

# FAR EAST DISTRICT 2022 YEAR IN REVIEW

## US ARMY CORPS OF ENGINEERS



US Army Corps of Engineers®  
Far East District



C4I010 Communications Center, USAG Humphreys

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# 2022 YEAR IN REVIEW

An Annual FED Publication

- 03 Korea Relocation Program Update
- 04 Commander's Letter
- 06 Programs and Project Management Division
- 09 Construction Division
- 10 Central Resident Office Projects
- 16 Humphreys Area Office Projects
  - Family Housing Resident Office
  - Pyeongtaek Resident Office
  - Security Operations Resident Office
- 28 Kunsan Resident Office Projects
- 31 Southern Resident Office Projects
- 38 Engineering Division
- 41 Contracting Division
- 42 Office of Counsel
- 43 Information Management Office
- 44 Resource Management Office
- 46 List of Acronyms

## FROM THE EDITOR

Thank you for entrusting the Public Affairs Office with communicating the Far East District's story – this publication is just one of the mediums through which PAO informs the public and our stakeholders of the District's programmatic efforts and successes.

In the latter half of the year, we emerged from the pandemic; however, its effects on program delivery reverberated throughout the enterprise. Nonetheless, the District rallied on.

PAO has worked diligently to compile and present the many releasable FED projects, feats, and achievements throughout the past year. The 2022 edition is my final Year in Review as the District's Chief of Public Affairs – it has been an absolute honor and privilege to serve the Far East District, and to transition to continued service at the regional level with the Pacific Ocean Division.

It is PAO's distinct pleasure to share this collection of FED's accomplishments in the 2022 Year in Review.



Susan Y. Lee  
Chief of Public Affairs  
Far East District



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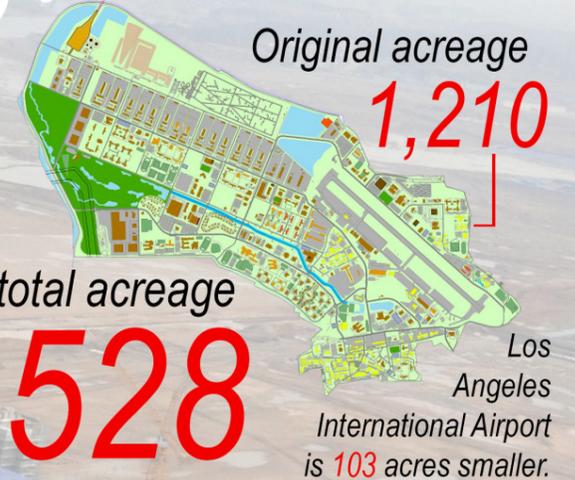
## Korea Relocation Program

U.S. Army Garrison Humphreys

By the Numbers



90  
Percent of completion  
for the entire program



602 buildings  
completed;

92 buildings under  
construction  
or planned.

The number of buildings  
being demolished:

463

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.

\$10.7  
Billion total price tag

17.6  
million cubic meters of  
engineered fill already in place,  
raising the land by about 8.5 feet.  
High enough to keep out water  
from a

100 year  
flood.

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



As of March 2023

# From the Far East District Commander To Our Valued Stakeholders



**Heather A. Levy**  
Colonel, U.S. Army  
Commanding

This is an opportunity to highlight the many significant projects that we have worked on together during the past year.

On July 19, I become the 38th Far East District commander. I am both humbled by this responsibility and honored to be leading such a tremendous workforce. Our strength is truly in the people of this District – Professional Engineers, Project Management Professionals, Contracting Warrants, Certified Financial Managers, Cost Engineers, Registered Architects, and more – certified experts in their fields who are dedicated to the successful accomplishment of our diverse mission requirement.

Our professionals, both Civilian and Military, American and Korean, remain committed to safely delivering quality programs on time, on schedule, and under budget in support of the ROK-U.S. Alliance. We can only accomplish our critical missions with the partnership and support of critical District teammates including U.S. service components, alliance partners, industry firms, and many other stakeholders. The achievements presented in this Review are shared accomplishments. Thank you to all our partners for their hard work and collaboration throughout the year.

The year 2022 saw the Far East District, and South Korea, finally emerge from the pandemic, with travel and

quarantine restrictions finally beginning to ease in the spring. This allowed our workforce and contractors to resume near-normal operations, though we still encountered lengthy supply chain and shipping challenges, and record increases in labor and material costs. Despite these issues, we have made great strides on projects across the peninsula and continue to provide safe and quality construction projects and other deliverables for our stakeholders.

Overall, the Far East District oversees a \$5.6 billion program including MILCON, Host Nation Construction, Environmental and other programs. We awarded a total of 508 contracting actions totaling \$217 million in the last fiscal year. As part of our commitment to build relationships and increase transparency, we hosted our first face-to-face industry day, engaging with 110 people representing 43 companies. And we've re-engaged with national and industry partners individually as well, reinvigorating partnerships that have been relegated to virtual communications over the past few years. Some of these include the Korea Institute of Construction Technology, K-Water, KEPCO, and more.

And as the only permanent contingency district in USACE, we continue to plan and train for wartime operations. The Far East District supported two major annual joint and combined forces training events on the peninsula. We have enhanced our coordination with the Ministry of National Defense (MND) and the Defense Installation Agency (DIA), to provide ready and capable field engineering forces, enabling CFC and USFK to complete their missions.

The strength of the Far East District is in our workforce, our partnerships and in the enterprise networks that we rely on. Both USACE and the ROK-U.S. alliance provide critical expertise and resources that allow the District to deliver on our commitments. These partners, along with other stakeholders, demand and help us deliver the very best. Though we know there are challenges ahead, as a team we will meet them resolutely and with fortitude. The Far East District is ready to capitalize on the opportunities of 2023. We will continue to safely deliver quality programs in support of our Alliance partners, enabling their efforts to maintain stability, deter aggression and if necessary, defend the Republic of Korea.



## All Around the Divisions

Throughout the peninsula, our team of dedicated professionals continued to Build Strong and meet the construction and engineering needs of U.S. Forces Korea (USFK) and the Alliance.

As of March 2023, approximately 97 percent of the Yongsan Relocation Plan (YRP) and 98 percent of the Land Partnership Plan (LPP) are complete, all part of the \$10.7 billion dollar transformation and relocation program in the Republic of Korea.

During the fiscal year, the Contracting Division awarded a total of 508 actions totaling \$217 million. To continue the program management services in support of the \$10.7 billion YRP and LPP move to USAG Humphreys, FED received a four-year contract extension. Contracting Division also hosted its first face-to-face industry day, engaging with 110 people representing 43 companies.

At Osan Air Base, the Central Resident Office (CRO) completed access control facilities for the installation's main gate to ensure the safety and security of Airmen stationed at the base. They also completed renovations and upgrades to the Special Operations Forces' B-606 facility at K-16 Airfield. Work continued on projects throughout the installation, and in May, officials broke ground on the \$67 million headquarters for the 51st Communication Squadron to support the units' growing mission. They closed out the year with the award of a \$155.4 million project to construct a munitions storage area in November followed by a \$26 million project to construct two airfield damage repair warehouses and an isolation (ISO) storage pad in December.

In Area III, the Humphreys Area Office (HAO) made significant progress on numerous projects in support of YRP and LPP.

The Pyeongtaek Resident Office (PRO) continued work on seven 302-personnel eight-story Unaccompanied Enlisted Personnel Housing facilities totaling \$247.5 million across three projects. In 2022, construction completed on two towers with two more scheduled for completion in 2023 and the remaining towers finishing in 2024. PRO is supporting a \$75 million project to construct a non-standard, two-story Attack Assault-Cavalry (ACC) Aviation Maintenance hangar for 24 AH-64 Apache helicopters and 12 RQ-7 Shadow aircraft systems, a \$15 million project to construct 57,000 square meters of Portland Cement Concrete (PCC) aircraft parking and taxi-lane for type I aircraft parking, and construction of two Large Tactical Equipment Maintenance Facility Complexes under one \$134 million contract among other projects. They also awarded 20 task orders and completed 12 projects in Area III, USAG Humphreys for maintenance, repair, renovation, and minor construction projects.

The Family Housing Resident Office (FHRO) completed several significant upgrades and support projects throughout the year. The team completed three family housing apartment towers in April with an additional three facilities underway. Repairs and reconfigurations of the Kiss and Drop Zone of Humphreys Central Elementary School completed in January. Across the installation, the team repaired and re-

placed boilers, power infrastructure and drainage. They also replaced traffic signals at several intersections with traffic circles.

In April 2022, the Security Operation Resident Office (SORO) completed the \$193 million communications center, the \$387 million Command Center Humphreys and the \$12 million 175th Finance Management Center. Renovations and improvements for the Combined Forces Command (CFC) relocation also finished in April, and the team closed out the year completing the remaining improvements. In addition, SORO continued work on the Phase III facility.

At Kunsan Air Base, the Kunsan Resident Office (KRO) made significant progress on eighteen 3rd Generation Hardened Aircraft Shelters, an upgrade to aircraft flow-through fuel system, an explosive ordnance disposal facility and a 27,996 square-foot airfield damage repair warehouse.

They also worked on a new DFAC scheduled to be complete in 2024. The team finished two task orders for repairs on the installation as well. All these projects ensure readiness for the service members on the base while providing safe working conditions for maintaining weapons systems.





# Programs & Project Management

In 2022, Far East District (FED) Program and Project Management Division (PPMD) experienced change, new opportunities and success. We finally saw some of the restrictions from COVID start to lift and daily life resumed some semblance of normalcy.

We said goodbye to our Deputy District Engineer for Programs and Project Management (DPM), Mr. Chad McLeod, as he was one of 10 civilian leaders selected for the 2022 Defense Senior Lead Development Program. This took him to the DoD Senior Services College. In his place, we welcomed in our new DPM, Mr. David Chai who joined us from Baltimore District. Additionally, Mr. Dan Gilstrap assumed the role of Deputy Chief of PPMD while Mr. Vince Lee stepped into Gilstrap's previous role as the new Installation Support Branch Chief. It's no surprise that the PPMD team embraced the changes 2022 brought and prevailed with successfully executing their programs.

## Security Operations Branch

The Security Operations Branch turned over two high-visibility projects. The first project was the United States Forces Korea (USFK) Operations Center at Camp Humphreys. This was a Yongsan Relocation Program (YRP) special project where the Far East District provided 100 percent design, contract administration, and traditional project management and construction oversight. The overall facility is 377,000 square feet and is valued at \$400 million. The Project Delivery Team (PDT) who worked tirelessly on this project was awarded the U.S. Army

Corps of Engineers (USACE)'s PDT of the year. The second high-visibility project that the Security Operation Branch turned over was the Communications Center at Camp Humphreys. This project consisted of two facilities, one imbedded within the other. In total, the facility is 351,000 square feet with a value of \$225 million.

## Air Force Branch

While supporting their mission in Kunsan, the Air Force Branch team negotiated design contracts for five packages consisting of seven Operations & Maintenance Air Force (OMAF) projects valued at \$34 million. The in-house team tackled a critical runway repair project by working with the Base Civil Engineer to finalize the scope, schedule, and the \$12 million budget. This project had a 120-day performance period and required the replacement of approximately 1,200 concrete slabs. In support of Osan, the Air Force PDT negotiated and awarded approximately \$8.8 million in Job Order Contract (JOC) task orders for numerous repairs across the installation to include

heating, ventilation, and air conditioning (HVAC) systems, LED lighting in the Hallasan Family Housing Tower, airfield repairs and Instrument Landing System installation to increase flight operations capability in low light conditions. The in-house small projects team executed project orders to conduct planning charrettes for three projects valued at \$1.1 million, and the PDT awarded 11 Architect-Engineering (A-E) task orders for designs valued at \$5.5 million. Support was provided to the 607th Material Maintenance Squadron & Civil Engineer (MMS/CE) with the award of five packages totaling 10 A-E task orders valued at \$4.7 million. These task orders consisted of repairs to the

hangar fire suppression system, dorm HVAC system upgrades, and renovations to numerous administrative facilities. The team awarded three projects as construction contracts to repair transit barracks, construct a conventional munitions shop, base sewer system connected to the city treatment plant, and steel sunshades. These had a total value of \$13.9 million. Further-

more, the team awarded three JOC task orders valued at nearly \$1 million to construct concrete pads and repair the war reserve material warehouse.

## Army, Navy, Marine Corps Branch

The Army, Navy, and Marines Corps Branch closed out 2022 with a total of four 100-percent U.S. designs, valued at \$267 million, which were handed over to the Korea Ministry of National Defense - Defense Installation Agency (MND-DIA), allowing them to award construction contracts in the Republic of Korea Funded Construction-in-Kind (ROKFC-in-Kind) program. These four projects consisted of an elementary school for Camp Humphreys, Maritime Operations Center in Busan, phase 2 of the Unaccompanied Enlisted Personnel Housing (UEPH) at Camp Humphreys and an Expeditionary Dining Facility at Camp Mujuk.

In addition to these projects, they also completed construction on three projects with a total value of \$100 million. The completed construction entailed the Army Family Housing Tower 2 at Camp Walker, Special Operation Forces (SOF) Operations Facility at K-16 and an Electrical Distribution Upgrade at Camp Henry. Looking into 2023, the team is pushing forward with a workload consisting of 24 projects in construction valued at \$1.5 billion and 45 projects in design valued at \$1.6 billion.

## Installation Support Branch

The Installation Support Branch (ISB) expanded in more ways than one in 2022. The overall ISB program grew to carry a larger workload than it had supported in previous years. To support this workload, ISB also grew its team by bringing on a total of seven permanent project managers (PM). Additionally, they had two PM details from the construction division throughout the year to develop a common understanding across divisions of the value PPMD adds in delivering the program. The branch initiated a pilot program for PM assistants, which resulted in ISB gaining two PM assistants from May to August 2022. With this pilot program, ISB was able to leverage the technical skills of the PM assistants to increase project tracking efficiencies within the branch. To further support the growth in workload, ISB brought in three interns throughout the year, two of whom were from the Advancing Minorities' Interest in Engineering (AMIE) program, and one who was an Army intern. In return for their support, ISB was able to provide these interns with hands-on experiences and project management skills to enhance their careers and provide exposure working within USACE.

Accepting the responsibility of Navy, U.S. Marine Corps and U.S. Air Force sustainment, restoration, and modernization (SRM) projects in 2022 contributed greatly to the increase in workload and the continued increase the team will see in 2023. This past year, the ISB team successfully executed more than 120 projects with a total estimated value of \$190 million, and accepted and initiated work on over 10 project orders that brought in over \$8 million of direct labor funds for the District. Dan Gilstrap, previous chief of ISB, was recognized as the 2022 USACE Installation Support Professional of the Year. Support Professional of the Year, a merited award for his contributions in leading this impressive program at multiple installations across the Republic of Korea. Keeping the momentum going, ISB has a healthy future workload projection for 2023 with more than 200 projects totaling approximately \$500 million.

## Program Support Branch

The Program Support Branch (PSB) program analysts (PA) managed over 350 active projects by processing over 1,700

individual Military Interdepartmental Purchase Request (MIPR) transactions totaling nearly \$316 million and 31 funding allow-



# Construction Division

ance documents valued at more than \$150 million. Additionally, the PAs provided support to approximately 300 Construction and AE contract awards or modifications by creating purchase requests and commitments (PR&C), inputting P2 project resource updates and creating copious labor PR&C's. Exercising expert management skills, PSB executed the FY22 annual Host Nation Planning and Design (HN P&D) budget at 96.3 percent allowing a carryover of \$300,000 to get the District through until the receipt of FY23 funds.

The U.S. Funds Team's diligence and understanding of the need for expediency in returning over \$1.6 million in expiring and canceling funds received from a Department of Justice bid-rigging settlement, allowed FED's customers time to redistribute that \$1.6 million for other authorized purposes in support of the warfighters. Clearing these canceling funds enabled FED to meet USACE Headquarters' scorecard metrics for expiring and canceling funds account balances.

