

FOR OFFICIAL USE ONLY / SOURCE SELECTION INFORMATION - SEE FAR 2.101, 3.104, AND 42.1503

**CONTRACTOR PERFORMANCE ASSESSMENT REPORT (CPAR)**

**Construction**

**Name/Address of Contractor:**

Vendor Name: ANNA LISA LUNA CONSTRUCTION, INC.

Division Name:

Street: 1250 CRUZERO ST

City: OJAI

State: CA Zip: 930233819

Country: USA

CAGE Code:

Unique Entity ID (SAM): HGULGBQZVK63

Product/Service Code: Z2JZ Principal NAICS Code: 236220

**Evaluation Type:** Final

**Contract Percent Complete:** 97

**Period of Performance Being Assessed:** 05/28/2020 - 05/27/2021

**Contract Number:** W912PL20D0027 W912PL20F0037 **Business Sector & Sub-Sector:** Construction

**Contracting Office:** W075 ENDIST LOS ANGELES **Contracting Officer:** JAMES COSTANTINO **Phone Number:** 213-452-3237

**Location of Work:**

B1437 + various buildings, Pt Hueneme CA

**Date Signed:** 05/29/2020 **Period of Performance Start Date:** 05/14/2020

**Est. Ultimate Completion Date/Last Date to Order:** 02/08/2021 **Estimated/Actual Completion Date:** 06/02/2021

**Funding Office ID:**

**Base and All Options Value :** \$1,243,904 **Action Obligation:** \$1,243,904

**Complexity:** Medium **Termination Type:** None

**Extent Competed:** Not Available for Competition **Type of Contract:** Firm Fixed Price

**Key Subcontractors and Effort Performed:**

**Unique Entity ID (SAM):**

**Effort:**

**Unique Entity ID (SAM):**

**Effort:**

**Unique Entity ID (SAM):**

**Effort:**

**Project Number:**

**Project Title:**

B1437 + NCG1 Renv Bldgs (6)

**Contract Effort Description:**

Renovate Six Buildings 225, 925, 1161, 1231, 1437 and 1438 at Port Hueneme

**Small Business Subcontracting:**

Does this contract include a subcontracting plan? No

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

**Variance** (Contract to Date):

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

Current Schedule Variance (%):

**Assessing Official Comments:**

QUALITY: The QC staff was very experienced and well trained. QC Plan content was site specific and contained all required information.

SCHEDULE: Schedule updated monthly and when required due to modifications, proposals, delays, etc. Complete and accurate QC Daily Report provided to USACE in a timely manner.

MANAGEMENT: Contractor staff maintained open communication with USACE staff and was proactive in identifying issues that could affect performance of the work; due dates were consistently met.

REGULATORY COMPLIANCE: All environmental and regulatory requirements were met.

OTHER AREAS: SAFETY: Contractor has maintained an accident-free workplace throughout the life of the project.

ADDITIONAL/OTHER: I concur with ratings.

**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: DAVID JORGENSON

Title: Resident Engineer

Organization: U.S. Army Corps of Engineers

Phone Number: 805-734-4670 Email Address: david.a.jorgenson@usace.army.mil

Date: 07/30/2021

**Contractor Comments:**

ADDITIONAL/OTHER: Contractor agrees with the ratings assigned.

CONCURRENCE: I concur with this evaluation.

**Name and Title of Contractor Representative:**

Name: Lisa Luna

Title: President

Phone Number: 805-646-4141 x103 Email Address: lisalunaconst@aol.com

Date: 08/02/2021

**Review by Reviewing Official:**

Review by Reviewing Official not required.

**Name and Title of Reviewing Official:**

Name:

Title:

Organization:

Phone Number: Email Address:

Date:

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**CONTRACTOR PERFORMANCE ASSESSMENT REPORT (CPAR)**

**Construction**

**Name/Address of Contractor:**

Vendor Name: ANNA LISA LUNA CONSTRUCTION, INC.

Division Name:

Street: 1250 CRUZERO ST

City: OJAI

State: CA Zip: 930233819

Country: USA

CAGE Code: 54PS1

Unique Entity ID (SAM): HGULGBQZVK63

Product/Service Code: Y1AZ Principal NAICS Code: 236220

**Evaluation Type:** Final

**Contract Percent Complete:** 100

**Period of Performance Being Assessed:** 07/01/2020 - 09/30/2021

**Contract Number:** 1291S819C0009 **Business Sector & Sub-Sector:** Construction

**Contracting Office:** USDA-FS, CSA SOUTHWEST 6 **Contracting Officer:** JEREMY BEDNER **Phone Number:** 707-562-8756

**Location of Work:**

Los Prietos Fire Station. Santa Barbara Ranger District Office. 3505 Paradise Road, Santa Barbara, California 93105. Los Padres National Forest.

