STATEMENT OF WORK
Replace #16 Green and Connect #14 Greens
at The Lakes at Osan Golf Course
OSAN AB, ROK
08 MAY 2026

1. **DESCRIPTION**: The work to be performed for completion of this project shall be in general as described below and executed by one or more of the groups specified.

1.2. SCOPE: The contractor shall be responsible for furnishing all personnel, supervision, materials, tools, equipment, supplies, vehicles, and any other resources necessary to accomplish the requirements of this contract contained herein and as included in the contract specifications and drawings which form a part of this contract. All major materials needed for this project shall be provided by the Contractor.

2. **PRINCIPLE WORK FEATURES**: This project includes, but will not be limited to, the following principal features: Schedule #1, Maintenance and Repair: All work shall be in accordance with the attached drawings and specifications. The contractor shall provide the COR with samples for approval before ordering materials for both projects.

2.1. Project 1: Green on #16 Hole Fairway

2.1.1. General: The specifications apply to the basic design, build, installation, and quality of the Green on #16 Hole Fairway.

2.1.2. ZONE: Middle of #16 Hole Fairway

2.1.3. Materials: Provide all materials for making the new #16 green. As shown on the New #16 Green Diagram and Drawing.

2.1.4. Grass Installation: Build Bent Grass (500m²) and Zoysia Grass (1,000m²) surrounding the Bent Grass green. #16 Green Diagram and Drawing.

2.1.5. Drainage and Foundation:

a. Make the drainage line and place non-woven fabric over it.

b. Install drainpipe (main line: Ø200~300mm / branch line: Ø100~200mm over) on the non-woven fabric.

c. Pour two different sizes of pea gravel (Ø6.0~9.0mm and Ø10.0~20.0mm) on the drainpipe, with the smaller gravel (Ø6.0~9.0mm) placed on top of the larger gravel (Ø10.0~20.0mm) at least 100mm deep.

d. Pour sand (Ø1.0~5.0mm) on the placed gravel at least 100mm deep.

e. Pour sand (Ø0.2~1.0mm) on the placed sand at least 300mm deep.

f. Place the Bent Grass and Zoysia Grass over the sand.

CFM/CI for all steps as shown on the #16 Green Diagram and Drawing.

2.1.6. Irrigation: Install a water sprinkler system around the new green and connect it to the current water sprinkler line. #16 Green Diagram and Drawing.

2.2. Project 2: Connect Two Greens on #14 Hole

2.2.1. General: The specifications apply to the basic design, build, installation, and quality of the connection between the two greens on #14 Hole to form a single, peanut-shaped green.

2.2.2. ZONE: Between the two existing greens on #14 Hole.

2.2.3. Materials: Provide all materials for connecting the two greens. As shown on the #14 Hole Diagram and Drawing.

2.2.4. Grass Installation: Build Bent Grass (500m²) and Zoysia Grass (1,000m²) surrounding the Bent Grass green to connect the two existing greens. #14 Hole Diagram and Drawing.

2.2.5. Drainage and Foundation:

a. Make the drainage line and place non-woven fabric over it.

b. Install drainpipe (main line: Ø200~300mm / branch line: Ø100~200mm over) on the non-woven fabric.

c. Pour two different sizes of pea gravel (Ø6.0~9.0mm and Ø10.0~20.0mm) on the drainpipe, with the smaller gravel (Ø6.0~9.0mm) placed on top of the larger gravel (Ø10.0~20.0mm) at least 100mm deep.

d. Pour sand (Ø1.0~5.0mm) on the placed gravel at least 100mm deep.

e. Pour sand (Ø0.2~1.0mm) on the placed sand at least 300mm deep.

f. Place the Bent Grass and Zoysia Grass over the sand.

as shown on the #14 Hole Diagram and Drawing.

2.2.6. Irrigation: Install a water sprinkler system in the connected area and integrate it with the current water sprinkler line. #14 Hole Diagram and Drawing.