The Project Controls (PC) Team initiated 193 projects in P2 valued at over \$754 million and closed out 130 completed projects with a total program amount of over \$1 billion. FED led USACE on the data quality efforts on two major metrics:

## Relocation Program Branch

The Relocation Program Branch, Office of the U.S. Design and Construction Agent (DCA), played a critical role in the completion of more than 10 facilities to include USFK Command and Control Humphreys Facility, the Eighth Army Communications and Data Center and the Combined Forces Command Headquarters worth over \$700 million that increased mission readiness in the defense of the Republic of Korea.

Col. Garrett B Cottrell, U.S. Design and Construction Agent, and Col. Pyo In-tae, ROK Design and Construction Agent, planned, programmed, prioritized and validated requirements of the entire execution of the Yongsan Relocation Plan (YRP). They held more than 200 discussion meetings and 50 on-site engagements to ensure the most proficient and practical decisions were made. In addition, the U.S. and ROK DCAs co-hosted a workshop to improve the working relationship, everlasting friendship

compliance Key Performance Indicator (cKPI19) and Military Programs Data Quality (MP01). Both are used by USACE to evaluate the completeness and accuracy of P2 data.

The Data Management Team developed the District placemat as a new tool for briefing senior-level management and stakeholders, and congressional teams. In support of the HN Program, PSB developed three interactive dashboards allowing all FED employees the ability to review the status of projects and the active and future ROKFC-in-Kind Program. Forward leaning, the team is proactively planning and building the bench to ensure unwavering support and delivery of the program and to attract and retain high-performing talent like Ms. Chong Yun-yong who achieved her Department of Defense Financial Management Level 1 certification in 2022. As PSB ensures the current workload is completed, they prepare for the future workload increase as the Korea Air and Space Operations Center (KASOC) and Daegu Air Base Relocation projects become reality.

and solidarity between the two nations.

Col. Cottrell departed after five years as the USDCA in October 2022 while Lt. Col. Michael Pope assumed responsibilities in November 2022. Col. Pyo In-tae also departed on Dec. 31, 2022, with Lt. Col. Yun Jeong-hyun assuming the ROKDCA responsibility Jan. 1, 2023.

The new incoming DCAs are continuing bilateral working relations by tackling the challenges of multiple critical facilities together.

## Construction Services Branch

The Construction Service Branch (CSB) consists of a Contract Administration Team (CAT) and a Budget and Accounting Team (BAT).

In 2022, the CSB supported area and resident offices and the Contracting Division (CD) with construction contract execution and administration. They also prepared and managed the budget along with construction work placement and expenses for the Contracting Division.

The CAT negotiated 36 Job Order Contract (JOC) task orders with a value of approximately \$29.3 million, processed more than 199 contract changes for CD, and reviewed the execution of contract modifications with a value of approximately \$28.1 million. The CAT monitored and managed the execution of work placement in the amount of \$384.6 million out of the scheduled work placement of \$443.6 million. The project

scheduler performed a review of 18 initial project schedules and conducted 10 time-impacted analyses along with performing 25 biddability reviews. Additionally, the CAT processed 40 evaluations under Contractor Performance Appraisal Report System (CPARS), and processed 31 contract close-outs in a timely manner, meeting USACE goals.

The BAT prepared, executed, and monitored the CD's budget and labor charging. The Construction Division executed \$18,277,263 in 2022, of which \$4,320,115 was indirect and \$13,957,148 was direct. This equated to 97.4 percent of the scheduled budget amount of \$18,762,117 (Indirect: \$5,303,852 + Direct: \$13,458,265). The rate of direct charging for CD was 90.01 percent, which is within the Pacific Ocean Division's guidance.

As of June 6, 2022, the Budget and

Accounting team (BAT) has been realigned under the Construction Division. Ms. Pak Hye-yong joined the team as an Engineering Support Assistant position and started working on Nov. 1, 2022.

The Construction Services Branch conducted Construction Management Evaluation for the Kunsan Resident Office in November 2022. The CAT supported the Pacific Ocean Division Design and Construction Evaluation (DCE) team during their evaluation in July 2022. CSB provided guidance and instruction to field offices within CD related to construction contract administration, and budget and accounting areas. QMS, Construction Contract Administration C.9.2 and related documents have been updated with the latest standard operation procedures by CSB and will be finalized in 2023 after incorporating input from the field offices.

## Quality Assurance Branch

In a dynamic year with numerous high-dollar, high-profile projects being completed and turned over to the Far East District's military customers, the Quality Assurance Branch (QAB) provided robust support for Construction Division by leading a diverse team of 23 employees in all engineering disciplines. These include but are not limited to architecture, civil, control systems, electrical, fire protection, mechanical along with welding and brazing. QAB provides technical support and assistance to area and resident offices. Engineers in the branch are considered experts in their respective fields and, collectively, enable QAB to fill in gaps in knowledge at resident offices along with leverage construction expertise across all field offices.

The QAB supports field offices through submittal and shop drawing review, a main capacity of the branch. A routine part of construction, this crucial process ensures only approved, high-

quality construction materials are used on facilities constructed by the district. In 2022, QAB reviewed a staggering 2,954 construction submittals, with each engineer reviewing, on average, 160 to 180 construction submittals.

The branch also performs scheduled on-site inspections of construction to ensure a high standard of construction quality. These comprise of on-site inspections, total building commissioning, and Testing, Adjusting, and Balancing (TAB). QAB has been instrumental in bringing to completion the Army Family Housing Towers at USAG Humphreys (AFH100) and Camp Walker Tower 4, Unaccompanied Enlisted Housing Barracks (UEH120A), the Osan Main Gate Entry Control Facilities, and the 175th Finance Center Headquarters (SPT110A) at USAG Humphreys in 2022.

The QAB also supported the Construction Division this year by teaching the Construction Quality Management

for Contractors (CQM-C) Training. This is required for all quality control managers who do construction work in the Far East District. This year had a particularly high volume of students due to the award of 17 new host-nation-funded projects totaling over \$480 million in late 2021. The branch experienced a full turnout for each CQM-C session conducted in 2022 with a total of 78 contractor QC managers trained. Additionally, partnering sessions were conducted with the Ministry of National Defense, Defense Installation Agency (MND-DIA) and the MURO Project Management Consortium (PMC). These instrumental sessions built key stakeholder relationships, created a positive team atmosphere and will continue to improve the District's ability to resolve issues, demonstrate its capabilities as the U.S. Design and Construction Agent (DCA), and ultimately, deliver the program.

# Central Resident Office Projects

## ROKFC-in-Kind, Construct Munitions Storage Area (Delta Site)

The district awarded a \$155.4 million construction contract for this ROKFC-in-Kind project on Nov. 14, 2022, to DAEWOO E&C. The project includes construction of 33 Large and 13 Small Munitions Storage Magazines (MSMs), supporting facilities include Munitions Administration Building, Conventional Munitions Building, Surveillance Inspection Facility, Precision Guided Munitions Building, Trail Wood Shop Facility, four inert storage facilities, three ISO pads, entry control, and eight defense fighting position facilities.

The contract duration is 1,388 days with a Construction Completion Date (CCD) of Sept. 20, 2026. Upon completion of the Delta Munitions project, the 7th Air Force will relocate their muni-

tions storage from 1960s-era facilities to these modernized facilities, enhancing warfighter capabilities.

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

Awarded on Jan. 22, 2019, this \$12.5 million ROKFC-in-Kind project constructed access control facilities at the Osan Main Gate, which included a visitor control center, vehicle inspection canopies with guard booths, a gatehouse and an overwatch building. This project substantially improves the security of the base with an access control system and enhanced antiterrorism force protection that ensured the safety and deterrence of security threats to airmen stationed at the installation.

During this calendar year, the contractor completed the remaining portion

of the asphalt concrete (AC) road paving near the elementary school and the gas station, the main gate building, the vehicle inspection canopies and the visitor control center. Construction completed on April 29, 2022, and the project was successfully turned over to the base.

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

The construction contract for this ROKFC-in-Kind project was awarded on Oct. 10, 2018. The \$16.2 million project renovated and upgraded the existing B-606 facility at K-16 Airfield. It was broken into two phases, A and B, and included a requirement to keep either phase operational during the construction.

The project was completed and turned over to Area 1 & 2 DPW on May 26, 2022.

## ROKFC-in-Kind, Corrosion Control Facility, PH3

The \$8.5 million construction contract for this ROKFC-in-Kind project was awarded on Dec. 29, 2021. The project will complete construction of the existing Aircraft Corrosion Control Facility, Building B-1635, which includes critical system repairs at the restoration bay/wash bay, paint booth/bead blaster booth, paint mixing room, storage room, transition rooms/areas, and hazardous material. It will also update the facility's HVAC, electrical/communications systems, an underground water storage tank plus pumps, piping, controls and accessories, and floor layout to ensure proper

function and code compliance.

The project is currently 10 percent complete and is scheduled for completion Oct. 11, 2023.

## ROKFC-in-Kind, Osan Child Development Center

The construction contract for this ROKFC-in-Kind project was awarded on Dec. 29, 2021, with construction completion scheduled for April 30, 2024. This \$18.8 million project will construct a consolidated Child Development Center (CDC) and School Age Care (SAC).

The new facility will be centrally located at the Military Family Housing footprint in Mustang Valley. The CDC & SAC will follow standard designs per Air Force Child Development Facility Criteria as well as Youth Programs Facility Criteria. It will offer activity rooms with private toilets, an administration space, a kitchen, janitor closet, storage and all other required operational capabilities. The proposed consolidated facility capacity totals 3,821 grams per square meter (GSM) and houses up to 274 children from ages 0 to 8 years.

Currently, the project is 16 percent completed. The contractor completed



Corrosion Control Facility, PH3

site preparation and structural foundations, including all grade beam work and 50 percent of the concrete flooring.

## ROKFC-in-Kind, Airfield Damage Repair Warehouse, Suwon AB

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

Dec. 29, 2021, with construction completion scheduled for Jan. 9, 2024. This \$8 million project will construct a new Airfield Damage Repair Warehouse and isolation (ISO) storage pad. The facility will be located near the southwestern portion of Suwon Air Base. The warehouse will be a semi-heat pre-engineered metal building which will house organization vehicles and associated administrative functions for the 607th Material and Maintenance Squadron (MMS). The



Rendering of Munitions Storage Area (Delta Site)



Osan Child Development Center

ISO storage pad will provide storage space for the squadron in support of airfield maintenance and repair.

Currently, the project is 30 percent complete. The contractor has completed site preparation and structural foundations, including all grade beam work for both the warehouse and ISO pad area. In addition, the contractor has completed the structural steelwork of the warehouse and started the air barrier and steel decking for the roof.

### ROKFC-in-Kind, New 5RS Hangar

The construction contract for this ROKFC-in-Kind project was awarded in October 2019. The \$8.5 million project will be a shelter and allow for minor maintenance of a U-2 aircraft at Osan Air Base.

During 2022, contractors completed most of the remaining work. This included the re-design of fire suppression



New 5RS Hangar

systems to remove high-expansion foam systems, per the November 2021 AF directive. At the beginning of the year, only the building foundation and steel structure was completed. By December

2022, the building reached 99 percent completion, including all architectural finishes, HVAC systems, and electrical systems. The only item that remains is the fire-pump installation and subse-



Airfield Damage Repair Warehouse, Suwon AB



Rendering of New 51st Communication Squadron Communication HQ

quent fire protection system testing.

The anticipated completion is April 2023.

### ROKFC-in-Kind, New 51st Communication Squadron Communication HQ

The \$67 million contract for this

ROKFC-in-Kind project for the new 51st Communication Squadron (CS) headquarters was awarded on Dec. 29, 2021, with the ground-breaking ceremony held in May 2022. It will replace the current facility, B949, to support the 51CS's growing mission. The new HQ will be a modern, semi-hardened, 4-story facility embedded in a large hill. It will include a Command

Suite, space for 120 staff, and a dedicated parking lot. A portion of the Trans-Korea Pipeline is scheduled to be relocated in the Spring of 2023 after finding it too close to the planned building foundation. Then, construction will start on the new headquarters facility, which is currently scheduled to be completed in 2026.

### ROKFC-in-Kind, Airfield Damage Repair Warehouse, Osan AB

The construction contract for this ROKFC-in-Kind project was awarded on Dec. 16, 2022, with construction completion scheduled for Aug. 5, 2025. The \$26 million project will construct two Airfield Damage Repair Warehouses and one ISO storage pad. The new facility will be located on the southwest portion of the airfield bounded by Taxiway A and the golf course. The warehouses will be semi-heat pre-engineered metal buildings and house organization vehicles and associated administrative functions for the 51st Civil Engineering Squadron. The ISO storage pad will provide storage space for the squadron in support of airfield maintenance and repair.



Groundbreaking ceremony for New 51st Communication Squadron Communication HQ



**Chapel Center, Osan AB**

Currently, the project is awaiting construction surveillance funding from USFK. The pre-construction conference and pre-construction submittals will begin upon receipt of funding.

### **CY18 LDUI-Imbalance F09R401 Construct Chapel Center, Osan AB**

The \$11.6 million construction contract for the YRP project was awarded on Nov. 11, 2020, and the completion is scheduled on May 9, 2023.

There are two main building entrances that bisect the building east and west. To the east is Utah Street with a visitor drop off and pick up point while the west entrance faces the Air Force Memorial on the Turumi Lodge Green. There are two parking areas provided, each convenient to the two building entries on the northeast and southwest sides.

This facility takes advantage of the Turumi Lodge Green visually. The Turumi Lodge is an L-shape that creates two sides of the Turumi Lodge Green. The new Chapel creates the east edge of the Green. The Worship Center is in the south half of the building. The Religious

Education, Administrative, and Fellowship Hall create the north half of the building with a north entry/exit that leads to an outdoor courtyard gathering space that can be used for a variety of functions. This space is at the building's finished floor elevation which elevates it slightly above the existing grades.

Demolition of the existing Chapel, Chapel Annex, and Youth Services buildings is included in the scope of work.

Currently, the project is 70 percent complete. The contractor reached the point in the construction process where the rough exterior work has been completed, and windows, doors, and roofing weather-resistant barriers have all been installed. The contractor has completed 80 percent of the mechanical, electrical, and plumbing systems.

### **C-type, Repair Fire Protection Hangar B1173**

Multiple construction contracts spread across the entire Pacific region are upgrading the fire protection systems of USAF hangars. At Osan AB, hangar B1173's renovation is in construction with many more in design. During 2022, 75 percent of the work was completed on this \$4.2 million project including the

replacement of the electrical, HVAC, and fire protection system. Work also added 829 square feet of floor area for a new locker room, restrooms and add additional offices and storage rooms. Contractors removed the back wall of the hangar and constructed a concrete structure that extends 10 feet.

The project is scheduled to be completed in late Spring 2023.

### **C-type, Repair Fuel Delivery System**

This \$1.7 million project is to repair the rail line that runs into Osan Air Base from nearby Songtan Station. This rail line is for fuel delivery to the installation. It is an extension of Korea's KORAIL system but has been in disuse for many years. During this time, KORAIL has upgraded its safety and operational requirements necessitating repairs and upgrades to be usable in support of the 51st Fighter Wing's mission. Part of the upgrade will be to install a rail-spur to allow for turnaround on base, as well as more efficient fuel delivery. Constructing the new rail spur encompasses 30 percent of the project with rerouting underground utilities obstructing site work and making general site improvements also included

in the work. This project was awarded in July 2022 and is expected to be completed in late 2023.

### **C-type, Repair Lightning Protection System at 51st MUNS Pre-Load Area**

This \$1.1 million project will replace the existing Lightning Protection System in the Munitions Pre-load Area along with removing the existing system. This project was awarded in September 2022 and is expected to be completed in July 2023.

