

TALKING PAPER
ON
THE KUNSAN DORM MASTER PLAN

- Overview

- The Kunsan Air Base Dorm Master Plan (DMP) outlines the installation's long-term strategy to sustain, improve, and replace our existing dormitories.
- Kunsan AB has 24 dormitories that house the military population on base.
- Our DMP calls for one divestiture/demolition (dormitory 609), one new construction project (pursuing for a 2025 start date), and renovations/repairs to the remaining inventory of dormitories, at a rate of about two projects per year.

- Temporary Solutions

- While long-term heating, ventilation, and air conditioning (HVAC) and building repairs are needed, our civil engineers are working aggressively in the interim to make rooms as comfortable as possible until funding for permanent renovations is available.
- We distributed wing-procured portable air-conditioning units to our most affected Airmen and are ensuring every Wolf Pack resident has a dehumidifier in their room.
- We have placed a renewed focus on the Air Force Instruction-mandated Bay Orderly program to ensure the daily cleanliness of dormitory common areas.

- Permanent Solution

- Our comprehensive DMP identifies our investment strategy to correct our HVAC system deficiencies.
 - In the next five years, Kunsan has \$34.1M of planned renovation projects for 11 of our dormitories that will compete for funding at the Air Force level.
 - We recently awarded a \$1.3M project to fix the HVAC system in dormitory 522. The estimated completion date for the repair is October 2021. While this project is only the first of the multi-year DMP, once complete, it will be a tremendous step forward to improving the quality of life for future Kunsan Airmen.

- Kunsan continues to advocate for a new \$53M, 384-person dorm facility in the Republic of Korea Facility Construction (ROKFC) program.
- We contracted a study to investigate the base's utility issues, to include a thorough engineering analysis of our dorms. This study will begin on 8 November 2020, and finish in May 2021. Upon completion, the 8 FW will have targeted projects ready to award that will permanently fix the systemic HVAC issues.

- Dorm Master Plan (DMP) Renovation and New Construction Timeline
 - Kunsan AB is limited to two renovations per year due to available bed space.
 - The DMP timeline below is contingent on funding, both from the Air Force and the ROKFC programs.
 - Our civil engineers are re-verifying the order of planned dormitory renovations for Fiscal Year 2024 and beyond.
 - Kunsan AB will continue to look for short-term and in-house projects while the DMP renovation and repair timeline progresses.
 - The current planned renovation and new construction timeline is outlined below.
 - Fiscal Year 2020:
 - HVAC renovation to dormitory 522 (discussed above). Status: funded and awarded. Estimated completion date: October 2021.
 - Fiscal Year 2021:
 - No renovation projects were funded in the Air Force program.
 - Demolish dormitory 609 (currently condemned) as part of a new Dining Facility project in the 2021 ROKFC program.
 - Fiscal Year 2022:
 - Whole-building renovation to dormitory 340. Status: design complete, awaiting construction funds.
 - Fiscal Year 2023 (all projects in 2023 and beyond have not started yet):
 - Whole-building renovation to dormitory 504 (tower dorm).
 - Whole-building renovation to dormitory 1418.
 - Fiscal Year 2024:
 - Whole-building renovation to dormitory 617 (tower dorm).

- Whole-building renovation to dormitory 1401.
- Fiscal Year 2025:
 - New construction on 384-person dorm (discussed above).
 - Whole-building renovation to dormitory 603 (tower dorm).
 - Whole-building renovation to dormitory 1431.
- Fiscal Year 2026:
 - Whole-building renovation to dormitory 1264.
 - Whole-building renovation to dormitory 1406.
- Fiscal Year 2027:
 - Whole-building renovation to dormitory 535 (tower dorm).
 - Whole-building renovation to dormitory 1264.

- Summary

- Our Dorm Master Plan (DMP) advocates for the demolition of one dormitory, the construction of one new dormitory, and renovations/repairs to the remaining dorms.
- The DMP is our first step in outlining the path forward to correct our degrading infrastructure, and we are doing everything possible in the short- and long-term to ensure the living environments on base match the excellence we require for our service members.