

DEPARTMENT OF THE AIR FORCE

SHADOW MOSES AIR FIELD, ALASKA

FACILITY WORK COMPARISON

E-06 | Community Support Center and Campbell Hall

Prepared	5 July 2027 Joint 713 CES / 713 CONS planning record
Community Center	PL-27-021 27,720 GSF \$31.20M Government planning estimate
Campbell Hall	Task Order FA-27-005 28,260 GSF \$26.40M firm-fixed price
Purpose	Place the known facility, work, material, and access facts in one side-by-side record

The two existing buildings are close in gross area, were built in the same general era, and are high installation priorities. This comparison records the available technical and logistics information without making a contract-scope or acquisition determination.

Facility, work, and logistics

Comparison factor	Community Support Center	Campbell Hall headquarters
Primary use	Community recreation, family support, public events, administration, commercial kitchen, and dining.	Installation headquarters, command staff, secure briefing, communications, and mission-support functions.
Floor plan	Large central multipurpose hall with kitchen/dining, recreation, activity, family-support, and public circulation spaces.	Compartmentalized offices, controlled corridors, briefing and mission spaces, communications rooms, and limited public circulation.
Structure / roof	Long-span hall framing; broad roof-deck and membrane renewal; exterior drainage and weatherproofing.	Selective structural repairs and a smaller roof/envelope package coordinated with occupied headquarters phasing.
Mechanical / plumbing	Commercial-kitchen exhaust and make-up air; food-service connections; floor drains; sanitary service; high public-restroom demand.	Office and mission-space HVAC; backup power; communications pathways; controlled-environment rooms; no commercial-kitchen system.
Interior materials	High-durability public finishes, multipurpose acoustical treatments, resilient food-service surfaces, and wet-area assemblies.	Secure and acoustically controlled partitions, access-control interfaces, protected pathways, and headquarters office/mission finishes.
Continuity / phasing	Shared hall, kitchen, and utility shutdowns affect broad public-use areas; large rooms permit some work-zone separation.	Awarded sequence maintains headquarters functions, temporary utilities, controlled access, and dust/noise separation in an occupied facility.
Large-vehicle access	11-foot service lane with a tight turn; no through-route; rear dock requires backing and spotters.	20-foot hardstand road to east loading court; 14-foot service opening; turning apron and adjacent laydown area.
Delivery handling	Long-span and kitchen equipment deliveries require traffic control, smaller loads or double handling; crane setup is constrained.	Flatbeds, telehandlers, and a mobile crane can reach the loading court and nearby laydown area directly.

WORK-PACKAGE RECORD

Known planning and award facts; no acquisition conclusion

Scope elements reflected in the records

Record item	Community Support Center	Campbell Hall
Design and management	Planning-level design completion, project management, temporary protection, and public-use coordination.	Awarded design completion, occupied-building phasing, submittals, and headquarters continuity controls.
Demolition / hazards	Selective demolition with a planning allowance for hazards; E-03 reports negative accessible wall-system samples.	Selective demolition and hazardous-material controls; historical information identified limited asbestos before award.
Envelope / civil	Substantial roof, exterior-envelope, site-drainage, utility, and constrained-service-access work.	Selective structural, roof, envelope, and site renewal with easier heavy-delivery access.
Building systems	Commercial kitchen, plumbing/sanitary, HVAC, electrical/communications, fire suppression, alarm, and public-life-safety work.	Mechanical/electrical renewal, backup power, communications pathways, fire protection, and security-system integration.
Interior work	Community hall, recreation, dining, family-support, administration, accessibility, and durable public finishes.	Office, command, briefing, communications, and secure mission-space renovation.
Testing / closeout	Whole-building testing, commissioning, training, and closeout remain to be developed with the design.	Testing, commissioning, training, turnover, and closeout are included in the executed task order.

Acquisition records available for review

Record item	Community Support Center	Campbell Hall
Status	Separate planning action PL-27-021; no MACC fair-opportunity solicitation has been issued.	Executed MACC Task Order FA-27-005; awarded 10 March 2027 to Peace Walker Infrastructure Partners, LLC.
Price record	\$31.20M Government planning estimate; quantities and design assumptions remain subject to development.	\$26.40M firm-fixed-price order based on Campbell Hall specifications, drawings, phasing, and proposal.
Named facility	Mother Base Community Support Center, Building 620.	Campbell Hall headquarters.
Source records	E-01 through E-05, including floor plan, wall survey, IGCE, and purchase request.	Executed order, incorporated Campbell Hall solicitation, specifications, drawings, and contractor proposal.

Prepared as a factual comparison only. The Contracting Officer must apply the governing contract, competition, funding, and modification authorities to any proposed course of action.