### **C-type, Repair Sewer Force Main Line**

This \$4.4 million project is to replace and upgrade the sewer force line along with the pumping system. This includes modernization repair work (EEIC 522) in the following principal features: replace sewer pump at lift station B1715 to newly designed variable speed grinder pumps including fittings, controls, and accessories; provide supervisory control and data acquisition system; replace sewer main force line with new High-Density Polyethylene (HDPE) piping system including manholes, valves, controls, fittings, and accessories; mill and overlay asphalt concrete in affected areas; and restore the disturbed areas with appropriate landscaping. This project was awarded in September 2022 and is expected to be completed in March 2024.

### **Air Bases Job Order Contract**

Four new Job Order Contract projects at Osan and Suwon were awarded in FY21 for a total contract amount of \$3 million of which two projects are completed.

1. W912UM21F0112, Replace Existing Exterior Lights with New LED Lights, Suwon Air Base. (Contract amount: \$244,836). Completed and under warranty.
2. W912UM21F0091, Repair Intel Squadron Operations, B321 Osan Air Base. (Contract amount: \$682,875). Completed and under warranty until December 2023.



**Repair Fire Protection Hangar B1173**

3. W912UM21F0109, Repair Military Family House Infrastructure, Osan Air Base. (Contract amount: \$641,192). 89 percent completed. The project has been extended to Feb. 3, 2023 to account for user requested change.
4. W912UM21F0093, Replace Instrument Landing System, Inside Runway, Osan Air Base. (Contract amount: \$1,519,263). 22 percent completed.

This year, the District awarded 16 new JOC projects at Osan and Suwon ABs for a total contract amount of \$19 million.

1. W912UM22F0054, Commissioning 5,000-gallon Diesel Tank, K-16 Army Airfield. (Contract Amount: \$72,456)
2. W912UM22F0059, Repair War Reserve Material Storage Warehouse, Suwon Air Base. (Contract Amount: \$170,638)
3. W912UM22F0067, Repair Airfield Pavement, Osan Air Base. (Contract amount: \$3,790,248)
4. W912UM22F0070, Repair Water Heater, Base-Wide, Osan Air Base, Korea. (Contract Amount: \$1,321,141)
5. W912UM22F0073, Repair Military Family Housing JOC #2, Osan Air Base. (Contract Amount: \$285,529)
6. W912UM22F0082, Renovate S-52 Restrooms, B2203 Suwon Air Base. (Contract amount: \$78,442)
7. W912UM22F0083, Repair Storage Facility, B2408, Suwon Air Base. (Contract Amount: \$251,134)
8. W912UM22F0084, Replace Chillers

- for Multiple Facilities Osan Air Base. (Contract amount: \$2,325,222)
9. W912UM22F0085, Replace Lighting with LED Military Family Housing, Osan Air Base. (Contract Amount: \$5,993,685)
10. W912UM22F0091, Replace Generators and ATS, Osan Air Base. (Contract Amount: \$607,206)
11. W912UM22F0092, Repair 18 Intel Squadron Operations, B322 Osan Air Base. (Contract amount: \$498,481)
12. W912UM22F0093, Repair Failing HVAC System Multi Facilities, Osan Air Base. (Contract amount: \$2,322,731)
13. W912UM22F0096, Repair Chapel, B-2205 Suwon Air Base. (Contract amount: \$354,628)
14. W912UM22F0111, Replace infrared Radiant heaters at building No. B-2504 Suwon Air Base. (Contract amount: \$277,153)
15. W912UM22F0114, Construct Concrete Pad for SCAT, Suwon Air Base. (Contract Amount: \$259,954)
16. W912UM22F0119, Substations Serving Barracks, DFAC & Lodging Suwon Air Base. (Contract amount: \$826,546)

# Humphreys Area Office Projects

## Family Housing Resident Office

### AFH090 MILCON, Army Family Housing

This \$139 million project consists of three high-rise, multi-story family housing apartment towers to accommodate a total of 216 family dwelling units for Senior Non-Commissioned Officers (E7-E8) and their families. Located next to other family housing towers on U.S. Army Garrison (USAG) Humphreys, the new facilities provide 144 three-bedroom units, 54 four-bedroom units and 18 five-bedroom units along with ancillary

facilities such as “tot lots,” multi-age playgrounds and underground parking to accommodate 250 vehicles. The project was awarded to contractor Yojin Construction and Engineering Co., Ltd. on Feb. 26, 2019. Currently 97 percent complete, the contractor is working on commissioning the heating, ventilation, emergency generator, air conditioning (HVAC) system and interior finishes. The project is scheduled for completion in April 2023.



AFH090 MILCON, Army Family Housing

### AFH100 MILCON, Family Housing New Construction

To accommodate a total of 216 family dwelling units, the District constructed three 12-story family housing apartment towers with 144 three-bedroom units, 54 four-bedroom units and 18 five-bedroom units next to existing family housing apartment towers and adjacent to a multipurpose athletic field. Now occupied by Army families, ancillary facilities for this \$123.7 million project included barbecue shelters, gazebos, a multi-age playground for ages 5 to 12 years, pavilions, an outdoor basketball court, outdoor fitness equipment, recreational trails, two “tot lots” for ages 2 to 5 years and an underground parking structure to accommodate 250 vehicles. The project was awarded to Daewoo E&C on Aug. 31, 2017 and completed on April 1, 2022.



AFH100 MILCON, Family Housing New Construction

### FY22 VA-210030 OMA, Design-Build Install Lighting Around Driving Range, Golf Course

This \$1.65 million project is a Design-Build (DB) project to design, construct and install six sports floodlighting systems on the new concrete footing around the driving range barracks on USAG Humphreys. With the start of construction estimated for April 2023, the project will include underground power distribution systems and lighting controls. The Construction Completion Date is Sept. 21, 2023, for this project awarded to Sungrim E&C Co., Ltd. in September 2022.

for two small structures, each with two public restrooms divided into men’s and women’s, along with a third room housing utility and mechanical equipment. With the project currently in the design phase, architectural, communications, civil, electrical, mechanical, and structural work is expected within the scope.

Construction is scheduled to start March 2023 and be completed Nov. 18, 2023.

### W912UM21D0004, W912UM22F0062 OMA, Design-Build Install Restroom Facility, P6950 & P6957 (ZH-300000262986)

Awarded to Sungrim E&C Co., Ltd. in September 2022, this \$1.7 million project is a single Design-Build (DB) project

### FY22 VA-210298 OMA, Design-Build Repair Power Supply Distribution System at Beacon Hill Switching Station, S-1451

Anticipated to begin construction in September 2023, this \$4.5 million Design-Build (DB) project is intended to upgrade the current power infrastructure. It requires the installation of six new Power Management Systems (PMSs), manholes and underground cables. The project also includes tests and protection relay settings by means of a power coordination study along with all incidental civil works such as excavation, removal, and restoration of asphalt pavement, curbs, sidewalks, sodding, gravel beds, and more.

The project was awarded to Sungrim E&C Co., Ltd. in September 2022, and the construction completion date is Jan. 11, 2024.



Rendering of AFH090 MILCON, Army Family Housing

## Design-Build Contract, Repair Traffic Intersection at Tropic Lightening Ave and Key Street

Completed on June 16, 2022, this \$2.6 million project consisted of a roundabout design and construction, intersection reconfiguration and associated work including:

- Antiterrorism/Force Protection (AT/FP) gate electronic signage notification,
- Demolition of signal light controls and infrastructure,
- Grading,
- Parking lot access analysis,
- Pavement construction,
- Pavement demolition,
- Pedestrian and bicycle lane rerouting,
- Storm system design and relocation,
- Lighting and
- Utility design and relocation.

This project was a Design-Build (DB) contract awarded to Yuil E&C Co., Ltd. in September 2019.

## Design-Build Contract, Repair Kiss and Drop Zone B-5120

This project designed and constructed repairs and reconfigurations of the Kiss and Drop Zone, or child drop-off area, at Humphreys Central Elementary School, Bldg. 5120. It also constructed additional parking for the family housing complex to increase the number of parking spaces on the access road to nearby housing towers. Awarded to Krima Construction, Co., on Sept. 30, 2021, the \$4.6 million project was completed under the Design-Build (DB) contract on Jan. 31, 2022.



Repair Kiss and Drop Zone

## Design-Build Contract, Repair Tactical Wheeled Vehicle Wash Rack, Bldg. S-8218 and Repair Tracked Vehicle Wash Rack, Bldg. S-8516

This Design-Build (DB) project upgrades the tactical wheeled vehicle wash rack at S-8218 and tracked vehicle wash rack at S-8516 on USAG Humphreys. Objectives include adding roofs and more wash bays along with improving grey water processing. This \$2.1 million project is a DB contract awarded to Krima Construction, Co., on Sept. 30, 2021, with an estimated completion date of October 2023.

## Design-Build Contract, Repair Drainage Canal Along Northern USAG Humphreys, Phase 1

Estimated to be complete Jan. 31, 2024, this project repairs the existing canal along the northern perimeter of USAG Humphreys to prevent flooding in detention basin III and the upstream area of the garrison. The scope includes the design and execution of debris removal, drainage systems, installation of retaining walls and eco-blocks to reinforce the channel, and landscaping. This project is a Design-Build (DB) contract awarded to Kumsung Construction, Co., on Aug. 25, 2022, for a total cost of \$3.8 million.

## Design-Build Contract, Replace Water Boiler B-5101

The existing three water boilers at Army Family Housing B-5101 will be replaced to better meet the existing heating



Repair Tactical Wheeled/Tracked Vehicle Wash Rack

capacity and increase performance for the occupants of 72 family units in AFH B-5101. This Design-Build (DB) contract was awarded to Kumsung Construction, Co., on Sept. 27, 2022, and the total cost is \$1.2 million with an estimated completion date of Jan. 24, 2024.

## FY21 OMA Project No. VA-70173 Replace Underground High Voltage Electric

This \$6 million project awarded to Krima Construction, Co. upgrades the power infrastructure at USAG Humphreys, replacing “T-splices” in 53 electrical manholes (EMH) of underground power cables with new pad-mounted junctions (PMJs). The contractor will prepare civil engineering design drawings and specifications, remove outdated splices and connect new cables to new PMJs provided by the contract. Awarded Sept. 29, 2019 and initiated November 2022, the project is expected to complete in the first quarter of 2024.

## VA-90133 SRM, Repair First Team Ave. and 11th St. Intersection

This project will replace the asphalt concrete paved road with a roundabout design at the three-way intersection of First Team Ave. and 11th St. on USAG Humphreys. The roundabout will have a total diameter of 55 meters, consisting of a 30-meter Center Island, a 3.4-meter-wide concrete truck apron and a 9.1-meter-wide PCC paved Circulatory Roadway. Additionally, a 1.8-meter-wide sidewalk will be built around the roundabout with a 2.4-meter planting strip buffer between the road and the sidewalk. The road alignments of First Team Ave., 11th Street, and Pacific Victors Ave. (which is a continuation of 11th Street), leading into the roundabout would remain the same. The work is phased so the intersection can remain open to traffic as much as possible. Currently, the project is under construction of Phase 1, which is scheduled to complete on July 2, 2023, while construction of Phase 2 will begin the following day.

The project was awarded to Sungrim E&C Co., Ltd. in

August 2022 for \$2.4 million and is scheduled for completion Feb. 5, 2024.

## VA-90225 OMA, DB Repair Traffic Intersection at 11th Street and Indian Head Avenue

This \$3.5 million project replaced timed traffic signals with a traffic circle at the intersection of 11th Street and Indian Head Avenue on USAG Humphreys. Substantially complete and opened for use on Dec. 14, 2021, construction finalized March 8, 2022. The scope of this civil works project included replacing the existing intersection with concrete pavement, a drainage system and site items including concrete curbs, headers, ramps, and sidewalks. Electrical work included demolishing

existing equipment, a control line and a handhole accommodating the traffic signal system along with replacing it with a new underground secondary line. Contractors also relocated the existing street lighting system. The design-build contract was awarded to Yuil E&C Co., Ltd. in September 2019.

## VA-90288 OMA, Repair Traffic Intersection at Pacific Victors Ave and Martin Street

This design-build project consists of a roundabout design and construction, intersection reconfiguration, and associated work on USAG Humphreys. Improvements include demolition of signal light controls and infrastructure, grading, lighting, pavement demolition, pavement construction, pedestrian and bicycle lane rerouting, storm system design and relocation, and utility design and relocation. Design is complete and construction has been suspended due to site conflicts with work expected to resume April 1, 2023. Awarded to Yuil E&C Co., Ltd. in September 2020, the total cost of the project to date is approximately \$2.8 million not including the pending suspension modification.

## VA-200044 OMA, Repair Parking HHBN and Burke Skies

This is a renovation of the existing parking lot around the Burke Skies Center, a Child and Youth Services Center, at USAG Humphreys. The purpose is to increase the number of parking spaces and provide drop-off & pick-up points serving the facility, and to provide new parking spaces on the access road to nearby buildings B-6315, B-6317, and B-6319, and an asphalt troop trail with a fire lane to 11th street. This project will be completed in two phases to allow traffic passage. This project was awarded to PNI Inc, on Aug. 25, 2021. Phase I is 98 percent complete and is expected to be turned over for use in early March 2023. The total cost of this project to date is approximately \$2.1 million. The estimated completion date is June 2023.

# Pyeongtaek Resident Office

## AV061 CY21 ROKFC-in-Kind Attack Reconnaissance Battalion Hangar

This \$75 million project is to construct a non-standard, two-story Attack Assault-Cavalry (ACC) Aviation Maintenance hangar with five bays for service of 24 AH-64 Apache helicopters and three bays for 12 RQ-7 Shadow unmanned aircraft systems (UAS).

The hangar includes space for one headquarters troop and three attack/reconnaissance troops (with Shadow platoons), one maintenance troop, and one forward support troop headquarters. The hangar facility will include administrative offices, tool storage, parts storage, bench repair, COMSEC vault, training/break room, latrines, and utility room. Additionally, it will have allied shops, special shops, Aviation Life Support Equipment (ALSE) shop to facilitate over-water operations, secure storage, aircraft part supply, tool storage, flight operations area, contractor logistics support, company administration, supply, and a readiness module.

Utility work includes extending natural gas, water, sewer, power, and communication services to the building; and re-routing water utilities destroyed by the construction. This facility will be designed to make maximum use of natural climate, ventilation, and lighting, as well as the use of energy-efficient windows and building insulation. The hangar facility will include two, ten-ton overhead bridge cranes and one five-ton overhead.

Notice to Proceed (NTP) was Jan. 17, 2022, with a contract completion date of Dec. 3, 2026.

## AV062 CY21 ROKFC-in-Kind Aircraft Parking & Taxi Lane

This \$15 million project will construct 57,000 square meters of Portland Cement Concrete (PCC) aircraft parking and taxi-lane for type I aircraft parking.



Rendering of AV061 Attack Reconnaissance Battalion Hangar



AV061 Attack Reconnaissance Battalion Hangar

The Republic of Korea, Ministry of National Defense – Defense Installation Agency (MND-DIA) awarded the contract to POSCO Construction & Engineering Co. in July 2020 and is scheduled for completion Aug. 6, 2023. This phase of the project requires the construction of a parallel taxiway extension, Taxiway Extension-2, from the existing AV050 apron/taxiway to connect to existing Taxiway “B”. At its end-state, this will function as a taxi lane connecting Taxiway “T” to a future aircraft parking apron. The new Taxiway Extension-1 and Extension-2 will be PCC paved with asphalt shoulders. This will include taxi-

way edge lighting, tie-downs with ground points, pavement markings, storm drainage, waterline, demolition, and site improvements.

USACE Transportation System Center (TSC) subject matter experts were able to conduct the workshop, observe and review the PCC placement methods with the integrated project delivery team (PDT) and construction contractor in October 2021 to ensure the conditions were set to meet design requirements. The contractor performed additional test lanes and started the production lanes in August 2022.