**Date Signed:** 06/28/2019 **Period of Performance Start Date:** 06/28/2019

**Est. Ultimate Completion Date/Last Date to Order:** 09/30/2021 **Estimated/Actual Completion Date:** 09/30/2021

**Funding Office ID:** 1291Y9

**Base and All Options Value :** \$2,522,750 **Action Obligation:** \$2,522,750

**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 (SAM):**

**Effort:**

**Unique Entity ID (SAM):**

**Effort:**

**Unique Entity ID (SAM):**

**Effort:**

**Project Number:**

**Project Title:**

Construction of new Los Prietos Fire Engine Garage. Demolition of existing buildings. Site improvements including parking lot asphalt concrete paving.

**Contract Effort Description:**



The work consists of constructing a new 3,136-square-foot (approximate) wood framed Engine Garage building at the Los Prietos Ranger Station in the Los Padres National Forest. The engine bay shall be located at the center of the facility flanked by two wings.

The work includes, but shall not be limited to: site preparation, concrete, structural steel, waterproofing, wood frame construction, standing seam metal roof, roof accessories, siding, exterior and interior trim, sheet metal, exterior insulated metal doors and frames, exterior sectional overhead doors and operating mechanisms, interior insulated metal doors and frames, interior solid core wood doors, clad fiberglass windows, hardware, glazing, interior finishes, plumbing (LPG, supply and waste), HVAC systems, electrical systems, lighting, fire radio and telecommunication systems including IT and telephone

Interior finishing and related construction include interior fire rated partitions and permanent doors, mechanical, plumbing and electrical installations.

All site and civil work shown on Civil/site plans shall also be provided including, but not limited to: asphalt paving, concrete walks, associated associated site work including new water, gas, waste and new electrical service and telecommunications work.

Included demolition of existing building and parking lot asphalt paving.

**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:	Exceptional	Exceptional
Schedule:	Exceptional	Exceptional
Cost Control:	Exceptional	Exceptional
Management:	Exceptional	Exceptional
Small Business Subcontracting:	N/A	Exceptional
Regulatory Compliance:	Exceptional	Exceptional
Other Areas:		
(1) :		N/A
(2) :		N/A
(3) :		N/A

**Variance** (Contract to Date):

Current Cost Variance (%): 0 Variance at Completion (%): 0

Current Schedule Variance (%): 0

**Assessing Official Comments:**

QUALITY: no additional comment

SCHEDULE: no additional comment

COST CONTROL: no additional comment

MANAGEMENT: no additional comment

SMALL BUSINESS SUBCONTRACTING: no additional comment

REGULATORY COMPLIANCE: no additional comment

ADDITIONAL/OTHER: This evaluation is for the Demolition of existing buildings, fiber optic communication installation, and asphalt paving and associated site improvements was completed during period 07/01/2020 to 09/30/2021. Considered the second stage of the project following Base construction work of the fire engine garage construction completed by 06/30/2020.

Contractor provided exceptional performance during both stages. COR and CO did not encounter any issues on the project/contract in terms of the contractor's schedule, execution, quality of work, or administration items such as modifications or billing. Contractor staff were always available on-site or external. Assisted the Forest Service by proposing solutions to address the second stage work items through no or minimal cost increase. Highly recommend this contractor for future projects/contracts.

**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: JEREMY BEDNER

Title: Contracting Officer

Organization: USDA Forest Service PPS FPO SW Zone

Phone Number: 7075628756 Email Address: jeremy.bedner@usda.gov

Date: 07/21/2022

**Contractor Comments:**

ADDITIONAL/OTHER: Contractor agrees with the ratings assigned.

CONCURRENCE: I concur with this evaluation.

**Name and Title of Contractor Representative:**

Name: Maegan Michie

Title: Administration

Phone Number: 805-646-4141 x105 Email Address: maegan@lunaconstruction.net

Date: 07/21/2022

**Review by Reviewing Official:**

Review by Reviewing Official not required.

**Name and Title of Reviewing Official:**

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Name:

Title:

Organization:

Phone Number:    Email Address:

Date:

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**CONTRACTOR PERFORMANCE ASSESSMENT REPORT (CPAR)**

**Construction**

**Name/Address of Contractor:**

Vendor Name: ANNA LISA LUNA CONSTRUCTION, INC.

