

OUTER HEAVEN BUILDERS, LLC

SHADOW MOSES AIR FIELD, ALASKA

EMAIL MESSAGE RECORD

Prompt notice before mitigation — Task Order 27-041

From	Robin Hale, Project Manager, Outer Heaven Builders, LLC
To	Maj Emma Emmerich, Contracting Officer, 713th Contracting Squadron (713 CONS)
Cc	Zanzibar Mechanical and Controls; Dr. Hal Emmerich, 713 CES
Sent	3 May 2027 · 0816 Alaska Daylight Time
Subject	Prompt differing-site-condition notice — sealed eastern delivery opening
Contract	SM-SABER-01, Task Order 27-041 — Recreation Center HVAC Renewal

Message

Major Emmerich—This email gives prompt written notice under FAR 52.236-2(a)(1) before the condition is disturbed. Our delivery team is at the Recreation Center east service yard now. The Government-furnished floor plan made part of the task-order package depicts two 12-foot vehicle-bay openings in the eastern wall. The opening planned for mechanical-equipment delivery is instead permanently infilled with masonry and cannot be used.

Outer Heaven considers the sealed opening a latent physical condition materially different from the condition indicated by the contract drawing. We have stopped the delivery-setting activity, are preserving and photographing the wall, and will not disturb or alter it. Please arrange a prompt Government inspection and provide written direction.

The assembled air-handling unit does not fit through the available personnel doors. Setting the unit is on the current controlling mechanical sequence, and the contract requires completion by 15 September 2027. To protect that date, unless the Contracting Officer directs otherwise, Zanzibar is preparing to separate the unit into protected transportable assemblies, move them through the smaller doors, and reassemble and retest the equipment inside after this notice.

That mitigation is creating additional labor, rigging, consumable-material, supervision, reassembly, and testing costs that were not included in the awarded price. We are segregating those costs. No completion-date extension is requested at this time; we will submit supported price information after the actual effect is known.

Robin Hale
Project Manager
Outer Heaven Builders, LLC