

FAR EAST DISTRICT 2024 YEAR IN REVIEW

US ARMY CORPS OF ENGINEERS



US Army Corps of Engineers®
Far East District



Family Housing Towers, Camp Humphreys



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2024 YEAR IN REVIEW

An Annual FED Publication

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FROM THE EDITOR

Thank you for taking the time to explore the U.S. Army Corps of Engineers – Far East District's 2024 Year in Review! This year has been filled with milestones, both big and small, as we continue our mission of supporting the Department of Defense across the Republic of Korea.

From breaking ground on Ordnance Storage Magazines in Pohang to cutting the ribbon on new housing towers at Camp Walker and Camp Humphreys, our team has been hard at work delivering critical infrastructure to enhance military readiness. These projects are just a glimpse of the many efforts the district has completed to strengthen the U.S.-ROK alliance.

The Public Affairs Office works closely with chiefs, project managers, engineers, and many others to document these achievements and bring you this publication. It is our privilege to tell the stories behind the projects and highlight the incredible teams that make them possible.

As the editor of this publication, I am honored to share the 2024 Year in Review with you on behalf of the entire Public Affairs Team. Thank you for your support, and we look forward to another year of Building Strong!



Rachel L. Napolitan
Chief of Public Affairs
Far East District

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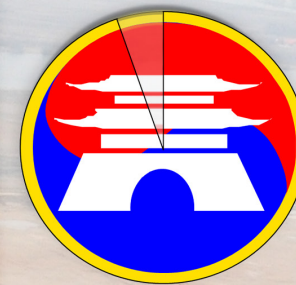
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Korea Relocation Program

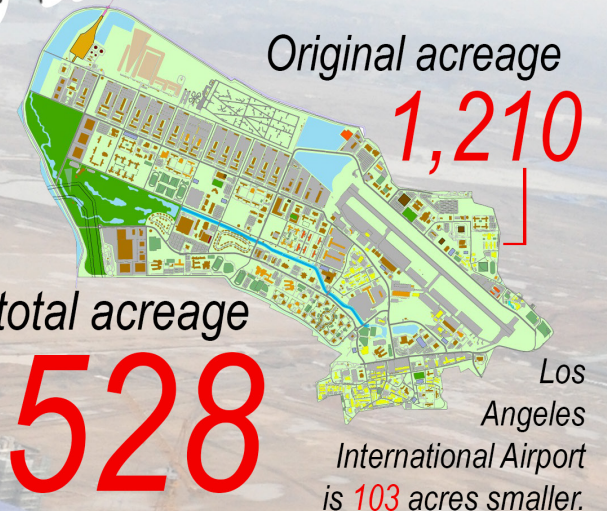
U.S. Army Garrison Humphreys



94

Percent of completion
for the entire program

By the Numbers



635

buildings
completed;

53

buildings under
construction
or planned.

New total acreage

3,528

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 2025

From the Far East District Commander To Our Valued Stakeholders



Jeremiah J. Willis
Colonel, U.S. Army
Commanding

Thank you for continuing to support the U.S. Army Corps of Engineers – Far East District (FED) as we wrapped up another successful year in support of the United States Forces – Korea (USFK). We are especially grateful for the continued collaboration with our Korean partners and U.S. service components, whose partnership has been vital to our mission’s success.

Most importantly, I would like to recognize the dedication and hard work of the Far East District team, made up of U.S. service members, Department of the Army Civilians (DACs), Korean Nationals (KNs), and many others. Our remarkable teammates include some of the best engineers, architects, project managers, contracting specialists, lawyers, and support staff in all USACE. Your commitment is the backbone of our efforts, and we deeply appreciate all you do.

This year marked a significant transition in leadership with the change of command between COL Heather Levy and myself. My family and I wish to extend our gratitude to COL Levy for her exemplary leadership and dedication and wish her well as she travels just down the street to become the new USFK Engineer.

The Far East District continues to oversee a robust \$6.6 billion program, managing more than 300 projects at various stages of development. As the only permanent contingency district in USACE, we remain committed to

delivering excellence while strengthening our key relationships. Beyond our construction mission, we are also focused on readiness, continuously planning and training for wartime operations to ensure we are always prepared. This includes ongoing support of USFK’s two major annual joint and combined forces training exercises, reinforcing our vital role in regional security. Additionally, we’ve enhanced coordination with the Ministry of National Defense – Defense Installation Agency (MND DIA) to further strengthen our forces’ readiness and capabilities.

This has been another strong year of delivering remarkable projects to our stakeholders. I am particularly proud of the projects that have directly supported our warfighters and their families. A key milestone was the completion of the final family housing project along Tropic Lighting Avenue for USAG Humphreys, with the Far East District turning over the last three of 12 housing towers that now support more than 850 families on the installation. Reaching this milestone was no small feat: these 12 towers spanned across four contracts and required over 8 million man-hours to construct. As members of the Camp Humphreys community, we take great pride in living and working in the very facilities we build. Another great project delivered in 2024 was the brand-new Walker Lodge on USAG Daegu. This \$45 million lodge directly supports the Soldiers and families at Camp Walker. The facility boasts 79 rooms which is 21 more rooms than the previous lodge. The final project I want to mention is the new dining facility at Kunsan Air Base that directly supports the 8th Fighter Wing. This facility, which has more than 39,000 square feet, replaces the existing facility that was built in the late 1980s.

Looking into 2025, it is shaping up to be another exceptional year for the Far East District. We will continue delivering high-impact projects that enhance deterrence and support our stakeholders’ mission. Through strong partnerships and collaboration with our critical stakeholders across the peninsula, we remain committed to excellence, innovation, and teamwork, ensuring the successful execution of critical infrastructure and construction initiatives. Your hard work and expertise, combined with the support of our valued partners, will drive another year of remarkable achievements, further strengthening our impact in the region.

Thank you for your continued dedication and support. I look forward to another outstanding year together.



Ribbon Cutting Ceremony for Army Family Housing Tower 4 at Camp Walker on Jan. 29, 2024



Ribbon Cutting Ceremony for Communications Center at Camp Mujuk on June 20, 2024



Ribbon Cutting Ceremony for Army Family Housing at Camp Humphreys on Sept. 13, 2024



Ribbon Cutting Ceremony for Explosive Ordnance Disposal (EOD) at Kunsan Air Base on Nov. 7, 2024



Ribbon Cutting Ceremony for Dining Facility at Kunsan Air Base on Dec. 16, 2024

Programs & Project Management

PPMD Reorganization

In FY2024, the Planning, Programs, and Project Management Division (PPMD) underwent a reorganization to better meet the evolving needs of stakeholders and enhance efficiency across all aspects of project execution. This restructuring optimizes the Project Delivery Business Process (PDBP) from project initiation to closeout.

Led by David Chai, POF’s Deputy District Engineer (DPM) and Chief PPMD, a dedicated team developed a new vision for PPMD’s organization, ensuring a more balanced workload distribution. Under this framework, each project manager is assigned a diverse portfolio—including Job Order Contracts (JOC), Sustainment, Restoration, and Modernization (SRM), Host Nation, Military Construction (MILCON), Appropriated Funds, and Non-Appropriated Funds projects—within a defined area of responsibility. This reorganization aligns PPMD’s structure with mission requirements, improving project delivery and stakeholder engagement across all operational areas.

New Structure:

- Central Branch (formerly Installation Support Branch), led by Vincent Lee, is dedicated solely to Camp Humphreys stakeholders.
- North Branch (formerly Air Force Branch), led by Pil Park, now supports stakeholders at 51st CES at Osan AB; 607th Materials Maintenance Squadron (MMS) at Daegu AB, Kwangju AB, Suwon AB, and Kimhae AB; and Army projects at Camp Casey.
- South Branch (formerly Army, Navy, Marine Branch), led by Micheal (Mick) Nyenhuis, focuses on Kunsan AB, Camp Walker, Camp Henry, Daegu, Busan, Chinhae, Pohang, and Mujuk.
- Integrated Program Office (IPO), led by Chris Brincefield is dedicated solely to Korea Air and Space Operations Center.

Awards:

- Christopher Carson won the Program Manager of the Year for both POF and POD.
- Sin Ki-sok earned the Installation Support Professional of the Year at the National USACE level in Washington, D.C.

PPMD Front Office

PPMD Front Office supports the division with operational, administrative, and data-driven technical functions. The team plays an essential role in providing administrative, data visualization, and district and division-level coordination support for PMs, Program Managers (PgMs), and our DPM.

The Strategic Engagement Coordinator supported the government and district by participating in the Special Measures Agreement (SMA) negotiations. The Stakeholder Satisfaction Survey highlighted improvement in stakeholder satisfaction level, senior leaderships with coordination efforts, and POD with execution of report submission including PMR, C&S quad and others. FED achieved a 31.8 percent response rate, when the enterprise average response rate was 17.75 percent.

The team’s Management Analyst carried out personnel actions for the division. Over the year, the division made more than 80 hiring actions including reassignment, promotion, change to lower grade, retirement, separation, detail actions and approximately 100 realignment actions in 2024 due to the PPMD reorganization, creation of new IPO, and internal moves. PPMD saw numerous awards including 20 PCS out honorary award packet, entire team’s Performance award, Special Act Service Award and On-the-spot Cash Award (OTS).

The Project Management Specialist became the main POC of Power BI. As the district rolled out PowerBI dashboards for projects related information and started implementing PowerBI dashboards as part of Project Delivery Board with positive feedback. PowerBI helps promote data transparency as well as aid leadership with data-driven decision making as data becomes accessible to everyone in the district.

The Administrative Support Assistants contributed to successful carryout of PPMD reorganization. They compiled a list of PROSPECT courses taken by each employee for FY23 to FY25 and updated PM level roster for the PM Level I and Level II certifications. They also contributed heavily to preparation and coordination of PPMD/District events such as Engineer Corps Day, Thanksgiving and especially Christmas Party where PPMD achieved Winning of the POF 2024 Christmas Door Decoration Competition.

The Engineering Support Assistant made advancement of District Business processes by creating Quad for new Quality Management Representative (QMR), consolidating and managing Business Process trackers while facilitating Business

Processes updates by each division contributing to strengthening standards and basis for project delivery activities. In support of the Strategic Engagement Coordinator, PPMD successfully managed coordination and quality control of POD reports such as Program Management Review (PMR) and Command and Staff (C&S). The division worked to incorporate multiple acronym lists from other agencies and updated FED Acronym list to enable people across the district.

Central Area Branch

In 2024, Central Area Branch (CAB) was reorganized from the former Installations Support Branch (ISB) which executed all Sustainment, Restoration, Modernization (SRM) work throughout the entire peninsula. As all PPMD branches were reorganized to align with geographic customers, CAB gained the responsibility of design and construction projects within the entire USAG Humphreys. The transformation from ISB to CAB also brought in additional lines of work such as Host Nation, Military Construction (MILCON), and Non-Appropriated Funded (NAF) projects which increases our capabilities to serve the installation.

CAB executed over 109 projects at an estimated value of \$2 billion which comprised of customers throughout USAG Humphreys such as U.S. Forces Korea, 8th Army and subordinate commands, Directorate of Public Works, Army Family Housing Division, Defense Health Agency, Defense Logistics Agency, Intelligence and Security Command, and Special Operations Command – Korea.

Highlights:

- Turnover of the anticipated AFH090 & AFH100 Army Family Towers providing modern living quarters and amenities to families starting overseas tours at USAG Humphreys. This supports the garrison’s quality of life for service members and their families.
- Construction started for the new elementary school (DoDDS040) to provide additional classroom space for families.
- Initiation of the design for the reconstruction of the Humphreys airfield in the AV170 and AV220 projects.

North Branch

In 2024, North Branch successfully delivered a wide spectrum of construction programs for USFK’s Air Force, Army, DLA, DHA, and other components and agencies, culminating in over 100 active construction projects across various phases with a value of approximately \$1.3 billion. Amid major realignments within the POF AOR, North Branch provided critical infrastructure support across key locations, including Osan AB, Daegu AB, Suwon AB, Kwangju AB, and Gimhae AB for the US Air Force in Areas III, IV, and V, as well as Camp Bonifas, Casey, Hovey, and CP TANGO for the U.S.Army in Areas I and II.

Construction execution remained robust through substantial personnel transitions, from the appointment of a new Branch Chief to shifts among senior and junior PMs overseeing diverse AORs. Notable project completions included the Airfield Damage Repair (ADR) Warehouses at Gwangju AB (\$12.8 million PA, completed Sept. 30, 2024), Gimhae AB (\$16.2 million PA, completed July 24, 2024), and Suwon AB (\$12.6 million PA, completed July 18, 2024), significantly enhancing the 607th MMS’s interoperability between US and ROK alliance readiness in contingency environments. Additionally, major projects at Osan AB saw significant progress in their construction phases throughout the year, such as the Child Development Center (\$27 million PA), the Communications HQ Building (\$101 million PA), and the Relocate Munitions Storage Area Delta (\$255 million PA).

South Branch

South Branch continues the POF mission to support USFK readiness. The branch’s area of responsibility (AOR) includes stakeholders from all Service Components including 8th Army Area IV, the Navy and Marine Corps mission, and Kunsan Air Force Base. They initiated design on nine projects with a projected value of \$31.2 million including Quality-of-Life renovations to several dormitories on Kunsan AB. They awarded four new projects for construction in 2024, two renovation projects on Kunsan AB with a value of \$3.3 million and two on Camp Carroll with a value of \$3.2 million. They also turned over three projects with a combined value of \$54.2 million including the \$39 million Walker Army Lodge, the \$14.6 million Explosive Ordnance Facility and a HVAC renovation for Dorm 504 at Kunsan AB.

South Branch also saw a transfer of leadership as Tom Cha departed and Mick Nyenhuis arrived from Fort Worth District to assume the Branch Chief position. Pil Park served as the Interim South Branch Chief before moving full time into the North Branch Chief position. Nyenhuis returns to Korea having previously served as the FED Chief from 2015 through 2019 for the Land Partnership and Land Development, Utilities and Infrastructure programs.

Program Support Branch

The Program Support Branch (PSB) plays a critical role in financial management and project scheduling for Project Managers (PMs) and Project Delivery Teams (PDTs). Additionally, the branch supports data gathering and analysis across the enterprises’ automated information systems for management of an average of 320 active projects with total funding of \$6.7 billion at year end.

Throughout the year, the Project Controls (PC) team successfully implemented several USACE Headquarters initiatives emphasizing data-driven decision-making to enhance operational efficiency and project delivery. One of the most impactful efforts was the MP19 – Military Programs Schedule Health

initiative. As part of this effort, the team conducted a comprehensive review of all baseline schedules, resulting in updates to 58 percent of existing project schedules. This achievement contributed to the district attaining a 98 percent Project Health data metric score—the highest within the POD.

Further strengthening project execution, the PSB PC team introduced a new project initiation process designed to establish an initial baseline schedule and financial resource plan for new projects. This initiative is expected to enhance data quality and streamline initial project planning across the district.

The PA Team processed 255 Purchase Request transactions totaling \$154 million and received 62 USFK Directives totaling 39 million dollars. Additionally, the PA’s provided support for 255 Construction and A-E contract awards or modifications for transactions totaling more than \$245 million, as well as the associated P2 project resource updates,

and labor PR&C’s.

PSB executed the requested FY24 annual Host Nation Planning and Design (HN P&D) budget at 96 percent ensuring Host Nation Design and Construction Surveillance efforts continued uninterrupted.

Integrated Program Office

The newly established Integrated Program Office (IPO) has made great strides in the design of the Korea Air and Space Operations Center (KAOC). This facility will provide a state-of-the-art command center for both the US and ROK air operations across the peninsula. Valued at \$1.5 billion, the KAO C will be one of the largest construction projects in the DOD. Construction is planned to commence in late 2025.

Construction Division

FED’s Construction Division (CD) provides quality assurance oversight and construction contract administration for construction projects on military installations throughout the Republic of Korea. The division has two branches: Construction Services and Quality Assurance. The Air Force Area Office oversees the Central and Kunsan Resident Offices while the Army Area Office oversees the Family Housing, Pyeongtaek and Southern Resident Offices.