Division Name: SPD

Street: 1250 CRUZERO ST

City: OJAI

State: CA Zip: 930233819

Country: USA

CAGE Code: 54PS1

Unique Entity ID (SAM): HGULGBQZVK63

Product/Service Code: Z1EZ Principal NAICS Code: 236220

**Evaluation Type:** Final

**Contract Percent Complete:** 100

**Period of Performance Being Assessed:** 01/30/2020 - 10/27/2020

**Contract Number:** W912PL19D0003 W912PL19F0016 **Business Sector & Sub-Sector:** Construction

**Contracting Office:** W075 ENDIST LOS ANGELES **Contracting Officer:** PAT BONILLA **Phone Number:** 213-452-3255

**Location of Work:**

Port Hueneme Naval Base.

**Date Signed:** 02/01/2019 **Period of Performance Start Date:** 01/30/2019

**Est. Ultimate Completion Date/Last Date to Order:** 10/27/2020 **Estimated/Actual Completion Date:** 10/26/2020

**Funding Office ID:**

**Base and All Options Value :** \$1,866,415 **Action Obligation:** \$1,866,415

**Complexity:** Medium **Termination Type:** None

**Extent Competed:** Not Available for Competition **Type of Contract:** Firm Fixed Price

**Key Subcontractors and Effort Performed:**

**Unique Entity ID (SAM):**

**Effort:**

**Unique Entity ID (SAM):**

**Effort:**

**Unique Entity ID (SAM):**

**Effort:**

**Project Number:**

**Project Title:**

BLDG 1436 Renovation Port Hueneme

**Contract Effort Description:**

Provide labor, materials, and equipment to accomplish the following renovations at Building 1436 at Naval Base Ventura, Port Hueneme, California: 1) Renovate new OSS area as identified in sketches (2 sheets) PH1436 Floor 1: Renovation Plan - New OSS

area 2. Renovate the NIPR and SIPR Network system in accordance with sketch "PH1436 Floor 1: OSS - NIPR & SIPR Network Plan"; and 3) Renovate 2nd floor areas as indicated in "PH1436 Floor 2: Renovation Plan - Offices and Wall w/Network".

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

**Variance** (Contract to Date):

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

Current Schedule Variance (%): 0

**Assessing Official Comments:**

QUALITY: All work performed to the highest trade standards. Customer highly satisfied with finished product.

QC staff are very experienced and well trained. QC Plan content is site specific and contains all required information, including required specialized personnel, accurate Submittal Register.

Submittals are timely and complete; re-submittals are made promptly; submittals are carefully reviewed for contract compliance. All required reviews, signatures, etc. are completed prior to forwarding submittals to USACE

SCHEDULE: Project Schedule is developed in a format that makes it easy to use for daily tracking of progress. Actual Contractor progress consistently matches the scheduled progress.

Schedule updated monthly and when required due to modifications, proposals, delays, etc.

Warranty response within 24 hours of notice, with follow-through to achieve complete customer satisfaction. Contractor prepares warranty in form for customer that allows seamless transition to customer activation of warranty requests.

COST CONTROL: Not required as this is a Fixed Price contract.

MANAGEMENT: Contractor, at all times, demonstrated full control of subcontractor personnel and work, especially in terms of safety, quality of work and professional demeanor. Contractor efficiently coordinated work among subcontracted trades.

Contractor staff maintained open communication with USACE staff and was proactive in identifying issues that could affect performance of the work; due dates were consistently met, or improved; correspondence contained accurate information and solutions.

REGULATORY COMPLIANCE: Labor Standards: Proactive review of payrolls by contractor staff to determine compliance prior to forwarding to USACE. Complete and accurate payrolls submitted on time.

OTHER AREAS: Safety: Contractor prepared site specific plan, in full compliance with EM 385-1-1. Qualifications and performance of Safety personnel exceed minimum requirements; AHA's, prepared by competent person were provided for all significant activities that had identifiable hazards. Amendments to safety plan submitted, as needed, in a timely manner. Contractor maintained an accident-free workplace throughout the life of the project. Covid plan was properly executed.

ADDITIONAL/OTHER: The contractor performed all aspects of this project in an exceptional manner. I believe the success of this project can be attributed the field management team and home office support. They worked extremely well with the customer taking into account their wants and need, but only took direction from COR. Luna Construction has proven themselves as a top notch organization and I look forward to working with them.

**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: DAVID JORGENSON

Title: Resident Engineer

Organization: U.S. Army Corps of Engineers

Phone Number: 805-734-4670 Email Address: david.a.jorgenson@usace.army.mil

Date: 01/28/2021

**Contractor Comments:**

ADDITIONAL/OTHER: This job has been a pleasure to work on. Everyone on the govt side has been very responsive and great to work with. We look forward to working with everyone again in the future and are always striving to better our performance for our customers.

CONCURRENCE: I concur with this evaluation.

