main Lobby*

third of Osan Air Base. It also replaces the diesel-powered heaters and boilers with high-efficiency natural gas-powered ones in 42 building. The ECIP program is funded through the projected savings of switching from fuel-oil dependency to natural gas. This project is the first of three planned phases. It includes connecting to an off-base, Korean natural gas pipeline. The main supply lines will be installed across Osan Air Base in this project. Most of the buildings converted to natural gas are the support and civilian-occupied buildings such as the Commis-

sary, schools, dorms, family housing towers, and most of the eastern half of the base. Future projects will expand this network of gas-lines to the airfield and western half of the base.

This first phase is expected to complete in Sept. 2020.

### **SRM, Repair Fire Protection in Hangars B843, B849, and B1731 – Air Force IDIQ Project**

Multiple construction contracts spread across the entire Pacific region are upgrading the fire protection systems of USAF hangars. At Osan Air Base, there are currently three on-going construction projects that total \$10 million. Hangar B843 and dual-bay hangar B849 shelter three reconnaissance aircraft. B1731 is a large maintenance hangar that can fit up to four aircraft. These projects add infrared fire-detection and a combination of sprinkler and high-expansion foam systems that can extinguish all fires in less than a minute. In addition to updating the fire-suppression systems, these projects also repair the electrical, structural, and HVAC systems in the 40 year-old hangars.

Projects have been continuously awarded and completed since 2014. Two additional hangar fire-protection projects are scheduled to start in 2020.



*Installation of Natural Gas line near Family Housing Towers*

### **SRM, Renovate SQ Operations B1182**

The construction contract was awarded for \$4.5 million in April of 2018 and the completion is scheduled for Feb.

21, 2020. The project is to renovate Squad Operations facility B1182. Work includes repair and repainting of interior walls, replacement of floor finishes and ceilings, replacement of interior and exterior doors. Other work includes re-



*SQ Ops Facility, B1182, Mechanical Room*

pair of bathrooms and expanding women's restroom with shower booth, installation of water fountains, renovation of offices and briefing rooms, replacement of main power distribution systems and fire detection/alarm systems.

The project is 99 percent complete. Currently, the contractor is preparing for pre-final inspection, Testing Adjusting and Balancing (TAB) and Commissioning equipment.

### **Air Force Job Order Contract (JOC)**

Total contract amount for on-going task orders is \$10.8 million. Two new Job Order Contract projects at Suwon Air Base were awarded for a total contract amount of \$668,107. One is to Construct Concrete Pad for Army Long Range Persistent Surveillance Antenna and the other, Upgrade Fire Alarm System. The scope of work for the project are to replace the existing Building Transceivers to BT-XM including conduits, and antenna system and one each RFM-X modem at the fire station for total 38 buildings.



*Exterior of B1731*

In 2019, work was completed on six task orders that were awarded in the previous and this fiscal year as following. Total contract amount for completed task orders is \$2.1 million.

1. Repair Latrine/Shower Facilities, B1834 & B2419 was completed on July 10, 2019

2. Repair Roll-up Doors, Multi Facility was completed on June 28, 2019.

3. Repair Airfield Gates & Install Traffic Control System was completed on Dec. 30, 2019.

4. Repair Roofs for MUNS Maintenance, B1830 was completed on May 9, 2019.

5. Repair Security Lighting System in Muns Pre-Load was completed on Dec. 4, 2019.

6. Construct Concrete Pad for ALPS Antenna, Suwon Air Base was completed on Dec. 9, 2019.

There are three on-going task orders awarded in the previous fiscal year that include construction of multiple Hardened Aircraft Shelters (HAS) at A-diamond, B-diamond and 3rd Generation HAS's areas.

1. Repair Hardened Aircraft Shelters, A-Diamond & Flow-Thru.: 16 buildings among total 23 buildings were completed.

2. Repair 3rd Generation HAS Lighting System: Eight buildings were completed among total 22 buildings.

3. Repair Hardened Aircraft Shelters, B-Diamond: 34 buildings were completed among total 63 buildings.

## Airfield Paving/Painting IDIQ

In 2019, there were three Airfield Paving and Painting IDIQs projects on-going at the cost of \$3.5 million. Contractor has performed concrete slab, spall, and crack repairs on the runway, taxiways, and in aircraft parking areas under three task orders. The contractor also repainted many of the line markings on the airfield.



Repair Airfield Pavements (replaced apron)



Repaint airfield markings (existing runway)

## Repair Various Buildings 2208, 2224 & 2529, Suwon Air Base

The construction contract was awarded for \$5.7 million in Jan. 2019 and completion date is in March 21, 2020.

The Project is to renovate Buildings 2228, 2224, and 2529. The Contract includes replacing existing deteriorated interior finishes, shop floor, structure, HVAC, replacement of current interior

electrical fixtures with explosion proof type, roof insulation work, replacement of doors, windows, and replacement of exhaust fan system, upgrading fire suppression and fire alarm system.

The Project 92 percent complete. Currently, the contractor is working on painting the interior walls, installation of toilet partitions, HVAC and electrical panels, and wiring for the electrical fixtures.

# Area IV Projects

## MILCON, Army Family Housing Tower 1

This \$44.8 million project is the first of the four planned Army Family Housing (AFH) Towers at Camp Walker to alleviate the on-post housing shortage. Currently, of the enduring AFH requirement for 410 dwelling units, there are only 72 dwelling units available on post. Constructing this tower will help support the readiness requirement and provide adequate housing for soldiers and their families assigned to U.S. Army Garrison Daegu. The tower will provide 90 apartments (four 5-bedroom units, twenty-six 4-bedroom units, and sixty 3-bedroom units) for Company Grade Officers and their families. It includes a parking structure, neighborhood amenities and supporting infrastructure at Camp Walker.

Construction started in Aug. 2015 with was completed in Feb. 2019.

## MILCON, Army Family Housing Tower 2

This \$44.2 million project is the second of the four planned Army Family Housing (AFH) Towers to be constructed at Camp

Walker. This tower is a site adapted design which includes the same amenities as AFH Tower 1. Without the new AFH Towers, the personnel will be forced to reside in off-post housing which will degrade mission requirements due to the dispersion of key personnel.

Construction started in Sept. 2016 and was completed in Aug. 2019.

## MILCON, Army Family Housing Tower 3

This \$49.4 million project is the third of the four planned Army Family Housing (AFH) Towers to be constructed at Camp Walker. This tower is a site adapted design which includes the same or similar amenities as AFH Tower 1 and 2. This project is to construct a 15-story Family housing apartment tower for 90 dwelling units (4 five-bedroom units, 26 four-bedroom units and 60 three-bedroom units) for Company Grade Officers (CGO) and Senior Non-Commissioned Officers (SNCO) and their Families. Each floor will accommodate 6 dwelling units. Also included is an underground parking garage connecting the tower to accommodate 135 vehicles.



H-805

Construction started in June 2019 and is scheduled to be completed in July 2021.

**MILCON, Army Family Housing Tower 4**

This \$54.9 million project is the last of the four planned Army Family Housing (AFH) Towers to be constructed at Camp Walker and is a site adapted design which includes the same or similar amenities as AFH Tower 1, 2, and 3. This project is to construct a 15- story Family housing apartment tower for 90 dwelling units (4 five-bedroom units, 26 four-bedroom units and 60 three bedroom units) for Company Grade Officers (CGO) and Senior Non Commissioned Officers (SNCO) and their Families. The size of the unit and the cost are the same for CGO and SNCO. Each floor will accommodate 6 dwelling units. The project includes living areas, kitchen, bathrooms, bedrooms, storage, and private entrance, with ancillary facilities such as tot lots, multi age playgrounds, picnic pavilions, gazebos, an electrical substation, natural gas governor building, and a parking garage connecting the tower to accommodate 135 vehicles.