Construction Services Branch

The Construction Services Branch (CSB) is composed of the Contract Administration (Negotiation) team and the General Construction Administration team. The CSB operates as an integrated team providing contract administration and responsible for negotiating contract modifications, reviewing construction schedules, conducting RMS data analysis, and generating various construction management reports for the district and division. The primary goal is to ensure the timely delivery and execution of post-award contract actions through responsive and effective construction contract administration and technical support.

In 2024, the Contract Administration team successfully negotiated 25 Job Order Contract (JOC) task orders, totaling approximately \$14.5 million, and processed over 144 contract changes for ongoing construction projects. They also

conducted technical and price analyses to review modifications valued at around \$8 million. Additionally, the team assessed and re-validated construction contract modifications for 39 ROKFC-in-Kind projects from MND DIA, including reviewing proposed bill of material (BOM) changes, adjustments to unit costs such as material prices, labor, and equipment rates, and quantity takeoffs. The team also conducted 42 biddability reviews of the final (90%) and backcheck (95%) design documents for construction contract solicitations.

The General Construction Administration team processed 49 evaluations under CPARS and closed out 40 contracts within established timelines. The team also analyzed construction output reports including, Estimated Work Placement (EWP) and full-time equivalent (FTE) data generated by the RMS/EDW/EWP for the district and coordi-

nated with recipients of generated reports to ensure data requirements were met. In reviewing solicitation packages, the team ensured that each new project included the most current information, such as site release statements, list of salvageable materials, Government-Furnished Materials (GFM), phasing plans, and construction condition requirements. Additionally, the team prepared 20 liquidated damages (LD) and special conditions for new construction contract solicitations. The team also conducted RMS101 training for PPMD, KRO, and FHRO, helping the PDT become proficient in the RMS system and ensuring the timely upload of construction documents. Additionally, the team managed \$425 million in work placements, representing 73 percent of the scheduled \$579 million.

The project schedulers, supporting the CRO, SRO, and KRO projects,

completed five Preliminary Project Schedule (PPS) reviews, 10 Initial Project Schedule (IPS) reviews, and 69 follow-ups Periodic Schedule Updates (PSU). They also conducted 19 time-impact analyses (TIA), nine Revised Schedule (RS) reviews, and developed one Recovery Plan (RCP). Additionally,

the team assessed and implemented the full and efficient application of the PRLMAVERA P6 system that includes scheduling, risk analysis, resource management, collaboration, and control capabilities.

Finally, the Construction Services Branch conducted a Construction Man-

agement Evaluation (CME) for the Family Housing Resident Office (FHRO) to improve construction management and provided guidance to the field office within construction division related to construction contract administration.

Quality Assurance Branch

The Quality Assurance Branch (QAB) had a successful, dynamic, and impactful year in 2024! The branch successfully delivered and implemented a wide range of cutting-edge construction quality and technical support services for all major ongoing projects across the peninsula. This technical support is conducted by a wide-ranging team comprised of 27 employees across various engineering disciplines including Architecture, Civil, Control System, Electrical, Engineering Support Administration, Fire Protection and Mechanical. One of the fundamental strengths of the branch is providing construction technical support and assistance to Area and Resident Offices along with military customers. The branch engineers are specialists in their respective fields, and collectively, they facilitate bridging knowledge gaps at resident offices while tapping into construction expertise across all field offices.

Submittal, BCOES design review, and on-site technical support are one of the main capacities by which the branch supports field offices and our customers.

This standard construction process is crucial in ensuring that only authorized, high quality materials are used in the facilities we build. During 2024, the branch reviewed 3,753 construction submittals, with each engineer reviewing, on average, 150 construction submittals and conducting over 70 on-site inspections last year. Additionally, the team has demonstrated increased determination and a heightened focus on quality assurance during the design phase of projects. The team has conducted a total of 147 BCOES reviews for the district’s design contracts. By conducting thorough BCOES reviews, the team has aimed to reduce risks associated with construction quality, cost and time growth, unnecessary changes, as well as support safety during construction.

One of the main ways of ensuring a high standard of construction quality is performing scheduled on-site inspections and boots-on- ground technical support of construction. This comprises of on-site inspections, verification inspection and technical supports (Testing, Adjusting, and Balancing -TAB,

Performance Verification Test –PVT, 3 Phase inspection, Special inspection).

The branch also conducted the Construction Quality Management for Contractors (CQM) Training to support the division. The training is mandatory for MND-DIA PM/CM, all Superintendents, Quality Control Managers, and PMs involved in construction work within the Far East District.

As quality is the district’s top priority, the branch hosted multiple Knowledge Share Sessions on various construction topics within FED. The also supported the Construction Division launching the “Construction Quality Summit” workshop in June 2024, in collaboration with POD and other districts. QAB effectively demonstrated that the branch is not only focusing actual Quality Assurance but also served as a Technical Quality Support Branch. Overall, this enhances the district’s capacity to address issues, showcasing their proficiency as the U.S. Design and Construction Agent (DCA), and ultimately ensuring the successful delivery of the ROK-in-Kind program.



Construction Division provides Construction Quality Management (CQM) training for program managers and construction managers from MND-DIA, April 2024

Central Resident Office Projects

CY21 ROKFC-in-Kind, Communication HQ Building, Osan Air Base

This \$67 million ROKFC-in-Kind project was awarded on Dec. 29, 2021, for the 51st Communication Squadron’s new headquarters. It will replace the current headquarters, B949, which is too small for 51CS’s growing mission. This new headquarters 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 have a dedicated parking lot.

The project is currently scheduled to be completed in May 2026.

CY21 ROKFC-in-Kind, Child Development Center, Osan Air Base

The construction contract for this ROKFC-in-Kind project was awarded on Dec. 29, 2021. This \$18.8 million project is to construct a new, large sized facility centrally located in the Military Family Housing footprint in Mustang Valley that will consolidate a Child Development Center (CDC) with School Age Care (SAC) functions. The new CDC & SAC will follow standard designs per the Air Force Child Development Facility Criteria and the Youth Programs Facility Criteria. It will offer activity rooms, administration space, kitchen, laundry room, and all other

required operational capabilities. The consolidated CDC and SAC capacity totals 3,821 gross square meters (41,126 gross square feet) and engage up to 274 children of various ages from 0 to 8 years of age.

Construction was substantially completed on Jan. 21, 2025, with a target opening in Spring/Summer 2025.

CY21 ROKFC-in-Kind, Airfield Damage Repair Warehouse, Suwon Air Base

The construction contract for this ROKFC-in-Kind project was awarded on Dec. 29, 2021. The \$8 million project constructed a new 2,601 gross square

meter (27,997 gross square foot) Airfield Damage Repair Warehouse and 2,200 gross square meter (23,680 gross square foot) ISO storage pad near the southwestern portion of Suwon Airbase. The warehouse facility is a semi-heat pre-engineered metal building and will house organization vehicles and associated administrative functions for the 607th Material and Maintenance Squadron (MMS). The ISO storage pad will provide storage space for the squadron in support of airfield maintenance and repair.

Construction has been completed and turnover to the 607th MMS on July 15, 2024.

CY22 ROKFC-in-Kind, Construct Munitions Storage Area (Delta Site), Osan Air Base

The construction contract for this ROKFC-in-Kind project was awarded on Nov. 14, 2022, to DAEWOO E&C. This \$164.6 million project is to relocate the munitions storage area from 1960s era facilities to new modernized facilities to enhanced warfighter capabilities. The new facilities include the construction of 33 Large and 13 Small Munitions Storage Magazines (MSMs), Munitions Administration Building, Conventional Munitions Building, Surveillance Inspection Facility, Precision Guided Munitions Building, Trail Wood Shop Facility, four inert storage facilities,



Airfield Damage Repair Warehouse, Suwon Air Base



Rendering of the Airfield Damage Repair Warehouse, Suwon Air Base

three ISO pads, entry control, eight Defense Fighting Position Facilities and a Water Storage Tank.

The contract is scheduled to be completed in May 2027.

CY22 ROKFC-in-Kind, Airfield Damage Repair Warehouse, Osan Air Base

The construction contract for this ROKFC-in-Kind project was awarded on Dec. 16, 2022. The \$25.9 million project will construct two new Airfield Damage Repair Warehouses at 4,812 square meters and 3,020 square meters along with one 3,540 squared meter ISO storage pad at the southwest portion of the airfield. The pre-engineered metal buildings will house organization vehicles and associated administrative functions for the 51st Civil Engineering Squadron (51CES). The ISO storage pad will provide storage space for the squadron in support of airfield maintenance and repair.

The contract is scheduled to be completed in October 2025.



The New 51st Communication Squadron Headquarters, Osan Air Base



Munitions Storage Area (Delta Site), Osan Air Base

CY23 ROKFC-in-Kind, RIK Upgrade Electrical Distribution West Area Phase 3, Osan Air Base

The construction contract for this ROKFC-in-Kind project was awarded on Nov. 3, 2023. This \$200.4 million project will construct the new underground, primary and secondary electrical distribution lines to replace existing overhead lines at Osan AB. The project will create interconnection between the existing electrical substations and will include the construction of a new substation to connect to a new future KEPCO substation.

The contract is scheduled to be completed in November 2027.

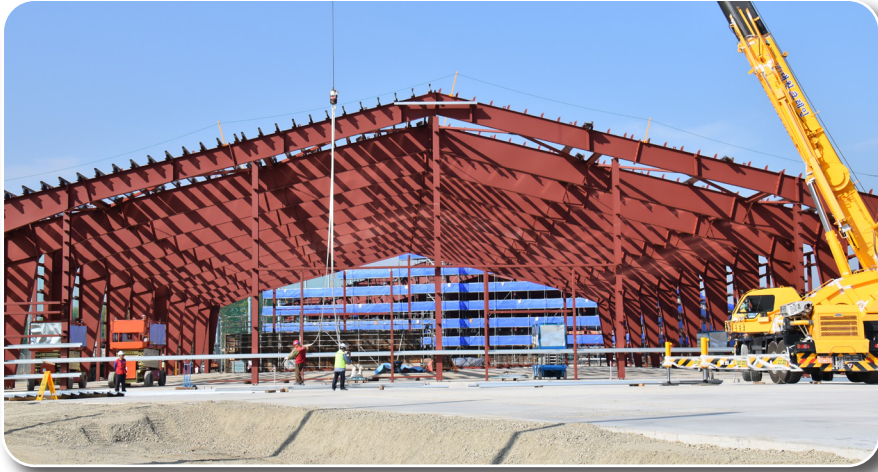
FY21 OMAF, Repair Fire Protection Hangar B1173, Osan Air Base

This renovation project is part of a larger effort across the entire Pacific region to upgrade the fire protection systems of USAF hangars. The \$3.7 million Hangar Building 1173 renovation at Osan Air Base replaced the electrical, HVAC, and fire protection systems. Work also added 829 square-feet for new locker room, rest rooms, and additional offices and storage rooms. The added space was achieved by removing the back wall of the hangar and constructing a concrete structure that extends 10-feet outside the back of the existing structure.

The project was completed on March 7, 2024, and turned over to the 51st Maintenance Squadron.

FY22 OMAF, Repair Sewer Force Main Line, Osan Air Base

This \$4.4 million project is to replace/upgrade sewer force line and pumping system which includes modernization repair work (EEIC 522) in the following principal features: replace sewer pump at lift station B-1715 to new designed variable speed grinder pumps



Airfield Damage Repair Warehouse, Osan Air Base



RIK Upgrade Electrical Distribution West Area Phase 3, Osan Air Base

including fittings, controls and accessories; provide supervisory control and date acquisition (SCADA) system: replace sewer main force line with new High-Density polyethylene (HDPE) piping system including manholes, valves, controls, fittings and accessories; mill & overlay Asphalt Concrete in affected areas; and restore the disturbed areas with appropriate landscaping. This project was awarded in September 2022.

This project was substantially completed on Dec. 17, 2024.

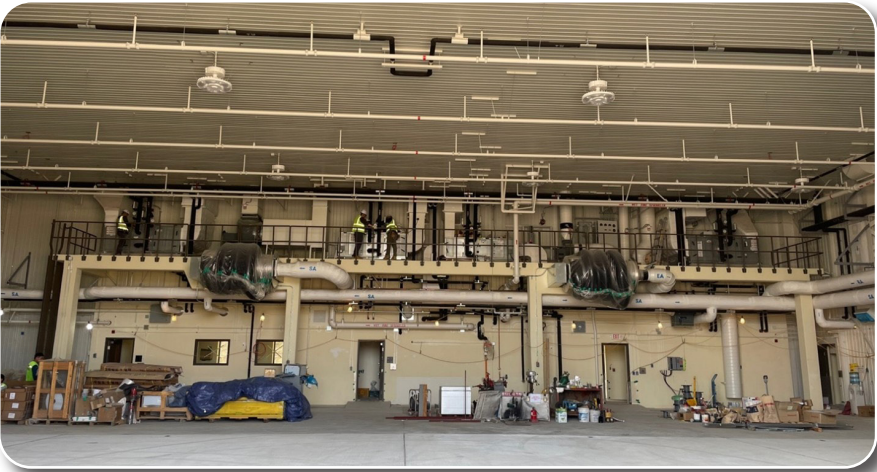
FY23 Defense Logistics Agency (DLA) WCFF, Add/Repair Petroleum Operations Building 1223, Osan Air Base

The \$2.8 million contract was awarded in July 2023 to renovate and

expand an existing fuel laboratory facility, Building 1223, that was built in 1959. It will provide a new building with a new laboratory that is adequately sized and configured to support petroleum testing operations. The project will also renovate the existing building, to include all utilities, heating, ventilating, and air-conditioning, force protection measures and fire protection/detection systems. The overall facility includes administrative areas, fuel laboratory, training room, accounting office, fuel service center, break rooms and rest-rooms.

The contract is scheduled to be completed in July 2025.

FY23 OMAF, Repair Telecommunications Facility B-2005, Suwon Air Base



Repair Fire Protection Hangar B1173, Osan Air Base



Add/Repair Petroleum Operations Building 1223, Osan Air Base

This \$4 million project awarded in July 2023 is to repair the telecommunications building 2005 at Suwon Air Base. The contract includes upgrading electrical systems, mechanical and

plumbing systems, structural and architecture components, ceiling, wall, floor, roof, and exterior finish and drainage.

The contract is scheduled to be completed in March 2026.



Repair Contingency Fuel Delivery System, Osan Air Base



Repair POL Tank 2662, Suwon Air Base

FY22 Defense Logistics Agency (DLA) WCFF, Repair Contingency Fuel Delivery System (Rail Spur), Osan Air Base

This \$2.2 million project is to repair and add a rail line that will be an extension of the Korea's KORAIL system that runs into Osan Air Base from nearby Songtan Station. This project was awarded in August 2023. While 30 percent of this project is to construct the new rail spur, most of the project will be to reroute underground utilities in the path of the new rail and make general site improvements.

The contract is scheduled to be completed in early 2026.

FY24 Defense Logistics Agency (DLA) WCFF, Repair POL Tank 2662, Suwon Air Base

This \$3.8 million project is to convert Storage Tank 2662 from diesel to a JP-8 by replacing the protective tank coating system. The project was awarded in November 2023 to repair the tank, associated pumps, and equipment that has not been used for over 10 years. The project will also replace the existing electrical system, electrical panels on pump house B-2663, and other flat works.

The contract is scheduled to be completed in February 2026.

FY24 OMAF, Repair Collective Protection System for HTACC B935, Osan Air Base

This \$3.6 million project will provide mechanical and electrical improvements and repairs to the outdated Collective Protection System (CPS) in Hardened Theater Air Control Center (HTACC), B-935. The project was awarded in November 2023 to replace the current outdated M49 filter system with a new M98 filter, install CO2 scrubbers and repair/upgrade electrical system for the new filter system.

The contract is scheduled to be completed in July 2025.