**Name and Title of Contractor Representative:**

Name: Anna Lisa Luna

Title: President

Phone Number: 8056464141 Email Address: lisalunaconst@aol.com

Date: 02/16/2021

**Review by Reviewing Official:**

Review by Reviewing Official not required.

**Name and Title of Reviewing Official:**

Name:

Title:

Organization:

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Phone Number: Email Address:

Date:

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**CONTRACTOR PERFORMANCE ASSESSMENT REPORT (CPAR)**

**Construction**

**Name/Address of Contractor:**

Vendor Name: ANNA LISA LUNA CONSTRUCTION, INC.

Division Name:

Street: 1250 CRUZERO ST

City: OJAI

State: CA Zip: 930233819

Country: USA

CAGE Code:

Unique Entity ID (SAM): HGULGBQZVK63

Product/Service Code: Z2EZ Principal NAICS Code: 236220

**Evaluation Type:** Final

**Contract Percent Complete:**

**Period of Performance Being Assessed:** 03/31/2020 - 06/13/2020

**Contract Number:** W912PL19D0035 W912PL19F0139 **Business Sector & Sub-Sector:** Construction

**Contracting Office:** W075 ENDIST LOS ANGELES **Contracting Officer:** LUCIA CARVAJAL **Phone Number:** (213) 452-3240

**Location of Work:**

Fort Irwin, California

**Date Signed:** 09/29/2019 **Period of Performance Start Date:** 09/29/2019

**Est. Ultimate Completion Date/Last Date to Order:** 03/27/2020 **Estimated/Actual Completion Date:** 06/13/2020

**Funding Office ID:**

**Base and All Options Value :** \$866,116 **Action Obligation:** \$866,116

**Complexity:** Low **Termination Type:** None

**Extent Competed:** Not Available for Competition **Type of Contract:** Firm Fixed Price

**Key Subcontractors and Effort Performed:**

**Unique Entity ID (SAM):**

**Effort:**

**Unique Entity ID (SAM):**

**Effort:**

**Unique Entity ID (SAM):**

**Effort:**

**Project Number:** w912pl19d0035

**Project Title:**

Repair Museum Phase 2

**Contract Effort Description:**

Electrical, Mechanical, Controls

**Small Business Subcontracting:**

Does this contract include a subcontracting plan? No

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

**Variance** (Contract to Date):

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

Current Schedule Variance (%):

**Assessing Official Comments:**

QUALITY: The contractor maintained quality control by utilizing the three-phase inspection process. No work was performed until all material items had been reviewed to ensure that the onsite material was as called for in the specifications and what had been submitted and approved. The skill of the workmen turned this project into a quality project.

SCHEDULE: The Contractor is meeting all his schedule milestone dates that are required by his schedule. The Contractor has provided all required updates for his project schedules as called for in the contract.

COST CONTROL: Contractor has kept billings current, accurate and complete. Proposals for change orders were returned quickly and with fair and reasonable pricing.

MANAGEMENT: The Contractors on-site Management Team worked to ensure quality was obtained and maintained by using the three-phase inspection system. The Contractors QC manager worked with subcontractors to ensure that submittals were transmitted in a timely manner and only approved materials were allowed on the project site.

REGULATORY COMPLIANCE: The Contractor complied with all contract clause requirements. The Contractor complied with all reporting requirements of the contract by using QCS. The Contractor complied with all quality assurance surveillance stated in their Quality Control Plan.

OTHER AREAS: The Contractor successfully implemented his safety plan. The Contractor conducted the required tool-box safety meetings ensuring that topics were germane to ongoing work. He ensured that all subcontractors were provided orientation training. Safety inspections were conducted daily and documented. There were no lost time accidents during this time.

ADDITIONAL/OTHER: Luna worked with all stake holders (Fort Irwin Resident Office, DPW, Army Heritage Center) to ensure that all displays were as requested. The proud history of the 11th ACR can now be shown so that all visitors can view and learn of the Units long history. Luna has succeeded with the completion of this project.

**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: PHYLLIS HOLLEY

Title: Con Rep

Organization: USACE

Phone Number: (760) 256-4545 Email Address: phyllis.e.holley@usace.army.mil

Date: 09/25/2020

**Contractor Comments:**

ADDITIONAL/OTHER: This project was a pleasure to work on- as always!

CONCURRENCE: I concur with this evaluation.

**Name and Title of Contractor Representative:**

Name: Maegan Michie

Title: Administration

Phone Number: 805-794-9467 Email Address: maegan@lunaconstruction.net

Date: 09/28/2020

**Review by Reviewing Official:**

Review by Reviewing Official not required.

**Name and Title of Reviewing Official:**

Name:

Title:

Organization:

Phone Number: Email Address:

Date:

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**CONTRACTOR PERFORMANCE ASSESSMENT REPORT (CPAR)**

**Construction**

**Name/Address of Contractor:**

Vendor Name: ANNA LISA LUNA CONSTRUCTION, INC.

