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CONTRACTOR PERFORMANCE ASSESSMENT REPORT (CPAR)

Construction

Name/Address of Contractor:

Vendor Name: YUKON NORTHCON LLC

Division Name:

Street: 10615 N GOVERNMENT WAY

City: HAYDEN

State: ID Zip: 838357473

Country: USA

CAGE Code: 9SCF5

Unique Entity ID: DB5XD4YZ7563

Product/Service Code: Z2JZ Principal NAICS Code: 236220

Evaluation Type: Final

Contract Percent Complete: 100

Period of Performance Being Assessed: 02/22/2024 - 12/13/2024

Contract Number: FA462024D0003 FA462024F0047 **Business Sector & Sub-Sector:** Construction

Contracting Office: FA4620 92 CONS LGC **Contracting Officer:** SAMANTHA GORMAN **Phone Number:** 509-247-8136

Location of Work:

Fairchild AFB, WA

Date Signed: 02/22/2024 **Period of Performance Start Date:** 02/22/2024

Est. Ultimate Completion Date/Last Date to Order: 02/22/2025 **Estimated/Actual Completion Date:** 11/13/2024

Funding Office ID:

Base and All Options Value : \$249,850 **Action Obligation:** \$249,850

Complexity: Medium **Termination Type:** None

Extent Competed: Full and Open Competition after Exclusion of Sources **Type of Contract:** Firm Fixed Price

Key Subcontractors and Effort Performed:

Unique Entity ID:

Effort:

Unique Entity ID:

Effort:

Unique Entity ID:

Effort:

Project Number: GJKZ1135564

Project Title:

Repair (SUS) Structural Deficiencies, B2451

Contract Effort Description:

Engineer and install added support and tie-ins at ledger/purlin connection(s) at each of the 16 inch thick fire wall separations. Wood Columns (AREA D ONLY):

Engineer and install added support to column connections at the top. Realign

columns to plumb. Provide structural support and high visibility paint to columns for protection from impacts and to help with avoidance of impacts.

Mod P00001

Selecte Demo: Demo 60 sf of asbestos containing drywall at Firewall C-D. Drywall is above ceiling, in the corridor of area C, Paint Shop corridor.

Small Business Subcontracting:

Does this contract include a subcontracting plan? No

Date of last Individual Subcontracting Report (ISR) / Summary Subcontracting Report (SSR): N/A

Evaluation Areas	Past Rating	Rating
Quality:	N/A	Very Good
Schedule:	N/A	Exceptional
Cost Control:	N/A	Satisfactory
Management:	N/A	Very Good
Small Business Subcontracting:	N/A	N/A
Regulatory Compliance:	N/A	Satisfactory
Other Areas:		
(1) :		N/A
(2) :		N/A
(3) :		N/A

Variance (Contract to Date):

Current Cost Variance (%): Variance at Completion (%):

Current Schedule Variance (%):

Assessing Official Comments:

QUALITY: The overall quality performance met contractual requirements and exceeded some to the Government's benefit. Performance was accomplished with some minor problems for which corrective actions taken by the contractor were effective. The Project included all design, stamped engineering calculations, limited hazardous materials survey, analysis including specifications; selective demolition, and connection details to install added support and tie-ins at ledger/purlin connection(s) at each of the 16 thick fire wall separations in building 2451. The contractor met the construction quality requirements as set forth in the base design standards. The overall quality control during Phase I, design and material gathering identified areas where the new straps could not be anchored to the CMU firewall. The contractor engineered a reasonable solution to omit straps in certain locations that maintained the overall structural design intent of the project. The physical work in Phase II, the construction phase was well planned and the contractor executed all the design and statement of work requirements with minimum disruptions to the building occupants. The Closeout Phase, Phase III was completed on time with all required documents provided to the government for a successful project conclusion.