Repair Collective Protection System for HTACC B935, Osan Air Base

FY24 OMAF, Repair NCO Dormitory B383, Osan Air Base

This \$13.5 million dorm renovation contract was awarded in September 2024. The project is to repair and upgrade of Building 383, a four-story 156 person NCO dormitory at Osan Air Base. This work includes replacement of interior ceilings, walls, floors, HVAC system, plumbing, electrical system, communications, fire protection system, Collective Protection System (CPS) and installation of a new elevator. The project also includes repainting the interior and exterior of facility.

The contract is scheduled to be completed in November 2026.



Repair NCO Dormitory B383, Osan Air Base



Repair Airmen Dormitory B1458, Osan Air Base

FY24 OMAF, Repair Airmen Dormitory B1458, Osan Air Base

This \$13.5 million dorm renovation contract was awarded in September 2024. The project is to repair and upgrade of Building 383, a four-story 156 person airmen dormitory at Osan Air Base. Work includes replacement of interior ceilings, walls, floors, HVAC system, plumbing, electrical system, communications, fire protection system, Collective Protection System (CPS) and installation of a new elevator. The project also includes repainting the interior and exterior of facility, reinforcing and repairing a retaining wall at the northwest side of the facility, installing a Haetae statue in front of the facility, and providing infrastructure for electric vehicle charging stations vehicles and bicycles.

The contract is scheduled to be completed in November 2026.

FY24 FHMF, Repair Fire Detection and Mass Notification System for MFH Towers, Osan Air Base

This \$2 million contract is to Repair Fire Detection and Mass Notification Systems for Seoraksan Tower, B-211, at Osan AB. The base contract was awarded on Sept. 25, 2024, to repair the existing deteriorated fire detection and mass notification systems throughout this Military Family Housing (MFH) Tower. This contract contains two options to add the same work for the Jirisan Tower (B1014) and Hallasan Tower (B1015).

The contract is scheduled to be completed in May 2028.

FY24 OMAF, Repair Sewer Lift Station B659, B823, B1706, B1356, Osan Air Base

This \$1.3 million project was awarded in September 2024 to repair and upgrade the sewer system on Osan AB. Lift stations at B-823, B-1706, and

B-1356 will be provided new equipment including variable speed grinder pumps, piping, fittings, controls, and accessories. The lift station at B-659 will be relocated near B-600. Other work to improve the sanitary sewer system will include replacing or installing new gravity and force main sewer lines and manholes, and fiber optic cable connection for SCADA.

The contract is scheduled to be completed in June 2026.

Design Build Projects:

FY23 OMAF, Replace Existing Emergency Generators, Suwon & Daegu Air Base

This \$1 million design-build contract was awarded in September 2023 and will replace existing emergency electric generators at B-2106 in Suwon AB and B-506 at Daegu AB.

The contract is scheduled to be completed in October 2025.

FY24 OMAF, Repair Fuel System Maintenance Dock, B1650, Osan Air Base

This \$1.4 million design-build contract was awarded in September 2024 to provide a transition area for decontamination from the maintenance bay to the office space at Aircraft Fuel System Maintenance Dock B-1650 at Osan AB. The project will improve the single-story building and maintenance bay with repairs to the existing bathroom and break room, and construction of decontamination washing areas.

The contract is scheduled to be completed in January 2026.

FY24 OMA, Replace Mechanical Substation for DFAC B-2115, Suwon Air Base

This \$1.5 million design-build contract was awarded in September

2024 to provide structural framing for a new rooftop mechanical room and replace all of HVAC and electrical systems with new in mechanical substation for a DFAC.

The contract is scheduled to be completed in November 2025.

FY24 FHMF, MFH Park Between Tower B211 & B230, Osan Air Base

This \$500,000 design-build contract was awarded in September 2024 to repair the Military Family Housing Park between Seoraksan Tower B-211 and B-230. This project will construct a new retaining wall, fencing, canopies, sitting areas, dog/child obstacle course and landscaping.

The contract is scheduled to be completed in November 2025.

FY24 OMAF, Repair Aircraft Shelter Door on B1161, B1172, B1862 & B1868, Osan Air Base

This \$500,000 design building contract was awarded in September 2024 to replace the shelter doors for hangers B-1161, B-1862, and B-1868. This contract includes options to replace the shelter doors for B-1172

The contract is scheduled to be completed in November 2025.

Air Force Job Order Contract (JOC):

There are four (4) active JOC contracts for the Central Resident Office:

- W912UM20D0004 – AF SRM JOC Contract
- W912UM23D0014 – AF SRM JOC Contract
- W912UM22D0001 – Area III & IV JOC Contract
- W912UM23D0015 – Paving JOC Contract

The total contract amount for JOC projects is about \$38 million.

W912UM20D0004 – AF SRM JOC Contract

- 1. W912UM21F0093, Replace Instrument Landing System, Inside Runway, Osan Air Base. (Contract amount: \$1,519,263). Completed.
- 2. W912UM21F0109, Repair Military Family House Infrastructure, Osan Air Base. (Contract amount: \$641,192). Completed.
- 3. W912UM22F0054, Commissioning 5K GAL Diesel Tank, K-16 Army Airfield. (Contract Amount: \$72,456). Completed.
- 4. W912UM22F0059, Repair War Reserve Material Storage Warehouse, Suwon Air Base. (Contract Amount: \$170,638). Completed.
- 5. W912UM22F0067, Repair Airfield Pavement, Osan Air Base. (Contract amount: \$3,790,248). Completed.
- 6. W912UM22F0070, Repair Water Heater, Base-Wide, Osan Air Base, Korea. (Contract Amount: \$1,321,141). Completed.
- 7. W912UM22F0073, Repair Military Family Housing JOC #2, Osan Air Base. (Contract Amount: \$285,529). Completed.
- 8. W912UM22F0082, Renovate S-52 Restrooms, B2203 Suwon Air Base. (Contract amount: \$78,442). Completed.
- 9. W912UM22F0083, Repair Storage Facility, B2408, Suwon Air Base. (Contract Amount: \$251,134). Completed.
- 10. W912UM22F0084, Replace Chillers for Multiple Facilities Osan Air Base. (Contract amount: \$2,325,222). Completed.
- 11. W912UM22F0085, Replace Lighting w/LED Military Family Housing, Osan Air Base. (Contract Amount: \$5,993,685).
- 12. W912UM22F0091, Replace Generators and ATS, Osan Air Base. (Contract Amount: \$607,206). CLIN 01,02 Completed CLIN 03 : Install portable chiller connection taps - B949 B1097: Suspension of work (06 Dec 2024)
- 13. W912UM22F0092, Repair 18 Intel Squadron Operations, B322 Osan Air Base. (Contract amount: \$498,481). Completed.
- 14. W912UM22F0093, Repair Failing

- HVAC System Multi Facilities, Osan Air Base. (Contract amount: \$2,322,731).
- 15. W912UM22F0096, Repair Chapel, B-2205 Suwon Air Base. (Contract amount: \$354,628). Completed.
 - 16. W912UM22F0111, Replace infrared Radiant heaters at building No. B-2504 Suwon Air Base. (Contract amount: \$277,153). Completed.
 - 17. W912UM22F0114, Construct Concrete Pad for SCAT, Suwon Air Base. (Contract Amount: \$259,954). Completed.
 - 18. W912UM22F0119, Substations Serving Barracks, DFAC & Lodging Suwon Air Base. (Contract amount: \$826,546). Completed.
 - 19. W912UM23F0023, Replace Chillers, Osan AB (Contract amount: \$572,111)
 - 20. W912UM23F0027, Repair Failing HVAC, Osan AB (Contract amount: \$335,550)

W912UM23D0014 – AF SRM JOC Contract

- 1. W912UM23F0087, Install Gravel Road with Culvert, Suwon Air Base. (Contract amount: \$119,822) Completed.
- 2. W912UM23F0091, Replace Existing Fluorescent Lights to LED B-2203, Suwon Air Base. (Contract Amount: \$346,412)
- 3. W912UM23F0094, Replace Mech Substations, Suwon Air Base. (Contract amount: \$840,933)
- 4. W912UM23F0104, ADA Ramp Military Family Housing JOC #3, Osan Air Base. (Contract Amount: \$432,301)
- 5. W912UM23F0106, Repair Latrines and Flood Damaged Fac, Osan AB (Contract amount: \$967,495)
- 6. W912UM23F0108, Replace Walk-in Refrigerators and Ventilation System B-2115, Suwon Air Base. (Contract Amount: \$596,258)
- 7. W912UM23F0109, Repair HVAC Base wide, Osan AB (Contract amount: \$567,275)
- 8. W912UM23F0117, Replace Lights and Electrical Heat Pump Unit B-2522, Suwon Air Base. (Contract Amount: \$142,941) Completed.

W912UM22D0001 – AF SRM JOC Contract

- 1. W912UM23F0110, Repair Pilsung Range Maintenance Facilities S-57 and S-59 (Contract amount: \$228,044)

W912UM23D0015 – AF SRM JOC Contract

- 1. W912UM24F0001, Repair Airfield Pavements, Osan Air Base. (Contract amount: \$2,664,237)
- 2. W912UM24F0003, Construct Parking Apron for LAMS, Suwon Air Base. (Contract amount: \$938,945) Completed.

W912UM23D0014 – AF SRM JOC Contract

- 1. W912UM24F0057, Repair Electrical Unit Heaters, Osan AB. (Contract amount: \$95,940.09)
- 2. W912UM24F0061, Repair HVAC, Osan AB. (Contract amount: \$1,929,261.11)
- 3. W912UM24F0071, Replace HVAC Systems Suwon AB (Contract amount: \$523,607.70)
- 4. W912UM24F0075, Repair Football Field, Osan AB, Osan AB (Contract amount: \$639,885.23) Completed.
- 5. W912UM24F0081, 51FW Enhancement Works, OsanAB (Contract amount: \$553,708.83)
- 6. W912UM24F0085, Repair 6 Entry Control Points, Morin Gate, Osan AB (Contract amount: \$606,432.69)
- 7. W912UM24F0087, Repair B745, 2nd Floor for Space Force Component Field Command (CFLDCOM), Osan AB (Contract amount: \$808,563.37)
- 8. W912UM24F0091, Replace Ventilators on “B” Diamond’s 7HASs, Osan AB (Contract amount: \$467,611.05)
- 9. W912UM24F0099, Replace roll up doors, Osan AB (Contract amount: \$769,425.32)
- 10. W912UM24F0100, Repair Back-flow Prevention Device, Osan AB (Contract amount: \$727,807.90)
- 11. W912UM24F0104, Repair Water Storage Tanks, Osan AB (Contract amount: \$388,054.14)
- 12. W912UM24F0110, Repair MFH Playgrounds on Hill 180, Osan AB (Contract amount: \$380,170.29)

Family Housing Resident Office Projects

FY23 Design-Build, FED Chillers Replacement

This \$2.1 million project will install three new air-cooled chillers and replace three existing chilled water circulating pumps, along with any related parts. The new improved pumps will be connected to the current building control system.

The project contract was awarded to Sunglim Engineering & Construction Company, Ltd. in September 2023 and is scheduled for completion in April 2025.

FY24 OMA, Design-Build Repair Drainage Canal Along Northern Manchu Path Phase 2

This \$2.7 million project will improve the drainage ditch along the northern section of Manchu Path, phase 2, at USAG

Humphreys. The work includes a retaining wall, decorative blocks on a gravel base, a reinforcement grid, a filter fabric, and new sod.

The project contract was awarded to Yuil Eng. & Const. Co., Ltd. in June 2024 and should be finished by October 2025.

CY23 YRP, LDUI Imbalance A25R701, Power Feeder (INFRA120)

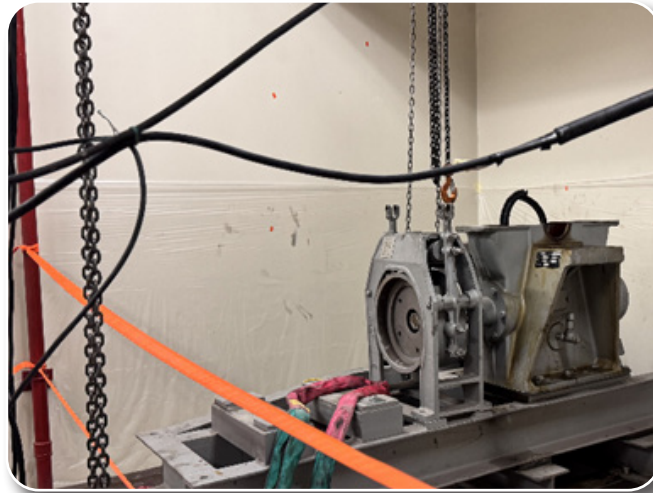
This \$3.6 million project will connect a main power line feeder to the communication center at USAG Humphreys and link it to a DPW network. It also includes finishing a previously started project at the communication center. The project contract was awarded to Yuil Eng. & Const. Co., Ltd. in June 2023 and will be completed in June 2025.



Repair Drainage Canal Along Northern Manchu Path



INFRA120 Power Line Feeder Installation



Replace elevators at Six Barracks

FY23 OMA, Replace Elevators at Six Barracks

This \$8.9 million project will upgrade 21 elevators across six buildings: 731, 1290, 1292, 2061, 12001, and 12002. The main work involves completely replacing all parts of the elevators. The project contract was awarded to Il Kwang E&C Co., Ltd. in September 2023 and will be completed in December 2025.

FY24 OMD, Design-Build Install Underground Elect Power Lines

This \$788,000 project will supply underground electricity to large storage containers and vans at the DIA area. Kumsung Construction Company, Ltd. was awarded the contract in September 2024 and will be completed in March 2026.

FY23 AFHO, Design-Build Replace Water Boiler B5102 & B5103

This \$1.7 million project will replace existing water heaters in buildings B5102 and B5103. This will make the heating system more energy-efficient and ensure residents have comfortable living conditions. Kumsung Construction Company, Ltd. was awarded the contract in September 2023 and should be completed in March 2025.

CY23 ROKFC-in-Kind, DoDDS040, PN A11R925 Elementary School

A new elementary school is being built for 440 pre-K through 5th grade students (expandable to 600 students) and staff members at a Department of Defense Education Activity (DoDEA) site. The two-story building project will be made with a strong steel and concrete structure. The project will



Replace Water Boiler at B5102 & B5103

also include a playground, parking, and a combined athletic field for students and staff. The school's design meets all current DoDEA standards, including fire safety, security, and anti-terrorism measures. Ilsung Construction Co., Ltd. won the contract for \$52.7 million in April 2023.

The school is on track to be finished by March 2026, giving enough time to get it ready for students in the 2026-2027 school year.

FY21 OMA, Repair Parking HHBN and Burke Skies

This \$2.1 million project created a makeover for the parking lot at the Burke Skies Child and Youth Services Center. The project added more parking spots and created designated areas for dropping off and picking up children. It also added new parking along the road that serves buildings B-6315, B-6317, and B-6319, and built a paved path for soldiers with a fire lane leading to 11th Street.

Pinewood Inc. was awarded the contract on Aug. 25, 2021, and the project was completed in February 2024.

FY19 MILCON, AFH090 Army Family Housing

Three new apartment buildings at USAG Humphreys, costing \$141 million, were recently completed. These now provide homes for 216 senior non-commissioned officer families. The modern, multi-story buildings offer a variety of apartment sizes to meet the needs of families. There are 144 three-bedroom apartments, 54 four-bedroom apartments, and 18 spacious five-bedroom apartments. Residents will also enjoy amenities like playgrounds for different age groups and convenient underground parking for 250 vehicles.

Yojin Construction and Engineering Co., Ltd. was the contractor for the project, which began in February 2019 and was completed in August 2024.

FY22 OMA, Repair First Team Avenue and 11th Street Intersection

This \$2.4 million project improved the intersection of First Team Avenue, 11th Street, and Pacific Victors Avenue at USAG Humphreys. The old asphalt road on 11th Street was replaced with a large, circular concrete intersection that is about 180 feet across. The roundabout has a truck lane about 11 feet wide, a main road about 30 feet wide, and a center island about 100-foot across. A 6-foot sidewalk was also added for people

walking, along with a grassy area and a slope down to the nearby pond.