Division Name:

Street: 1250 CRUZERO ST

City: OJAI

State: CA Zip: 930233819

Country: USA

CAGE Code:

Unique Entity ID (SAM): HGULGBQZVK63

Product/Service Code: Z2EZ Principal NAICS Code: 236220

**Evaluation Type:** Final

**Contract Percent Complete:**

**Period of Performance Being Assessed:** 09/28/2018 - 06/17/2019

**Contract Number:** W912PL18D0032 W912PL18F0163 **Business Sector & Sub-Sector:** Construction

**Contracting Office:** W075 ENDIST LOS ANGELES **Contracting Officer:** LUCIA CARVAJAL **Phone Number:** (213) 452-3240

**Location of Work:**

Fort Irwin, California

**Date Signed:** 09/28/2018 **Period of Performance Start Date:** 09/28/2018

**Est. Ultimate Completion Date/Last Date to Order:** 04/22/2019 **Estimated/Actual Completion Date:** 06/17/2019

**Funding Office ID:**

**Base and All Options Value :** \$1,924,584 **Action Obligation:** \$1,924,584

**Complexity:** Low **Termination Type:** None

**Extent Competed:** Not Available for Competition **Type of Contract:** Firm Fixed Price

**Key Subcontractors and Effort Performed:**

**Unique Entity ID (SAM):**

**Effort:**

**Unique Entity ID (SAM):**

**Effort:**

**Unique Entity ID (SAM):**

**Effort:**

**Project Number:** W912PL18D0032 F0163

**Project Title:**

Repair Museum Bldg 222

**Contract Effort Description:**

Mechanical, Fire protection system, Electrical, Plumbing, Flooring, Painting

**Small Business Subcontracting:**

Does this contract include a subcontracting plan? No

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

**Variance** (Contract to Date):  
 Current Cost Variance (%): Variance at Completion (%):  
 Current Schedule Variance (%):

**Assessing Official Comments:**

QUALITY: The contractor maintained quality control by utilizing the three phase inspection process. No work was preformed until all material items had been reviewed to ensure that the onsite material was as called for in the specifications and what had been submitted and approved. There was no detail too small for the on site management team to ensure was finished with care.

SCHEDULE: The Contractor is meeting all his schedule milestone dates that are required by his schedule. The Contractor has provided all required updates for his project schedules as called for in the contract.

COST CONTROL: Contractor kept all billings current, accurate and complete. Contractor rapidly executed any field changes or noted deficiencies with a positive attitude. Proposals for change orders were returned quickly and with fair and reasonable pricing.

MANAGEMENT: The Contractors on site Management Team is working to insure quality is obtained and maintained by using the three phase inspection system. The Contractors QC manager is working with subcontractors to insure submittals are transmitted in a timely manner and only approved materials are allowed on the project site.

REGULATORY COMPLIANCE: This Contractor would provide solutions for any and all problems that would come up during the ongoing work. This Contractor has worked in a professional manner form day one of his contract. He has provided all required testing and materials as required by the contract specifications. The Contractor Coordinated Work with all his sub-contractors and suppliers to keep the project on schedule and with superior workmanship.

OTHER AREAS: The Contractor successfully implemented his safety plan. The Contractor conducted the required tool box safety meetings ensuring that topics were germane to ongoing work. He ensured that all subcontractors were provided orientation training. Safety inspections were conducted daily and documented. There were no lost time accidents during this contract.

ADDITIONAL/OTHER: Luna worked with not only the Resident Office but with DPW, the 11th ACR, and the Heritage Center to ensure that the museum was what was requested and what could be used. They took a rundown facility and turned it into a show case for the history of the 11th ACR. All who have seen this newly renovated facility have commented ?that it is bright and open so that the displays will have a better flow, and that the visitors now have a modern facility to come and see the history of the 11th ACR.?

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: PHYLLIS HOLLEY

Title: Con Rep

Organization: USACE

Phone Number: (760) 256-4545 Email Address: phyllis.e.holley@usace.army.mil

Date: 10/24/2019

**Contractor Comments:**

ADDITIONAL/OTHER: As always its a pleasure working with the Army Corp team and customers out at Fort Irwin. It was great to see that history can be displayed in a renovated facility. Looking forward to the next phase.

CONCURRENCE: I concur with this evaluation.

**Name and Title of Contractor Representative:**

Name: Maegan Michie

Title: Administration

Phone Number: 805-646-4141 ext105 Email Address: maegan@lunaconstruction.net

Date: 10/30/2019

**Review by Reviewing Official:**

Review by Reviewing Official not required.