3. **DAMAGE**: Any damage created because of the contractor's actions shall be repaired at no cost to the Government.

4. **CONTRACTOR'S RESPONSIBILITIES**: The contractor will verify the measurements provided in these documents and comply with items stated as any local regulations concerning this type of work contractor will validate with COR on locations.

5. WARRANTY: All Material and workmanship shall be warranted against defects for a period of 1 year.

6. WORK PERIOD: All work shall be completed within 30 days after contract distribution.

7. WORK PERFORMANCE SCHEDULE. All work shall be performed between the hours of 0730 hours to 1800 hours, Monday through Sunday, excluding holidays identified in section.

7.1. WORK SCHEDULE. The contractor shall submit its planned work schedule to the COR within 7 calendar days upon award of contract. This schedule must specify the day of the week that the services are to be performed. The schedule is subject to approval by the COR. The contractor is advised that events such as exercises, or other activities may require the contractor to change its schedule. Although the Government will make reasonable efforts to provide advance notice, in some circumstances, adequate notice may not occur. Such schedule changes shall not be grounds for a claim against the government.

7.2. RECOGNIZED HOLIDAYS. The contractor is not required to provide services on the following holidays, except in emergency situations; the holidays are:

- New Year's Day — 1 January
- Martin Luther King Jr. Day — Third Monday in January
- President's Day — Third Monday in February
- Memorial Day — Last Monday in May
- Independence Day — 4 July
- Labor Day — First Monday in September
- Columbus Day — Second Monday in October
- Veteran's Day — 11 November
- Thanksgiving Day — Fourth Thursday in November
- Christmas Day — 25 December

If these holidays fall on Saturday, the preceding Friday shall be observed. If these holidays fall on Sunday, the following Monday shall be observed. If a holiday falls on a scheduled service day, the contractor shall be responsible for rescheduling services for the first day post-holiday observance, per arrangement with the COR.

7.3. Contracting Officer's Representative (COR). The Contracting Officer may designate and authorize an individual to act as COR for this contract. Such COR as appointed, will be specifically designated by letter from the Contracting Officer. The COR will represent the Contracting Officer in the technical phases of the work. The COR will not be authorized to issue change orders, supplemental agreements, or direct contract performance contrary to the provisions of the contract. Only the Contracting Officer will make changes in the scope of work by a properly executed modification.

7.4. The COR of the contract would be:

RA POC: MUN, JUN HO KR USAF PACAF 51 FSS/FSW
Phone and email address: Cell 0505-784-3240 / email: jun_ho.mun.kr@us.af.mil

Name: O, SU Y KR USAF PACAF 51 FSS/FSWG
Phone and email address: Cell 0505-784-8849 / email: su.o.kr@us.af.mil

8. QUALITY ASSURANCE. The government shall inspect and evaluate the contractor's performance to ensure services are received IAW requirements set forth in this contract. The Government representative shall inspect by watching actual task performance, physically checking an attribute of the completed task, checking a management information report, investigating customer complaints, or otherwise inspecting the task or its results to determine whether performance meets the standards contained in this SOW. Only one (1) method will be used at a time to evaluate a listed service during an inspection period for payment computation purposes. The Government representative will record surveillance results. Results of the surveillance then become the official Air Force record of the contractor's performance. When a performance threshold has not been met or contractor performance has not been accomplished, the Contracting Officer (KO) will initiate and provide the contractor with a Contract Discrepancy Report (CDR). The contractor shall respond to the report IAW instructions provided and return it to the KO within the suspense date.

9. Safety and Insurance.

The Contractor shall, at its own expense, provide and maintain during the entire performance period of this contract at least the insurance coverage as stated in this contract. In no event shall the coverage be less than the minimum requirements established by applicable state and local regulations and laws for the risk associated with the services to be provided by the contract. The Contractor shall be fully responsible to the NAFI for errors and omissions of its associates and subcontractors under this contract. The Contractor shall furnish to the Contracting Officer a current certificate of insurance prior to the commencement of performance under the contract.