Sunglim E&C Co., Ltd. won the contract for the project in August 2022 and finished construction in February 2024.

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

This \$1.6 million project upgraded the USAG Humphreys River Bend Golf Course Driving Range by adding six new lighting systems to the netting structure. This included running underground power lines and installing controls for the lights. Sunglim E&C won the contract for this work in September 2022. During construction, the contractor found unexpected site conditions. Instead of costing more money, they came up with a solution that saved the government about 3 percent of the total contract price.

Construction for the improved driving range was completed in September 2024.

FY21 OMA, Design-Build, Repair Tactical Wheeled Vehicle Wash Rack, Bldg S-8218 and Repair Tracked Vehicle Wash Rack, Bldg S-8516

This \$2.8 million project is improving the way vehicles are washed at two locations on USAG Humphreys. The project upgraded the wheeled vehicle wash rack at S-8218 and the



Army Family Housing

tracked vehicle wash rack at S-8516. At the wheeled vehicle wash rack, the older oil water separator was replaced with a standard one. At the tracked vehicle wash rack, the wash rack was upgraded to use regular tap water and a standard gravity-based system, without any filters.

Krima Construction Co. was awarded the contract for this project in September 2021, and it was completed in April 2024.

FY22 OMA, Design-Build, Install Restroom Facility, P6950 & P6957

This \$1.8 million project built two separate public restrooms, one for men and one for women, along with a utility room for equipment. It also included various other construction work, such as civil, architectural, and electrical work.

The project was awarded to Sungrim E&C Co., Ltd. in September 2022, and was completed in January 2024.

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

To improve the electrical system at USAG Humphreys, a \$4.5 million project will install six new power management systems. This includes new underground cables and structures, along with necessary construction like digging, removing old materials, and repairing pavement, curbs, sidewalks, and landscaping. The project also involves testing and a study to ensure

the system’s safety features are properly configured.

Sungrim E&C Co., Ltd. won the contract in September 2022. While initially planned for an earlier start, construction began in June 2024 due to delays in getting equipment. All the new power management systems arrived on-site in January 2025, and the project is expected to be finished by July 2025.

FY22 OMA, Design-Build, Replace Underground High Voltage Electric Power Lines

Krima Construction was awarded a \$6 million contract to



Power Supply Distribution System at Beacon Hill Switching Station, S-1451



DoDDS040 Elementary School

improve the electrical system at USAG Humphreys. They will replace old, outdated connections in 53 underground electrical vaults with modern, above-ground boxes. This involves creating engineering plans, removing the old connections, and installing new cables to the new boxes.

The project, which started in November 2022, will be completed in February 2025.

FY23 OMA, Design-Build, Replace Existing Electrical Pad-Mounted Junctions with Pad-Mounted Switches

This Design-Build project consists of replacing eight existing pad-mounted junctions and one existing pad-mounted switch with eight new pad-mounted switches. The contract was awarded to Sungrim E&C Co., Ltd. in September 2023 for approximately \$4.6 million. The project is expected to be completed in April 2025.

FY23 OMA, Design-Build, Repair Traffic Intersection, Pacific Victors Avenue & American Street

This Design-Build project upgrades the traffic intersection of Pacific Victors Avenue and American Street at USAG Humphreys. The project will replace the existing intersection with a new roundabout, concrete curb and gutter, and other improve-



Replace T-Splice High Voltage Power Lines

ments. The work will also repair and replace storm drainage, electrical lighting, sidewalks, landscaping, and other infrastructure around the intersection.

The project was awarded to Krima Construction Corp. in August 2023 for approximately \$2.2 million. The current project amount is \$2.3 million, reflecting a \$0.1 million increase due to a contract modification. It is currently in phase 1 of construction, with phase 2 scheduled to begin in April 2025. The project is expected to be completed by July 25, 2025.



Repair First Team Avenue and 11th Street Intersection

FY24 OMA, Design-Build, Replace 24 Elevators at Six Barracks

This Design-Build project will replace 24 existing geared electric traction elevator systems with new gearless electric traction elevator systems at multiple barracks on USAG Humphreys in buildings P-6001, P-6002, P-6003, P-6004, P-6005, and P-6006. The contract was awarded to Yuil Engineering & Construction Co., Ltd. in August 2024 for approximately \$5.4 million.

Currently, the project is in design phase, with construction expected to begin in April 2025 and anticipated completion in October 2026.

FY24 OMD, Design-Build, Install Power Supply for Portable CT Shelter, Building P-3030

Kumsung Construction won the contract for this project in September 2024 for about \$400,000. The project will provide electricity to a portable CT scanner near Facility 3030 at USAG Humphreys. The scanner needs a strong power supply (208 volts, 3-phase, 600 amps), with some extra power built in for future needs. The electricity will come from the power box (PMJ #DN-2-1) in the parking lot, and will be delivered through a transformer, a main switch, and a distribution panel. A meter will be installed to track electricity use so the hospital (MEDDAC-K) can pay for it. The project also includes building a base, a covered walkway, and a ramp for the scanner’s ISO structure.

The project is in design phase with plans to start construction in March 2025.

FY24 AFHO, Design-Build, Replacement of Elevators in Army Family Housing (Buildings P5171 & P510)

This project will replace the five elevators in the USAG Humphreys Army Family Housing Buildings P-5171 and P-510. The contractor, Kumsung Construction, will install new elevators and all their parts, including the car, controls, motor, cables, safety systems, buttons, doors, and guides. Kumsung was awarded the \$2.2 million contract in September 2024.

The new elevators are in the design phase and construction will begin around May 2025. The project should be finished by December 2026.

FY24 OMD, Design-Build, Defense Health Agency—Install Fire Rated Coiling Doors in Building P-3030

Yuil Engineering & Construction Co., Ltd. won the contract for about \$400,000 in September 2024. The project will improve the building’s fire safety as workers install new fire-resistant doors, reinforce walls and ceilings with steel beams, and upgrade the fire alarm and smoke detection systems. The project also includes improvements to the building’s mechanical, electrical, and security systems.

The upgrades are in the design phase, and construction is scheduled to start in May 2025 and finish by June 2026.



Pacific Victors Avenue & American Street Traffic Intersection Roundabout

Pyeongtaek Resident Office Projects

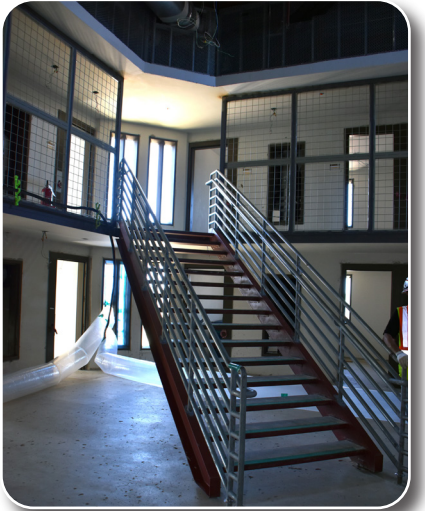
CY23 ROKFC-in-Kind, OS060, Army Regional Correctional Facility

This project entails the construction of a new correctional facility at USAG Humphreys, serving as a replacement for the existing structure established in 1975. The current contract, awarded on Sept. 22, 2023, represents a re-procurement effort granted to Krima Construction Corp by the Republic of Korea, Ministry of National Defense – Defense Installation Agency (MND-DIA). This re-procurement was necessitated by the closure of the prior contract, originally awarded to a different contractor, due to bankruptcy on Sept. 30, 2022. The initially awarded project had achieved an advancement of approximately 80 percent complete before discontinuation.

The new correctional facility comprises primary, vehicle control guard, and utility storage buildings surrounded

by a 12-foot-high security perimeter fence. The primary correctional building features two controlled areas with specific construction requirements. One area includes 40 individual prisoner cells divided into seven blocks, addressing categories such as male/female, pre-/post-trial, and segregation. The second controlled area encompasses a sally port entrance, prisoner intake, medical exam, indoor recreation/classroom, master/main control centers, visitation/religious services, and a Dining Facility (DFAC) with a full kitchen. Additionally, the facility includes administrative office areas, staff classrooms, and other spaces outside the controlled areas. An electronic security system is integrated to monitor and control door locks, intercoms, Closed Circuit Television (CCTV), and vehicle access control. The end-user for this project is the Army Regional Correctional Facility Korea (USARCF-K).

Constructions performed in 2024 were mold remediation and repair work of existing installations within the correctional building, which were not in the scope of work for the current contract. It took approximately six and half months to clear the mold. The Garrison Industrial Hygiene Office was involved



Army Correctional Facility

for final acceptance of mold remediation work. Following the remediation new dry walls are being reinstalled. As exterior constructions, exterior storm drain system had been completed by installing manholes, concrete pipes crossing for electrical power, communication, exterior lightings and CCTV cameras.

There was a 193-day time extension due to mold remediation work and the new Construction Completion Date (CCD) is Dec. 11, 2025.

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

The \$153 million combined Vehicle Maintenance Facility (VMF) project, encompassing VMF130 and VMF140, was awarded under a single contract to POSCO E&C on June 26, 2020, with an initial construction duration of 1,320 calendar days. Due to time impact modifications, the construction timeline has been extended by 773 calendar days. The combined project area for VMF130 and VMF140 spans 60 acres, with VMF130 covering 23 acres and VMF140 occupying 37 acres.

VMF130 consists of several critical infrastructure components, including a 58,200-square-foot Large Tactical Equipment Maintenance Facility (TEMF) Complex, an 18,670-square-foot Administrative Module, and readiness modules designed to support 300 and 450 personnel for six Company Operations. The facility also includes two covered hardstands, an organizational storage facility, five hazardous material (HAZMAT) storage buildings, a concrete organizational parking area for tracked vehicles spanning 77,110 square yards, and a privately operated vehicle parking lot.

VMF140 is situated within an existing detention basin and requires extensive site preparation, including approximately 650,000 cubic meters of engineered backfill and 60,000 square yards of soil preparation to establish a stable foundation for the facility. Given the unique characteristics of the site, a



Rendering of Vehicle Maintenance Facility, VMF 130/140



Vehicle Maintenance Facility, VMF 130/140

10-meter-wide concrete drainage channel, approximately 700 meters in length, was constructed in mid-2022 to ensure proper drainage and site stability. The project features a 58,200-square-foot Large TEMF, three Organizational Storage Buildings, and three Petroleum, Oil, and Lubricants (POL) Storage Buildings. Additionally, it houses a 20,400-square-foot Battalion Headquarters for Echelon Above Brigade (EAB) operations, readiness modules supporting 500 and 550 personnel for six Company Operations, an Administrative Module, and two covered hardstands. The site includes a concrete organizational parking area covering 120,200 square yards and a privately operated vehicle parking area. These facilities are designed to support mission readiness, vehicle maintenance, and operational

efficiency for military personnel.

The current Construction Completion Date (CCD) is March 20, 2026, with the project 69 percent complete.

CY20 ROKFC-in-Kind, Satellite Communications Facility (SAT010)

This \$32 million project was awarded to DaeBo E&C on Dec. 29, 2021, for the construction of a Satellite Communications Earth Station (SAT-COM)/Terminal Control Facility (TCF).

The main scope of work includes two antenna pads, space for mission/operations control, general administration, prescribed load list, weapons storage, conference, training, secured stor-

age, and a storage shed. Supporting facilities include redundant power (auxiliary emergency generators), heating, ventilation and air conditioning systems, secure telephone system and local area network equipment, and fire detection/suppression systems, intrusion detection system, uninterruptible power supply, Utility Monitoring Control Systems, building information systems, and antiterrorism measures.

The current Contract Completion Date (CCD) is June 15, 2025, with the project 53 percent complete.

CY21 ROKFC-in-Kind, Attack Reconnaissance Battalion Hangar (AV061)

This \$84 million project was awarded to DaeBo E&C on Jan. 17, 2022, for the construction of a non-standard, two-story Attack Assault-Cavalry (ACC) Aviation Maintenance hangar.

The hangar includes space for one headquarter 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 (arms vault, avionics equipment storage, and non-sensitive secure storage), aircraft part supply, tool storage (A92 tool set), flight operations area, contractor logistics support, company administration and 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 shall be designed to make maximum use of natural climate, ventilation, and lighting, as well as use of energy efficient window and building insulation. The hangar facility will include two 10-ton overhead bridge cranes and one 5-ton overhead.

The current Contract Completion Date (CCD) is Feb. 26, 2027.

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

This \$117.2 million project was awarded to SsangYong Engineering & Construction Co., Ltd. on Dec. 29, 2021, by the Ministry of National Defense – Defense Installation Agency (MND-DIA). The project involves the construc-

tion of 302 Personnel Barracks, designed as eight-story Unaccompanied Enlisted Personnel Housing (UEPH) in accordance with the current Army Standard. Each UEPH will feature private modules with individual living and sleeping rooms, closets, and a combination of shared kitchens and bathrooms, with a maximum of two people sharing these common areas. The buildings will be equipped with four elevators—one freight elevator and three passenger elevators—along with support spaces that include circulation areas such as stairs and corridors, mechanical, electrical, and communication rooms, exterior boot wash areas, and outdoor storage buildings.

Common areas within the facility will include an entry lobby, a Charge of Quarters (CQ) station with a counter, vending areas, ice machines, janitor’s closets, public phones, and restrooms. Laundry facilities will be consolidated on each level of the building, and a designated field gear cleaning area (mudroom) will be provided on the ground floor. Site development work will include paving, sidewalks, curbs, gutters, dumpster pads and trash enclosures, storm drainage, area security lighting, and the installation of a fuel storage tank in compliance with USFK policies and regulations. To support the health and morale of personnel, the project will also include the construction



Attack Reconnaissance Battalion Hangar (AV061)

of one multi-purpose recreation court, four gazebos, one BBQ shelter, three covered bicycle racks, and comprehensive landscaping with grass, trees, and vegetation within the project boundaries.

The current Contract Completion Date (CCD) is July 25, 2025.

CY21 ROKFC-in-Kind, Unaccompanied Enlisted Personnel Housing (UEH100B)

This \$165.9 million project was awarded to Daewoo E&C by the Republic of Korea’s Ministry of National Defense – Defense Installation Agency (MND-DIA) on Nov.15, 2022. The project involves the construction of four eight-story Unaccompanied Enlisted Personnel Housing (UEPH) buildings, each designed to accommodate 302 personnel, in accordance with the current Army Standard for unaccompanied enlisted housing. Each UEPH barracks will feature private modules with individual living and sleeping rooms, equipped with closets and a combination of shared kitchens and bathrooms designed for a maximum of two occupants. Each building will include four elevators—one freight elevator and three passenger elevators—to support efficient movement throughout the facility.

The UEPH support areas will consist of circulation spaces such as stairs and corridors, mechanical, electrical, and communication rooms, exterior boot wash stations, and outdoor storage buildings. Accessibility to living and sleeping quarters will be through interior enclosed corridors. Common areas will include an entry lobby, a Charge of Quarters (CQ) station with a counter, vending areas, ice machines, janitor’s closets, public phones, and restrooms. Laundry facilities will be available on each floor, along with a designated field gear cleaning area (mudroom) on the ground level. One of the four towers will also house a fire pump room for enhanced safety.

Supporting facilities will include underground utilities such as electrical, natural gas, water, and sewer systems,



Rendering of UEH100B Unaccompanied Enlisted Personnel Housing



UEH100B Unaccompanied Enlisted Personnel Housing

along with a Utility Monitoring and Control System (UMCS). Additional infrastructure includes paving, sidewalks, curbs, gutters, dumpster pads and trash enclosures, storm drainage systems, exterior information systems, fire protection features, vending areas, facility signage, area security lighting, and a fuel storage tank in compliance with USFK policies and regulations. The site will also feature circulation sidewalks, two multi-purpose recreation courts, two 30-person gazebos, one BBQ shelter, six covered bicycle racks, and comprehensive

landscaping with grass, trees, and vegetation within the project boundaries. Information technology enhancements will include a mass notification system (MNS) as required by UFC 4-010-01. The design and construction of all supporting site facilities will be coordinated with the current USAG Land Development, Utilities, and Infrastructure (LDUI) plan, ensuring seamless integration with both on-site and off-site LDUI systems.