**Name and Title of Reviewing Official:**

Name:

Title:

Organization:

Phone Number: Email Address:

Date:

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**CONTRACTOR PERFORMANCE ASSESSMENT REPORT (CPAR)**

**Construction**

**Name/Address of Contractor:**

Vendor Name: ANNA LISA LUNA CONSTRUCTION, INC.

Division Name:

Street: 1250 CRUZERO ST

City: OJAI

State: CA Zip: 930233819

Country: USA

CAGE Code: 54PS1

Unique Entity ID (SAM): HGULGBQZVK63

Product/Service Code: Z1MG Principal NAICS Code: 237110

**Evaluation Type:** Final

**Contract Percent Complete:** 100

**Period of Performance Being Assessed:** 08/28/2018 - 04/03/2020

**Contract Number:** 80AFRC17C0014 **Business Sector & Sub-Sector:** Construction

**Contracting Office:** NASA ARMSTRONG FLIGHT RESEARCH CNTR **Contracting Officer:** JAMES KITAHARA **Phone Number:** 661 276 5355

**Location of Work:**

**Date Signed:** 07/24/2017 **Period of Performance Start Date:** 07/24/2017

**Est. Ultimate Completion Date/Last Date to Order:** 03/06/2020 **Estimated/Actual Completion Date:** 04/02/2020

**Funding Office ID:**

**Base and All Options Value :** \$8,200,321 **Action Obligation:** \$8,200,321

**Complexity:** Medium **Termination Type:** Default

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

**Key Subcontractors and Effort Performed:**

**Unique Entity ID (SAM):**

**Effort:**

**Unique Entity ID (SAM):**

**Effort:**

**Unique Entity ID (SAM):**

**Effort:**

**Project Number:**

**Project Title:**

CoF Revitalize Industrial and Potable Water Systems.

**Contract Effort Description:**

Replacement of underground and aboveground pipe, and associated equipment throughout the entire campus.

**Small Business Subcontracting:**

Does this contract include a subcontracting plan? No

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

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

**Variance (Contract to Date):**

Current Cost Variance (%): 0 Variance at Completion (%): 0

Current Schedule Variance (%): 0

**Assessing Official Comments:**

**QUALITY:** The contractor performed all scope safely, and diligently. The contractor critically assessed proposed solutions offered by the Government, and recommended alternatives that were better, and less expensive. Specifically, when confronted with the fact that the site water meters read in one flow direction only, the Government brainstormed how to read flow in both directions through the pipe. The Government was developing a complex solution, but the contractor offered a single, simpler, more intelligent meter alternative, which had the capability to read both flow directions, with no moving parts. This solution saved the Government money, and complication. The contractor had difficulty providing an understandable as-built deliverable, however overall quality was very good.

**SCHEDULE:** The contractor performed work according to the contract period of performance. The contractor developed weekly schedules, and conformed to his schedule.

**COST CONTROL:** The contractor was engaged in a firm fixed price agreement. As such, no additional money was granted for base contract scope. The contractor did not unfairly seek additional money for work within scope. The contractor was honest and consistent in his pricing when additional scope was modified into the contract. A significant amount of scope was added to the contract post-award, and the contractor was willing and capable to integrate that new scope into the contract with no unfair cost proposals, and no evidence of overruns.

**MANAGEMENT:** The contractor managed his subcontractors diligently. Warranty issues with leaking underground exterior piping were very promptly addressed. The prime contractor was on-site for all work, and very effectively coordinated many outages, closures, lock-out/tag-outs for his subcontractors. The contractor did have slight difficulty adhering to his workplan during performance of installing epoxy floor covering, which partly contributed to unwanted release of vapors.

**SMALL BUSINESS SUBCONTRACTING:** The prime contractor did not evidence any indication of being a "pass-through" to large business. The contractor self-performed much of the work scope.

**REGULATORY COMPLIANCE:** The contractor complied with all regulatory requirements, including OSHA safety requirements, NRC/California nuclear source requirements, and environmental disposal requirements. When the contractor was required to seek nuclear source licensing for soil testing from both the state and federal NRC, the contractor coordinated with his subcontractor to acquire the licenses at no additional cost or burden to the Government. The contractor went above and beyond to research and propose fall protection measures for a cooling tower refurbishment.

**OTHER AREAS:** The contractor required multiple review cycles for submitted closeout documentation (as-built drawings, cut sheets, et cetera).