Construction started in Oct. 2019 and is scheduled to be completed in Sept. 2022.

**LPP-in-Kind, H-805 Relocation**

One of the few Land Partnership Plan-in-Kind project in Area IV, the \$23.6 H-805 Relocation project consists of four project sites, two in Camp Walker and two in Camp Carroll. Site 1 in Camp Walker is the residual of what will remain as US property at H-805. This residual consists of a limited use helipad, helicopter parking pad, and a Vehicle Maintenance Facility. Site 2 in Camp Walker, Parcel 2, is located at a new property given by the ROK Government as a replacement for H-805. Located along the east side of the Camp Walker, behind AAFES/PX building, this area will be used to store 40-foot cargo containers. In Camp Carroll, a new H-832 helipad, parking pads for CH-47 helicopters, POV parking, and a 2-story Flight Operations Center was built which will be utilized by the Airfield Division that were originally located in Camp Walker. Lastly, a new land farm was relocated in Camp Carroll. The project started in December 2015 and all construction is complete with an exception to ACP perimeter wall with scheduled completion in May 2020. The Phase II Access Control Point is under design and may be added as a modification to this contract.

**LPP-in-Kind, Recycling Yard, Walker**

This \$653,000 project was funded on the Land Partnership Program-In Kind by the Republic of Korea. Construction was to replace an existing recycling yard on Camp Walker that was within the foot print of the new Access Control Point, ACP that would be constructed in the future to facilitate the return of a portion of land on Camp Walker back to the City of Daegu. Also included was the elimination of an unused gate by blocking up a section of perimeter wall with bring to match the rest of the wall. Construction started in Dec. 2017 and the facility was turned over in Jan. 2019

**OMA, Repair/Upgrade Communication System, Bldg. 1211, Camp Henry**

This \$1.1 million Army O&M construction contract includes replacement of communication bldg. infrastructure and expanding communication rooms with new HVAC systems. Work also includes modifying operation rooms that will require new raised floor system and repartitioning. The work will be phased since the building operation is critical during the construction. The project was awarded in Sept. 2016 and scheduled to be completed in Feb. 2020.

**OMA, Repair/Upgrade Fire Deficiencies, USAG Daegu**

At a combined value of approximately \$3.4 million, three task orders addressed fire suppression and fire alarm deficiencies in various buildings across US Army Garrison Daegu, specifically at Camp Henry & Camp Walker, Camp Carroll, Busan Storage Facility & Pier 8. The repairs and upgrades included replacing jockey pumps, engines, controllers, air compressors, and risers in fire pump rooms. The project also included upgrading the fire alarm system to include new transeivers, fire alarm control panels, operating consoles, smoke and heat detectors, bells, speakers, and programming. All three projects were completed by Sept. 2018. Subsequently, two new OMA Construction contracts were awarded in Oct. 2018 to continue corrections of fire deficiencies at USAG Daegu and completed Dec. 2020.

**OMA, Repair School Facilities, B-3000 & 3019**

This \$1.1 million task order contract is to repair and upgrade school facilities at Camp George, Daegu. The project includes repairing and replacing heat detectors, MNS System and fire alarm control panels. The project also includes a new public announcement system, clock/bell system, and life safety analysis. The project was awarded in Sept. 2018 and completed in Nov. 2019.

*Army Family Housing Towers at Camp Walker*



**OMA, Renovate B-330 to Soldier Support Center**

This \$1.2 million project is to convert an existing High School Facility, Bldg No. 330 at Camp Walker to a Soldier Support Center. This facility will consolidate units, organizations, and groups that support USAG Daegu personnel into one building to support such activities as in-processing of new military and civilian personnel to Area IV. Administrative office spaces are provided for the following; SHARP, WIC, Vehicle Registration, ID-Card, D-BIDS, Ration Control, Personnel Property Shipping Office, DPW Housing Division, Career Counselors Office, Driver Testing & Licensing Office, Financial Assistance Office, Army Community Services, Military Personnel Division, American Red Cross, Commercial Travel Office, Soldier For Life (TAP), and CYS Out Reach. This project consolidates all these groups into a single building for efficiency of operations, where previously, personnel seeking assistance from multiple organizations had to go around to various buildings at Camp Walker and Camp Henry. The project was completed and turned over in Feb. 2019.

**OMA, Renovate B-338 to Soldier Support Center**

This is the second project of the Soldier Support Center consolidation. This \$1.2 million project is to convert an half of an existing High School Cafeteria, Bldg No. 338 at Camp Walker to banking facilities. The two banks that will be housed in the facility are DoD Community Bank and Navy Federal Credit Union. This building is attached to 330, the new Camp Walker Soldier Support Center. This project was completed in

Dec. 2019. There will be a follow on project by DPW starting in Jan. 2020 to renovate the remainder of the building, including the kitchen area into Military Clothing Sales shop and other AAFES vendors.



B338 Soldier Support Center



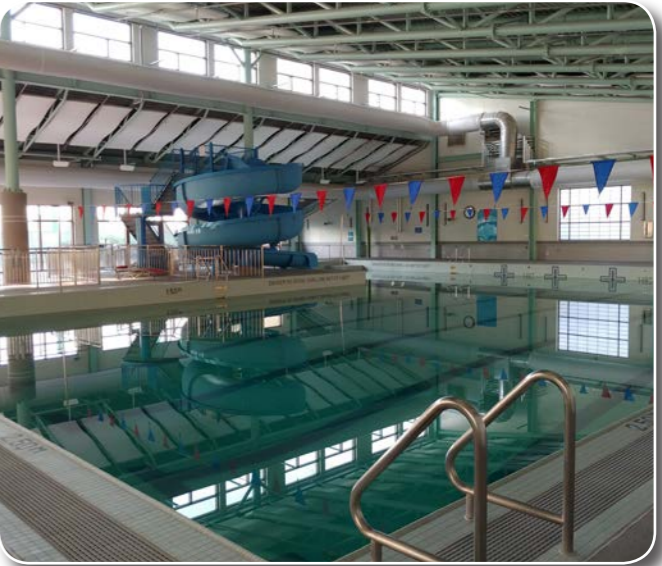
B338, Panoramic front of both banks

**OMA, Install Duct & ESPG, Gate #6 (18F0052)**

This task order was for the installation of a new Electronic Safety Personal Gate (ESPG) AKA an Unmanned Pedestrian Entrance at Gate #6 Camp Walker, Korea. The contractor was also required to install duct and fiber optic cable for the gate to connect to applicable security systems to make the facility operational. Construction stated in June 2018 and was completed June 2019.

**OMA, Repair Swimming Pool, B-265 (17F0060)**

The work included, replacing chemical feed system with new type, filtration, repairing ultraviolet sanitizers for the three pools, repair of underwater lights in the main pool, broken tile replacement in the Main pool, SPA and children’s wading pools. Lighting and electrical panels in the bathrooms were updated, repainting of pool walls and locker rooms, and replace all deck and basin joint material and clean all drains as required. The roofing over the mechanical and locker rooms was striped and new EPDM roofing applied. This project started in Sept. 2017 and was completed in April 2019



Swimming Pool, B-265

**OMA, Repair/Upgrade Electrical Deficiencies, USAG Daegu (C0051)**

This \$1.2 million project was for the correction of electrical deficiencies and code violations within 280 buildings in USAG Daegu. The contractor performed work on facilities within Camp Walker, Camp Henry, and Camp George in Daegu as well as the Busan Storage Facility and Pier 8 in Busan. Construction started in Sept. 2017 and was completed Nov. 2019.