AV062 Type 1 Aircraft Parking

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

This \$18.5 million new Correctional Facility project was awarded to Wooseok Construction Co. in November 2018 with a construction completion date of July 15, 2023. However, the construction has been shut down due to the contractor’s bankruptcy since Sept. 30, 2022. The progress was approximately 2 percent behind schedule with schedule 91 percent to actual 89 percent. This project schedule has been extended three times by delay of offshore materials and re-design of the smoke control system in the cell housing area, etc.

Currently, the close-out of the original contract is in progress by the Republic of Korea, Ministry of National Defense – Defense Installation Agency (MND-DIA) for a new contract.

This single-story building will replace the existing facility, built in 1975, which fails to comply with requirements of various current criteria and regulations, such as Army Regulation 190-47 The Army Corrections System. The primary correctional facility includes two distinct controlled areas with special construction requirements. One of the two controlled areas includes 40 individual prisoner cells divided into seven blocks—male/female, pre-/post-trial, and segregation etc., and the other includes a controlled access sally port entrance, indoor recreation area, prisoner intake area, central master/main control centers, multipurpose room to be used for visita-



Rendering of Army Regional Correctional Facility



Army Regional Correctional Facility

tion door locks, intercoms, duress alarm, CCTV, and vehicle access control systems with control/monitor workstations in central master and main control rooms. Two fenced outdoor recreation areas will be provided. The facility will be built with a perimeter fence 12 feet high plus a barbed wire barrier. The user is the Army Correctional Unit (USAR-CF-K).

## UEH100A CY21 ROKFC-in-Kind, Unaccompanied Enlisted Personnel Housing, PHASE 3 (3 Towers)

The Ministry of National Defense – Defense Installation Agency (MND-DIA) awarded the \$117.2 million project to construct three 302-personnel eight-story Unaccompanied Enlisted Personnel Housing (UEPH) towers per the current Army Standard to Ssangyong E & C Co., Ltd. in December 2021.

tion and religious services, and a dining facility (DFAC) with a full kitchen. Outside the controlled areas includes management and administration office spaces and staff classroom, etc. Electronic security system consisting of de-



Rendering of UEH100A Unaccompanied Enlisted Personnel Housing



UEH100A Unaccompanied Enlisted Personnel Housing

The UEPH will include private modules with individual living and sleeping rooms, and closets, along with a combination of shared kitchens and bathrooms for a maximum of two people. The facilities will include four elevators per building: one freight elevator and three passenger elevators.

The common areas include an entry lobby along with a Charge of Quarters (CQ) station including a counter, vending areas, ice machines, a janitor's closet and public phones. Toilets and laundry facilities will be consolidated on each level in the facility along with a provision for a field gear cleaning area on the ground floor. Support areas include circulation spaces (stairs and cor-

ridors); mechanical, electrical and communication spaces; exterior boot wash areas and outdoor storage buildings.

Paving, sidewalks, curbs, gutters, dumpster/pad/trash enclosures, storm drainage, area security lighting and fuel storage tank following USFK policies and regulations will be constructed outside the UEPH. Additionally, one multipurpose recreation court, four gazebos, one BBQ shelter, three covered bicycle racks and landscaping to include all grass, trees, and vegetation within the project boundaries will be included for the health and morale of the personnel.

The Contract Completion Date for UEPH 100A is scheduled for Dec. 27, 2024.

### UEH120A CY18 ROKFC-in-Kind, Unaccompanied Enlisted Personnel Housing

Completed in July 2022, the Republic of Korea, Ministry of National Defense – Defense Installation Agency (MND-DIA) awarded this \$66.3 million project to Daewoo E&C, in March 2019. The project constructed two 302-personnel eight-story Unaccompanied Enlisted Personnel Housing (UEPH) towers per the current Army Standard.

The UEPH barracks include private modules with individual living and sleeping rooms accessible from interior enclosed corridors. Each room contains closets along with a combination of shared kitchens and bathrooms for a maximum of two people. The facilities include four elevators per building: one freight elevator and three passenger elevators.

The barracks' common areas consist of an entry lobby, a Charge of Quarters (CQ) station with counter, vending areas, ice machine, janitor's closet, public phones, and toilets. Laundry facilities are consolidated on each level in the facility along with a provision for a field gear cleaning area on the ground floor. UEPH support areas comprise of circulation spaces (stairs and corridors); mechanical, electrical, and communication spaces; exterior boot wash areas; and outdoor storage buildings.

One of the two towers contains a fire pump room. Supporting facilities include underground utilities comprising of electrical, natural gas, water, and sewer systems; utility monitoring and control system (UMCS); paving, sidewalks, curbs, and gutters; and dumpster and pad/trash enclosures. They also contain storm drainage; exterior information systems; fire protection, vending area, facility information signage, area security lighting, fuel storage tank following USFK policies and regulations, and site improvements.

Site design included circulation sidewalks, two multipurpose recreation courts, two 30-personnel gazebos, one BBQ shelter, six covered bicycle racks, and landscaping to include all grass, trees, and vegetation within the project boundaries. Additional information tech-

nology requirements include a mass notification system (MNS).

### UEH120B CY20 ROKFC-in-Kind, Unaccompanied Enlisted Personnel Housing, Phase 2 (2 Towers)

The Ministry of National Defense – Defense Installation Agency (MND-DIA) awarded this \$64 million project to Hyundai Engineering Co., Ltd. in May 2020. The project will construct two 302 personnel eight-story Unaccompanied Enlisted Personnel Housing (UEPH) towers per the current Army Standard for UEPH in a consolidated area with UEH120A.

These barracks have an identical layout following the same requirements as UEH120A with a minor difference in the layout of the reinforcement bars. The current contract completion date for this project is scheduled for April 27, 2023



UEH120A Unaccompanied Enlisted Personnel Housing

### CY18/19 ROKFC-in-Kind, VMF & CO OPS Complex of 3rd CAB (VMF130) and Echelon Above BDE EN BN VMF (VMF140)

Two projects, VMF130/140 were awarded under one \$134 million contract on July 16, 2020, to POSCO E&C with a current contract completion date of May 27, 2024. Both projects will construct Large Tactical Equipment Maintenance Facility Complexes (TEMF) with the progress at 35 percent.

The project area of both facilities encompasses approximately 60 acres with VMF130 and VMF140 at 23 acres and 37 acres respectively.

VMF130 includes one 58,200-square-foot Large TEMF, one 18,670-square-foot admin module, 300 personnel and 450 personnel readiness modules for six company operations with two covered hardstands, an organizational storage facility, five hazmat storages, a 77,110-square-yard concrete organizational parking area for tracked vehicles, and a privately operated vehicle parking area.

VMF140 is located at the existing



UEH120B Unaccompanied Enlisted Personnel Housing

detention basin and requires approximately 650,000 cubic meters of engineered backfill and 60,000 square yards of soil preparation to provide a proper foundation to construct a Vehicle Maintenance Facility. The 58,200 square foot Large TEMF will include three organizational storage buildings, three petroleum, oil, lubricants (POL) storage buildings, and one Battalion Headquarters Echelon Above Brigade (EAB) at 20,400 square feet. The project also encompasses 500 personnel and 550 personnel readiness modules for six com-

pany operations with one administrative module and two covered hardstands, concrete organizational parking area at 120,200 square yards, and a privately operated vehicle parking area.

### SAT010 CY20 ROKFC-in-Kind, PN A20R601, Satellite Communications Facility

This \$32 million project was awarded to DaeBo E&C on Dec. 29, 2021, with a contract completion date of Nov. 16,

2024. Currently, at 12 percent completion after a 3-month surcharge period, the project will construct a 2,280 square-foot Satellite Communications Earth Station (SATCOM) / Terminal Control Facility (TCF) with two antenna pads. Facilities contain space for mission and operations control, general administration, prescribed load list, weapons storage, conference, training, secured storage, and a storage shed.

Supporting facilities include redundant power such as auxiliary emergency generators; heating, ventilation, and air conditioning systems; secure telephone system and local area network equipment; fire detection and suppression systems; intrusion detection systems; uninterruptible power supply; utility monitoring control systems; building information systems and antiterrorism measures.

### C Type Contract, Repair Flood Gates #1, #2 & West Gate

This project replaced the existing manually operated debris screen bars at Flood Gates 1 and 2 with motorized debris screen bars. The project also included the replacement of manually operated security bars at the West Flood Gate with motorized security bars. Both the motorized debris screen bars at Flood

Gates 1 and 2, and the motorized security bar at West Flood Gate will have manual controls. Additionally, the Directorate of Public Works (DPW) requested to add a service vehicle access at Flood Gates 1 and 2, as well as access road and fencing at the West Flood Gate. Improper maintenance of the debris screen bars exposes the outfall drainage structures to possible clogging which may result in serious flooding at USAG Humphreys. This project was completed and turned over to DPW on Aug. 1, 2022.

### C Type Contract (W912UM20C0008) S-1280



Rendering of Vehicle Maintenance Facility, VMF 130/140



Overall Site of Vehicle Maintenance Facility, VMF 130/140

### Upgrade HVAC & Parking Lot Renovation

This \$2.1 million project was awarded to Dukdong Industry Co., Ltd, in September 2020. The project is to upgrade the existing heating, ventilation, emergency generator, air conditioning (HVAC) system, and existing parking lot for the Administrative Building (S-1280). The parking lot will consist of 19 parallel parking stalls, three Americans with Disabilities Act (ADA) parking stalls, 37 perpendicular parking stalls, a loading zone, light poles, and landscaping. The mechanical project scope is to replace the existing HVAC system and

provide standalone HVAC units within secure areas. The identified critical rooms will be added to the emergency power system and require standalone Direct Expansion (DX) mini-split systems to maintain the building. The Contract Completion Date for this project is July 31, 2022.

### C Type Contract (W912UM21C0004) Repair Building S-535

This \$1.9 million project was awarded to SEOHAI Construction Co., Ltd, in August 2021. This project is to renovate the building, S-535, to meet current standards and upgrade the fire protection system. The area of the facility is approximately 15,550 square feet and will be utilized as a swing space. The project site is situated on the southwestern side of USAG Humphreys. The Notice to Proceed (NTP) was issued on Aug. 18, 2021, with a contract duration of 480 calendar days. The Contract Completion Date is Dec. 11, 2022.

### JOC FY21, AREA III JOB ORDER CONTRACTS:

#### IDIQ Contracts - W912UM19D0006

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 U.S. Army installations in Area III & IV. This contract involves a wide variety of individual construction-type projects by the issuance of task orders.

This fiscal year from Oct. 1, 2021, through Sept. 30, 2022, approximately 20 task orders were awarded and 12 projects were completed in Area III, USAG Humphreys. The combined cost of all awarded task orders in this FY is about \$17 million. Notable task orders included the renovation of the Design and Tech Service Branch on the 3rd Floor of FED; the repair of the 8th Army roofing; repair of running tracks at the high school, Zoeckler Field, Soldier's Field; and the renovation of B-1201.



Replace Entrance Doors, FED



Replace Asbestos Water Line, Phase 2

### JOC FY22-25, for SRM, AREA III/IV, Various Locations: Contract No. W912UM22D0001

This contract is an Indefinite Delivery Indefinite Quantity (IDIQ), 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 in fiscal years 2022 to

2025. This contract involves a wide variety of individual construction-type projects by the issuance of task orders and was awarded to Sunglim E & C Co., Ltd. on Sept. 29, 2022. The first task order awarded was the Replacement of Asbestos Water Line Phase 2 on Sept. 30, 2022, slated to be completed in December 2023.

# Security Operations Resident Office

## C4I010 YRP, Communications Center

The C4I010 Communications Center provides services and support for USAG Humphreys Command, Control, Communication, Computers, and Intelligence (C4I) requirements. The multi-story building is divided into three main components: a protected area, an unprotected area and an attached parking garage. The facility was completed in April 2022 with a construction contract value of \$193 million.

## C4I010 YRP, Phase III Facility

This contract was originally awarded to ECC International (ECCI); however, a new consolidated contract was awarded to Gilbane Federal on April 18, 2017, to continue the construction. The project is currently valued at \$67 million and at 98 percent completion with a projected completion of Fall 2023. Remaining work for the Phase III Facility includes equipment repairs, deficiency corrections, and integrated building commissioning on the 82,698-foot, two-story structure.

This Yongsan Relocation Project (YRP) is fully funded by the Republic of Korea (ROK) government. The construction complies with DoD Standards for Overseas Sensitive Compartmented Information Facility (SCIF) construction.

## C4I080, Command Center Humphreys

Command Center Humphreys (CC Humphreys) was

awarded to two companies: Hyundai Engineering Construction for non-secure construction and Gilbane Federal for secure construction. Redesigned to incorporate the relocation of the Combined Forces Command (CFC), the facility was completed in April 2022 with a combined construction contract value of \$387 million.

This 377,000-square foot two-story, below-grade heavily reinforced facility contains administrative offices, operation centers, and data centers. The hardened underground secure facility supports the mission requirements for USFK's staff elements, component commands and intelligence agencies at USAG Humphreys. The facility is equipped with several systems to ensure it meets operational, security, and emergency requirements. In addition, it can operate autonomously for a designated period with limited or no outside services. Construction complied with Intelligence Community Directive (ICD) 705 Standards for Overseas SCIF construction.

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

With a design based on the USAG Humphreys Installation Planning Standards (IPS), the 175th Finance Management Center is the latest addition to the business facilities at Downtown Business Park II. Completed in late April 2022, this office building consists of nine self-contained suites to be

assigned to various divisions and to the Director's administrative group.

The \$12 million construction contract was awarded to Seong Bo Construction Industry Co., Ltd., in December 2019.

## YRP, Combined Forces Command Relocation

The Combined Forces Command (CFC) Relocation project consisted of six components under three separate contracts to support the relocation of CFC operations. This included the renovation of four existing office buildings including general facility updates, new parking and parade ground upgrades, and various site/civil improvements (CFC Civil).

The contracts were awarded to Ilkwang, KWM and Poong-lim Construction in 2021. The building renovations and civil improvements of the CFC campus were completed at the end of April 2022, with the remaining improvements completed in December 2022.



Rendering of Downtown Business Park II 175th Finance Management Center



C4I010 Communications Center



Downtown Business Park II 175th Finance Management Center

# Kunsan Resident Office Projects

## CY18 ROKFC-in-Kind, Construct 3rd Generation Hardened Aircraft Shelters, Phase 4-6

This ROKFC-in-Kind project was awarded in 2019 for \$102.3 million to construct eighteen 3rd Generation Hardened Aircraft Shelters (HAS) that will replace outdated first-generation aircraft shelters. This is similar in scope and complexity to the Phase 1, 2, 3 project that constructed twenty 3rd Generation HAS completed in 2020.

While Phase 1, 2, 3 was constructed on undeveloped land, Phase 4, 5, 6 will be constructed on the footprint of existing facilities requiring close coordination with local airfield management and Wing Safety. Contractors demolished 13 existing hardened aircraft shelters, 11 in South Loop and two in North Loop,

for the construction of new structures. During 2022, contractors completed floor slabs and the erection of the arch liner panels for all HAS. Installation of reinforcing bars for the arch wall and electrical and mechanical work is underway while concrete placement for the arch walls will commence in 2023. Two new Trim Pads at the North Loop are slated for completion in early 2023.

## CY19 ROKFC-in-Kind, Upgrade Aircraft Flow-Through Fuel System (Wolf Pack)

This \$16.8 million project was awarded to Samil Enterprise Co. in February 2020. The project consists of two 5,000 barrel “cut and cover” fuel storage tanks, three EA 600 GPM fuel pumps in each pump house on top of each tank,

and a filter/control building. The new system will be connected to the existing Type IV hydrant fuel system, which is located at the Wolf Pack Flow-Through. This will allow hot-pit refueling by means of underground fuel pipes, while the aircrafts are parked in covered “flow-through shelters.”

