

DEPARTMENT OF THE AIR FORCE

SHADOW MOSES AIR FIELD, ALASKA

QUALITY ASSURANCE SURVEILLANCE PLAN

Campbell Hall Phased Headquarters Renovation • Revision 0

Contract / order	SM-MACC-01 / Task Order FA-27-005
Contractor	Peace Walker Infrastructure Partners, LLC
Order type / value	Firm-fixed-price construction • \$26,400,000.00
Performance period	22 March 2027 through 30 September 2028
Surveillance level	Type B • recurring field and records surveillance
Plan owner	Maj Emma Emmerich, Contracting Officer, 713 CONS

1. Purpose and application

This Quality Assurance Surveillance Plan (QASP) describes how the Government will assess the contractor's performance against the executed task order. It identifies performance objectives, standards, surveillance methods, minimum frequencies, records, and escalation routes. It does not change the contract, reduce the contractor's quality-control responsibility, or authorize a Contracting Officer's Representative (COR) to direct work outside the written order.

2. Responsibilities and working relationships

Role	Primary QASP responsibility
Contracting Officer (CO)	Retains contractual authority; issues interpretations, changes, remedies, acceptance decisions, and other binding direction.
COR	Performs only delegated surveillance; records objective facts; communicates routine technical observations; recommends action; refers contractual matters to the CO.
Contract specialist	Supports records, correspondence, funding, schedule, modification, payment, and administrative coordination for the CO.
Contractor	Maintains its own quality-control system and remains responsible for conforming work, schedule, safety, supervision, notices, records, and correction.

3. COR authority boundary

The COR may inspect, observe, document, ask factual questions, verify records, and recommend action within the written designation. The COR may not authorize, agree to, direct, permit, or promise any change to price, quantity, quality, scope, schedule, place of performance, funding, or another contract term. Proposed extra work, substitutions, acceleration, suspension, payment disputes, REAs, claims, or interpretations with contractual effect must be referred to the CO. The contractor must not proceed on changed work without written CO authority.

PERFORMANCE SURVEILLANCE MATRIX

FA-27-005 • objectives, standards, methods, and records

Surveillance is risk-based and may be increased when performance deteriorates. Sampling does not waive a requirement or relieve the contractor from full compliance.

Objective	Performance standard	Method / frequency	Evidence and response
Schedule and phasing	Accepted schedule and occupied-building phasing maintained; changes and delay risks promptly identified.	Review schedule, daily reports, and field progress weekly; monthly roll-up.	Update, meeting notes, photos, issue log. Elevate critical slips or Government-action needs to CO.
Quality and conformance	Work, materials, testing, and correction comply with the order; hold points observed.	Field inspection weekly and at identified preparatory, initial, test, and hold points.	Inspection log, test report, deficiency notice, verification. Refer unresolved or recurring defects.
Safety and occupied facility	Safe egress, temporary protection, utilities, dust/noise controls, and accident-prevention requirements maintained.	Observe each visit; review safety record weekly; immediate review after an incident.	Safety reports and corrective action. Immediately report imminent-danger, mission, or life-safety issues.
Submittals and Government action	Complete submittals arrive on schedule; reviews, outages, access, and decisions are tracked without hidden aging.	Review register and open actions weekly.	Register, response dates, action log. Elevate late Government action or contractor delinquency.
Labor standards	Certified payrolls accurately show classifications, rates, fringes, hours, and deductions; workers receive required compensation.	Review each weekly payroll; periodic site observation and employee interviews.	Payroll, interview, daily report, discrepancy record. Refer suspected underpayment or falsification to CO.
Invoice support	Payment requests reflect acceptable work accomplished and authorized qualifying materials or preparatory work without duplication.	Compare request to accepted schedule, field record, and support monthly.	Measurements, schedule of values, invoices, delivery and inventory records, photos; recommend supported amount.
Access and security	Approved rosters, escorts, restricted-area controls, and incident reporting are maintained.	Observe continuously during visits; review incidents and roster changes as they occur.	Access log, roster, incident record. Immediately elevate a loss of required access or security breach.
Potential changes, REAs, and claims	Only written CO direction changes the order; potential cost or time effects are preserved and routed promptly.	Log when identified; review at least monthly until closed.	Correspondence, notice, issue log, supporting facts. Do not direct a cure that changes the contract; refer to CO.

DOCUMENTATION, DEFICIENCIES, AND REPORTING

FA-27-005 • record discipline and escalation

4. Performance assessment and deficiency handling

Observe and verify. Record date, location, requirement, persons present, and objective evidence. Distinguish observed facts from conclusions and contractor statements.

Communicate routine facts. Tell the contractor what was observed and cite the applicable requirement without directing a method, added work, or changed result.

Track correction. Record the contractor's proposed corrective action and due date, verify completion, and identify recurrence or broader system risk.

Escalate appropriately. Immediately notify the CO of safety, security, access, fraud indicators, material quality defects, critical delay, threatened nonperformance, disputed direction, potential change, REA, claim, or unsupported payment.

5. Records and reporting rhythm

Record	Minimum timing	Required route
Individual surveillance activity	Promptly after the action	Official SPM COR file with supporting evidence
Urgent issue notice	Immediately; do not wait for month-end	CO and COR supervisor; follow with written facts
Monthly surveillance report	By fifth workday after each active month	SPM; completion notice to CO
COR transition / closeout	At replacement, termination, or final turnover	CO-directed transfer of complete official record

The monthly report will rate each objective as acceptable, needs attention, or unacceptable and will state the facts supporting the assessment, open deficiencies, corrective-action status, current schedule, Government-action aging, invoice support, potential changes, and next-month risks. An acceptable rating does not constitute contractual acceptance of unfinished or uninspected work.

6. Approval and acknowledgement

Date 10 Mar 2027	Contracting Officer Maj Emma Emmerich, 713 CONS	Signature /s/ Emma Emmerich
Date	Designated COR See current written designation	Signature