Repair/Upgrade electrical deficiencies



B330 Soldier Support Center

**ROKFC-in-Kind, Special Operations Facility and Barracks**

Located at the Commander Fleet Activities Chinhae (CFAC), a U.S. Navy installation, the \$23+ million Special Operation Forces (SOF) project addresses Special Operation Command-Korea (SOCKOR) requirement to provide a self-contained and isolated Navy SEAL Operations facility. The project includes multipurpose operational facility support to the Navy Special Warfare (NSW) Group 1, a Navy Explosive Ordinance Disposal Detachment, and other Maritime Crisis Response Forces. The project includes a warehouse, vehicle maintenance bay, equipment and weapons storage, administrative offices and living space. The facilities are necessary to accommodate SEAL platoon and forces allocated to SOCKOR which are currently unavailable. Key features include a joint tactical operations center (JTOC), operations floor capable of 24-hour operation if necessary, an operational gear storage room, pallet high bay staging area, boat maintenance shop with 10 ton top running crane, battery lab, SCUBA maintenance shop, O2 safe room, tank charging stations, compressor room, and a physical training facility. Barracks facility comprises three full levels and will accommodate up to 48 personnel which will include, lounges, bathrooms, and kitchen space. This project was awarded in Aug. 2016 and was turned over to Navy PWD on May 9, 2019.

**ROKFC-in-Kind, Operation Complex**

This \$6.8 million project located inside the ROK Airbase in Daegu includes renovating 5 existing buildings and constructing a brand new Vehicle Maintenance Facility along with associated utilities and a parking lot. The Special Operations



Operation Complex

Command – Korea (SOCKOR) will be utilizing the buildings and VMF to perform mission critical operations in the southern portion of Korea. The project was awarded in July 2016 and is scheduled to be completed by Feb. 2020.

**ROKFC-in-Kind, LSA Barracks #2**

This \$14.9 million project is the second of three planned life support area (LSA) 400-person open bay barracks located at Camp Mujuk, Pohang. The project is a site adaptation of the LSA Barracks #1 design. The new three-story barracks includes a reinforced concrete structure, exterior insulation finish system, protected metal roof system. The unique structure is divided into six occupancy zones to meet user requirements. The barracks includes various room sizes to include 5PN, 10PN, 30PN,

45PN, and 50PN rooms. Camp Mujuk hosts multiple exercises annually for which training units are housed in small modular general purpose tent systems or container housing units. The project provides a hardened structure for more efficient and adequate life support for marines during exercises and contingency. The LSA #2 barracks was completed in Oct. 2019.

**ROKFC-in-Kind, LSA Barracks #3**

This \$14.2 million project is the third of three planned 400 person open bay barracks located at Camp Mujuk, Pohang. The project is a site adaptation of the LSA Barracks #1 design. The third barracks includes a retaining wall, significant cut and fill requirements and improvements to existing roadways leading into and around the site. Currently at 59 percent completion, the project is scheduled to be completed in Sept. 2020.

**ROKFC-in-Kind, Marine Air Ground Task Force Operations Center**

This \$42.6 million project is a four-story Operations Center which provides a forward operating Headquarters Facility for the III Marine Expeditionary Force (MEF). The facility will provide working spaces for up to 403 personnel. Key features include an operation center with watch floor, Commander’s Battle Cabin, a secured operation center with server room, Communication Security Office and vault, health services center and aid station, Contamination Control area, and Non-tactical and tactical parking. Currently at 77 percent completion,

the project is scheduled to be completed in Aug. 2020.

**ROKFC-in-Kind, Sustainment Facilities Upgrade, PH-1 DLA Warehouse**

This \$52 million construction project includes the construction of a 25,000+ square meter general purpose warehouse and 20,000 square feet of HAZMAT/POL storage isolated from the main warehouse. The project includes demolition of several existing buildings, a new paved truck access road, perimeter security fencing, trucking yard, loading docks, and approximately 50,000 square feet of covered Pre-Engineered Building (PEB) swing spaces. The swing space has been turned over to the DLA user Dec. 2018. The project was awarded in Sept. 2017 and is scheduled to be completed in Dec. 2020.

**ROKFC-in-Kind, Upgrade Electrical Shore Power System**

This \$3.6 million project located at the Pier 11, ROK Navy Base at Chinhae will provide a new shore power system to support newer model fleets. Current shore power is 400A, 480V, and newer ships need 450A, 4160V. The upgrade includes new transformers, switchgears, power cables, receptacles, and metering system. The project upgrades existing transformers and modifies the substation to accommodate the new equipment. The project was awarded in Aug. 2017 and was turned over to Navy PWD on July 30, 2019.



LSA Barracks #2



LSA Barracks #3

**ROKFC-in-Kind, Upgrade Electrical System**

This \$19.9 million project includes upgrades to the electrical sub-station, electrical distribution system, and utility lines at Camp Henry and George. This project was awarded in Sept. 2016 and is scheduled to be completed in April 2020.

**WCED, Repair Radiation Monitoring System, Apo (18F0054)**

This task order was issued to repair and upgrade the existing Radiation Monitor System for the Defense Reutilization and Marketing Office (DRMO) in Apo, Korea. This project started in May 2018 and was completed in March 2019.

**606 and 711 Humidity Problems**

This \$830,000 Job Order Contract (JOC) was awarded on April 12, 2019 to address humidity problems in CFAC Headquarter building (Bldg. 611) and the multipurpose building housing Commissary and MWR recreational lounge (Bldg. 711) in Chinhae Navy Base. The work for Bldg. 611 included replacing Variable Air Volume units, chill and hot water control valves, temperature sensors and controls, modernizing DDC controls, and performing Testing and Balancing (TAB). The work for Bldg. 711 includes replacing the existing ceiling tiles, maple wall panels, ceiling vapor/air barriers, and waterproofing the rooftop. This project started in Oct. 2019 with Bldg. 611. All work for the HQ building has been completed in Dec. 2019. The contractor is now working in Bldg. 711 and is scheduled to complete their work in April 2020.



YRP, Site A Headquarters

**Replace Environmental Control Systems B-684, Carroll**

This \$1.3 million project is to replace the environmental systems of B-684, Camp Carroll, Korea and it was broken into three phases. This includes the replacement of heating and air conditioning system as well as humidity control systems in the lab portions of the building. Work also included the demolition of interior walls to combine multiple rooms into a single room and the removal of partitions to combine rooms 138 and 139 into one room. The project also includes replacement of the ceiling and electrical system and included provisions for radiation shielding using 24-inch thick concrete walls in the calibration room. Construction started in Sept. 2018 with Phase 1 turned over in July 2019 and Phase 2 turned over in Nov. 2019. Phase 3 and project completion is scheduled for April 2020.

**YRP, UEPH BN & Co Ops HQs**

This was the only Yongsan Relocation Program, YRP, project to be constructed within Area IV. This \$54 million project located at Camp Carroll is split into two sites that contain an 8-story barracks for Unaccompanied Enlisted Personnel Housing (UEPH) (Site B) and a 4-story combined Battalion Headquarters for the 6th Ordinance Battalion and 25th Transportation Battalion (Site A). The Battalion Headquarters will help support command operations conducting mainly administrative functions and has separate Readiness Modules with gear lockers and arms vaults for field exercises. The Battalion Headquarters will include a controlled vehicle parking lot, loading and service areas. The Barracks is a 15 story building that can house up to 302 soldiers in a 1+1 module set up. Each module houses two soldiers and contains two individual barracks rooms and a shared common kitchen and bathroom. Along with the building, there will be a total of 54 parking spaces, bicycle racks, equipment and dumpster enclosure. This project was awarded in Sept. 2015. Site B was turned over on Dec. 21, 2018 and Site A was turned over on Dec. 18, 2019.