Contractors completed all construction work in 2022 with commissioning and performance testing of the aircraft refueling system scheduled for January and February 2023, respectively. The system operations will be witnessed during the performance testing by the government team which includes 8th FW POL Management, Defense Logistics Agency (DLA), USACE POL Mandatory Center of Expertise (POL-MCX), and the Air Force AFIMSC Det 2 POL experts. Project turnover is scheduled for March 2023.



Hardened Aircraft Shelters (HAS), Phase 4-6

## CY21 ROKFC-in-Kind, Dining Facility

This \$21.5 million ROKFC-in-Kind project was awarded to the Daeho Construction Co., Ltd. in December 2021 with a target completion date of September 2024. The new 3,599-square-meter Dining Facility (DFAC) will include spaces for the chiller, dining, dishwashing, kitchen, serving, and storage areas along with refrigerator and admin spaces.

Supporting facilities consist of HVAC, fire suppression and alarm, intrusion detection, utility management and control, and mass notification systems. Phased into three parts, contractors will demolish the existing dormitory, construct a new DFAC and demolish the existing DFAC. Workers demolished the existing dormitory and mechanical building under phase 1. In 2021, contractors completed the building foundation, floor slab, and erection of structural steel structures. The target facility turnover date of the new DFAC is May 2024.

## FY21 ROKFC-in-Kind, Explosive Ordnance Disposal (EOD) Facility

This \$9.9 million ROKFC-in-Kind project was awarded to Yojin Construction Co., Ltd. in December 2021 with a

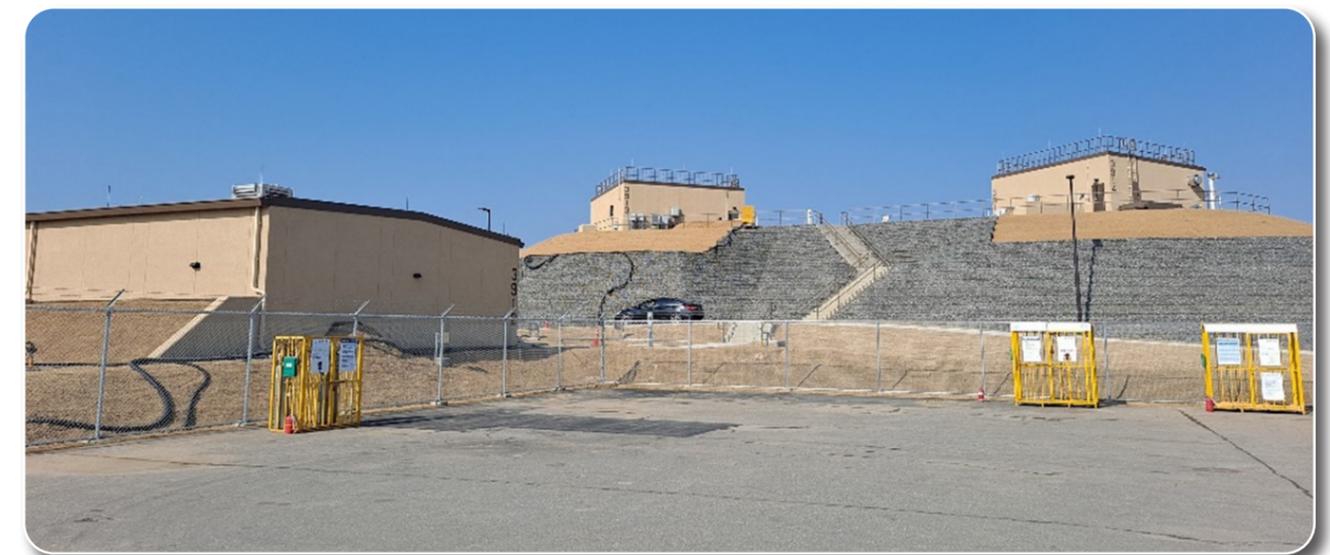
completion date of January 2024. The project is to construct a 1,413-square-meter of new Explosive Ordnance Disposal (EOD) facility with 176 square meters of a covered parking structure and two electrical operation slide gates. It will include space for vehicle maintenance, a vehicle storage bay, a weapons vault, offices, a training room, male and female bunkers, storage, and an Improvised Explosive Device (IED) Room. Supporting facilities include HVAC, fire suppression and alarm, intrusion detection, utility management and control, and mass notification systems. In 2021, the contractor completed the ground settlement, pile driving, grade beam, and floor slabs.

## FY21 ROKFC-in-Kind, Airfield Damage Repair (ADR) Warehouse, Gwangju Air Base

This \$8 million ROKFC-in-Kind project will construct a 27,996 square foot Airfield Damage Repair (ADR) warehouse including the spaces for a storage area, admin area, and fire pump room. Awarded to Seohai Construction Co. in December 2021, the facility consists of a pile foundation, reinforced concrete floor slabs, Pre-Engineer Building (PEB) structure, Standing Seam Roofing (SSMR) system, and metal siding with roll-up doors. The



Dining Facility



Upgrade Aircraft Flow-Through Fuel System (Wolf Pack)

supporting facility consists of an HVAC, fire sprinkler and alarm, and communication systems. It will also have an underground water storage tank, a concrete pad for the ISO (International Standards Organization) containers, and pavement.

In 2021, the contractor completed the demolition of the existing facilities, pile foundation, concrete floor slab, and erection of the PEB structure with an anticipated completion date of December 2023.



Airfield Damage Repair Warehouse, Gwangju Air Base

### SRM, Air Force Job Order Contracts

In 2022, work was completed on the following two task orders that were awarded in the previous fiscal year. The total contract amount for completed task orders is \$811,000.

- W912UM21F0068, Repair Taxiway "F" (Contract Amount: \$514,533)
- W912UM21F0114, Repair HVAC System at Hospital (Contract Amount: \$296,201)



Repair HVAC System



Explosive Ordnance Disposal (EOD) Facility

# Southern Resident Office Projects

### FY17 MILCON, Army Family Housing Tower 3

This \$50 million project is the third of the four planned Army Family Housing (AFH) Towers to be constructed at Camp Walker. A site-adapted design that includes the same or similar amenities as AFH Towers 1 and 2, the project will construct a 15-story Family housing apartment tower with 90 apartments. Each floor will accommodate six apartments with a total of four 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

facility includes a two-story above-ground parking garage connected to the tower accommodating 135 vehicles. Construction began in June 2019, was substantially completed in January 2022 and tenant occupied in April of that year.

### FY19 MILCON, Army Family Housing Tower 4

Scheduled for completion in September 2023, this \$54.9 million project is the last of the four planned Army Family Housing (AFH) Towers to be constructed at Camp Walker.



MILCON, Army Family Housing Tower 4, Camp Walker

Construction on the 15-story facility began in October 2019 and will accommodate 90 apartments with six units per floor 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 with four five-bedroom, 26 four-bedroom and 60 three-bedroom units in the tower. The housing is a site-adapted design that includes the same or similar amenities as AFH Towers 1, 2 and 3. The project consists of living areas, a kitchen, bathrooms, bedrooms, storage and private entrance along with ancillary facilities such as “tot lots,” multi-age playgrounds, picnic pavilions, gazebos, an electrical substation, natural gas governor building and a parking garage connected to the tower accommodating 135 vehicles.

Current progress is on schedule at 88 percent with most work ongoing inside the facility to include paintwork, elevator installation, and Performance Verification Test (PVT).

### CY05 LPP-in-Kind, H-805 Relocation, Camp Walker and Camp Carroll

One of the few Land Partnership Plan (LPP)-in-Kind projects in Area IV, the \$48.9 million H-805 Relocation project consists of five project sites, three in Camp Walker and two in Camp Carroll. This project consisted of a land swap with the City of Daegu and funding for multiple facilities displaced by the swap as well as funding for a new Access Control Point.

Site 1 in Camp Walker is the residual of what will remain as U.S. property at H-805. This residual consists of a limited-use helipad, a helicopter parking pad, and a Vehicle Maintenance Facility. Site 2 in Camp Walker, Parcel 2, is a new property given by the ROK Government as a replacement for H-805. Located along the east side of Camp Walker, behind the AAFES/PX building, this area is being used to store 40-ft cargo containers and industrial heavy equipment. In Camp Carroll, the Airfield Division originally located at Camp Walker is utilizing a new

H-832 helipad, parking pads for CH-47 helicopters, POV parking, and a 2-story Flight Operations Center. In addition, a new land farm was relocated to Camp Carroll.

In December 2020, contractors completed the remaining portion of the Camp Walker Vehicle Maintenance Facility parking and the new Perimeter Wall. The last phase, a \$19.2 million new Access Control Point for Camp Walker, started in 2020. The contractor began this final portion of the H-805 Relocation in September 2020 and will complete it in March 2023. Currently, most of the physical construction work is done and FED and contractor are conducting various tests, inspections, and commissioning work.

### CY13 ROKFC-in-Kind, Upgrade Electrical System, Camp Henry

This \$26 million project awarded in September 2016 includes an upgrade of the electrical distribution system from an outdated 5.7 KV to a new 22.9 KV system. Work consists of new underground primary and secondary electrical lines, ducts, manholes, pad-mounted transformers, pad-mounted switchgear, pad-mounted junction box, other associated hardware, testing, and connecting new 22.9 KV feeders to a new switching station at Camp Henry. This project was completed in October 2022.

### FY20 OMA, Renovate Building 233 to New Post Office, Camp Carroll

Completed in February 2022, this project renovated Building 233 to house the 7,000-square-foot post office and 6,000-square-foot logistics support area storage at Camp Carroll. Work on the one-story 13,000 square-foot facility included loading docks, building accessibility and provision of a

loading dock. This project also replaced the existing steam boiler with a new hot water heater system of the same capacity. The project was awarded in September 2020.

### FY20 OMA, Renovation of Building 1685, Camp Henry

On Sept. 24, 2020, this \$4.5 million project was awarded for the complete renovation and upgrade of the two-story building #1685 at Camp Henry. Work includes upgrading and replacing architectural, electrical, mechanical, fire protection, telecommunication, and exterior underground utility system.

Current progress is at 70 percent with ongoing work consisting of ceiling grid installation, mechanical plumbing work, and various electrical work. The current construction completion date is July 30, 2023.

### CY18 ROKFC-in-Kind, Upgrade Electrical System, Phase II, Camp Carroll

This \$96 million project on Camp Carroll will upgrade the electrical distribution system from outdated 5.7 KV to 22.9 KV and is scheduled for completion in April 2025. Currently, at 45 percent complete, work includes underground primary and secondary electrical lines, ducts, manholes, handholes, pad-mounted transformers, pad-mounted switchgear, other associated hardware, and testing and connecting new 22.9 KV feeders to a new switching station. The new power distribution system will be loop connected to minimize power outages along with being remotely monitored and controlled through the Supervisory Control and Data Acquisition (SCADA) system. Upgrades also include converting the overhead communication and CATV lines to underground. The project was awarded in May 2020.



Upgrade Electrical System, Camp Henry



Upgrade Electrical System, Phase II, Camp Henry



Post Office, Camp Carroll



### CY19 ROKFC-in-Kind, Repair/Replace Sewer Piping System, Camp Walker

This \$3.6 million project will upgrade the Camp Walker sewer system by replacing undersized and under-capacity sewer piping throughout the installation. The host-nation-funded project includes new sewage lift stations, sewer man-holes, asphalt pavement, and sodding, while also demolishing old lines and septic tanks. Currently 92 percent complete, work also consists of a new connection point to the city of Daegu's wastewater treatment plant. The project's construction started in May 2020 and is currently scheduled to be completed on May 31, 2023.



### CY19 ROKFC-in-Kind, Indoor Pool

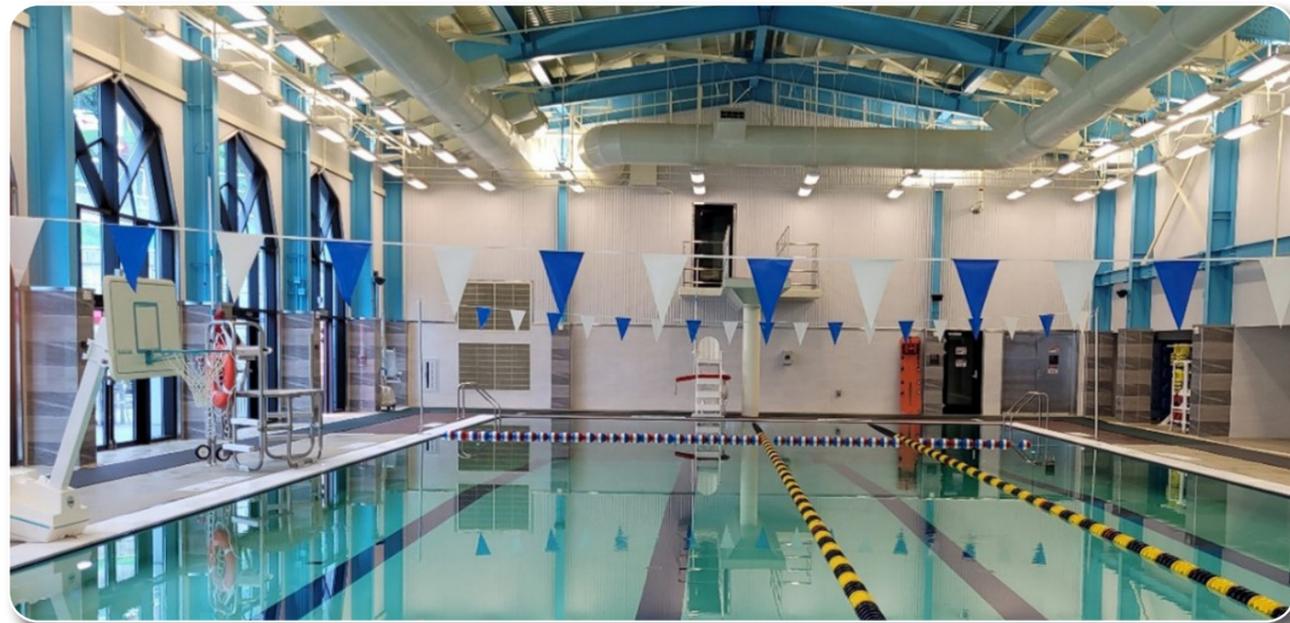
This \$7.4 million project demolished the existing outdoor swimming pool and replaced it with a new 25-meter, 4-lane pool with a water filtration and recirculation system at Commander Fleet Activities Chinhae. Awarded on Feb. 20, 2019, and completed on July 14, 2022, this indoor training pool replaced the existing outdoor pool to allow year-round use by the Navy, which has strict training requirements of a weather-protected facility. When not being used for training, this pool will be available for the Sailors and their families stationed at the installation.



### FY21 OMN, Repair Humidity Problems at Building 711

The \$615,000 project completed on Oct. 6, 2022, partially demolished the existing Building 711 interior before repairing and renovating the facility. Awarded on Sept. 10,

New Lift Stations, Camp Walker



Indoor Pool, Chinhae

2021, it comprised of ceiling replacement, repairing and providing heat pumps units, reprogramming DDC, testing and rebalancing the HVAC system, along with removing and re-installing light fixtures, CCTV camera, PA system speakers, safety switch and circuit breakers.

### FY18 JOC, Area III & IV Job Order Contracts: W912UM19D0006 Replace Heating Equipment Tri-Service Hangar

This \$500,000 Job Order Contract (JOC) replaces the heating system in the Tri-Service Hangar (TSH), Pohang. Work includes the removal and replacement of existing electrical and mechanical items such as pad-mounted transformers, wires, conduits, heating ventilation units, unit heaters, hot water circulation pumps, control systems and more. The project is expected to be completed in January 2023.

### FY18 JOC, Area III & IV Job Order Contracts: W912UM19D0006 Repair Elevated Water Tanks, Area IV, Daegu

The \$3.4 million Job Order Contract (JOC) project repairs nine water tanks: four at Camp Walker, three at Camp Carroll, one at Busan Naval Base and one at Camp Henry. This consists of exterior repainting, replacing the outside ladder and cage, cathodic protection, and other accessories. The project started on March 2021 and, with various modifications, the new contract completion date is Aug. 5, 2024.