The current Construction Completion Date is May 20, 2026

CY14 ROKFC-in-Kind, Air Support Operations and Weather Squadron Compound

This \$21.4 million project was awarded to Yojin Construction Co., by Republic of Korea, Ministry of National Defense – Defense Installation Agency (MND-DIA) on Dec. 15, 2021. This project is to renovate seven existing buildings, site utilities, and site work to meet criteria for the relocation of two Air Force Squadrons to a dedicated compound within USAG Humphreys. Upon completion of the renovation, the seven buildings will serve various purposes, including two Administrative general-purpose buildings, a Simulator Building, a vehicle repair building, and two vehicle storage buildings. The project’s scope underscores its significance in enhancing infrastructure to meet the operational needs of the Air Force Squadrons within the USAG Humphreys compound.

The project is scheduled to be turned over in March 2025.

CY23 ROKFC-in-Kind, OS080 MILVAN/CONNEX Storage Facility

The project involves the construction of an open concrete slab storage yard at USAG Humphreys, designed to accommodate over 2,000 MILVAN and CONNEX containers. The contract, valued at approximately \$15.9 million, was awarded to Hanshin Engineering and Construction in November 2023 by the Ministry of National Defense – Defense Installation Agency (MND-DIA). The scope of the project includes creating a spacious storage area with a durable concrete slab foundation to facilitate the organized placement of a large number of MILVAN and CONNEX containers.

As of Jan. 31, 2024, site settlement for concrete paved storage yard area is under way. Before the settlement by soil loading implemented, approximately 445,000 square foot yard area had been excavated in 3-foot depth and filled with structural backfill material. The current 10-to-12-foot-high soil loading in the

entire area is projected to be accomplished on or about the end of March 2025. During the periods of the construction activities there was 170-day construction delay due to differing site conditions, such as construction of geotextile shoring required along the boundary of soil loading area and removal of unseen construction waste material, etc. 170-day time extension is in progress for award by MND-DIA.

The Construction Completion Date (CCD) is scheduled for Dec. 7, 2025.

CY23 ROKFC-in-Kind, Quartermaster Laundry/Dry Cleaner Facility (QM010)

This \$26.8 million project was awarded to Namwha Construction Co., by Republic of Korea, Ministry of National Defense – Defense Installation Agency (MND-DIA) on March 27, 2024.

This project is to construct Quartermaster Laundry/Dry Cleaning Facility (QML) to support U.S. Military



OS080 MILVAN/CONNEX Storage Facility

within the entire Korean Peninsula including Army and Air Force Medical and Dental Facilities, Quarantine Facilities, Morale Welfare and Recreation, and multiple smaller customers such as DFAC, 8th Army NCO Academy and Army Correctional Facility. This facility also supports 8th Army Joint Annual exercises by providing laundry service to personnel who deploy to Korea for training events.

Overall, the 2,201.70 square meters facility consists of a general laundry area, medical laundry area, dry cleaning area, air compressor room, storage room, electrical room, telecom room, and mechanical room. It will have an admin area including private office, shared office, conference/training room, break room, driver’s waiting room, mother’s room, shower/locker rooms, toilets, janitor’s close, electrical room, telecom room, mechanical room, mechanic’s room, and storage room. The facility includes a boiler plant with dual fired, high-pressure steam boilers (CFCI), condensate recovery tank, storage room. Boiler room includes catwalk to be used for the annual maintenance activities and to conduct periodic testing of exhaust quality for the boiler. There will be covered open area loading docks

at north end and south end of the building. Additionally, there will be three separate HAZMAT storage compartments with roof detached from the main facility.

The contract duration is 1,150 days with a Contract Completion Date (CCD) of May 21, 2027.

FY20 OMA, Repair Three Swimming Pools, Bldg. Nos.



Rendering of Quartermaster Laundry/Dry Cleaner Facility



Quartermaster Laundry/Dry Cleaner Facility

S-110 (CAC), S-1949 (Collier Gym), and S-1484 (Outdoor Pool)

This \$7 million contract for repair of three swimming pools was awarded on March 27, 2023. Due to user requested changes and differing site conditions, the contract value had increased through contract modifications.

The project scope includes repairing and modifying the existing pools and

their supporting facilities to ensure full functionality and code compliance. Additionally, the scope involves the installation and/or modification of equipment both in the pools and in the mechanical rooms. A primary focus is on controlling water chemistry to minimize chloramine formation within the pool water and mitigating the off gassing of chloramines. These improvements aim to maintain water quality and ensure a safe and comfortable environment for pool users.

Following the CAC turnover, repair work on the Collier pool will proceed as planned.

There are three Construction Completion Dates (CCDs): Community Activity Center (CAC) on Feb. 21, 2025. Collier Gym on Sept. 30, 2025, and Outdoor Pool on April 16, 2025

FY24 OMA, Repair SCADA (Supervisory Control and Data Acquisition) Wiring System

This \$1.5 million project was awarded to KumSung Construction Co., by Republic of Korea, Ministry of National Defense – Defense Installation Agency (MND-DIA) on Sept. 27, 2024. This project is to provide engineering services to enhance current operation and SCADA system uptime by repairing the existing fiber optic wiring system for 19 wells and 4 water tank towers connected to the water treatment plant, Bldg. No. S-424 at USAG Humphrey. As part of this project, new patch panels and ethernet switch will be installed, along with fiber optic hub unit in Bldg. Nos. S-1417, 2034 and 242 will be provided.

The current Construction Completion Date (CCD) is Aug. 14, 2027.

FY23 OMA, Repair firing range facility to prevent damage by rainwater, P-8350 and 8360

This \$3.3 million contract was awarded to Kumsung Construction Co, Ltd. on Sept. 27, 2024. The project aims



Communication Activity Center



Splish and Splash Outdoor Pool

to prevent rainwater damage at Firing Range Facility, P-8350 and P-8360.

Construction will be carried out in two phases. Phase 1 involves the construction of Building P-8360, Phase 2 involves the construction of Building P-8350.

The current Contract Completion Date (CCD) is Mar. 1, 2026, with the project 1 percent complete.

FY21 Job Order Contract (JOC), AREA III, Various Locations:

This contract is an indefinite delivery, indefinite quantity (IDIQ), firm fixed price Job Order Contract (JOC). It is specifically designated for the execution of maintenance, repair, renovation, and minor construction projects across diverse locations within the U.S. Army installation in Area III & IV. The contract operates through the issuance of task orders to address a broad spectrum of individual construction-type projects.

a. WL-90387 Repair Smoke Detectors in Sleeping Rooms, P-577, USAG



Repair Smoke Detectors within sleeping rooms



Exterior of Building 510

Humphreys, Korea.

This project was to remove and replace the existing fire alarm system including the conduit, wiring, and smoke detectors installed in the sleeping rooms for building S-577 and replace them with a new multi type detector (total of 115).

This project was completed on Oct. 21, 2024.

b. FEWR No. WQ-300000290285, Renovation 1st and 3rd floors of P-6145, Garrison HQ.

This project is to renovate the front

entrance, 1st, and 3rd floor of the Garrison HQ. It was awarded in September 2024.

The current Construction Completion Date (CCD) is November 2025.

c. FEWR 3292661, 295775, 295577 AFH100: 171 tank-less boilers, Humidity Control, AFNTV, USAG Humphreys, Korea. This project is to install motorized dampers in the basements of buildings AFH100 to prevent outside air from entering to reduce the overall humidity, and to install 6 dehumidifying units per basement (18 Total), replace a total of 171 tankless hot water

heaters inside the apartments of buildings P5070, P5071, P5072, and to install fiber optic cable from the building communication room to the existing outside communication manhole in order to provide residents with AFNTV.

The current Construction Completion Date (CCD) is September 2025.

d. JOC VI-300000295298 & VI-300000295560, Paint Common Interior & Exterior Walls of all Floors AFH Bldg. 510, 511, and 512. This project is to paint the exterior and interior common areas of buildings 510, 511, and 512. The scope includes painting the EIFS wall surfaces and balcony areas of the building exteriors and painting the interior common areas such as corridors, stairwells, lobby, and hallways.

The current Construction Completion Date (CCD) is October 2025.

FY22-25 Job Order Contract (JOC), AREA III/IV, Various Locations:

This contract is an indefinite delivery, indefinite quantity (IDIQ), firm fixed price Job Order Contract (JOC). It is specifically designated for the execution of maintenance, repair, renovation, and minor construction projects across diverse locations within the U.S. Army installation in Area III & IV. The contract operates through the issuance of task orders to address a broad spectrum of individual construction-type projects.

This contract involves a wide variety of individual construction-type projects by the issuance of task orders. FY22-25 JOC was awarded to Sunglim E & C Co., Ltd on Sept. 29, 2022.

a. Task Oder (TO) No. W912UM22F0124, FEWR No. VA-210061, Replace Asbestos Waterline in Legacy Humphreys area Phase 2, USAG Humphreys, Korea: The project is to install polyvinyl chloride (PVC) waterline in Legacy Humphreys. It was awarded in September 2022 and completed July 2024.

b. Task Oder (TO) No. W912UM23F0085, FEWR No. Z2-82064 & VA-80020, Bldg. S-1280 Upgrade HVAC system & Renovation of Parking Lot, USAG Humphreys, Korea: The project was awarded in September 2023 and completed June 2024.

c. Task Oder (TO) No. W912UM23F0076, FEWR No. VI-300000295273, Replace 6 Double Suction Split Case Pumps and one spare Bldg. 5171, 5172 and 5173, USAG Humphreys, Korea: The project was awarded in August 2023 and completed July 2024.

d. Task Oder (TO) No. W912UM23F0077, FEWR No. 300000295562, Replace Booster Pumps at Army Family Housing (AFH) Building No. P5101, 5102 and 5103, USAG Humphreys, Korea: The project was awarded in September 2023 and completed October 2024.

e. Task Oder (TO) No. W912UM23F0078, FEWR No. 300000295274, Replace 3 Double Suction Split Case Pumps Bldg. 5101, 5102 and 5103 USAG Humphreys, Korea: The project was awarded in September 2023 and completed October 2024.

f. Task Oder (TO) No. W912UM23F0082, FEWR No. 300000295743, Replace AFH Sentry Village Booster Pump Bldg. No. 514, USAG Humphreys, Korea: The project was awarded in September 2023 and completed October 2024

g. Task Order (TO) No. W912UM23F0054, FEWR. No. WL-300000281977, Repair Fire Alarm & MNS and HVAC System, P-550, USAG Humphreys, Korea: The purpose of this project is to upgrade existing fire alarm system and replace existing HVAC system to Variable Refrigerant Flow (VRF) system. It was awarded on July 18, 2023, and completed January 2025.

h. Task Order (TO) No. W912UM24F0043, FEWR. No. VA-210062, Replace Asbestos Water Line



Replace 6 Double Suction Split Case Pumps and One Spare Bldg. 5171, 5172 and 5173



Replace Booster Pumps at Army Family Housing Bldg. No. P5101, 5102 And 5103



Replace 3 Double Suction Split Case Pumps Bldg. No. 5101, 5102 And 5103



Replace Aft Sentry Village Booster Pump Bldg. No. 514



Construct Faith Hall BTOC and Conference Room P-6315

ence rooms at P-6315 and B-7132. This project was awarded on July 3, 2024, and is currently in progress. The current Construction Completion Date (CCD) is June 2, 2025.

k. Task Order (TO) No. W912UM24F0073, FEWR No. VI-300000295531 & VI-300000295532, Paint Common Interior Exterior Walls 1st floor thru 12th floor BLDG 5101, 5102 and 5103, USAG Humphreys, Korea: The purpose of this \$1.1 million project is to paint interior and exterior walls for Army Family Housing Buildings 5101, 5102, and 5103. This project was awarded on Sept. 19, 2024, and is currently in progress. The current Construction Completion Date (CCD) is Oct. 4, 2025.

l. Task Oder (TO) No. W912UM24F0086, FEWR No. 300000313925, C4I030 (SUSLAK) Parking Lot and PCI, USAG-Humphreys, Korea: The project is to renovate parking lots for increasing parking space. There are including new storm drainage system, lighting poles and AC pavement. It was awarded in September 2024 and the current Construction Completion Date (CCD) is Oct. 17, 2025.

in legacy Humphreys Area, USAG Humphreys, Korea: The project is to install PVC waterline in Legacy Humphreys. It was awarded in August 2024 and is currently in progress. The current Construction Completion Date (CCD) is January 2026.

i. Task Order (TO) No. W912UM23F0069, FEWR No. V9-300000268812, Repaint Airfield Marking on Various Locations, USAG Humphreys, Korea: The purpose of this \$1.6

million project is to repaint the existing airfield line markings, and it was awarded on Aug. 22, 2023, and completed Dec. 18, 2024.

j. Task Order (TO) No. W912UM24F0045, FEWR No. ST-300000294699 & ST-300000294902, Modify Conference Room B-7132, & Construct Faith Hall BTOC and Conference Room P-6315, USAG Humphreys, Korea: The purpose of this \$0.61 million project is to modify the existing confer-

Kunsan Resident Office Projects

CY21 ROKFC-in-Kind, Dining Facility

This \$21.5 million ROKFC-in-Kind project was awarded to the Daebong Construction Co., Ltd. in December 2021 with a target completion date of September 2024. The new 3,599-square meter Dining Facility (DFAC) 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. The construction was conducted in three phases, phase one to demolish the existing dormitory, phase two to



Ribbon Cutting Ceremony for Dining Facility, Kunsan Air Base

construct the new DFAC and phase three to demolish the existing DFAC. The new facility turned over on Oct. 17, 2024. Government installed furniture, furnishings and some kitchen equipment for two months after turning-over. Representatives held a ribbon cutting ceremony on Dec. 16, 2024, and grand opening to serve meals to all airmen on Dec. 24, 2024.

The existing dining facility demolished from Dec. 10, 2025, to Jan. 15, 2025, by the contractor.

CY22 ROKFC-in-Kind, Upgrade Electrical Distribution System

This \$22 million project was awarded in December 2022 as a companion project with the Construct Backup Generator Plants project. The project will upgrade and recapitalize existing overhead electrical lines with higher-capacity, solid-state underground electrical lines. The scope of work includes the construction of new underground electrical duct banks, electrical, communication and SCADA manholes, installation of new transformers, switch gears, junction pedestals, and installation of Communications and SCADA systems. A new underground electrical distribution system will be connected to the existing system.

The construction is broken into six phases with an overall target completion date of May 2025, but CCD would be changed due to delayed delivery schedule for offshore material and variety types of differing site conditions.

CY19 ROKFC-in-Kind, Construct Backup Generator Plants

This \$20.9 million project was awarded in December 2022 as a companion project with the Upgrade Electrical Distribution System project. It will replace the existing three standby generator systems. The scope of work includes the removal of existing 750-KW MEP-12 utility generators, transformers, switch gears, and fuel storage tanks;



Upgrade Electrical Distribution Systemr, Kunsan Air Base

installation of new 8 EA-1.5MW commercial generators; construction of switch gear shelters with controls; and installation of new power supply circuits including transformers and load banks. Supporting facilities including fuel storage tanks and revetment around the sites are included. The contractor submitted a material submittal for all required electrical equipment including diesel generator, switch gears, transformers, load banks, and SCADA system. The 8th CES specified a generator manufacturer which was different than original scheduled manufacture which would have a significant impact on both time and cost. After a review and analysis, it was decided to keep the original scheduled manufacture.

Due to review and analysis time, the contract completion date is expected to be extended accordingly.