YRP, UEPH BN Site B

# Kunsan Air Base Projects

**CY18 ROKFC-in-Kind, Construct Airfield Damage Repair Warehouse**

This project is the first of several Airfield Damage Repair (ADR) Warehouses being built by the Far East District, with ADR warehouses at Osan, Suwon, Gwangju, and Gimhae, scheduled to begin late 2020.

The scope consists of an open bay warehouse, a Hazardous Waste Accumulation shed, and a fenced-in

material handling and container/cargo yard. Upon completion, this facility will eliminate deterioration (due to weather and other causes) of valuable War Readiness Material (WRM) assets, which are crucial for air mission execution in the event the airfield incurs damage.

This contract was awarded Dec. 21, 2018, at \$5.3 million.

As of Jan. 2020, construction is 82 percent complete, and the contractor is currently installing fence around the warehouse and constructing the Hazardous Waste Accumulation shed.

**CY15 ROKFC-in-Kind, Construct 3rd Generation HAS, PH 1-3**

The scope of this contract is to construct twenty 3rd Generation Hardened Aircraft Shelters (HAS) on the southeast side of Kunsan Air Base. These new facilities will eventually replace the outdated 1st Generation shelters, which require major upgrades to make them functionally adequate to protect combat assets and maintain combat fighters. They will also accommodate larger aircrafts such as F-15,



ADR Warehouse

A-10, and F-35, which will not fit in the current shelters with proper wing tip clearances.

As of Feb. 2020, construction is 98 percent complete. During the 2019 calendar year, the Portland Cement Concrete apron was completed, all mechanical and electrical equipment for the shelters was installed, and Preliminary Acceptance Tests for the hangar fire suppression system were completed at all twenty shelters.

The contract was awarded on April 13, 2016, and on track for completion by May 18, 2020, with a current contract value of \$120.5 million.

**CY18 ROKFC-in-Kind, Construct 3rd Generation HAS, PH 4-6**

The March 2019, a \$102.3 million contract was awarded to Hyundai Engineering Co. for the construction of eighteen 3rd Generation Hardened Aircraft Shelters. This project is similar in scope and complexity to the Phase 1, 2, 3 project that is ongoing, with the main difference being the project location. While Phase 1, 2, 3 was constructed on undeveloped land, Phase 4, 5, 6 will be constructed on the footprint of existing facilities. As such,



Rendering of ADR Warehouse



Panton Flow Thru Shelters



Hardened Aircraft Flow Thru Shelter, PH1-3

existing aircraft shelters and associated pavement will be demolished to make way for these new facilities.

During the 2019 calendar year, demolition of existing facilities on the project site and ground soil improvement were completed. Upon completion of the ground settlement monitoring, vertical construction of the Hardened Aircraft Shelters will begin.

**ROKFC-in-Kind, Aircraft Flow-Thru Shelters (Pantons)**

The \$39 million project was awarded to Han Shin Engineering and Construction Company on Dec. 4, 2015, and was completed and accepted by the eight Civil Engineer Squadron on Aug. 1, 2019. The project scope consists of ten Hardened Aircraft Flow-Thru Shelters for aircraft refueling, and a new JP-8 hydrant fueling system comprised of two 1,600,000 liter fuel tanks, two new pump houses, and a 250 millimeter underground hydrant loop routing the fueling systems to each of the individual aircraft refueling shelters.

During the 2019 calendar year, commissioning and acceptance testing of the aircraft fueling system took place over an approximately 5-week span,



Fire Station, Gwangju Air Base



Hardened Aircraft Flow Thru Shelter, PH4-6

culminating in Government witness by the DLA (project owner). Key to this project's successful completion was close coordination with the contractor, Defense Logistics Agency (DLA), Title II service contractor, USACE Mandatory Center of Expertise (MCX), and the Air Force IMSC (installation's technical representative).

### ***FY18 OMAF, Repair Fire Protection System, Bldg 2240***

This project is to repair and provide a fire protection system to comply with UFC 3-600-01 and applicable fire protection codes at Weapon System Sustainment (WSS) Hangar, Bldg 2240. The main feature of this project is a new fire pump room and installation of a new low-level high-expansion foam (HEF) system with five foam generators and new sprinkler system in the entire building.

The project was awarded Sept. 30, 2018, and the final inspection was held

with FED and the customer on Oct. 30, 2019, and turned over to the using agency. By far, the most important milestone during the construction was the hangar fire suppression system's Final Acceptance Test performed from Sept. 18 to 20, 2019, where the Government witnesses the foam dumping test on the hangar floor to verify the system performance.

### ***FY17 OMAF, Repair Fire Station, Bldg 2122***

This \$2.8 million repair project was completed recently, with the final inspection held in Sept. 2019. The Gwangju Air Base Fire Station was built in 1970 and did not meet current firefighter health and safety requirements. This project provided major upgrades to the existing facility, including replacement of the mechanical piping and duct systems, as well as the HVAC system.

### ***JOC, Air Force Paving and SRM***

Various task orders were executed under the Korea-wide Job Order Contracts, one for Airfield Paving, and one for Sustainment, Restoration, and Modernization (SRM).

One of the major task orders completed in 2019 under the SRM JOC contract is Repair Dormitory, Building 1440. Dormitory projects at Kunsan are known for high visibility and expectations due to Kunsan's status as an Unaccompanied Tour (all active duty personnel assigned to on-base quarters).

This project was completed in Sept. 2019, with a contract value of \$2.43 million, and provided a comprehensive repair to this 100-person airman dormitory.



*Dormitory Building 1440*



# Engineering Division

## Cost Engineering Branch

In FY19, Cost Engineering Branch completed 20 Independent Government Estimates (IGEs) for MILCON/Host Nation funded projects including MCA, MCAF, OMA, OMAF, IDIQ, and ROKFC/YRP projects peninsula wide totaling more than \$356 million dollars. In addition to IGEs for new projects, the branch completed 62 IGEs for Job Order Contracts (JOC) and Basic Change Documents (BCD) as well as reviewed 60 CWEs prepared by Architecture and Engineering (AE) firms. Also, the following nine in-house projects have had fully developed estimates:

1. 30%, 90%, 95% and 100% CWE for UEH120B with PA \$78 million - USAG Humphreys
2. 90%, 95% and 100% CWE for VMF140 with PA \$123 million - USAG Humphreys
3. 90%, 95% and 100% CWE for PN 81429, AFH Tower #4 with PA \$68 million - Cp Walker
4. 100% CWE for UAV with PA \$53 million - Kunsan Air Base
5. 30% CWE for UEH100A with PA \$154 million - USAG Humphreys
6. 30% CWE for UEH100B with PA \$211 million - USAG Humphreys
7. 15% CWE for Munitions Storage Area Delta Phase 1 with PA \$71 million - Osan
8. 15% CWE for Munitions Storage Area Delta Phase 2 with PA \$154 million - Osan
9. 15% CWE for Attack Reconnaissance Battalion (ARB) Hangar with PA \$123 million - USAG Humphreys

In the second half of FY19, Cost Engineering Branch started preparing IGEs for the AE design IDIQ contract to assist in awarding AE task orders. Cost Engineering is involved in all the meetings and site visits with the AE contractors and is assisting with the negotiations. Six AE design IGEs were prepared in FY19.

*Rendering of ARB hangar*



Cost Engineering Branch provides support by using the Corps of Engineers MII estimating software, Excel format for US funded projects and Host Nation projects such as ROKFC projects and SCIF projects. As well as the Korean Estimating Management System (EMS) software used for estimating Host Nation funded projects such as ROKFC-in-kind projects.