### W912UM19D0006 DoDEA Elementary School Projects Playground, Camp George

The \$646,000 Job Order Contract (JOC) project replaced the deteriorated existing playground equipment and rubber

surfacing materials at the play area of the elementary school at Camp George. It also painted alternative playground activities on the replaced rubber surfacing. Awarded on Sept. 17, 2021, the project completed on Nov. 11, 2022.

### Additional Amenities and Bridge Between Towers 1 & 2

The \$592,000 project provides for the construction of amenities for Towers 1 and 2 awarded on Aug. 5, 2021. Amenities included a pedestrian bridge between the two towers' playground and parking structures completed Aug. 15, 2021, in anticipation of the summer school break. Additional work consisted of a dog park, picnic and pavilion area, and a bus stop, which were turned over on June 29, 2022.

### FY22 OMAF, Repair Transient Barracks No. 3427 & 3428, Daegu Air Base

The \$5.9 million project repairs and maintains buildings 3427 and 3428 on Daegu Air Base. Awarded Sept. 30, 2022, efforts include asbestos removal, HVAC repair work, plumbing, interior electrical, roof, structural elements, interior and exterior insulation, and fire alarm system. Work also consists of a cable TV system, telephone system, damaged toilets along with wall, ceiling, and floor finishes during construction. The project is anticipated to complete on Nov. 29, 2023.

### NAFA Army Lodging Facility Replacement, Camp Walker

This \$24 million project will construct a 7-floor, 79-room Army Lodging facility on Camp Walker. Upon completion on Dec. 23, 2023, the facility will replace the existing lodge on post. The new building will consist of 47 family suites which will include a separate bedroom and 32 extended-stay guest rooms. The lodge will have a covered entry walk, vestibule, reception,



Pavilion with BBQ Grills Between Towers 1 & 2

lobby, pantry, and breakfast area with an adjacent food preparation room. It will also include an Army Recreation Machine Program (ARMP) room, guest storage, general storage, bulk storage, laundry and vending rooms, guest elevators, and public restrooms.

Within the facility, started on May 6, 2021, will be administrative space with a manager's office, three workstations, a luggage room, cash storage, a staff break and training room, staff locker rooms and restrooms, and housekeeping areas. The project includes a receiving room, receiving office, maintenance office, mechanical room, electrical room, and telecommunications rooms.

Currently at 48 percent complete, various ongoing interior work includes drywall patching, door frame installation along with HVAC, duct, and plumbing work.



Camp Walker Army Lodge

### **FY22 OMAF, Connect Sewer Lines to ROKAF System, Gimhae AB**

This \$2.8 million project awarded on Sept. 30, 2022, establishes sewer connections from Gimhae Air Base facilities for existing and planned future flows to the ROK Air Force sewer main lines and lift stations. Anticipated to be complete on Dec. 8, 2024, work includes installing new sewer manholes, lift stations, gravity sewer, service connections, cleanouts, and force main for the sewer system. The contingency hospital site will be graded and filled with gravel to provide an aggregate working surface as part of this project along with grading and seeing the MMS 607 Area.

military personnel and civilian staff from Commander Naval Forces Korea. Awarded by the Ministry of Defense, Defense Installations Agency to Daebo Engineering and Construction Company, Heerim Architects and Planners is the MND-DIA construction management partnering firm in providing quality assurance oversight.

The approximately 33,000-square-foot two-story facility will provide operational and administrative spaces along with gear storage and a fitness center.

Ongoing work includes excavation for the foundation antenna tower and cable guides with an anticipated completion date of Feb. 1, 2025.

### **CY21 ROKFC-in-Kind, Replace Bldg. 452 Daegu Air Base**

This \$1.2 million project replaces the existing building and concrete structures with new electrical systems, mechanical and plumbing systems, structural and architectural components along with ceiling, wall, floor, roof, and exterior finishes. Supporting facilities include sidewalks, curbs and gutters, storm drainage, site improvements, and bicycle racks. Full fire protection consists of fire alarm/suppression. The project was awarded on Dec. 15, 2021, and is scheduled to be completed on Aug. 15, 2023.

### **CY21 ROKFC-in-Kind, Airfield Damage Repair Warehouse, Gimhae AB**

The Ministry of Defense, Defense Installations Agency awarded an \$11 million project to construct an Airfield Damage Repair (ADR) Warehouse to Yojin Construction Company. The facility includes a concrete slab and foundation, a standing seam metal roof system, four roll-up doors to house multiple ADR vehicles, a concrete pad for ISO containers, and other supporting facilities. The new warehouse also incorporates office space, latrines, showers, HVAC, and communication systems.

Anticipated to be completed on July 24, 2024, progress is at 11 percent with excavation for the foundation and underground utility ducts ongoing.

### **CY22 ROKFC-in-Kind, Maritime Operations Center, Busan**

Officials broke ground on Jan. 18, 2023, for the \$28 million Busan Maritime Operations Center which will support U.S.

### **CY21 ROKFC-in-Kind, Vehicle Maintenance Facility (VMF), Camp Carroll**

The Ministry of Defense - Defense Installation Agency awarded a \$44 million project for a vehicle maintenance facility at Camp Carroll on Dec. 29, 2021. Work includes demolishing the existing building #825, associated underground utility lines and other supporting facilities. Contractors will construct a new 2-story Vehicle Maintenance Facility with upgraded space for vehicle maintenance and operations. The current contract completion date is May 13, 2025.

### **CY21 ROKFC-in-Kind, Replace Switching Station and Electrical Distribution System, Camp Mujuk**

Awarded by the Ministry of Defense - Defense Installation Agency, this \$5.4 million project replaces the original electrical switching station with a new Electrical Switching Station along with upgrading all electrical distribution lines on Camp Mujuk. With an anticipated completion of June 26, 2024, the project includes the installation of new electrical ductwork, conduits, manholes, asphalt paving, and electrical distribution lines to all buildings on the installation.

### **CY21 ROKFC-in-Kind, Relocate Communications Center, Camp Mujuk**

This \$4.1 million project replaces the original communication center with a newly constructed facility in order to maximize the network capabilities needed at Camp Mujuk. Awarded by the Ministry of Defense - Defense Installation Agency, work includes the installation of new communication duct work, new conduits, manholes, and communication lines to the new building. Anticipated to be complete on Oct. 30, 2023, current progress is at 16 percent with the installation of air barrier for the new Communication Center completed.

Construction is underway on the \$4.1 million project to replace the original communication center with a newly constructed facility in order to maximize the network capabilities needed at Camp Mujuk.

### **CY21 ROKFC-in-Kind, Upgrade Sewage Treatment Plant, Camp Mujuk**

This \$3.2 million project awarded by the Ministry of Defense - Defense Installations Agency will upgrade the original sewer treatment plant system at Camp Mujuk. Efforts includes the installation of a new sewage treatment plant along with the replacement of existing lift stations, sewer lines, manholes, and sewer distribution lines to all buildings on the installation.



New Communications Center, Camp Mujuk



# Engineering Division

## Cost Engineering Branch

In FY22, the Cost Engineering Branch completed 23 Independent Government Estimates (IGEs) for military construction projects including:

- Military Construction Army (MCA)
- Military Construction Air Force (MCAF)
- Sustainment, Restoration and Modernization (SRM)
- Design-Build Indefinite Delivery Indefinite Quantity (IDIQ)
- Republic of Korea Funded Construction (ROKFC)

These peninsula-wide projects total more than \$74 million in ECC. In addition to new projects, the branch completed 46 IGEs for Job Order Contract Task Orders and Basic Change Documents (BCDs) as well as reviewed 145 Current Working Estimates (CWEs) prepared by Architecture and Engineering (A-E) firms.

CEB also fully developed CWEs for the following in-house projects totaling \$948 million:

1. 100% CWE for Munitions Storage Area Delta Phase 1 with PA \$84 million - Osan Air Base
2. 100% CWE for Munitions Storage Area Delta Phase 2 with PA \$171 million - Osan Air Base
3. 95% and 100% CWE for UEH100B with PA \$211 million - USAG Humphreys
4. 90%, 95%, and 100% CWE for ADR Warehouse with PA \$42 million - Osan Air Base
5. 30% and 60% CWE for INFRA120, Communication Center B-Feeder Line with PA \$3 million - USAG Humphreys
6. 15% CWE for AV090 with PA \$7 million - USAG Humphreys
7. 15% and 30% CWE for AV071 with PA \$180 million - USAG Humphreys
8. 15% CWE for Humidity Controlled Warehouse with PA \$40 million - Busan
9. 15% CWE for APS4 Humidity Controlled Warehouse with PA \$178 million - Camp Carroll
10. 15% CWE for Consolidated Fire & MP Station with PA \$28 million - Camp Walker
11. 90%, 95%, and 100% CWE for Repair Lightning Protection System (LPS) in Munitions Pre-load Area with PA \$1 million - Osan Air Base
12. 15% CWE for DB, Construct Steel Structure Shade with PA \$1 million - Gwangju Air Base
13. 30% CWE for Install Restroom Facilities, P6950, P6957 with PA \$2 million - USAG Humphreys

CEB completed 76 IGEs for the A-E design IDIQ contracts totaling \$43 million dollars to assist in awarding A-E task orders. For these, the branch was involved in all the meetings and site visits with the A-E contractors. They also assisted with negotiations.

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

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

## Design Branch

For all projects that are designed in-house, the Design Branch (EDD) has a full capability of design service to provide reliable and quality products and services. In support of U.S. Forces Korea, it is EDD's mission to develop and deliver project designs for the purpose of construction, Operations and Maintenance (O&M) for Military Construction (MILCON), Host Nation Funded and other DoD projects. The highly qualified design and support personnel provide all phases of design deliverables that result in cost-effective, sustainable, dependable and innovative design solutions.

EDD's team of 49 technical and support personnel with highly technical credentials is organized with the following sections of expertise: architectural, civil/structural, mechanical and fire protection, electrical, and specifications. In addition, a recently established Special Projects Section provides design development support for planning, design charrettes, design-build along with sustainment, restoration, and maintenance (SRM) projects. It enhances the mission-

critical requirements received by the FED commander and the immediate needs requested by customers. The branch's team provides design documents and services including preparing plans, specifications, design analysis, energy modeling, cybersecurity and AT/FP. They also provide consultations with other districts, manage the request for information (RFI) process for in-house projects and architectural-engineering (AE) contracts, and provide technical advice and assistance during construction for design-related issues.

Over the past year, EDD executed a large variety of projects of different scopes and efforts. Among the highlights, some projects that are now complete or near completion include the \$252 million Relocate Munitions Storage Area Move Delta on Osan Air Base, the Consolidated Fire and Military Police Station on Kunsan Air Base, the U.S. Space Force Operations Center on Osan AB and Unaccompanied Enlisted Personnel Housing 100B on USAG Humphreys. Among several other efforts, additional projects

worth highlighting include the AV071 General Support Aviation Battalion Hangar on USAG Humphreys, the Humidity Controlled Warehouse on Camp Carroll, and a humidity-controlled warehouse on Busan Naval Base. In addition, the branch's Specifications Section completed 13 design-build and 12 design-bid-build RFP packages, updated FY23 FED Guide Specifications, and performed technical reviews on over 110 design projects in 2022.

Utilizing its specialty in planning, Special Projects Section completed several planning charrettes during the year and is currently working on four more and eight design-build projects. The team executes various unique projects such as a Contingency Power Engineering Report to assess the impact on electrical systems during contingency operations on USAG Humphreys and an O&M Manual Project to build a new online platform that interfaces with numerous data management systems utilized by Directorate of Public Works (DPW).

## Geotechnical and Environmental Engineering

Throughout the year, the Geotechnical and Environmental Engineering Branch (EDG) provided high-quality work that resulted in the completion of 221 geotechnical, environmental, groundwater resource, geospatial, and laboratory/field testing projects; investigations; and construction surveillance, reports, and support. The branch's final operating budget totaled approximately \$7.15 million.

In FY22, EDG was led by: Sarah Woo, Geotechnical and Environmental Branch chief; Minjae Park, Geotechnical Section chief; Dr. Haekyung Kim, Environmental Section chief; Dr. Pak Chun-pom, Geomatics, and Support Section chief; and Pak Song-hyon, Geology and Hydrology Section chief.

The Geotechnical Section (EDG-G) completed 21 geotechnical design and analysis reports to evaluate the physical and engineering properties of the subsurface materials which also providing geotechnical engineering requirements for the project structures of ROKFC-in-Kind and USFK projects. In addition, the section performed a construction surveillance monitoring program for 20 construction projects. EDG also conducted Pile Driving Analyzer analysis, Requests for Information (RFI) reviews and recommendations, settlement monitoring installation inspection, and engineering report reviews. The Materials Testing

Laboratory (MTL) of the Geotechnical Section performed six inspections of concrete and asphalt batch plants along with 16 quality control (QC) laboratory inspections for a wide range of projects at USAG Humphreys, Camp Walker, Osan Air Base, Camp Carroll, and Kunsan Air Base. These are critical for the contractor to provide quality concrete, asphalt, and testing services during construction. Additionally, personnel completed 45 field QA supports related to soil and concrete over the last year at USAG Humphreys, Osan Air Base, Camp Walker, and Suwon Air Base. MTL also supported 18 projects by providing geotechnical designers with accurate test results of soil properties through soil classification and consolidation, soil resistivity, percolation test, and small Pilot Infiltration Test (PIT).

Coming out of COVID social distancing restrictions, Environmental Section (EDG-E) is actively engaged in delivering environmental and safety training. The team covered many mandatory trainings for more than 141 participants all over the peninsula. These included on-site training such as HAZWOPER required by Occupational Safety and Health Administration (OSHA), Emergency Response, Confined Space Entry, Asbestos and Lead Based Paint Inspector/Supervisor. Participants who passed the requirements received certificates from EPA



# Contracting Division

and OSHA-certified instructors. The section strived to achieve sustainability while providing a full range of environmental quality support to military installations on the peninsula. The team performed 30 various in-house and contract projects in FY22. They also supported the USACE mission by developing Preliminary Reports of Environmental Findings (PREFs) for stakeholders to make informed decisions. The section's in-house staff completed around 200 asbestos surveys to identify asbestos-containing materials (ACM) in preparation for subsequent demolition and renovation activities. Sites included the remains recovery site around White Horse Hill inside the Demilitarized Zone. EDG-E also provided support by developing various types of environmental compliance plan updates along with other survey and study-type projects. Five environmental IDIQ contractors support various environmental engineering projects such as the Water Quality Improvement Study for Commander Fleet Activities Chinhae to find the best site for a new groundwater well to support the population during contingencies.

The Geomatics and Support Section (EDG-D) provided topographic surveys, geospatial data analyses, database standardization and Geographic Information System (GIS) in 2022. The team partnered with various stakeholders to conduct topo-

graphic surveys for 55 projects. EDG-D also conducted construction quality surveillance at various project sites at USAG Humphreys and Suwon Air Base to verify final grades and validate the completion of surcharge preloading settlement prior to construction. As part of the Engineering Division's in-house capability enhancement initiative, the section procured new equipment to capture and deliver high-quality data for construction, surveying, industrial and forensics professionals that can be integrated into projects. This new technology has significant potential to provide continuous, real-time measurements for quality control and quality acceptance of design and construction projects.

In 2022, the Geology and Hydrology Section (EDG-H) conducted geotechnical subsurface exploration and geologic field investigations supporting the District's military design and construction program. The team completed a total of 102 borings for 16 geotechnical and environmental site investigation projects at 6 USFK installations. They also provided services for developing groundwater resources and maintaining water supply wells in various USFK installations. Additionally, the section performed preventive water well maintenance services for 103 water wells and 57 emergency well repair maintenance at 18 USFK installations to provide clean potable water for facilities use.