CY18 ROKFC-in-Kind, Construct 3rd Generation Hardened Aircraft Shelters, Phase 4, 5, 6

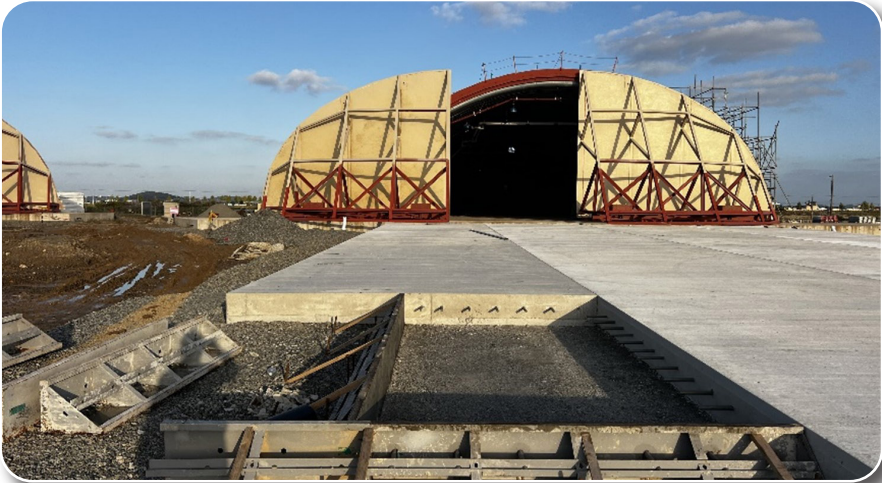
This \$102.3 million project was awarded in 2019 to construct 18 3rd Generation Hardened Aircraft Shelters to replace outdated first-generation aircraft shelters. Phase 4, 5, 6 is constructed on the footprint of existing facilities and requires close coordination with local airfield management and Wing Safety. For construction of the new HASs, 13 hardened aircraft shelters, 11 in South Loop and two in North Loop, were demolished. During 2023, erection of the arch liner panels was completed. The contractor turned over two new trim pads in July 2023 and completed concrete placement for arch walls and mechanical and electrical rooms for all HAS's. The contractor

started installation of EPDM roofing system, HVAC ducts, sprinkler pipes and plumbing pipes, electrical conduits and lighting fixtures in the shelters. The contractor will resume the PCC pavement work early March 2025. KRO will request early release of existing five HAS's (B2403, 2404, 2405, 2407, 2408) in north loop for demolition work.

Original CCD was May 2025. However, the 2020 National Defense Authorization Act (NDAA) changed aircraft hangar fire suppression from AFFF type to automatic fire sprinkler systems. The construction has been delayed approximately a year due to an AFFF (Aqueous Film Forming Foam) design modification, and the new 18 EA 3rd generation Hardened Aircraft Shelters are slated to turn over to the Government in December 2025.

CY21 ROKFC-in-Kind, Explosive Ordnance Disposal (EOD) Facility

This \$9.9 million project was awarded to Yojin Construction Co., Ltd. in December 2021. The project constructed a 1,413-square-meter Explosive Ordnance Disposal (EOD) facility including the space for vehicle maintenance



Construct 3rd Generation Hardened Aircraft Shelters, Phase 4, 5, 6, Kunsan Air Base



Ribbon Cutting Ceremony for Explosive Ordnance Disposal (EOD) Facility, Kunsan Air Base

nance, vehicle storage bay, weapons vault, offices, training room, male and female bunkers, storages, and Improvised Explosive Device (IED) room. Supporting facilities include HVAC system, fire suppression and alarm system, IDS (Intrusion Detection System), UMCS (Utility Management and Control System), and a mass notification system. In addition, 176 square meters of the covered parking structure and two electrical operation sliding gates were constructed. The existing EOD facilities (B2823, 2837) were demolished from Nov. 22, 2024, to Nov. 30, 2024.

The original CCD was January 2024, but due to the design modification, it was extended to November 2024. The facility’s final inspection occurred on Sept. 27, 2024, and it turned over to the 8th CES EOD team on same date. Representatives cut the ribbon on Nov. 21, 2024. The new building enhances operational efficiency, supports \$13.5 million in equipment storage, and prioritizes Airmen’s well-being.

CY21 ROKFC-in-Kind, Airfield Damage Repair (ADR) Warehouse, Gwangju Air Base



Airfield Damage Repair Warehouse, Gwangju Air Base

This \$8 million project was awarded in December 2021 to Seohai Construction Co. with a completion date of December 2023. The project entails a 27,996-square-foot Airfield Damage Repair (ADR) warehouse including the spaces for storage area, admin area and fire pump room. The facility consists of concrete slab and foundation, sheet metal walls, standing seam metal roof system, four roll-up doors for ADR vehicles, four personnel doors, electrical system, exhaust fan

system, climate control for fire suppression system, concrete pad for International Standards Organization (ISO) containers and all other necessary supporting facilities.

In 2024, the contractor completed the building structure and interior finishes including mechanical and electrical systems. The facility was transferred to the US Air Force in December 2024.



Explosive Ordnance Disposal (EOD) Facility, Kunsan Air Base

FY22 OMAF, Construct Structural Steel Shade, Gwangju Air Base

This Design Build (DB) project was awarded in September 2023 to the Sunglim E&C Co. in the amount of \$1.5 million to construct a 6,000-square-foot steel structure shade at Gwangju Air Base including selective demolition, civil, structural, architectural, mechanical, and electrical system. The work included the construction of new foundation, erection of structural steel shade with metal roofing, and installation of electrical lights and emergency eye-wash.

The contractor completed 100 percent design in March 2023, started construction April 2023 and completed and turn over the structure in February 2024.



FY24 JOC, Replace Above Ground Fuel Storage Tanks, Gwangju Air Base

The JOC project was awarded to Dong Kuk S & C Co. Ltd. in 2024 for a total contract amount of \$1.8 million. This project replaces 19 above ground storage tanks with new ones and installs a new 1,000-gallon tank. The work includes new fuel piping from the new tanks to the existing hot water boilers, new sumps, leak detection system and construction of new concrete pads with bollards.

The project was physically completed, and contractor is preparing remain submittals.

The JOC project was awarded to Yibon Construction Co., Ltd. in 2024. This project is to construct a 300-foot by 60-foot, 24-inch-thick concrete pad for the munition delivery trailers on 24-inch-thick base course. The work includes 4-inch-thick AC pavement between new pad and existing AC road, 12-inch thick by 6-inch-wide gravel shoulder around the pad, and a 3-meter-wide 150-meter-long drainage earth swale.

The project is physically completed, and the DD Form 1354 was submitted.

Replace Above Ground Fuel Storage Tanks, Gwangju Air Base



Construct Structural Steel Shade, Gwangju Air Base

Southern Resident Office Projects

FY19 MILCON, Army Family Housing Tower 4, Camp Walker

This \$54.9 million project is the last of the four planned Army Family Housing (AFH) Towers to be constructed at Camp Walker and is a site adapted design which includes the same or similar amenities as AFH Tower 1, 2, and 3.

This project constructed a 15-story family housing apartment tower for 90 apartments for Company Grade Officers (CGO) and Senior Non-Commissioned Officers (SNCO) and their families. Each floor accommodates six apartments with

the building holding four five-bedroom units, 26 four-bedroom units and 60 three-bedroom units. The project included living areas, kitchen, bathrooms, bedrooms, storage, and private entrance, with ancillary facilities such as tot lots, multi age playgrounds, picnic pavilions, gazebos, an electrical substation, natural gas governor building, and a parking garage connecting the tower to accommodate 135 vehicles.

Tower 4 was turned over to US Army Garrison Daegu on Nov. 3, 2023, after four years and one month of construction. Representatives cut the ribbon on the facility on Feb. 29, 2024.



Ribbon Cutting Ceremony for Army Family Housing Tower 4, Camp Walker



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

This \$65 million project on Camp Carroll is an upgrade of the electrical distribution system from outdated 5.7 kilovolts (KV) to 22.9KV including underground primary and secondary electrical lines, ducts, manholes, hand-holes, pad mounted transformers, pad mounted switchgear, other associated hardware, and testing and connecting new 22.9KV feeders to a new switching station. The new power distribution system will be loop connected which can minimize power outage and can be remotely monitored and controlled through Supervisory Control and Data Acquisition (SCADA) system. The scope of work also includes converting the overhead communication and cable television (CATV) lines to underground.

The project was awarded in May 2020 and is scheduled to be completed in April 2025.



Installing Electrical Conduit to Upgrade Electrical System, Phase II, Camp Carroll

FY23 OMA, Construct Bldg. 832 Replacement Warehouse, Camp Carroll

This project will construct a replacement facility for Building 832, US Army Medical Materiel Agency on Camp Carroll.



Army Lodging Facility Replacement, Camp Walker

The existing Building 832 was heavily damaged due to a fire on May 19, 2016. This project will provide controlled humidity warehouse with explosion proof electrical system and a fire suppression system for the storage of medical gas cylinders housed by the US Army Medical Materiel Agency (US-AMMA).

FY24 OMA, JOC, Repair HAZMAT Fire Suppression System at B-586, Camp Carroll

This project will repair the hazardous material (HAZMAT) fire suppression system at B-586 on Camp Carroll. Construction progress is at 13 percent with demolition of existing piping completed and installation of new sprinkler system ongoing.

ROKFC Cash, Install Commercial Power, Carroll FOS

This \$14.5 million project on Carroll Forward Operation Site (FOS) is to provide proper access roads, concrete pads for all systems and equipment, communications, and permanent power infrastructure to better sustain the FOS site. The current work includes the installation of manholes and the continuation of excavation for the duck bank lines.

The project was awarded in October 2021 and is scheduled to be completed in October 2026.

FY22 OMAF, Repair Transient Barracks, Daegu Air Base

The \$10.2 million project is for the Repair and Maintenance Work for the buildings 3427, 3428, 502, and 503. The scope of the project includes the removal of asbestos, repair work of HVAC, plumbing, interior electrical, roof, structural elements, interior/exterior insulation, fire alarm system, cable TV system, telephone system, damaged toilets, wall, ceiling, and floor finishes during construction, including final connections and testing. The contract was awarded on Sept. 30, 2022, for two buildings 3427 and 3428 and buildings 502 and 503 were awarded as a contract option in March 2023.

The project was turned over to the 607th on Nov. 26, 2024, with a separate performance period for dehumidifier and unit heaters currently being worked on.

NAF Army Lodging Facility Replacement, Camp Walker

This is \$25.6 million project con-

structed a seven floor, 79-room Army Lodging Facility on Camp Walker, Daegu, Korea, which will replace the existing Lodge on post.

The new lodge will consist of 47 family suites, 32 extended-stay guest rooms, covered entry walk, vestibule, reception and lobby, pantry, breakfast area with adjacent food preparation room, an Army Recreation Machine Program (ARMP) room, guest storage, general storage, bulk storage, administrative space inclusive of a manager’s office, three workstations, a luggage room, and cash storage, staff break/training room, staff locker rooms and restrooms, housekeeping areas, receiving room, receiving office, maintenance office, mechanical room, electrical room, telecommunications rooms, laundry/vending rooms, guest elevators, and public restrooms. The family suites include a separate bedroom.

The construction started on May 6, 2021, and project was turned over on Sept. 12, 2024.

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

The Busan Maritime Operations Center was awarded by Ministry of Defense, Defense Installations Agency (MND-DIA) at \$28 million to Daebo Engineering and Construction Company. Heerim Architects and Planners is the MND-DIA Construction Management partnering firm in providing quality assurance oversight.

This project will construct a two-story facility at approximately 33,000 square feet to support U.S. military personnel and civilian staff from Commander Naval Forces Korea. The new facility will provide operational/administrative spaces, along with gear storage, and a fitness center.

The Notice to Proceed was provided on Aug. 17, 2022, with a Contract Completion Date of Feb. 1, 2025.



Maritime Operations Center, Busan

FY22 OMAF, Connect Sewer Lines to ROKAF System, Gimhae Air Base

This \$2.8 million project establishes sewer connections from Gimhae Air Base facilities for existing and planned future flows to the ROKAF sewer main lines and lift stations.

This project was awarded on Sept. 30, 2022, and the Construction Completion Date is Dec. 8, 2024. The scope of work is to install new sewer manholes, lift stations, gravity sewer, service connections, cleanouts, and force main for sewer system. The Contingency Hospital site will be graded and filled with gravel to provide an aggregate working surface, and the 607th Materiel Maintenance Squadron (MMS) Area will be graded and seeded as part of this project.

Construction started in April 2023, and anticipated completion is on Feb. 6, 2025.

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

This \$44 million project was awarded on Dec. 29, 2021, by the Ministry of Defense – Defense Installations Agency (MND DIA). The work scope is demolishing the existing building #825, associated underground utility lines, other supporting facilities and constructing a new one 2-story Vehicle Maintenance Facility with upgraded space for vehicle maintenance and operations.



Vehicle Maintenance Facility, Camp Carroll

Construction started in April 2022 and current progress is at 42 percent consisting of installation of retaining wall, floor slab, and wall along with the installation of piping for water, sewer, and storm drain.

CY21 ROKFC-in-Kind, Airfield Damage Repair Warehouse, Gimhae Air Base



Airfield Damage Repair Warehouse, Gimhae Air Base

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

The Notice to Proceed was provided on Dec. 29, 2022. The ADR Warehouse was completed by July 24, 2024, and turned over to 607th Materiel Maintenance Squadron (MMS).

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

This project was awarded by the Ministry of Defense – Defense Installations Agency (MND DIA) with the project amount of \$4.1 million. The work scope of this project replaced the original Communication Center with a new constructed facility in order to maximize the network capabilities needed at Camp Mujuk. This includes installation of new communication duct work, new conduits, manholes and communication lines to new building.

The Notice to Proceed was giving on Jan. 5, 2022, to the contractor and the Communication Center was turned over on May 29, 2024.



Ribbon Cutting Ceremony for Communications Center, Camp Mujuk

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

This project was awarded by the Ministry of Defense – Defense Installations Agency (MND DIA) with the project amount of \$5.4 million. The work scope of this project is to replace the original Electrical Switching Station with a new Electrical Switching Station and to upgrade all electrical distribution lines on Camp Mujuk. This includes installation of new electrical duct work, conduits, manholes, asphalt paving and electrical distribution lines to all building on Camp Mujuk.

The Notice to Proceed was giving on Jan. 5, 2022. The new Construction Completion date is Sept. 5, 2025, as materials are scheduled to arrive in February 2025 and for work to commence.

CY22 ROKFC-in-Kind, Expeditionary Dining Facility, Camp Mujuk

This project was awarded by the Ministry of Defense – Defense Installations Agency (MND DIA) for \$12.2 million. The project will construct a single-story reinforced concrete expeditionary dining facility. The facility will have a reinforced concrete slab and walls, structural steel framing, and a standing seam metal roof. The total area of the facility will be 20,585

square feet (1,912 square meters). It includes seating for 420 patrons, along with an additional 84 outdoor seats and an exterior patio.

The Notice to Proceed was giving on Dec. 28, 2022, with a scheduled completion of Nov. 15, 2024.

CY23 ROKFC-in-Kind, Replace Ordnance Storage Magazine, Pohang Air Base

This project will demolish existing magazines and construct Earth Covered Magazines (ECM), 30 Navy Standard Modular Storage and ECM, along with 4 Navy modular Type “D” at Pohang Air Base to store forward-stored aviation ordnance.

The contract was awarded on March 18, 2024.

CY23 ROKFC-in-Kind, Magazine Storage Pad, Chinhae

This project will construct a concrete storage pad and retaining wall for Naval Special Warfare portable magazines. It provides a leveled and reinforced concrete slab on subbase and retaining

wall in support. The construction status is at 53 percent complete with retaining wall work ongoing.

CY23 ROKFC-in-Kind, Relocate Water Treatment, Chinhae

This project will relocate the current Water Treatment Plant away from the installation boundary and near the higher elevation where potable water storage tanks is located. Current construction status is at 7 percent with segmental retaining wall construction ongoing.



