

DEPARTMENT OF THE AIR FORCE

SHADOW MOSES AIR FIELD, ALASKA

EXECUTED TASK ORDER FA-27-005

Campbell Hall Phased Headquarters Renovation

Parent contract	SM-MACC-01 · Multiple-Award Construction Contract
Contractor	Peace Walker Infrastructure Partners, LLC
Order type / amount	Firm-fixed-price · \$26,400,000.00
Award / performance	Awarded 10 Mar 2027 · 22 Mar 2027 through 30 Sep 2028
Place of performance	Campbell Hall, Shadow Moses Air Field, Alaska
Accounting	FY24 Military Construction, Air Force (3300) · fully obligated

Ordered work and price

CLIN	Description	Amount
0001	Design completion, phasing plan, and construction submittals	\$1,850,000
0002	Selective demolition, hazardous-material controls, and temporary protection	\$3,200,000
0003	Structural, roofing, exterior-envelope, and site renewal	\$6,150,000
0004	Electrical, mechanical, fire-protection, backup-power, and communications pathways	\$8,400,000
0005	Interior mission spaces, security integration, testing, training, and closeout	\$6,800,000
	TOTAL FIRM-FIXED PRICE	\$26,400,000

Award and acceptance

The contractor shall furnish all design completion, labor, material, equipment, supervision, quality control, testing, and closeout required by this order and its incorporated scope, drawings, specifications, schedule, wage determination, and clauses. The order is effective on the award date; performance begins on the stated notice-to-proceed date.

For the Government	For the contractor
/s/ Emma Emmerich Maj Emma Emmerich, USAF Contracting Officer, 713 CONS 10 Mar 2027	/s/ Hot Coldman Hot Coldman President, Peace Walker Infrastructure Partners, LLC 10 Mar 2027

ORDER ADMINISTRATION SUMMARY

FA-27-005 • controlling task-order information

Performance requirements

1. Maintain the approved occupied-building phasing plan, safe egress, temporary utilities, dust and noise controls, and protection of ongoing headquarters operations.
2. Provide and maintain an acceptable onsite superintendent, quality-control manager, and site safety and health officer whenever construction is in progress.
3. Submit design packages, product data, schedules, quality-control records, safety records, certified payrolls, test reports, commissioning records, and as-built information at the frequencies stated in the order.
4. Coordinate outages, escorts, Government reviews, and access windows through the channels identified in the order. Government coordination does not relieve the contractor of schedule and notice duties.
5. Perform only the work required by the executed order and written modifications. Record potential scope, schedule, or cost effects and promptly present them through the contract-administration process.

Key incorporated clauses

Clause	Administration subject
FAR 52.236-3	Site investigation and conditions affecting the work
FAR 52.236-6	Superintendence by the contractor
FAR 52.236-13	Accident prevention
FAR 52.242-14	Suspension of work
FAR 52.243-4	Changes
FAR 52.249-10	Default (fixed-price construction)
DFARS 252.243-7001	Pricing of contract modifications
DFARS 252.243-7002	Requests for equitable adjustment

Administration contacts

Contracting Officer	Maj Emma Emmerich, 713th Contracting Squadron (713 CONS)
Contract Specialist	Nastasha Romanenko, 713 CONS
Requiring activity	713th Civil Engineering Squadron (713 CES)
COR transition	Sgt Johnny unavailable on medical leave • 1st Lt Jack "Raiden," 713 CES, proposed replacement

COR SURVEILLANCE SUMMARY

Type B • Monthly documented surveillance

This summary assigns the surveillance outcomes and reporting rhythm for the designated COR. It does not alter the contractor's obligations or independently delegate authority. The signed COR designation controls the COR's authority.

Surveillance objectives and methods

Performance objective	Method	Minimum frequency	Evidence
Schedule / phasing	Review schedule and field progress	Weekly; monthly roll-up	Schedule update, daily reports, meeting notes
Quality / conformance	Inspection and milestone witness	Weekly and at hold points	Inspection log, test results, deficiency status
Safety / occupied facility	Observation and record review	Each visit; weekly review	Safety reports, notices, corrective actions
Submittals / Government action	Status and aging review	Weekly	Submittal register, response dates, open actions
Labor standards	Payroll review and interviews	Weekly payroll; periodic interview	Certified payrolls, interview records
Invoice support	Compare claimed progress with accepted work	Monthly	Payment request, measurements, photographs
Access / security	Observe and review incidents	Continuous; monthly roll-up	Roster, access log, incident record
Potential changes / claims	Log and refer for CO action	As identified; monthly roll-up	Correspondence and issue log

Monthly surveillance report requirement

The COR shall prepare one surveillance report for every calendar month of active performance and upload it to the Surveillance and Performance Module (SPM) no later than the fifth workday of the following month. Send the Contracting Officer a completion notice and immediately elevate any matter that cannot wait for the monthly report.

MONTHLY REPORT CONTENT AND RECORD ROUTE

FA-27-005 • COR working summary

Required monthly report content

1. Reporting month, site visits, surveillance actions, persons contacted, and records reviewed.
2. Performance result for each objective: acceptable, needs attention, or unacceptable, with facts supporting the result.
3. Deficiencies, contractor corrective actions, due dates, verification status, and any unresolved recurring problem.
4. Current schedule status, critical activities, forecast completion, delay notices, mitigation, and known concurrency facts.
5. Submittal status and any late Government-furnished information, service, review, access, or decision.
6. Safety, security, access, quality-control, testing, and labor-standards observations.
7. Invoice and physical-progress support, including inspected work and qualifying materials.
8. Potential change, REA, claim, or out-of-scope request identified during the month and the date referred for Contracting Officer action.
9. Photographs, meeting records, correspondence, inspection logs, and other evidence relied upon.
10. Overall assessment, open risks for the next month, and COR signature and date.

Record route

Record	System / recipient	Timing
Individual surveillance activity	SPM COR file	Promptly after action
Monthly surveillance report	SPM; notice to Contracting Officer	By fifth workday after month-end
Urgent safety, security, quality, delay, funding, or performance issue	Contracting Officer and COR supervisor	Immediately; do not wait for monthly report
Final turnover	Contracting Officer / successor COR	At termination, replacement, or closeout

Acknowledgement: The designated COR confirms receipt of this surveillance summary through the written COR designation and maintains the official record in JAM/SPM as directed.

Date	Contracting Officer Maj Emma Emmerich, 713 CONS	Signature /s/ Emma Emmerich
Date	Designated COR See current written designation	Signature