## Technical Services Branch

Technical Services Branch (EDT) manages the quality of designs and provides oversight to safeguard U.S. codes and regulations along with users' facility requirements throughout the project lifecycle for the Far East District. The branch provides technical resources along with delivering reliable and innovative engineering solutions throughout the duration of projects. The team also leads and coordinates the Architect-Engineer (AE) Review and Responsibility Board (AERRB), which evaluates high-dollar damages to the government as a result of design deficiencies. This effort is a collaboration between the Office of Counsel (OC), Programs and Project Management Division (PPMD), Construction Services Branch, and Construction Division Resident Offices.

The Design Management Section (EDT-D) continued to perform strong and active pre-award A-E contracting, post-award design management, and construction Request for Information (RFI) support. Design managers were involved in negotiating and awarding design Task Orders along with working on a new Multiple Award Task Order

Contract (MATOC), Indefinite Delivery Indefinite Quantity (IDIQ) A-E contract. In addition, they perform post-award design management and provide construction RFI/technical support. The team monitors A-E responsibility and document performance through evaluations as well as COR functions. Design managers also serve as Technical Leads for each A-E contract. To ensure personnel take a project from cradle to grave, the section continues to perform duties as design manager, technical lead, and COR function from A-E contract award to construction completion.

The Technical Review Section (EDT-T) remained steady and committed to focusing on compliance with applicable criteria and DoD regulations. They also meet customers' needs consistent with law, code, and public policy as well as sound engineering principles and judgments for projects across the peninsula. The section reviewed quality assurance; design quality control plan; bidability, constructability, operability, environmental and sustainability; and RFIs and contract modifications. They rendered determinations on design defi-

ciencies discovered during construction, provided technical support for the Architecture-Engineering Review and Responsibility Board (AERRB), participated in value engineering workshops, and provided design revalidation reports to begin re-preparing delayed and outdated project designs for construction award.

The AE Services Section (EDT-A) was reorganized for efficient management and operations of the design contract process. The section participates in the process of A-E design contracts by developing solicitation and procurement documents such as Task Order Requirement Notices (TORN), Statement of Work (SOW), and technical design requirements as required. The team also performs a review and analysis of A-E design proposals, government cost estimates for negotiations of new design and modification contracts for military construction; sustainment, renovations, and modernization; and host nation-funded projects. To support the heavy volume of future projects, a new \$200 million Indefinite Delivery Indefinite Quality (IDIQ) contract was awarded on Dec. 12, 2022.

### **\$38.5 Million Capacity Increase to the \$100 Million Architect-Engineering (AE) Multiple Award Task Order Contract (MATOC)**

Due to the Special Measures Agreement (SMA) lapse in 2021, the Far East District (FED) received an abundance of new Architect-Engineering (AE) Design work, including AE Republic of Korea (ROK) In-Kind (IK) project requirements. As FED was running up against the \$100 million AE Capacity ceiling, with no other ability to execute the large design workload, the District was in dire need of receiving the additional capacity to execute; specifically, the 15 percent AE designs for the U.S. Forces Korea (USFK) Commander to submit to Congress by July 2022. The District Chief of Contracting and District Counsel, along with other Corporate Board members at the time, worked to develop a sole source justification to increase the \$100 million AE Multiple Award Task Order Contract (MATOC) capacity ceiling by \$38.5 million, to satisfy agency needs. Through tireless efforts, working nights and weekends with USACE headquarters officials, the Justification & Approval (J&A) document to increase the AE MATOC capacity by \$38.5 million, was approved by the HQUSACE Director of Contracting, SES, and Head of Contracting Activity, on Jan. 20, 2022. The capacity increase ensured FED was successful in carrying out the AE contracting mission and providing design and facility requirements to USFK.

### **Contract Extension on the \$250 Million Program Management Services contract for Yongsan Relocation Plan / Land Partnership Plan (YRP/LPP)**

On May 5, 2022, as delegated by the Assistant Secretary of the Army, for Acquisition, Logistics and Technology, the USACE Head of Contracting Activity and Director of Contracting approved the contract extension period from 15 years to 19 years for the Yongsan Relocation Program (YRP) and Land Partnership Program (LPP) move to Camp Humphreys. The unique cost-type contract provides Program Management services in managing the \$10.7 billion relocation program. This joint contract provides a single integrated entity, or consortium, which performs the respective nations' scopes of service described in the Republic of Korea (ROK) government and U.S. government request for proposals in separate contracts. The

original contract has sufficient remaining capacity under the \$250 million contract to execute the work, however, lacked sufficient time to complete the program management oversight required by both the host nation and U.S. governments before contract expiration. Due to it being active 15 years, special extenuating circumstances needed to be justified and approved at the pentagon level for the contract to be extended. The contract extension from Dec. 31, 2022, to Dec. 31, 2026 will enable FED to continue program management services through YRP/LPP completion.

### **\$200 Million Indefinite Delivery Indefinite Quantity Contract (IDIQ) for AE Services for Various Locations in the Republic of Korea**

This \$200 million Architect-Engineering (AE) Services, Multiple Award Task Order Contract was awarded to six AE contractors on Dec. 12, 2022. The contract provides comprehensive AE services to U.S. Military Construction and Sustainment, Restoration, and Modernization work for Department of Defense (DoD) service components along with other DoD agencies in the Republic of Korea (ROK). It also provides support to Host Nation Funded projects for the United States Forces Korea (USFK) and DoD facilities within the Republic of Korea. This was a huge effort by the Project Delivery Team that took nearly two years from acquisition strategy and plan development in Jan. 2021 to contract award in Dec. 2022. The MATOC is expected to provide significant time savings on individual AE acquisitions for the next five years.

### **\$80 Million Job Order Contract (JOC) for Sustainment, Restoration, and Modernization (SRM) Korea**

A new Replacement Job Order Contract (JOC) was awarded on Sept. 30, 2022, with a total contract capacity of \$80 million and a 3-year contract base period. A JOC is an accelerated procurement process and the primary contracting tool utilized to meet our customers' urgent project requirements during the fiscal year end. The contract is intended for minor construction, renovation and repairs of real and personal property facilities located in Areas III (Camp Humphreys) and IV (Daegu).

## The First Face to Face Industry Day for the \$400 Million Design Build MATOC in October

The Far East District conducted its first face-to-face Industry Day event for the \$400 Million Design Build Multiple Award Task Order Contract (MATOC) on Oct. 6, 2022, at the Riverbend Golf course on Camp Humphreys.

A total of 110 people attended the well-received event, including representatives of 43 companies. The District pre-

sented an overview of the proposed solicitation's requirements and gave the attendees opportunities to ask questions in an open forum. The Contracting Division collaborated with multiple offices within the Far East District, such as Reprographics, the Installation Support Branch, the Logistics Management Office, the Information Management Office, and Public Affairs to host a highly successful event.



## Office of Counsel

Far East District Office of Counsel supported the District's missions and its stakeholders during the year, providing legal review of nearly 360 pending solicitations, contract and task order awards, suspensions of work, modifications, contract extensions, and other acquisition actions with a value of approximately \$6 billion. As in other years, Counsel's legal advice and assistance touched on the U.S.- Republic of Korea (ROK) Yongsan Relocation Program (YRP) program, ROK Funded Construction (ROKFC)-in-Kind actions, and U.S. funded Military Construction (MILCON) and Sustainment, Restoration, and Modernization (SRM) projects

Counsel was an active participant on the District's Project Delivery Team (PDT) for the selection, negotiation, and award of FED's new \$200 million Architect-Engineer (A-E) design services Multiple Award Task Order Contract (MATOC), awarded late in the year. Counsel worked closely with FED's Contracting Division in obtaining DoD approval for the extension of the YRP Program Management consortium contract through the calendar year 2025. In

early 2022, Counsel facilitated obtaining MILCON funding from Headquarters, USACE in order to make emergency repairs to hot water systems in over 40 Camp Walker, Korea, Family Housing Tower dwelling units that had been damaged by extreme winter weather. Later in the year, Counsel assisted the District in obtaining on short notice, a forensic study regarding concrete cracking at other Camp Walker, Family Housing Towers. The study was able to confirm that no health or safety issues were associated with the concrete's condition.

Counsel maintained a busy litigation caseload during the year. It defended one Government Accountability Office (GAO) bid protest brought by a disappointed offeror and successfully resolved another agency-level protest that was threatening to delay the award of FED's new A-E services MATOC. It obtained a favorable Armed Services Board of Contract Appeals (ASBCA) decision that denied a \$1.35 million total contract claim by the contractor that constructed the 501st Brigade HQ Complex Administration Building at USAG Humphreys. Counsel assisted the FED

Contracting Division in denying a \$1.9 million claim by its YRP Program Management consortium contractor. The claim was not appealed. Towards the end of the year, Counsel negotiated a global settlement at no cost to the government of all claims and ASBCA appeals brought by a former A-E contractor against the government. The settlement was valued at approximately \$24 million.

In 2022, working with U.S. Army and local Korean criminal investigators, Headquarters, USACE, the U.S. Army's Suspension and Debarment Official and the U.S. Department of Justice (DOJ), Counsel helped DOJ obtain Federal False Claims Act fines totaling \$3.1 against seven Korean construction contractors who were convicted in a ROK court proceeding for collusive bidding on over 20 FED construction task orders valued at nearly \$38 million. A number of former company officials were debarred from contracting with the U.S. government until 2025.

In FY22, the Information Management Office (IMO) focused on cyber security. We received an Authority to Operate decision in April for one year until April 2023. From February until November, IMO prepared our accreditation package for review by the U.S. Army Network Enterprise Technology Command (NETCOM). We inspected 30 policy documents, 70 DoD Security Technical Implementation Guide (STIG) checklists and used automated tools to scan every piece of hardware, software, server, storage, and network device. We fixed vulnerabilities, uploaded supporting evidence, developed programs of actions and milestones to document plans for correcting findings that could not be immediately fixed, and submitted a final package to NETCOM for review in October. In December, we were informed that our package was returned with no action as NETCOM is overwhelmed. The USACE Chief Information Officer (CIO) decided to grant a 6-month extension while NETCOM revises their processes and procedures for circuit accreditation. USACE G-6 also has a Command Cybersecurity Readiness Inspection (CCRI) in March 2023. The CCRI is a detailed audit inspection that does a deep dive into all hardware, software, and documentation. All USACE organizations were inspected in 2022 and made changes to all systems to ensure compliance. Our work on the accreditation package had us well-prepared for the audit.

As a minimal support site, G-6 is identifying areas for us to change to be assimilated into their structure. We were directed to migrate to the CorpsNet email system for standardization across the USACE enterprise. We worked closely with USACE G-6 and migrated to Enterprise email and Office 365 (O365) platform. Our team was praised for the best migration in USACE. The migration allows for the integration of calendars across USACE, integrated global access lists, and standardized on the same cloud-based platform. USACE G-6 also mandated that we shut down our local Assured Compliance Assessment Solution (ACAS) system and migrate to their centralized solution. Ed Stayton, Operations Services Branch chief, worked closely with the G-6 ACAS team to help them correct problems after the migration. Ed spent months providing guidance, implementing changes and testing to fix every issue that was encountered. The result is we have reduced our vulnerability rating to

less than one vulnerability per system with a 98 percent successful scan rate.

The Operations Team upgraded the telecommunication infrastructure by replacing our primary router used to manage traffic between Far East District LAN and CorpsNet which allows multiple devices to use the same Internet connection. They also replaced the Cisco Nexus switch that provides quick and dependable switching in our virtual environment. Cyber Security mandated the replacement of 18 iPhones for continued security compliance, and they were replaced with Galaxy A53 devices. Last year, we partnered with 1st Signal Brigade to use their BlackCore network, which increased speed from 10 Megabytes to 1 Gigabyte for all remote sites along with providing wireless capability. In 2022, 1st Signal notified us that their network was insecure, and they were unable to meet the current cybersecurity requirements. We started working with Defense Information Systems Agency (DISA) to install secure circuits for both data and voice communications. In December 2022, DISA completed the approval process, and these circuits will be installed in early 2023. The next step is for our Information Assurance team to work with DISA to develop a memorandum of Agreement for inherited controls. The document becomes part of our accreditation package.

Customer Support started the year off by upgrading the operating system on all the laptops and desktop computers. The mandated upgrade to Windows 10 version 20H2 suspense was March 31, 2022; the team completed the action in February. Throughout the year, we completed 9,600 tickets on inquiries, hardware problems, software problems, life cycle replacement of hardware, printers, copiers, phones, VPN connections, WebEx, Teams, photography, videography, passport, printing, and special events and projects. Customer support ordered 177 new laptops for life cycle replacement. Army G-6 added a new requirement, involving a two-star general officer waiver to purchase USACE-approved laptops because they are more powerful than the standard Army laptop. To further complicate matters, we were informed via Daily Task Order (DTO) that the desktop and laptop operating systems had to be upgraded to the new 21H2 version no later than March 30, 2023.

# Resource Management Office

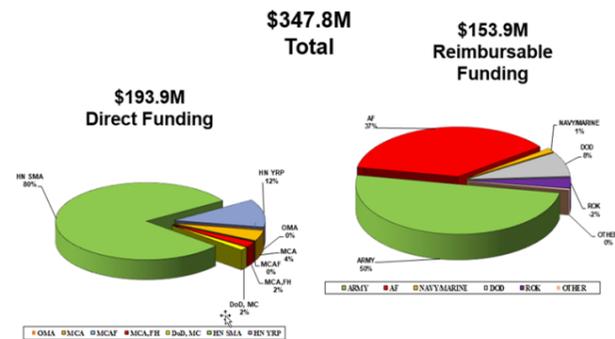
As the District increased its resources both in manning and budget, the financial team ensured a lack of fiscal violation or over-obligation, submitted upward reports within established time frames, and validated all purchase requests to ensure the propriety and legality of funds cited. They continued to utilize the Corps of Engineers Financial Management System (CEFMS) integrated financial management system and funds control processes to ensure proper fiscal stewardship of our limited resources. The system allows them to have a robust electronic signature process and role-based security feature to reinforce its internal controls. Also, it provides reliable and timely financial information for managing their financial operations. Embedded throughout CEFMS are internal controls to ensure data integrity and to prevent fraud, waste, and abuse through the segregation of duties using role-based controls.

System issues impacted the close out process for the fiscal year. The team started at 5 p.m. on Sept. 30, 2022, and received an error message at 5:50 p.m. The USACE Finance Center (UFC) resolved the problem in 8 1/2 hours. Simultaneously, FED restarted and completed the site actions at 1:38 a.m. and 1:47 a.m. respectively on Oct. 1, 2022. That same morning, the UFC provided the green light at 3:00 a.m. As the first to close out in an overseas environment, the error related to foreign currency would also impact Japan and Europe. But, it allowed them to resolve their error in a timely manner based on FED's lessons learned.

In a normal closeout, the team usually runs site actions in two hours or less. The UFC continued FY22 database close-out processing throughout Oct. 1. On Oct. 3 at approximately 10:50 a.m., they opened the CEFMS II database for FY23 business!

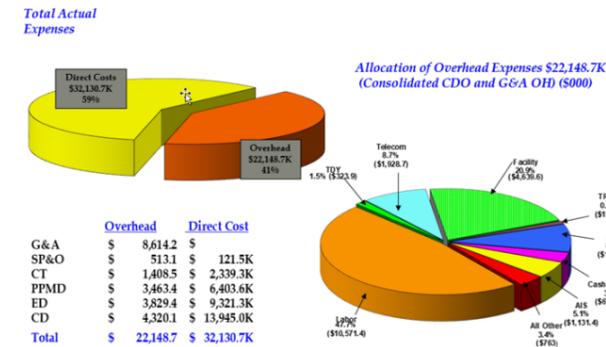
Despite the system challenges, overall, the FY22 closeout was a success based on the early planning, coordination meetings with all financial eye (FYE) points of contact and signing of the last contract on Sept. 30. Team members include seasoned Korean Nationals with over 150 years of experience who led the charge during the most dynamic time of the year. The financial team communicated and coordinated all financial actions that needed to be reviewed along with processing them in a timely manner. In fact, they tracked and documented so that the team could receive and accept funds in about two hours, ensuring funds could be provided through Sept. 30 for contractual awards.