Cost Engineering Branch uses the updates to the approved material list database of Korean materials provided by the Specification Section in Design Branch which identifies materials approved for use on U.S. funded projects and ROKFC-in-kind projects in Korea.

Also, the JOC Unit Price Book (UPB) for the Army and Air Force JOC IDIQ contracts in FY19 were updated and new items were added to the current UPB as well as the new UPB that is currently in development at the request of the contracting division.

Cost Engineering Branch has continued to support Construction Division construction modifications by preparing IGEs and assisting with negotiations as requested.

This workload is expected to continue and possibly increase for future years.

## Design Branch

The Design Branch consists of 46 total employees made up of architects, engineers, engineering technicians, specification writers, and administrative assistants who continue to provide high quality services, producing designs, and contract solicitation packages for construction. Of particular significance in FY19 are the following design projects:

### ***CY21 ROKFC-in-Kind, Attack Reconnaissance Battalion Hangar (AV061), USAG Humphreys, Program Amount \$99 million***

In 2019, the design branch completed the 15 percent and 30 percent designs for AV061 project at Camp Humphreys. The 100 percent design will be finalized in Sept. 2020. This design combines the requirements associated with an UAV hangar and an ARB hangar into one facility. Both hangar types are typically provided as standalone facilities and are covered by the Center of Standardization (COS) as such making this a non-standard design. This combined design required multiple design iterations and close coordination with both COS and multiple end users to ensure both hangar requirements were captured and that the final design results in an operationally functional facility.

The hangar is a two-story Attack-Assault-Cavalry (ACC) Aviation Maintenance hangar with five bays for service of 24 AH-64 Apache helicopters and 12 RQ-7 Shadows. The facility is generally divided into three zones: hangar maintenance bays for AH-64 Apache helicopters and RQ-7 Shadows, maintenance shops (on the hangar bay level) and administration (on the upper level).

### ***CY05 LPP, H-805 Access Control Point (ACP), Camp Walker, Program Amount \$11 million***

The Camp Walker Access Control Point project was originally designed by MMI. However, the roadway layout did

not meet the Center of Standardization (COS) design requirements and a complete re-design was needed to move forward with construction. Our district took ownership of the design's failure to meet standard requirements and the re-design effort became FED's top priority. In order to eliminate contracting time and reduce the overall design cost, this project became an in-house re-design effort. The in-house team was tasked with minimizing design costs, expediting the project timeline, and meeting all applicable requirements with an emphasis placed on COS standards. The design team has shown tremendous resilience by prioritizing this design effort and is on track to deliver the 100 percent final design by March 2020.

The ACP design will include a visitor control center, gate house, ID check area canopy, POV ID check canopy, guard booths, overwatch, and associated security systems required by an ACP project. Further, the ACP roadway system will include two inbound ID check lanes, one outbound lane, and a total of six parking stalls at the visitor control center.



Rendering of Access Control Point project

### ***CY19, 20 & 21 ROKFC-in-Kind Unaccompanied Enlisted Personnel Housing (UEPH), USAG Humphreys, Combined Program Amount \$460 million***

In 2019, the design branch completed the 100 percent design of the CY19 UEPH project which included two housing towers that will provide additional housing on-post to support the increased population at USAG Humphreys. Both housing towers will be eight-stories and will provide housing quarters for 302 soldiers. Construction of the CY19 project is anticipated to start early in 2020. In addition, the Design Branch also continued design efforts on the CY20 & CY21 Unaccompanied Enlisted Personnel Housing project. These two projects were put on hold in June 2019 at about the 75 percent design mark so that in-house forces could shift effort to high priority projects including the Camp Walker H-805 ACP 100 percent design and the Combined Forces Command / Yongsan Residual planning charrettes. Similar to the CY19 project, the CY20 & CY21 designs will consist of two eight-story towers that will provide housing for 302 soldier per building. Combined, the three projects total nine housing towers, have a construction cost of over \$460 million, and will provide housing for a total of 2,718 unaccompanied enlisted soldiers. The building designs include:

- Individual Bedrooms for each soldier
- Shared bathroom and kitchen (two soldiers per module)
- Two Gazebos

- One BBQ Shelter
- Laundry Room on every floor

### ***District Priority Planning Charrettes - Yongsan Residual (YR) & Combined Forces Command (CFC)***

These two projects have been characterized by the fluidity of project requirements and revised solutions to meet these requirements. The in-house design team conducted four charrettes between the two projects in 2019 and developed countless courses of actions throughout the year to help the USFK Transformation and Restationing (T&R) office identify a satisfactory way forward to the diverse group of US and ROK stakeholders. The constantly changing requirements necessitated the flexibility that our in-house workforce offers.

The Combined Forces Command Relocation to Camp Humphreys consists of renovating four existing building at Camp Humphreys to accommodate administrative space for approximately 700 personnel. Whereas, the Yongsan Residual planning charrettes focused on drawing down the existing Yongsan Garrison and providing facilities to support the USFK Liaison Office, the United Nations Command Military Armistice Commission (UNCMAC), and the Dragon Hill Lodge. These facilities included administrative and Sensitive Compartmented Information Facility (SCIF) office space, primary and secondary access control points, and the Commander's Forward Office and Residence.



Rendering of CY19 UEPH 120B

# Geotechnical and Environmental Engineering

Fiscal year 2019 was a continuously challenging period as the Geotechnical and Environmental Branch (EDG) had to adjust their workload after relocating to their new location at Camp Humphreys and transition of Branch leadership. The Branch provided excellent high quality work that resulted in the completion of 162 geotechnical, environmental, groundwater resource, geospatial, and laboratory/field testing projects, investigations, reports, and supports, with a final balanced operating budget of approximately \$7.13 million.

There were several significant personnel changes in the Branch; Dr. Jay Pak returned to HEC and Sarah Woo joined the team as the new branch chief from HQs in May 2019. She is a Registered Professional Engineer with the State of Maryland. Pak Hyon-chol and Jeong Hae-woo as chemists in Environmental Section, Kim Min-chaе as civil engineer in Geotechnical Section, Chong Chin-ho as cartographic technician in Data Management Section, and Chang Chin-hyok as driver heavy & special equipment in Geology and Hydrology Section were hired.

In FY19, EDG was led by: Sarah Woo (Chief, Geotechnical and Environmental Branch), Sun H. Lee (Chief, Geotechnical Section), Bryson Twidwell (Chief, Environmental Section), Pak Song-hyon (Chief, Geology and Hydrology Section), Dr. Chun-Pom Pak (Chief, Data Management Section), Yun Yonghan (Chief, Materials Testing Lab), Kim Kyong-ho (Lead Chemist, Environmental Testing Lab).

The Geotechnical Section (EDG-G) prepared 18 geotechnical design and analysis reports to evaluate the physical and engineering properties of the subsurface materials and provide geotechnical engineering requirements for the project structures of ROKFC-in-Kind and USFK projects. In addition, 10 construction supports included construction surveillance as authorized representative of indicator pile driving, construction RFIs review, construction recommendation,

settlement monitoring installation inspection and report reviews were performed. For the USFK projects, Geotechnical engineers performed as contracting officer Quality Assurance (QA) of the test pile program including Pile Driving Analyzer (PDA) tests, static load tests, lateral load tests, and pullout tests. The Materials Testing Laboratory (MTL) of Geotechnical Section performed 13 inspections of concrete and asphalt batch plants and 20 QC laboratory inspections for a wide range of projects at USAG Humphreys, Camp Walker, Osan Air Base, Camp Carroll and Kunsan AB. That is critical for the contractor to be provided a quality concrete, asphalt and testing services during construction. In addition, 16 field QA supports related to soil and concrete were completed over the last year at USAG Humphreys, Osan Air Base, Camp Carroll and Camp Mujuk. MTL also supported 16 projects providing the Geotechnical designers with accurate test results of soil properties through soil classification tests and consolidation as well. External audits and inspection were conducted by which the Materials Testing Center (MTC located at the USACE Engineer Research and Development Center, Vicksburg, MS) in June 2019. The validation through MTC for the capability of laboratory and lab personnel are extended based on ASTM test methods including aggregates, bituminous, concrete, rock, and soils.