Relocate Water Treatment, Chinhae



Expeditionary Dining Facility, Camp Mujuk

Engineering Division

FED’s Engineering Division contributes to USFK’s military readiness and quality of life through our engineering services, building and improving facilities for the varied and changing needs of servicemembers. The division is broken into five branches: Cost Engineering, Design, Geotechnical and Environmental Engineering, Technical Review and Engineering Services.

Cost Engineering Branch

In FY24, Cost Engineering Branch (CEB) completed 24 Independent Government Estimates (IGEs) for projects in support of military organizations and installations in South Korea. The project sponsor funding sources included Military Construction – Army (MCA); Military Construction - Air Force (MCAF); Sustainment, Restoration, and Maintenance (SRM); and ROK Funded Construction (ROKFC). The total combined estimated construction amount was \$165 million. In addition to IGEs for new projects, the branch completed 34 IGEs for Job Order Contract Task Orders and Basic Change Documents (BCDs) as well as reviewed 140 Current Working Estimates (CWEs) prepared by Architecture and Engineering (A-E) firms. Also, CEB fully developed CWEs for the following eighteen (18) in-house projects totaling \$362 million dollars:

1. 30% CWE for Humidity Controlled Warehouse, PSF with PA \$40 million - Busan
2. 15% and 30% CWE for DB, AFH Renovation of Towers P511, P512 & Mech Plant S514 with PA \$80.8 million – USAG Humphreys
3. 60% CWE for Repair Dormitory B1418 with PA \$32.7 million – Kunsan
4. 30% CWE for DB, AFH Replacement of Elevators in Buildings P5171 & P510 with PA \$4.3 million – USAG Humphreys
5. 60% CWE for MED060 with PA \$9 million – USAG Humphreys
6. 15% CWE for DB, Replace Elevators at Six Barracks S6001-6006 with PA \$18 million – USAG Humphreys
7. 15% CWE for TEMF with PA \$52 million – Camp Carroll
8. 15% CWE for DB, Repair Drainage Canal North Manchu Path Ph 2 with PA \$7.3 million – USAG Humphreys
9. 30% CWE for UEH095 with PA \$82 million – USAG Humphreys
10. 95% CWE for AV090 with PA \$7.1 million – USAG Humphreys
11. 15% CWE for DB, Repair Elevated Steel Water Storage Tank B-156 with PA \$1.4 million – Gwangju
12. 15% CWE for Repair Concrete Apron with PA \$22 million – Pohang
13. 15% CWE for DB, Repair Aircraft Shelter Doors on B1161, 1172, 1862 & 1868 with PA \$0.5 million – Osan
14. 15% CWE for DB, Repair MFH Park between Seoraksan Tower B211 & B230 with PA \$0.9 million - Osan
15. 15% CWE for DB, Install and operate a MPES system at DET L with PA \$0.8 million – Yeoncheon
16. 15% CWE for DB, Repair Fuel System Maintenance Dock, B1650 with PA \$1.7 million – Osan
17. 15% CWE for DB, Install Underground Electric Power Lines, DIA with PA \$0.8 million – USAG Humphreys
18. 15% CWE for DB, Replace Mechanical Substation for DFAC B-2115 with PA \$0.9 million - Suwon

CEB completed 50 IGEs for the A/E design IDIQ contracts \$20 million dollars in ECC to assist in awarding A/E task orders. CEB was involved in all the meetings and site visits with the A/E contractors and assisted with the negotiations.

CEB provides support by using the Corps of Engineers Micro-Computer Aided Cost Estimating System Second Generation (MII) estimating software, Excel format for US funded projects and Host Nation projects such as ROKFC projects and Sensitive Compartmented Information Facility (SCIF) projects. For Host Nation funded projects like ROKFC-in-Kind, Korean Estimating Management System (EMS) software was used to produce estimates.

Cost Engineering Branch has continued to support Construction Division construction modifications by preparing IGEs for MILCON and SRM projects and assisting with negotiations as requested. CEB validated for Cost Validations (MODs) of 51 ROKFC-in-Kind projects totaling \$63.8 million dollars from contractor’s proposal amount \$94.7 million dollars, resulting in a cost saving of 32.6 percent.

Design Branch

The Design Branch (EDD) is responsible for delivering reliable, high-quality design products and services throughout the lifecycle of each project—from initial planning and design charrettes to the development of contract documents. We are committed to ensuring that all projects—whether MILCON (Military Construction) or other related initiatives—are executed to the highest standards, employing our cradle-to-grave approach to design.

It is EDD’s mission to develop and deliver project designs for the purpose of construction, Operations & Maintenance (O&M) for MILCON, Host Nation Funded and other DoD projects. The team of highly qualified professionals provide comprehensive design deliverables across all project phases, resulting in cost-effective, sustainable, dependable, and innovative solutions.

The branch consists of a dedicated team of 57 professionals, organized into six specialized sections: Architectural, Civil/Structural, Mechanical/Fire Protection, Electrical, Specifications, and Special Projects. The Special Projects Section was established to support design development for Planning, Design Charrettes, Design-Build Criteria Packages, and Sustainment, Restoration, and Maintenance (SRM) projects.

Each section brings its unique expertise to the table, contributing to the overall success of every project. Together, they collaborate to deliver exceptional design solutions that meet both technical requirements and the strategic objectives of our clients.

The EDD design team provides a wide range of services, including the preparation of plans, specifications, design analyses, energy modeling, cybersecurity measures, AT/FP, consultations with other districts, managing the Request for Information (RFI) process for In-House projects and Architectural/Engineering (A/E) contracts, and providing technical advice and assistance during construction for design-related issues.

Key achievements from the past year include playing an integral role in the design development and validation of DD1391 forms, ensuring that military

construction projects are accurately defined and well-supported during execution. The team also led planning and design charrettes for both Design-Build and Design-Bid-Build projects, identifying innovative design solutions while fostering a collaborative environment with stakeholders. Additionally, they continued to refine and update guide specifications, aligning them with current standards and best practices while ensuring adaptability for future needs.

In 2024, EDD undertook a thorough review of the Unified Facilities Criteria (UFC) and Korean elevator codes to ensure compliance, particularly concerning life, health, and safety standards. They participated in discussions with the Tri-Service Discipline Working Group (U.S. Air Force, U.S. Army, and U.S. Navy), evaluating over 180 items that differed from UFGS 14 21 23 and associated technical criteria. They also collaborated with the Korea Elevator Safety Agency (KoELSA) to integrate the Korea Elevator Safety Management Act (ESMA) into the FED Guide Specifications. As a result, the Electric Traction Passenger Elevators, Korea Edited Specification (KES), was prepared and approved by the Tri-Service Discipline Working Group and USACE HQ in April 2024. Furthermore, the district signed a Memorandum for Record (MFR) to officially approve these specification updates for elevator use in Korea.

The branch also led the creation of a dedicated working group focused on enhancing the use of local materials and assessing the equivalency of Korean standards to U.S. standards. They shared updates on projects utilizing local materials and engaged with the Korea Institute of Civil Engineering and Building Technology (KICT) to explore future support for the implementation of local materials in FED projects funded by ROK MND-DIA. This study aims to identify locally available materials that meet both U.S. codes and regulations and Korea Industrial Standards (KS).

Over the past year, EDD has executed on a large variety of projects of different scopes and effort. Among the highlights, some projects in the EDD portfolio that are now complete or near

completion include the CY26 RIK Humidity Controlled Warehouse; CY25 RIK Tactical Equipment Maintenance Facility (TEMF); Repair Dormitory Bldg. 1418, Kunsan AB; CY25 RIK Airfield Services Storage Warehouse (AV090); and CY25 RIK Unaccompanied Enlisted Personnel Housing (UEH095). The team executed Design Build projects such as FY24 OMD Install Underground Electric Power Lines, USAG Humphreys; FY24 Repair Elevated Steel Water Storage Tank B-156, Gwangju AB; FY24 Repair DFAC Mechanical Substation, B2115, Suwon AB; and FY24 Replace Elevators at Six Barracks, USAG Humphreys.

Furthermore, the EDD Specifications Section completed 11 Design Build (DB) MATOC and 12 Design Bid Build (DBB) solicitation packages, updated FY25 FED Guide Specifications, updated KS-US Reference Comparison List and performed project specifications reviews over 110 design projects in 2024.

Utilizing its specialty in planning, the Special Projects Section completed several Planning Charrettes in 2024. The team is currently working on Planning projects, executing various unique projects such as CY27 Unaccompanied Enlisted Housing, Region Korea Defense Operations Center at Commander, Chinhae; FY27 MFH Park and Playground in the Old Elementary School Area, Osan AB; FY26 Repair of the Central Heating/Cooling Plant in Building 2117, Suwon AB; and also Design Build projects such as FY24 Repair of Aircraft Shelter Doors on Buildings 1161, 1172, 1862, and 1868, Osan AB; FY24 Repair of the MFH Park between Seoraksan Tower B211 and 230, Osan AB; and FY23 Replacement of Elevators in AFH Tower Buildings S-510 and S-5171, USAG Humphreys.

The branch’s success is built on the dedication, expertise, and collaborative spirit of each team member. Looking ahead, they plan to continue to evolve and enhance the design processes to meet the growing demands of the military and other mission-critical projects, ensuring that they remain at the forefront of design excellence.

Geotechnical and Environmental Engineering

In FY24, the Geotechnical and Environmental Engineering Branch (ED-G) reinforced its leadership in geotechnical engineering, environmental stewardship, materials testing, and geomatics. Through 86 successfully executed design and construction support projects, rigorous quality assurance efforts, and strategic technological advancements, ED-G played a critical role in delivering mission-essential infrastructure projects across the Korean Peninsula.

With a technically proficient and highly capable team, ED-G not only met but exceeded expectations, ensuring engineering solutions were precise, data-driven, and resilient. The branch continued to elevate the quality of engineering products by integrating advanced testing methodologies, state-of-the-art equipment, and stringent compliance measures. By maintaining a proactive approach to quality control and risk mitigation, ED-G upheld the highest engineering standards and reinforced its reputation as a center of technical excellence within USACE and the district.

Geotechnical Engineering & Materials Testing

- Completed 86 total projects (Design Unit: 29; Materials Testing Laboratory (MTL): 57).
- Conducted comprehensive QA on pile foundations for the Petroleum Operations Building (B1223) at Osan AB, mitigating structural risks and ensuring design compliance.
- Strengthened collaboration with the Engineer Research and Development Center (ERDC), making MTL inspection results publicly accessible, increasing transparency in quality assurance testing.
- Acquired a state-of-the-art automated sawing machine, improving concrete core processing safety and efficiency.
- Provided critical geotechnical testing for the CY26 ROKFC-in-Kind A25R500, AV220 Runway Planning at USAG Humphreys, supporting full-depth runway reconstruction.

Geology & Hydrology

- Completed 124 borings across 18 projects, providing essential geotechnical subsurface data.
- Ensured clean and potable water supply from 102 water wells

across 18 USFK installations, supporting operational readiness.

- Successfully executed subsurface investigations for the ROKFC-in-Kind A25R500, AV220 Runway Planning, identifying key soil conditions and pavement layers for runway restoration design.

Environmental Engineering

- Executed 15+ environmental engineering projects, ensuring compliance with industrial and military standards.
- Led the AFFF removal and disposal project, eliminating hazardous foam suppression systems from Air Force hangars in Korea, in compliance with the Department of the Air Force’s Sundown Policy.
 1. Removed over 35,000 kg (~9,240 gallons) of AFFF across Kunsan, Osan, Suwon, and Daegu ABs.
 2. Recognized by the Deputy Assistant Secretary of the Air Force for exemplary environmental stewardship.
- Completed API 653 and STI SP001 tank inspections for the Defense Logistics Agency (DLA), ensuring fuel storage compliance and operational safety.

Geomatics & Surveying Advancements

- Supported 37 projects with topographic surveys, geospatial data analysis, and GIS solutions.
- Established 16 new survey benchmarks at Camp Carroll, modernizing the control system to ITRF2000 (WGS84) for enhanced geospatial accuracy.
- Invested in ground-penetrating radar (GPR) to improve subsurface mapping and construction quality surveillance.

ED-G’s unwavering commitment to technical excellence, innovation, and environmental responsibility has been pivotal in the successful execution of mission-critical projects. The team’s ability to adapt, innovate, and apply advanced engineering principles has significantly raised the quality of engineering products and project outcomes. With a technically confident workforce, ED-G continues to lead by example, delivering reliable, high-quality solutions that strengthen USACE and FED’s engineering capabilities across the region.

Technical Services Branch

The Technical Services Branch (EDT) is responsible for managing the quality of designs and providing oversight to ensure adherence with U.S. codes, regulations, and user facility requirements throughout the project life-cycle for FED. The branch plays a key

role is supporting the district’s mission by offering technical resources and delivering innovative, reliable engineering solutions at every phase of each project. In 2024, the Technical Services Branch successfully led the first ever FED Engineering Symposium. This

two-day event brought together government representatives, architecture-engineering (AE) design firms, and various stakeholders to foster discussions on enhancing engineering quality, sharing lessons learned, and aligning understanding of expectations for future

projects.

This year, the Design Management Section (EDT-D) continued its vital role in providing pre-award AE contracting services, awarding more than 38 Task Orders. The section also managed post-award design projects and provided design support for construction, including processing more than 800 construction RFIs. Notable projects that successfully completed design include: the USAG Humphreys Lodging Facility (\$35 million), Army Lodging Renovations S-121 (\$17 million) and the Unmanned Aerial Vehicle (UAV) Hangar Project (\$53 million), and the Osan Air Base Repair Dormitory B-1458 (\$33 million).

EDT-D took strategic steps to enhance operational efficiency and improve project execution by streamlining A-E processes. This initiative promoted a more unified approach, fostering collaboration among the Project Delivery Team (PDT) members. Additionally, the section made continuous efforts to improve the technical library and build strong alliances with stakeholders to

resolve issues and promote timely, high-quality project delivery. The Design Management Section oversees Military Construction (MILCON), Sustainment, Renovations, and Modernization (SRM), and host-nation funded projects for U.S. military installations across the Korean Peninsula.

The team of Subject Matter Experts (SMEs) at the Technical Review Section (EDT-T) remained dedicated to ensuring project compliance with applicable criteria and DoD regulations throughout the planning, design, construction, and maintenance phases. This commitment aligns with laws, codes, public policy, and sound engineering principles and judgments for all projects. Responsibilities of the Technical Review Section include conducting Quality Assurance (QA) and Biddability, Constructability, Operability, Environmental, and Sustainability (BCOES) reviews on design projects, reviewing Design Quality Control Plans (DQCP), and providing support for RFIs and contract modifications.

In 2024, the Technical Review Sec-

tion completed over 185 QA and BCOES reviews, 37 DQCP reviews, and responded to 274 construction RFIs for both in-house and A-E projects. The team also conducted 3 project re-validations. This section is also responsible for rendering determinations on design deficiencies discovered during construction, providing technical support for the AERRB, participating in Value Engineering workshops, and providing design revalidation reports to update outdated designs for construction award. In addition, the section plays a key role in identifying and addressing design deficiencies discovered during construction, offering technical support for the AERRB, participating in Value Engineering workshops, and providing design revalidation reports to update outdated designs for construction award. This comprehensive support ensures the delivery of high-quality, compliant projects across the region.

Office of Counsel

Far East District Office of Counsel continued to support its district clients and stakeholders in 2024 by providing legal reviews of and assistance with proposed project orders, acquisitions of design services, construction, and repair and maintenance requirements. During project execution, Office of Counsel advised clients regarding numerous contract and task order administration issues, including work suspensions, modifications, contractor performance issues and contract disputes. Counsel reviewed over 200 acquisition actions with a combined value of several hundred million dollars.

Notable Far East District acquisition actions that Office of Counsel supported in 2024 included new Environmental Services MATOCs to assist our local installation partners; IDIQ contracts awarded to seven local contractors for design-build construction requirements for all DoD stakeholders in Korea – the first such contracts awarded by the district in over 20 years; a new contract for maintaining and repairs of Commissary refrigeration and HVAC equipment for DeCA; numbers of repair and maintenance construction projects at DoD installations throughout the Peninsula; construction and repairs to

Army NAF lodging facilities; and completion of construction and contract closeout of military family housing towers at Camps Walker and Humphreys.