Resource Management accepts funds and processes transactions on behalf of the District. This year, the team accepted \$347.8 million in funds for project execution, broken into \$153.9 million in reimbursable funds and \$193.9 million in direct funds. During the year, RM received 1,114 reimbursement and 49 direct funding transactions. Most of the direct funds came from Host Nation Funds including \$155 million from burden sharing and \$22.7 million of relocation funds. Other direct funds included Army military construction at \$8.5 million and Army Family Housing at \$3.4 million. On the reimbursement side, the team received \$103 million Army, \$81.5 million Air Force and \$23.4 million DoD funds.



Resource Management is responsible for formulating operating, monitoring, and executing the District's operating budget along with ensuring the District has adequate resources to carry out the mission. The team successfully developed and executed a balanced budget, which included a \$634 million workload, \$65 million in income and \$54 million in budget and expenditures. The fiscal year's initial budget reflected a \$634 million workload and \$64.9 million for income, while the mid-year budgets reflected a \$635 million workload and \$65.7 million income. FED executed \$54.2 million broken into \$32.1 million of direct expenditures and \$22.1 million of indirect expenditures.

As a result, our nominal balance, or net results, of operations on Sept. 30 was a positive \$150.20, meeting the command guidance (CG) nominal range of +/- \$227.70 for a green rating. To ensure success, the team was proactively engaged. They monitored centralized expenditures to bring the balance closer



to the nominal range. RM requested approval to transfer up to \$300,000 of excess overhead income into our leave account by the fiscal year-end. In addition, they recorded around \$1 million worth of permanent change of station (PCS) accruals in August and September to match expenditures. Based on their analysis to reach the nominal range, they ensured General & Administrative (G&A) income and Consolidated Departmental Overhead (CDO) accounts ended in the positive nominal ranges with green ratings.

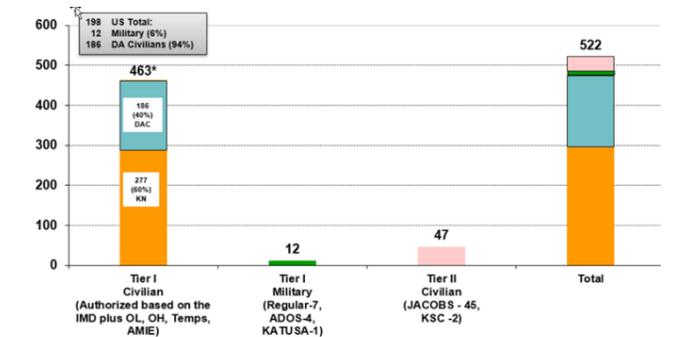
WORK ITEM	OFC TITLE	SEP 2021	AUG 2022	SEP 2022
RF6000	G&A OVERHEAD *	145.0	12.8	(53.6)
RF3000	FACILITIES **	0.0	(280.2)	0.0
RF6181	CDO	771.5	(195.6)	(96.6)
	<b>TOTAL FED BALANCE</b>	<b>916.5</b>	<b>(463.0)</b>	<b>(150.2)</b>

The direct labor charging for FY22 Budget was 84.3 percent. The District continued to lead the region on direct labor charging and successfully ended FY22 with an overall direct labor charge rate of 87 percent. We plan to continue this trend based on our robust Host Nation, Reimbursable, and Direct Funding programs.

Organizations	FY22 Regional Direct Charging Guidelines	FY22 Budgeted Direct Labor Charging %	FY22 Actual Direct Labor Charging %	Rating based on Actual vs Budget
PPMD	79-81%	79.0%	82.0%	G
Engineering	86-89%	92.0%	91.0%	G
Construction	88-91%	88.0%	90.0%	G
Contracting	60-65%	59.0%	75.0%	G
CDO Combined	82-85%	85.0%	87.0%	G

Manpower is the largest component of the District's operating budget, and proper management ensures that the District has adequate resources available to pay for it. RM continually monitors the breakdown of the workforce to include the number of Department of the Army Civilians (DAC), Korean Nationals (KN), Military and Contractor personnel. Our Sept. 30 manpower end strength increased by one to 522 with the following breakdown:

- Tier I – 463 personnel (186 DAC and 277 KNs) and 12 military
- Tier II – 47 personnel (45 contractors and two Korean Service Corps)



The District's cumulative full-time equivalent (FTE) execution is 96 percent. With 477 budgeted and 455 actual, the team is in the green.

The Joint Reconciliation Program team reviewed a total of 2,219 items valued at \$111.3 million in 2022. This included six canceled appropriations valued at \$138,417 and 2,141 inactive items valued at \$103.8 million.

	TOTAL FY22 ULO			
	Reviewed		Adjusted	
	# of Item	Amount	# of Item	Amount
3rd Yr Canceling Appr	68	7,299,227.59	8	-7,666.24
4th Yr Canceling Appr	4	7,056.74	0	0.00
5th Yr Canceling Appr	6	138,417.06	1	-135,584.01
Inactive (240 days) < \$100 & 90 days	2,141	103,854,550.07	596	-4,030,042.13
Intra-Agency Expired Other	0	0.00	0	0.00
<b>Total</b>	<b>2,219</b>	<b>\$111,299,251.46</b>	<b>605</b>	<b>-\$4,173,292.38</b>

The guidance of USACE Joint Review Process (JRP) Technical Remarks required reviewers to record remarks using only the templates provided. The team's fifth-year closing appropriations balance continues to be a bright spot and very manageable compared to others in the region. RM will continue to proactively disburse or return any excess of closing appropriations.

To ensure fiscal compliance, the team reviewed, analyzed, interpreted, and ensured emphasis on all Chief Financial Officers (CFO) issues. As a result, the District reported accurate CFO account status and timely corrective actions, which ensured monthly compliance. The Resource Management Office monitored and reported green ratings for the CFO Act status as of Sept. 30, 2022. This includes payroll, labor cost transfer support and approval, Property, plant and equipment, unliquidated orders, and accounts payable.

# List of Acronyms

<b>ACBM</b>	Asbestos Containing Building Materials
<b>ADA</b>	Americans with Disabilities Act
<b>ADR</b>	Airfield Damage Repair
<b>AE</b>	Architect-Engineer (Architecture-Engineering)
<b>AERRB</b>	Architecture-Engineering Review and Responsibility Board
<b>AFH</b>	Army Family Housing
<b>ALSE</b>	Aviation Life Support Equipment
<b>AMIE</b>	Advancing Minorities' Interest in Engineering
<b>AOAP</b>	Army Oil Analysis Program
<b>ARB</b>	Attack Reconnaissance Battalion
<b>ARMP</b>	Army Recreation Machine Program
<b>ASBCA</b>	Armed Services Board of Contract Appeals
<b>AT/FP</b>	Antiterrorism/Force Protection
<b>BAT</b>	Budget and Accounting Team
<b>BCD</b>	Basic Change Document
<b>BCOES</b>	Biddability, Constructability, Operability, Environmental, and Sustainability
<b>BCTC</b>	Battle Command Training Center
<b>C4I</b>	Command, Control, Communication, Computers, and Intelligence
<b>CAT</b>	Contract Administration Team
<b>CBR</b>	California Bearing Ratio
<b>CCD</b>	Contract Completion Date
<b>CCR1</b>	Command Cybersecurity Readiness Inspection
<b>CD</b>	Construction Division
<b>CDO</b>	Consolidated Departmental Overhead
<b>CEFMS</b>	Corps of Engineers Financial Management System
<b>CFA</b>	Commander Fleet Activities
<b>CFO</b>	Chief Financial Officers
<b>CG</b>	Command Guidance
<b>CGO</b>	Company Grade Officers
<b>CIO</b>	Chief Information Officer
<b>COBs</b>	Co-located Operating Bases
<b>COF</b>	Company Operations Facilities

<b>COR</b>	Contracting Officer's Representative
<b>CPAC</b>	Civilian Personnel Advisory Center
<b>CPARS</b>	Contractor Performance Assessment Reporting System
<b>CQ</b>	Charge of Quarters
<b>CQM-C</b>	Construction Quality Management for Contractors
<b>CRO</b>	Central Resident Office
<b>CS</b>	Communication Squadron
<b>CWE</b>	Current Working Estimates
<b>DAC</b>	Department of the Army Civilians
<b>DB</b>	Design-Build
<b>DCA</b>	Design and Construction Agent
<b>DCP</b>	Dynamic Cone Penetration
<b>DFAC</b>	Dining Facility
<b>DIA</b>	Defense Installation Agency
<b>DISA</b>	Defense Information Systems Agency
<b>DLA</b>	Defense Logistics Agency
<b>DM</b>	Design Manager
<b>DOJ</b>	Department of Justice
<b>DOR</b>	Designer of Record
<b>DPM</b>	Deputy for Programs and Project Management
<b>DPW</b>	Directorate of Public Works
<b>DQCP</b>	Design Quality Control Plan
<b>DTO</b>	Daily Task Order
<b>DX</b>	Direct Expansion
<b>EAB</b>	Echelon Above Brigade
<b>ED</b>	Engineering Division
<b>EDD</b>	ED Design Branch
<b>EDG</b>	ED Geotechnical and Environmental Branch
<b>EDG-D</b>	EDG Geomatics and Support Section
<b>EDG-E</b>	EDG Environmental Section
<b>EDG-G</b>	EDG Geotechnical Section
<b>EDG-H</b>	EDG Geology and Hydrology Section
<b>EDPM</b>	Ethylene Propylene Diene Monomer
<b>EDT</b>	ED Technical Services Branch
<b>EDT-A</b>	ED A-E Services Section
<b>EDT-T</b>	ED Technical Review Section

<b>EIFS</b>	Exterior Insulation and Finish System
<b>EMCS</b>	Energy Monitoring Control System
<b>EOD</b>	Explosive Ordnance Disposal
<b>EPDM</b>	Ethylene Propylene Diene Monomer
<b>ERDC</b>	USACE Engineering Research and Development Center
<b>FED</b>	Far East District
<b>FHRO</b>	Family Housing Resident Office
<b>FOS</b>	Forward Operation Site
<b>G&amp;A</b>	General & Administrative
<b>GAO</b>	Government Accountability Office
<b>GIS</b>	Geographic Information System
<b>GPM</b>	Gallons per minute
<b>GSE</b>	Ground Support Equipment
<b>GSF</b>	Grams per square Foot
<b>GSM</b>	Grams per Square Meter
<b>HAO</b>	Humphreys Area Office
<b>HAS</b>	Hardened Aircraft Shelters
<b>HDPE</b>	High-Density Polyethylene
<b>HN</b>	Host Nation
<b>HQ</b>	Headquarters
<b>HVAC</b>	Heating, Ventilation, Emergency Generator, Air Conditioning
<b>ICD</b>	Intelligence Community Directive
<b>IDIQ</b>	Indefinite Delivery Indefinite Quantity
<b>IDS</b>	Intrusion Detection System
<b>IED</b>	Improvised Explosive Device
<b>IGEs</b>	Independent Government Estimates
<b>IMO</b>	Information Management Office
<b>IPS</b>	Installation Planning Standards
<b>ISB</b>	Installation Support Branch
<b>ISEC</b>	Information System Engineering Command
<b>ISO</b>	International Standards Organization
<b>JOC</b>	Job Order Contract
<b>JRP</b>	Joint Review Process
<b>KAOIC</b>	Korea Air Operations and Intelligence Center
<b>KAOC</b>	Korea Air and Space Operations Center
<b>KBSC</b>	Korea Battle Simulation Center
<b>KN</b>	Korean Nationals

<b>KRO</b>	Kunsan Resident Office
<b>KSC</b>	Korean Service Corps
<b>LAMS</b>	Large Area Maintenance Shelter
<b>LCS</b>	Labor Cost Sharing
<b>LPM</b>	Liters per Minute
<b>LPP</b>	Land Partnership Program
<b>LPS</b>	Lightning Protection System
<b>LSA</b>	Logistics Support Area
<b>MATOC</b>	Multiple Award Task Order Contract
<b>MCAF</b>	Military Construction Air Force
<b>MCIPAC</b>	Marine Corps Installations Pacific
<b>MEF</b>	Marine Expeditionary Force
<b>MILCON</b>	Military Construction
<b>MIPR</b>	Military Interdepartmental Purchase Request
<b>MMS</b>	Material Maintenance Squadron
<b>MND</b>	Ministry of National Defense
<b>MSM</b>	Small Munitions Storage Magazines
<b>MSR</b>	Monthly Status Reports
<b>MTL</b>	Materials Testing Laboratory
<b>MURO</b>	Ministry of National Defense U.S. Forces Korea Relocation Office
<b>MWR</b>	Morale, Welfare, and Recreation
<b>NAF</b>	Non-Appropriated Funds
<b>Netcom</b>	Network Enterprise Technology Command
<b>NTP</b>	Notice to Proceed
<b>OC</b>	Office of Counsel
<b>OGS</b>	Operational Ground Station
<b>OMA</b>	Operations and Maintenance
<b>OSHA</b>	Occupational Safety and Health Administration
<b>PA</b>	Program Analyst
<b>PCT</b>	Project Controls Team
<b>PCC</b>	Portland Cement Concrete
<b>PCS</b>	Permanent Change of Station
<b>P&amp;D</b>	Planning & Design
<b>PDA</b>	Pile Driving Analyzer
<b>PDBP</b>	Project Delivery Business Process
<b>PDT</b>	Project Delivery Team
<b>PEB</b>	Pre-Engineered Building

**PM** Project Manager  
**POD** Pacific Ocean Division  
**POL-MCX** Petroleum, Oil, Lubricants-Mandatory Center of Expertise  
**PPMD** Programs and Project Management Division  
**PREFs** Preliminary Reports of Environmental Findings  
**PR&C** Purchase Requests and Commitments  
**PRO** Pyeongtaek Resident Office  
**PSB** Program Support Branch  
**PVT** Performance Verification Test  
**QA** Quality Assurance  
**QRF** Quick Reaction Forces  
**RFI** Requests For Information  
**ROKFC** Republic of Korea Funded Construction  
**SAC** School Age Care  
**SATCOM** Satellite Communications Earth Station  
**SCIF** Sensitive Compartmented Information Facility  
**SDO** Suspension and Debarment Official  
**SES** Senior Executive Service  
**SMA** Special Measures Agreement  
**SNCO** Senior Non-Commissioned Officers  
**SOCKOR** Special Operations Command Korea  
**SOF** Special Operation Forces  
**SOW** Statement of Work  
**SRM** Sustainment, Restoration and Modernization  
**SRO** Southern Resident Office  
**STIG** Security Technical Implementation Guide  
**SUF** Secure Use Facility  
**TAB** Testing, Adjusting, and Balancing  
**TCF** Terminal Control Facility  
**TEMF** Tactical Equipment Maintenance Facility Complex  
**TL** Technical Lead  
**TORN** Task Order Requirement Notices  
**TSC** Transportation System Center

**TSH** Tri Service Hangar  
**UAS** Unmanned Aircraft Systems  
**UEPH** Unaccompanied Enlisted Personnel Housing  
**UFC** USACE Finance Center  
**UMCS** Utility Management and Control System  
**USACE** U.S. Army Corps of Engineers  
**USAG** U.S. Army Garrison  
**USFK** U.S. Forces Korea  
**VCC** Visitor Control Center  
**VMF** Vehicle Maintenance Facility  
**VoIP** Voice over Internet Protocol  
**WWDR** Water Well Drilling Rig  
**YRP** Yongsan Relocation Program



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# DISTRICT OFFICES



Central Resident Office 

**FED HQ**



Pyeongtaek Resident Office



Family Housing Resident Office



Security Operations Resident Office

Humphreys Area Office 



Kunsan Resident Office



Southern Resident Office



Busan Project Office