The Environmental Section (EDG-E) performed 38 various in-house and contract projects in fiscal year 2019. EDG-E in-house staff performed asbestos surveys at over 130 buildings at USAG Humphreys, Osan Air Base, COBs, and Daegu Garrison. The projects identify asbestos containing building materials (ACBM) in preparation for subsequent demolition and renovation activities. The asbestos surveys consists of field investigations, destructive sampling to determine ACBM quantities, laboratory testing of representative bulk samples, and preparation of an asbestos survey report. Field investigations were conducted by Asbestos Hazard Emer-

gency Response Act (AHERA)-certified inspectors in EDG-E. The survey reports will be used by the installations for follow-on asbestos abatement actions as appropriate for building renovations or demolition. Another project conducted updated the Integrated Cultural Resource Management Plans (ICRMP) for COMFLEACT Chinhae and Camp Humphreys. Other projects included obtaining the current status of cross-connections, install BPAs and to identify potential backflow prevention deficiencies that may pose a risk to the potable water supply at 607 MMS COBs. Additionally, multiple Environmental Management Plans and Spill Response plans were developed. Other EDG-E projects include, but are not limited to, landfarm sampling and analysis for Camp Humphreys, Osan Air Base, and Kunsan Air Base sampling for hydrocarbons from contaminated soils where petroleum contamination was found, and annual FED environmental and safety trainings. These IDIQ Contractors provide environmental support anywhere in South Korea giving FED a very powerful tool to assist installations should any environment requirement arise.

The Data Management Section (EDG-D) supported the Branch, District, and customer organizations by providing topographic survey, expert geospatial data analyses and products, sharing geospatial data, promoting database standards, and managing the District Geographic Information System (GIS). By partnering with USFK, DPWs, USAF Eighth /51st CES, MARKFOR and MND DIA, the Section conducted topographic survey for 47 projects in support of the Division's Design Branch and A/E firms as well as completing joint U.S.-ROK installation boundary surveys for four USFK installations: Camp Warrior Base, New Mexico Range and Chaparrel LTA. Some project examples are: Electrical and Communication Upgrade, Phase II, Camp Carroll, Electric Substation at Camp Mujuk, and CY14 ROKFC-in-Kind A14R550, OS020, Air Support Operations Squadron Compound at

USAG-Humphreys, Water Distribution System at Osan Air Base. The Section conducted construction quality surveillance surveying at various project sites at USAG-Humphreys and Osan Air Base to verify final grades and validate completion of ground settlement prior to facility construction. The Section provided services for Environmental GIS database collection for DPW, USAG Casey & Yongsan, and a review of GIS dataset for natural resources at USAG Casey. The Section was responsible for reviewing all District design CADD drawing products and construction as-built CADD drawings for compliance with required geospatial & A/E/C CADD standards. Essential geospatial support was provided for Branch project execution by ensuring that the Branch GIS is kept up to date with acquired project data and imagery, and by supporting installation of the latest version of GIS software to the Branch users.

The Geology and Hydrology Section (EDG-H) is tasked with conducting subsurface geotechnical and environmental exploration and geologic field investigations supporting the District's military design and construction program, as well as tasked with maintaining groundwater resources development and maintenance on USFK installations.

In FY19, the Section completed a total of 194 borings for 19 geotechnical and environmental site investigation projects at nine USFK installations to include: FY21 ROKFC-in-Kind A20R220P2, UEH100A, Camp Humphreys; CY20 ROKFC-in-Kind, F20R600, Communications HQ Build-



*Well pump removal for well #15-154 decommissioning project, Humphreys*

ing, Osan Air Base; CY19 ROKFC-in-Kind A20R200P2, UEPH120B, Camp Humphreys; CY18 ROKFC Construct Child Development Center, Osan Air Base; CY20 ROKFC-in-Kind M16R600 Replace Ordnance Storage Magazines, Pohang Air Base; CY17 ROKFC, IN-KIND, F15R680, Construct Korea Air Operations Center, Osan Air Base.

This Section also has provided services for developing and maintaining ground water resources. Water well services during FY19 include preventive and emergency maintenance for 120 supply water wells, providing clean potable water for facilities use, at 21 USFK installations of USAG Yongsan-Casey, USAG Humphreys, USAG Daegu, and

CFA Chinhae. Performed hydrology study for water well relocation and evaluation study for the existing water wells at CFA Chinhae for upcoming water treatment plant relocation project. Decommissioned water well #15-154 at Camp Humphreys and CP Tango off-installation water wells #03-137 upon the DPW request. Wellhead physical upgrade for eight wells at Camp Casey has been completed for wellhead protection plan (WHPP) project. Camp Warrior Base two wells at off-installations #4 and #5 has been upgraded by installing new wellhead and electrical control panels.

## Technical Review Branch

The Technical Review Branch (EDT) provides oversight and support for all project designs in the Far East District through cooperation, collaboration and leadership. Our goal is to ensure that our customer's needs are met by leading Architect-Engineer (A-E) task order award efforts and providing design management; design quality assurance; and technical guidance. EDT services support the various construction programs such as Yongsan Relocation Program, Land Partnership Plan, ROKFC-in-Kind, Operation and Maintenance (O&M) and Military

Construction-in-Kind Army (MCA) projects, and SRMs.

In 2019, the Design Management Section (DMS) continued to perform strong in the Indefinite-Delivery-Indefinite-Quantity Contract A-E Acquisition effort. In conformance with the Brooks Act, EDT developed, standardized and streamlined FED's A-E selection process while collaborating with personnel from PPMD, Contracting, Cost Engineering and Office of Counsel. DMS executes pre award tasks such as pre-proposal activities, Independent Government Estimates, and leads nego-

tiations resulting in successful Task Order contract awards. At the close of 2019, over 89 Task Orders and modifications were awarded against the \$100 million IDIQ for a total value of \$46.7 million. In addition, DMS provides post award services which include design management, AE performance evaluations, progress payment processing, and contract closeout. DMS works with Resident Offices to oversee Construction Phase Services to maintain construction schedule and completion.

The Technical Review Section (TRS) provided quality assurance oversight and support in 2019 via various efforts. TRS performed quality assurance reviews for over 160 project design submittals and evaluated 14 A-E Design Quality Control Plans. To support the Resident Offices with Construction Phase Services, TRS reviewed over 170 Requests for information for a variety of projects including but not limited to Consolidated Fire Support HQ (HQ090), USAG Humphreys, 18C0018-FY18 OMA, Replace Environmental Control System B-684, Cp Carroll, Repair Base Engineer Maintenance Shop B-3605 & Repair HQ B-3571, Daegu, 087191 Pet Care Center, Humphreys, FY18 OMA, Repair School Fac. B-3000/3019, Cp George. TRS evaluated approximately 60 Basic Change Document packages to assess for design deficiencies for FED’s A-E Review and Responsibility Board (AERRB).