**ADDITIONAL/OTHER:** The Contracting Officer concurs with the COR's assessment and comments regarding the Contractors performance

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under the NASA-AFRC Potable Water Project. Anna Lisa Construction (a Women-Owned Small Business Concern) is along-time service provider of construction related services at NASA-AFRC known for providing consistently reliable services. The potable water project is no exception. Under this requirement there were no reportable safety or health issues, the fixed-price effort was completed within the project schedule, and there were no instances regulatory non-compliance. In addition, the Contractors management and on-site supervision were cordial and easy to work with.

**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: JAMES KITAHARA

Title: Contracting Officer

Organization: NASA AFRC

Phone Number: (661) 276-5355 Email Address: james.e.kitahara@nasa.gov

Date: 05/05/2020

**Contractor Comments:**

ADDITIONAL/OTHER: This project, as all NASA projects we have worked on, are always fun to complete. They challenge us to better ourselves as a company. We are looking forward to the next project with you all.

CONCURRENCE: I concur with this evaluation.

**Name and Title of Contractor Representative:**

Name: Maegan Michie

Title: Administration

Phone Number: 805-646-4141 Email Address: maegan@lunaconstruction.net

Date: 05/06/2020

**Review by Reviewing Official:**

Review by Reviewing Official not required.

**Name and Title of Reviewing Official:**

Name:

Title:

Organization:

Phone Number: Email Address:

Date:

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**CONTRACTOR PERFORMANCE ASSESSMENT REPORT (CPAR)**

**Construction**

**Name/Address of Contractor:**

Vendor Name: ANNA LISA LUNA CONSTRUCTION, INC.

Division Name:

Street: 1250 CRUZERO ST

City: OJAI

State: CA Zip: 930233819

Country: USA

CAGE Code:

Unique Entity ID (SAM): HGULGBQZVK63

Product/Service Code: Z2EZ Principal NAICS Code: 236220

**Evaluation Type:** Final

**Contract Percent Complete:**

**Period of Performance Being Assessed:** 05/05/2021 - 08/30/2021

**Contract Number:** W912PL19D0025 W912PL19F0096 **Business Sector & Sub-Sector:** Construction

**Contracting Office:** W075 ENDIST LOS ANGELES **Contracting Officer:** LUCIA CARVAJAL **Phone Number:** (213) 452-3240

**Location of Work:**

Fort Irwin, California

**Date Signed:** 09/13/2019 **Period of Performance Start Date:** 09/12/2019

**Est. Ultimate Completion Date/Last Date to Order:** 08/31/2021 **Estimated/Actual Completion Date:** 08/30/2021

**Funding Office ID:** W912PL

**Base and All Options Value :** \$1,998,096 **Action Obligation:** \$1,998,096

**Complexity:** Low **Termination Type:** None

**Extent Competed:** Not Available for Competition **Type of Contract:** Firm Fixed Price

**Key Subcontractors and Effort Performed:**

**Unique Entity ID (SAM):**

**Effort:**

**Unique Entity ID (SAM):**

**Effort:**

**Unique Entity ID (SAM):**

**Effort:**

**Project Number:** W912PL19D0025

**Project Title:**

DPW-Fire Alarm Reception Campus

**Contract Effort Description:**

Electric

**Small Business Subcontracting:**

Does this contract include a subcontracting plan? No

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

**Variance** (Contract to Date):

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

Current Schedule Variance (%):

**Assessing Official Comments:**

QUALITY: The work is being performed in a professional manner, keeping with the Contractors past performance while working on Fort Irwin. The Contractor maintains their quality by performing on-site quality control observations at all stages of work and by utilizing the three-phase inspection process. This ensures that all materials used adheres to approved submittals.

SCHEDULE: The Contractor is able to meet all his schedule milestone dates that are required by his schedule. The Contractor provided all required updates for his project schedules as called for in the contract.

COST CONTROL: Contractor keeps all billings current, accurate and complete. The Contractor uses QCS to maintain all financial information which is required by contract requirements.

MANAGEMENT: The Contractor is working with the User of the building each day to ensure that the work will not interfere with the mission of the Using agency. The Contractor is at all times open and honest with the Government. The Contractor will all ways bring all problems to the Resident Office once they have been found and will provide a solution as needed.

REGULATORY COMPLIANCE: The Contractor is complying with all contract clause requirements. The Contractor is complying with all reporting requirements of the contract by using QCS. The Contractor is complying with all quality assurance surveillance stated in their Quality Control Plan.

OTHER AREAS: The Contractor is successfully implementing his safety plan. The Contractor is conducting the required toolbox safety meetings ensuring that topics are germane to ongoing work. He ensured that all subcontractors are provided orientation training. Safety inspections are conducted daily and documented. To date there are no lost time accidents nor near misses.

