



DEPARTMENT OF THE ARMY
OFFICE OF THE ASSISTANT SECRETARY OF THE ARMY
INSTALLATIONS AND ENVIRONMENT
110 ARMY PENTAGON
WASHINGTON DC 20310-0110



REPLY TO
ATTENTION OF

August 28, 2003

The Honorable Joel Hefley
Chairman
Subcommittee on Readiness
Committee on Armed Services
United States House of Representatives
Washington, D.C. 20515-6026

Dear Mr. Chairman:

Public Law 107-249, Military Construction Appropriations Act, 2003, requires 30-day advance prior notification to the Committees when the maintenance and repair threshold of \$35,000 for General/Flag Officer Quarters is to be exceeded.

The enclosed information paper provides details and information concerning emergency and routine repairs on Quarters 4421, Yongsan, Korea.

Please let me know if you need any additional information.

Sincerely,

Joseph W. Whitaker
Deputy Assistant Secretary of the Army
(Installations and Housing)
OASA(I&E)

Enclosure

Cc: The Honorable Solomon P. Ortiz
Ranking Member

ARMY INFORMATION PAPER

14 August 2003

SUBJECT: Emergency Fire Damage Repair of General/Flag Officer Quarters, Quarters 4421, Yongsan, Korea

1. Purpose: To provide notification to the House and Senate Subcommittees on Military Construction of the need for emergency maintenance and repair (M&R) project for a General/Flag Officer Quarters (GFOQ).

2. Facts:

a. This notification is made pursuant to Public Law 107-249, Military Construction Appropriations Act, 2003, requires 30-day advance prior notification to the Committees when the maintenance and repair threshold of \$35,000 for General/Flag Officer Quarters is to be exceeded.

b. Quarters 4421, Yongsan, Korea requires emergency repairs (fire damage) and is designated for a general officer, Eighth United States Army, Yongsan, Korea. The dwelling unit is a single story; three-bedroom unit built in 1952, and contains 2,777 net square feet of living space. The fire was initiated by a faulty electrical light switch, causing extensive fire and water damage to the roof, attic, front entrance, walls, ceiling, floor and floor covering, doors and door frame, and components of the electrical and mechanical systems.

c. In addition, other planned repairs to failing systems are required to bring the quarters to a satisfactory condition. It is in the best interest of the Army to concurrently accomplish the previously planned repairs to that of the fire damage to take advantage of economy of scale with design, construction and occupancy vacancy resulting from displacing the residents.

d. Quarters 4421 was not included in the annual fiscal year 2003 budget request because anticipated expenditures were less than \$35,000. The revised scope of work consists of maintenance and repairs including service orders - \$35,000; repair fire damage - \$65,000; and other major repairs including repair/replacement of deteriorated heating, air-conditioning and water systems - \$60,000. The FY 03 M&R - \$160,000; Operations - \$20,000; for a total of \$180,000. The Area Cost Factor (ACF) is 1.08. The replacement cost for this quarters is \$418,000.