EDT continues to lead and coordinate the A-E Review and Responsibility Board (AERRB) which evaluates high dollar damages to the government as a result of design deficiencies. This effort is a collaboration of Office of Counsel, PPMD, Construction Services Branch and Construction Division Resident Offices.

The Technical Review Branch grew in 2019 welcoming six new team members and bidding farewell to three for a net gain of three team members. DMS gained new Design managers, Danny Chung, Nathan Henshaw & Won Park who joined us from within FED; Kim Kyong-tae & Pak Hong-yol were previously with DPW; and Todd Hill previously worked in Reclamation. Bruce Bae returned to his former FED Resident Office and Nam Pai returned to the Continental U.S. to join the LA District of USACE. Branch Chief, Kylee Moore took a position in Washington, DC with the Office of the Deputy Assistant Secretary (Energy & Sustainability). Robin Inaba and David Schlesinger will fill in with Developmental Assignments until the Technical Review Branch Chief Position is permanently filled.

# Counsel

Far East District Office of Counsel supported the District’s missions and its customers during the year completing 190 legal reviews of pre- and post-award acquisition actions with an approximate total value of approximately \$1.397 billion. Among the many acquisition actions that Counsel supported, working with the District’s Programs and Project Management and Contracting Divisions, Counsel assisted in the “fast track” award of new architect-engineer task orders to Tetra Tech, Inc. for the design of renovated facilities to house the Combined Forces Command when it relocates from Seoul to Camp Humphreys.

Counsel defended against contract claims by ECC International, LLC, in front of the Armed Services Board of Contract Appeals under Appeal Nos. 61176 and 62029, arising out of Contract No. W912UM-12-C-0058, Construction of the 501st Brigade HQ Complex Administration Building,

USAG-Humphreys, Korea (\$1.35 million total claimed); and by Hwasan Engineering and Construction Co., Ltd., under Appeal Nos. 62013, 62077 and 62277, arising out of Contract W912UM-17-C-0043, FY17 MILCON, PN81428 Family Housing New Construction, Camp Walker, Korea, which sought 2,265,645,494 Republic of Korea Won (approximately \$2.04 million). Counsel was also active in processing affirmative claims against contractors. In 2019 affirmative claims were pending against two Korean construction firms for a total of \$1.06 million. A \$1.33 million damages demand was pending with an FED A-E contractor as a result of apparent defective design of a project at Osan Air Base, Korea.

Coordination of procurement fraud remedies was a significant Counsel activity during 2019. In June, Counsel supported the U.S. Army Suspension and Debarment Official’s action to debar four Korean nationals who had been

convicted in Korean courts of conspiring to bribe a U.S. contracting official in order for a Korean construction firm to gain award of Far East District awarded construction contracts. In September, Counsel’s efforts helped secure debarment of a Korean manufacturing company that was supplying defective hot water heaters and heating boilers to U.S. and Korean government contractors, constructing projects for the U.S. forces in Korea.

In August, Counsel said “goodbye” to Assistant Counsel, Paul Huhtanen, who left Korea after 5 years to a new position in Europe District. While a replacement was being recruited, Counsel received outstanding, short term assistance from TDY attorneys from Headquarters; Vicksburg, New Orleans, Japan and Omaha Districts; and from HECSA.

# Contracting

In 2019, Contracting Office went through a re-organization process to operate under one org code. This allowed work to be shared and performed across multiple branches within CT, and prevented PMs from having to generate multiple labor codes to fund all parties involved in contracting. A lot of effort went behind the scenes with Resource Management Office and Workforce Management Office to make this happen, but the result contributed significantly to the contracting office operational efficiency, eliminating the need to request and track multiple labor codes for a single project.

The Far East District (POF) has streamlined the CPARS execution processes thus resulting in POF reaching 0 percent of Overdue CPARS. This was the best in USACE in this metric. A locally developed CPARS training session was implemented this year. This provides an overview on the evaluation types, thresholds, completion times, evaluation criteria, ratings and narratives to assist AOs and ROs with CPARS evaluation.

## Area III & IV Job Order Contract (JOC)

During calendar year 2019, a multi-million dollar capacity Job Order Contract was awarded. This gives the Far East District the capacity to execute \$98 million in Operation and Maintenance construction to support the U.S. Soldiers at Camp Humphreys, Daegu and Busan. These type of contracts allow for quick placement of acquisition actions reducing cost and increasing efficiency. This enables the Far East District to support the construction needs of the U.S. Forces in Korea.

Contractor: Sunglim E&C Co., Ltd.  
Date of Award: July 10, 2019  
Contract Value: \$98,000,000

## Army Family Housings (AFH)

Three construction contracts for Army Family Housing towers in Korea, a combined value over of \$234 million, was awarded during calendar year 2019. Two 15-story towers were awarded at Camp Walker in Daegu that will replace the old existing housing. The new state-of-the-art housing will improve living conditions for the soldiers and their family’s stationed at Daegu. A third housing tower complex was awarded at Camp Humphrey that consists of three towers. This project will significantly increase the availability of family housing at Camp Humphreys as it continues its transition as the main base within Korea as part of the Yongsan Relocation Program.

**AFH090 Camp Humphreys**  
Contractor: Yojin Construction & Engineering Co., Ltd.  
Date of Award: Feb. 26, 2019  
Contract Value: \$130,305,542.53

**AFH Walker Tower 3 and Tower 4**  
Contractor: Daebo Engineering & Construction Co., Ltd.

Date of Award: June 3, 2019 and Oct. 30, 2019  
Contract Value: \$49,412,769.62 and \$54,938,659.93

## Korea Air Operations and Intelligence Center (KAOIC)

The contract provides for a design of a new Korea Air Operations and Intelligence Center facility. This will provide an integrated joint and coalition command and control operational facility for the U.S. Seventh Air Force and ROK Air Force Operations on Osan Air Base. Serving as a Joint Mission Command and Reporting Center for 2,491 personnel, it will include six different types of Secured working Areas, designed and built to comply with the Intelligence Community Directive (ICD) 705 accreditation.

Contractor: Jacobs Government Services Company  
Date of Award: May 16, 2019  
Contract Value: \$53,196,822.88

## Combined Forces Command (CFC)

The Far East District executed three Architect Engineering design contracts involved in the Combined Forces Command’s relocation to Camp Humphreys. The projects consisted of renovation and upgrades to the security and C4I capabilities of several existing facilities within the Camp Humphreys footprint. The facilities will serve as joint execution of these projects, and is critical to the U. S. and ROK mission capabilities and success of the Yongsan Relocation Program.

Contractor: Tetra Tech, Inc.  
Date of Award: Dec. 10, 2019  
Contract Value: \$2,348,732

# Resource Management

## Finance & Accounting

The F&A Branch is responsible for CEFMS II support, access and permissions; full operational accounting support; payroll management; timely submission of time and attendance; CFO audit readiness and compliance; government travel charge card management; PR&C funds certification; and JRP ULO reviews. The team conducted three ULO reviews during Fiscal Year 2019 comprising 1,637 transactions valued at \$475.5 million dollars. The purpose of the ULO is to increase the District’s ability to use all available appropriations before they expire and liquidate all obligations before they close. The review also facilitates project closeout, ensures all balances are as below:

Category	Number of Items Reviewed	Total Value	Rating
All ULOs	1,637	\$475.5 Million	Green
Cancelling Appropriations	9	\$528 K	Green
4 <sup>th</sup> year expired	5	\$82 K	Green
3 <sup>rd</sup> year expired	18	\$781 K	Green

The F&A Team manages the District’s accrued leave account. In order to fund the leave account, the Effective Rate for DACs was set at 225 percent and for KNs at 145 percent. The leave account provides funding for LQA, post allowance, all types of leave, and other benefits such as health and life insurance. To ensure sufficient funding of the leave account, the F&A team monitors the balance, related income and expenses, foreign currency fluctuations, and recommends rate adjustments if needed. The Leave account finished the year with a 115 percent funding just inside the green range and will be adjusted downward in 2020 saving our customers 3 percent on DAC labor.