Counsel was busy with contract litigation in 2024, representing the agency on seven ASBCA appeals, large dollar contractor claims and a GAO bid protest. Amounts in controversy are several million dollars in value.

Counsel added a new attorney to its staff during the year with the arrival of Claire Cockrell via the USACE Chief Counsel’s Law School Honors Graduates’ program. As per the program, Ms. Cockrell was hired during her final year of law studies at the University of Arkansas, Little Rock William H. Bowen School of Law and arrived in Korea in August, shortly after passing her Arkansas bar examination. She will be a generalist within Office of Counsel. The Office also hosted six USACE attorneys and a paralegal specialist during developmental TDYs to Korea at various times during the year. These personnel brought with them new experience and various insights into the USACE practice of law while becoming familiar with USACE’s missions and business practices in the Far East.

Contracting Division

FED's Contracting Division is the Agent responsible for providing acquisitions for architect-engineering services and construction services supporting U.S. Forces Korea and its partners throughout the Korean peninsula. The division is broken into three branches: Construction, Architect-Engineer (A-E) Services and Business Oversight.

Design-Build, Indefinite Delivery Indefinite Quantity (IDIQ), Multiple Award Task Order Contracts (MATOCs) for Construction Services with a \$400 million contract capacity for a five-year performance period

Seven contracts were awarded under this MATOC on June 20, 2024.

We continued to leverage the capacity of Design-Build (B-D), Indefinite Delivery Indefinite Quantity (IDIQ), Multiple Award Task Order Contracts (MATOCs) for Construction Services. Design-build is a project delivery method in which one entity (the design-build team) works under a single contract to provide both design and construction services. This contract type allows for contractor innovation, close coordination, cost control and faster project completion. Task orders will be issued for individual projects to include new construction and repair and maintenance construction services of U.S. Government facilities on the Korean Peninsula. Facilities include: training and operations facilities; command-and-control and administrative facilities; weapons and ammunition storage facilities; industrial warehouses; Military dining facilities; Military Family Housing facilities; DoD schools; commissaries; hospitals and medical/dental clinics; religious and Family activities facilities; childcare centers; Morale/Welfare/Recreation (MWR) facilities; gymnasiums, swimming pools, athletic fields and other athletic facilities; and civil work, including utilities and communications systems, retaining walls, drainage and irrigation systems.

Family Housing Replacement Construction, Kwajalein Atoll, Republic of the Marshall Islands

Contract No. W9128AC24C0013, awarded July 12, 2024; award amount: \$68,567,100.

FED Contracting executed this project in support of the Honolulu District (POH) for the construction of a New Army Family Housing (3-Bedroom and 4-Bedroom) Building consisting of 20 Units at Kwajalein Atoll. Work included the construc-

tion of new family housing units, new transformer vault building, new substation transformers, demolition, and removal of existing site infrastructure with proper disposal of hazardous material and new residential site improvements.

Emergency Repair of the Specialized Ground Source Heat Pump (GSHP) and HVAC System, Dorm 504, Kunsan Air Base

Task Order W912UM24F0027, awarded April 26, 2024; award amount: ₩591,458,115.

Due to the unexpected failure of the HVAC system in Dorm 504 at Kunsan Air Base, hot water or air conditioning became unavailable to the occupants. Without repairs before the start of summer, the building was to become uninhabitable due to mold and mildew issues affecting the quality of life, health and safety. FED awarded the task order within 15 days from the issuance of the solicitation to task order award.

MILCON award of the Unmanned Aerial Vehicle Hangar, USAG Humphreys

Contract No. W912UM24C0005, awarded Aug. 2, 2024; award amount: ₩36,368,150,000.

The contract is to construct an approximately 4,840 square meter aircraft hangar and operations facility to increase readiness and enhance the capabilities of the Combat Aviation Brigade. It will support the storage, maintenance, repair, and operation of four aircraft including interior finishes, lighting, power, plumbing, mechanical/HVAC, telecommunications, fire alarm and suppression, and furniture/furnishing/equipment.

Ambulatory Care Center Replacement, Kunsan Air Base

Task Order W912UM24F0070, awarded Sept. 11, 2024; award amount: \$3,358,908.

Sgt. 1st Class Cameron Wade, Army Acquisition Non-Commissioned Officer, successfully awarded an important requirement for Kunsan Air Base which supports the 8th Medical Group. Currently, they operate across 13 buildings on the installation, with the main clinic built in 1966. The facility's electrical and mechanical systems are outdated and in poor condition, while clinical spaces were too small and poorly

configured. Additionally, it lacks the necessary system to protect occupants from potential chemical weapons threats, as required by US INDOPACOM. Without this upgrade, the group would continue operating in inadequate, deteriorating facilities without proper protection. The proposed new facility will provide comprehensive medical services, including primary care, physical therapy, pharmacy, laboratory, blood storage, immunizations, and radiology for Active-Duty personnel. It will consolidate various functions into a single location and include a collective protection system to ensure continuous operations during emergencies or contingencies.

Airman Dormitory Repair, Suwon Air Base

Task Order W912UM24F0090, awarded Sept. 26 2024; award amount: \$599,869.00.

Sgt. 1st Class John Gyaben, Army Acquisition Non-Commissioned Officer, was instrumental in awarding a design contract to repair an Airman dormitory in Suwon Air Base. The design will be for a three-story building with 100 rooms to house over 80 Air Force personnel. The design contract would precede actual repair efforts with an estimated construction cost of \$4 million. These efforts are in line with USFK Commander's intent of improving enlisted housing and facilities on the South Korean Peninsula. The acquisition process allowed for an even better collaboration between Government personnel and the Architect & Engineer Industry, boosting confidence and strengthening US/ROK alliance.

Aqueous Film Forming Foam Replacement Support United States Army and Navy



Rendering of the Family Housing Replacement Construction, Kwajalein Atoll, Republic of the Marshall Islands

Contract number W912UM24P0004; awarded Sept. 27, 2024; award amount: 1,297,000,000 KRW.

This purchase order was awarded to remove, dispose, and replace all aqueous film forming foam (AFFF) containing Perfluoroalkyl Substances (PFAS) for existing fire protection systems at U.S. Army and Navy installations in the Republic of Korea in accordance with the National Defense Authorization Act (NDAA) for Fiscal Year 2020. The contractor will remove the AFFF and bladders, rinse the system, properly dispose of the AFFF, and replenish the system with a fluorine-free foam (F3) to enable equipment readiness. The performance period for this purchase order is 18 months.

Maintenance and Repair of Commissary Refrigeration and Heating, Ventilating, and Air Conditioning (HVAC) Systems for the Western/Pacific Region Korea Zone of the Defense Commissary Agency (DeCA)

Contract Number W912UM24C0004, awarded February 7, 2024; award amount: 2,329,731,772 KRW for Base and 4 option years.

This contract provides maintenance and repair services of the DeCA Commissary Refrigeration and HVAC systems at all DeCA locations in the Republic of Korea. The contract prevents refrigeration systems from going down causing the spoilage of refrigerated/frozen foods affecting the quality of life, health and safety of all DoD members stationed in the Republic of South Korea. It enables DeCA to remain capable of carrying out their mission set of supporting the warfighters.



Rendering of Ambulatory Care Center Replacement, Kunsan Air Base

Information Management Office

In 2024, the Information Management Office (IMO) focused on cyber security. The district received an Authority to Operate (ATO) decision in June for twelve months until June 28, 2025. The packet had been submitted for review in November 2023, but NETCOM took 7 months to process it due to a backlog at their agency. Their review reported seven findings, some of which were due to the delay in processing the package. IMO immediately began addressing the findings and started preparing for resubmittal in early 2025. The preparation includes the review of 30 policy documents, 70 DoD Security Technical Implementation Guide (STIG) checklists and the use of 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 plan to submit a final package to NETCOM for review in March 2025.

As a minimal support site, G-6 is identifying areas to change to be assimilated into their structure. While the previous year concentrated on the move of all email system to the Cloud with our move to O365, this year was spent reviewing other potential systems for migration to

comply with the U.S. Army's policy of moving all systems to the Cloud. Systems identified to move include SharePoint and the Geographic Information System (GIS). Of these, IMO started the work to move from a local instance of SharePoint to SharePoint Online. By the end of 2024, over 50 percent of the sites on SharePoint had been migrated to SharePoint Online. This included the development of a document tracking system that is used by the Office of Counsel and the FED Contracting Office to manage the review of contract actions. The application created for this has been highly praised by OC and has improved the workflow through their office.

The operations team upgraded the server environment by replacing the Avamar Backup system and an old storage area network with a new storage system from NetApp that performs both functions. This new system went online in November 2024 and are scheduled to replace the older systems in early 2025. The new storage network provides higher capacity and faster speeds, simplifies the environment and reduces training of systems administrators by reducing the number of systems.

The network team also upgraded their environment by replacing 15 Cisco 3850 Switches, which were near end of functional life with new Cisco 9300 Cata-

lyst Switches that improve the security of the network while ensuring long term reliability for the users. This completes a two-year project to replace all antiquated switches in the FED environment.

Customer support started the year off by upgrading the operating system on all the laptops and desktop computers. The mandated upgrade to Windows 11 version 21H3 suspense is March 31, 2025; the team completed the action on all but 10 systems by the end of December. Throughout the year, they completed 5,800 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 180 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 during 4th quarter of the fiscal year only. Additionally, all 52 multi-function printers in FED were replaced due to a new contract being issued by DLA. IMO had to place and configure all these printers for use by FED personnel. The old printers were processed and stored by IMO until they could be removed by DLA contractors.

Safety and Occupational Health

The Safety Office has continued its success by performing Monthly and Quarterly Safety Audits over five resident offices that reaches out to 16 installations throughout Korea. The team also provides Standard Army Safety Occupational Health Inspections (SASOHI) that keeps employees safe.

The office operates from the foundation of the six capabilities from the Corps of Engineers Safety Occupational Health Management System (CE-SOHMS). The team coordinated through the Public Affairs Office (PAO) and Information Management Office (IMO) to promote Monthly Safety Grams in

both English and Korean. They also create Safety Shorts in both English and Korean each month and post them on the TVs located on each floor near the elevators. They are also located on TVs at resident offices at Osan Air Force Base, Kunsan Air Force Base and Camp Henry.

Safety Specialists review Mishaps and Near Misses information like the 5Ws before the information is annotated on the Initial Report for ENGLink Pro. Once the injury and the cost have been reviewed, then a Final Report is initiated. Each form is sent to the Safety Manager and the Commander for their review.

Resource Management Office

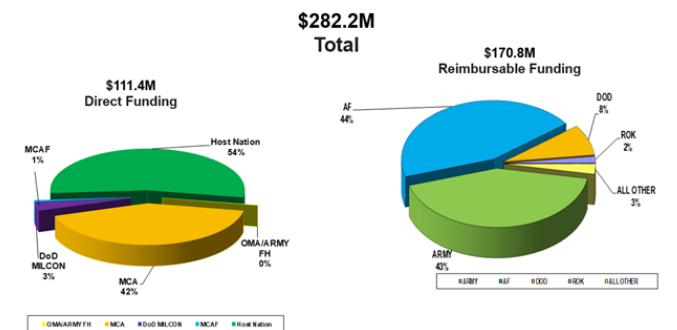
Resource Management (RM) is responsible for formulating operating, monitoring and executing the district's operating budget along with ensuring FED has adequate resources to carry out the mission. The team successfully developed a \$66.5 million budget and executed 93.8 percent which is \$62.4 million in expenditures.

The FY24 closeout was a success based on early planning, coordination meetings with financial year end points of contact. Team members include experienced Korean Nationals with over 150 years of experience who led the charge during the most dynamic time of the year and during Chuseok. The financial team communicated and coordinated all financial actions that needed to be reviewed along with processing them in a timely manner.

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 (CE-FMS) 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.

RM accepts funds and processes transactions on behalf of the district. This year, the team accepted \$282.2 million in funds for project execution, broken into \$111.4 million in direct funds and \$170.8 million in reimbursable funds. Most of the direct funds came from Host Nation Funds including \$59.3 million from burden sharing and \$0.7 million of relocation funds. Other direct funds included Army Military Construction at \$47.2 million, Air Force Military Construction at \$0.6 million and DoD Military Construction at \$3.6 million. On the reimbursement side, the team received \$72.6 million Army, \$75.8 million Air Force and \$22.4 million DoD funds.

At the end of the fiscal year, our nominal balance was within +/-1 percent range of overhead expenses for both overhead accounts. To ensure success, the team was proactively engaged all throughout the fiscal year. 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.

The direct labor charging for FY24 Budget was 85.2 percent. The district successfully ended FY24 with an overall direct labor charge rate of 85.9 percent. We plan to continue this trend based on our robust Host Nation, Reimbursable, and Direct Funding programs.

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 523 with the following breakdown:

- Tier I – 460 personnel (169 DAC and 291 KNs) and 12 military
- Tier II – 51 personnel (2 DA Interns, 4 contractors and 2 Korean Service Corps)

The district's cumulative full-time equivalent (FTE) execution is 98 percent. With 468 budgeted and 460 actual, the team ended the year with a green rating for FTE execution.

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. This includes payroll, labor cost transfer support and approval, property, plant and equipment, unliquidated orders, and accounts payable. Additionally, RM completed the USACE Joint Review Process in a timely manner each quarter reviewing thousands of transactions that included primarily cancelling funds and financial items with no activity in 240 days.

Overall, FY24 was a successful year for the Resource Management Office because of their great teamwork.

List of Acronyms

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

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

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

KMCA	Korean Military Contractos Association
KN	Korean Nationals
KoELSA	Korea Elevator Safety Agency
KRO	Kunsan Resident Office
KSC	Korean Service Corps
LAMS	Large Area Maintenance Shelter
LCS	Labor Cost Sharing
LEED	Leadership in Energy and Environmental Design
LPM	Liters per Minute
LPP	Land Partnership Program
LPS	Lightning Protection System
LSA	Logistics Support Area
MATOC	Multiple Award Task Order Contract
MCAF	Military Construction Air Force
MCIPAC	Marine Corps Installations Pacific
MEF	Marine Expeditionary Force
MILCON	Military Construction
MIPR	Military Interdepartmental Purchase Request
MMS	Material Maintenance Squadron
MND	Ministry of National Defense
MSM	Small Munitions Storage Magazines
MSR	Monthly Status Reports
MTL	Materials Testing Laboratory
MURO	Ministry of National Defense U.S. Forces Korea Relocation Office
MWR	Morale, Welfare, and Recreation
NAF	Non-Appropriated Funds
Netcom	Network Enterprise Technology Command
NTP	Notice to Proceed
OC	Office of Counsel
OGS	Operational Ground Station
OMA	Operations and Maintenance
OSHA	Occupational Safety and Health Administration
PA	Program Analyst
PACOM	Pacific Command
PCT	Project Controls Team
PCC	Portland Cement Concrete

PCS	Permanent Change of Station
P&D	Planning & Design
PDA	Pile Driving Analyzer
PDBP	Project Delivery Business Process
PDT	Project Delivery Team
PEB	Pre-Engineered Building
PM	Project Manager
PMJ	Pad-mounted Junction
PMS	Pad-mounted Switch
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
SPT	Standard Penetration Test
SRM	Sustainment, Restoration and Modernization
SRO	Southern Resident Office
STIG	Security Technical Implementation Guide

SUF	Secure Use Facility
SUSLAK	Special U.S. Liaison Advisor Korea
TAB	Testing, Adjusting, and Balancing
TCF	Terminal Control Facility
TCMCX	Transportation Systems Center
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
UAV	Unmanned Aerial Vehicle
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
VPN	Virtual Private Network
WWDR	Water Well Drilling Rig
YRP	Yongsan Relocation Program



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