SCHEDULE: The schedule performance was highly effective and met contractual requirements. They exceeded many to the Government's benefit. Performance was accomplished with

no problems for which corrective actions by the contractor needed. Phase I, design and material gathering phase was completed 5 days ahead of the scheduled duration of 120 calendar days to design, prepare, submit, and receive approval on all submittals, other than those required for closeout. Phase II, the physical work phase was completed 120 days ahead of the duration of 180 calendar days to occupy the work site and to physically accomplish the work. This included a contract modification to demolish 60 square feet of asbestos containing drywall at Firewall C/D. Phase III, the closeout phase was completed 17 days ahead of the scheduled duration of 45 calendar days for completion of all closeout requirements per the basic MATOC specification

COST CONTROL: PThe contractor's cost control performance met contractual requirements. Performance contained one minor problem for which corrective actions taken by the contractor were satisfactory. The total project cost increased by \$14,607.66 with one modification to the project scope to demolish 60 square feet of asbestos containing drywall at Firewall C/D. The contractor did provide cost estimates and supporting documents for the government to analyze and negotiate the final cost of the modification. All other project work performed was within the agreed contract cost parameters.

MANAGEMENT: The overall management performance met contractual requirements and exceeded some to the Government's benefit. Performance was accomplished with some minor problems for which corrective actions taken by the contractor were effective. For example, the contractor engineered a reasonable solution to omit straps in certain locations that still maintained the overall structural design intent of the project. In Bay D of the building, the design drawings called for 2 bollards to be placed at each column that required repair work. Two of the columns could not meet this requirement because it would have interfered with the fence gate operations. The contractor's solution was to provide one bollard centered at each column which still provided protection and allowed the gate to properly open and close. A project superintendent/quality control manager was on site during the entire project construction phase. Quality control reports were submitted daily describing both with pictures and written format all work in progress. The contractor worked well with the government to anticipate and minimize disruptions to shop operations and the successful coordination with construction management and contracting resulting in a quality project deliverable. The closeout phase, Phase III was executed and met all the performance parameters of the base design standards.

REGULATORY COMPLIANCE: The contractors regulatory compliance has met contractual requirements. Their performance contained no problems and all actions taken by the contractor were

satisfactory. They adhered to all environmental regulations, including submitting the appropriate solid waste tracking sheets and hazardous waste manifest in accordance with the project scope of work. No citations were issued for noncompliance.

ADDITIONAL/OTHER: Concur with the Assessing Officials ratings and comments.

Yukon-Northcon worked collaboratively with the Government to ensure the project stayed on track. YNLLC gave the Government advance notice of planned operations allowing occupants sufficient time to move equipment and supplies away from the workspaces, resulting in smooth transitions for all parties. The contractor completed Phase II physical work 120 days early due to efficient planning and coordination efforts. The Joint-Venture, while new to working with Fairchild, quickly adapted to the processes and adjusted accordingly.

During completion of the work under the original scope of work, ACM was identified which interfered with work. This resulted in one modification to the project that increased the total project by \$14,607.66, less than a 6% increase to the \$249,850.00 task order award amount. The contractor was prompt in providing a change order proposal with all supporting documentation. During construction, YNLLC identified more efficient methods to accomplish to complete the work to the Governments benefit.

The contractor and subcontractors kept the jobsite safe and clean, which was critical as the building remained occupied during construction. Building operations were un-disturbed during construction, aside from pre-scheduled utility outages. Zero compliments were received from the building occupants during the construction activities.

RECOMMENDATION:

Given what I know today about the contractor's ability to perform in accordance with this contract or order's most significant requirements, I would recommend them for similar requirements in the future.

Name and Title of Assessing Official:

Name: Samantha N. Gorman

Title: Contracting Officer

Organization: 92d Contracting Squadron

Phone Number: 509-247-8136 Email Address: samantha.gorman@us.af.mil

Date: 01/08/2025

Contractor Comments:

ADDITIONAL/OTHER: Contractor agrees with the ratings assigned.

CONCURRENCE: I concur with this evaluation.

Name and Title of Contractor Representative:

Name: RAY ATWOOD

Title: CEO

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Phone Number: 9382327027 Email Address: ray.atwood@yukonwest.com

Date: 01/08/2025

Review by Reviewing Official:

Concur with assessor and contractor rep comments

Name and Title of Reviewing Official:

Name: RICHARD HEDRICK

Title: Contracting Officer

Organization: 92D CONTRACTING SQUADRON

Phone Number: (509) 247-4867 Email Address: richard.hedrick.2@us.af.mil

Date: 01/08/2025

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