The F&A Team rolled out several enhancements in CEFMS II. The travel module made vast improvements in how TDY travel is processed bringing a much needed facelift to the process. We look forward to rolling out further enhancements in 2020 bringing flight selection to the travel process and consolidating time and attendance to one screen.

Throughout the fiscal year, the F&A Team conducted monthly and quarterly reviews of CFO test plans in preparation for the mandated NDAA military audit fi-

nancial improvement and audit readiness. During a tight window in Oct. 2019, FED turned around 165 samples in days to meet HQ suspenses and contributed to USACE’s 12th year in a row with a positive opinion on our various financial statements. USACE has the largest unqualified opinion in the government.

## Management Analysis

Our Team’s primary responsibility is to manage the District Manager’s Internal Control Program. The program coordinates the reviews and self-assessments of several functional activities at different organizational levels. The assessments are reviewed by RM and Internal Review to determine the proper guidance to give the Commander regarding the Annual Statement of Assurance (ASOA). The ASOA is used at all levels of USACE and Army to determine if significant deficiencies or material weaknesses exist that could lead to injury, loss of life, or waste, fraud and abuse.

## Budget Operations

The Budget Branch is responsible for formulating operating budget, monitoring operating budget, executing operating budget, and ensuring the district has adequate resources to carry out the district’s mission. The Budget Branch manages all District funding to include Funding Authorization Documents from HQ; Customer Orders from other gov-

ernment agencies; Host Nation Funding; and the Operating Budget, and ensures executions are made in accordance with fiscal policy and appropriation laws.

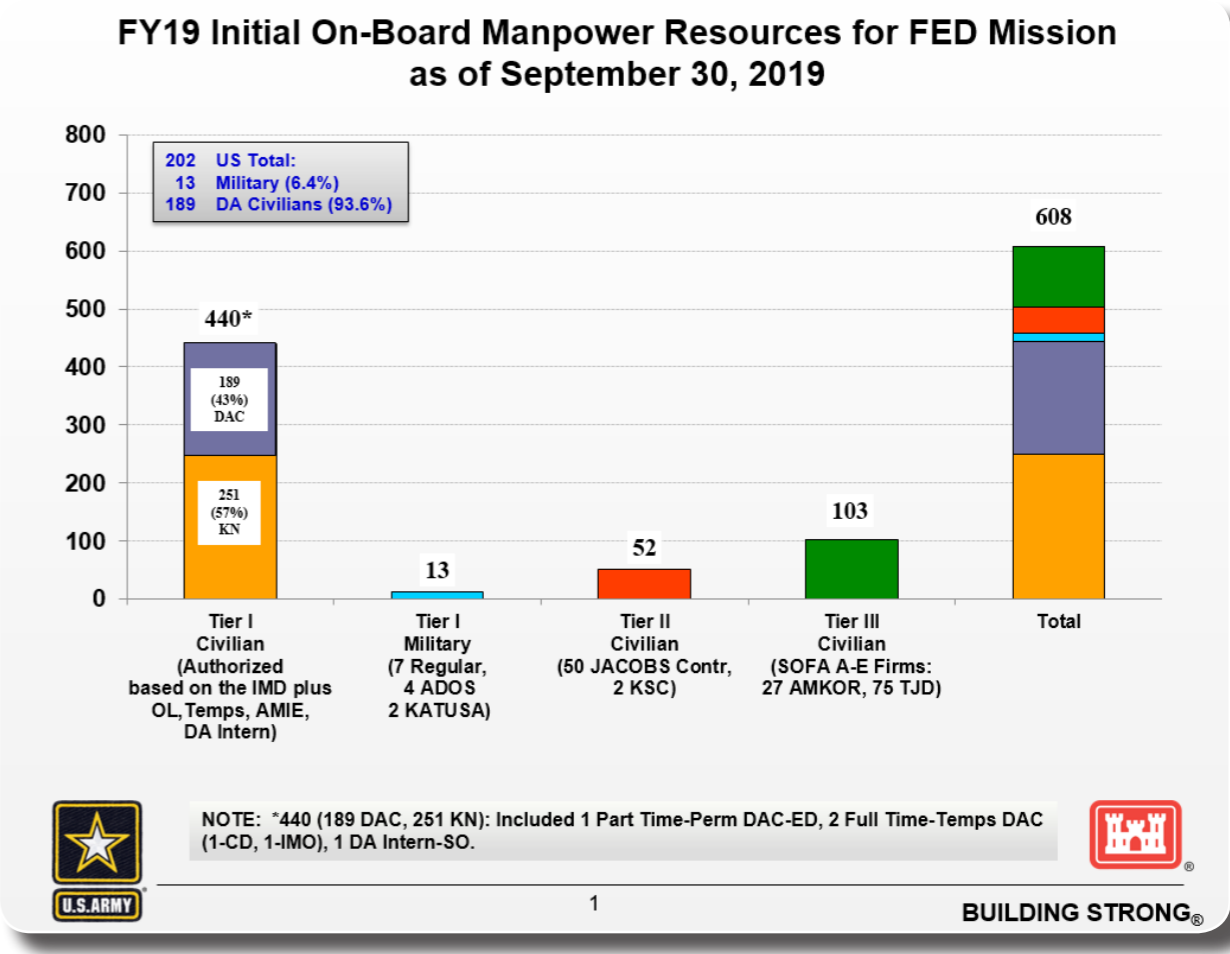
The Operating Budget is used to fund employee training, travel, supplies and other overhead expenses. The Budget team uses Project Funding to create the District’s Operating Budget through overhead rates. There are two overhead rates that the District uses; Consolidated Departmental Overhead (CDO) and General & Administrative (G&A). The FY19 Operating Budget finished at \$63.5 million with a CDO rate of 45 percent and a G&A Rate of 27.6 percent. The FY20 Initial Operating Budget is \$64.1 million with a CDO rate of 46 percent and a G&A Rate of 25 percent.

## Manpower Analysis

Manpower is the largest component of the District’s Operating Budget and proper management ensures that the District has adequate resources or ‘Program’ available to pay for it. We continually monitor the breakout of the workforce to include the number of DACs, KNs, Military and Contractors. Below is a breakdown:

## Personnel Changes

During 2019, Resource Management had many changes on the DAC side. Lou Pastrana accepted a promotion and moved on to Programs leaving the Military Accountant position vacant at the end of 2019. Khrysti Campana came in and backfilled for Rob Derrane temporarily and then returned to South Atlantic Division (she enjoyed her overseas tour so much she has accepted a position in Japan). Rob Derrane returned for a few months but had to return to the states for personal reasons, Steve Daughtery succeeded him. Chris Choi ended a long tenure as District Budget Officer and proved hard to fill behind. He was succeeded briefly by Khrysti, then Steve and finally Angel Neal is in the job permanently. Belle Jocson moved on to Sacramento District leaving the Finance and Accounting Officer vacant at the end of 2019. The continuity has been the great Korean National employees of Resource Management.





US Army Corps  
Of Engineer @  
Far East District

# FED OFFICE



 **Seoul Project Office**

**Central Resident Office**

**FED HQ**



**Pyongtaek Resident Office**



**Family Housing Resident Office**



**Humphreys Area Office**



**Security Operations Resident Office**



**Kunsan Resident Office**



**Southern Resident Office**



**Busan Project Office**