ADDITIONAL/OTHER: This Contractor as all ways has provided a quality project with superior on-site management with the full support of their Home Office. They have and exceptional relationship with not only the Fort Irwin Resident Office, but the Directorate of Public Works (DPW). This is due to the hard work provided by the Contractor's on-site Management Team working to ensure that all requirements of the contract are accounted for during construction. The Contractor has worked hand in hand with the occupants of this facility to ensure that they are not impacted during the Contractor work.

**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: PHYLLIS HOLLEY

Title: Con Rep

Organization: USACE

Phone Number: (760) 256-4545 Email Address: phyllis.e.holley@usace.army.mil

Date: 09/13/2021

**Contractor Comments:**

ADDITIONAL/OTHER: It was a pleasure, as always, working with the Fort Irwin Resident Office as well as DPW on this project. We continue to strive to make things easier for everyone involved while not sacrificing quality or workmanship. We look forward to the next one.

CONCURRENCE: I concur with this evaluation.

**Name and Title of Contractor Representative:**

Name: Maegan Michie

Title: Administration

Phone Number: 805-646-4141 x105 Email Address: maegan@lunaconstruction.net

Date: 09/15/2021

**Review by Reviewing Official:**

Review by Reviewing Official not required.

**Name and Title of Reviewing Official:**

Name:

Title:

Organization:

Phone Number: Email Address:

Date:

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**CONTRACTOR PERFORMANCE ASSESSMENT REPORT (CPAR)**

**Construction**

**Name/Address of Contractor:**

Vendor Name: ANNA LISA LUNA CONSTRUCTION, INC.

Division Name:

Street: 1250 CRUZERO ST

City: OJAI

State: CA Zip: 930233819

Country: USA

CAGE Code:

Unique Entity ID (SAM): HGULGBQZVK63

Product/Service Code: Y1CZ Principal NAICS Code: 236220

**Evaluation Type:** Final

**Contract Percent Complete:**

**Period of Performance Being Assessed:** 06/25/2021 - 12/12/2021

**Contract Number:** W912PL20C0019 **Business Sector & Sub-Sector:** Construction

**Contracting Office:** W075 ENDIST LOS ANGELES **Contracting Officer:** LUCIA CARVAJAL **Phone Number:** (213) 452-3240

**Location of Work:**

Fort Irwin, California

**Date Signed:** 06/23/2020 **Period of Performance Start Date:** 06/23/2020

**Est. Ultimate Completion Date/Last Date to Order:** 12/12/2021 **Estimated/Actual Completion Date:** 12/12/2021

**Funding Office ID:** W912PL

**Base and All Options Value :** \$5,800,328 **Action Obligation:** \$5,800,328

**Complexity:** Low **Termination Type:** None

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

**Key Subcontractors and Effort Performed:**

**Unique Entity ID (SAM):**

**Effort:**

**Unique Entity ID (SAM):**

**Effort:**

**Unique Entity ID (SAM):**

**Effort:**

**Project Number:** W912PL20C0019

**Project Title:**

DPW-Main Library (Bldg 321)

**Contract Effort Description:**

Roofing, Steel Framing, Painting, Electrical, Cabinetry, HVAC, Plumbing, Concrete, Glazing

**Small Business Subcontracting:**

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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:	Very Good	Very Good
Schedule:	Very Good	Exceptional
Cost Control:	Very Good	Very Good
Management:	Very Good	Very Good
Small Business Subcontracting:	N/A	N/A
Regulatory Compliance:	Very Good	Very Good
Other Areas:		
(1) SAFETY:		Very Good
(2) :		N/A
(3) :		N/A

**Variance** (Contract to Date):

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

Current Schedule Variance (%):

**Assessing Official Comments:**

QUALITY: The work is being performed in a professional manner. The Contractor performs on-site quality control observations and requires rework when necessary. Materials used adhere to approved submittals; the skill of the workmen will turn this project into a quality project.

SCHEDULE: The Contractor was impacted by the Designer of Record making changes to obtain LEED points. Resulted in additional extended overhead and construction cost increases. This caused a time extension to the contract. The Contractor continued to work his schedule. Had not been for this request the Contractor could have finished this project ahead of schedule.

COST CONTROL: Contractor rapidly executed any field changes or noted deficiencies with a positive attitude. Proposals for change orders were returned quickly and with fair and reasonable pricing. Contractor kept all billings current, accurate and complete.

MANAGEMENT: The Contractors on site Management Team is working to ensure quality is obtained and maintained by using the three-phase inspection system. The contractors QC manager is working with subcontractors to ensure submittals are transmitted in a timely manner and only approved materials are allowed on the project site.

REGULATORY COMPLIANCE: The Contractor complied with all contract clause requirements. The Contractor complied with all reporting requirements of the contract by using QCS. The Contractor complied with all quality assurance surveillance stated in their Quality Control Plan.

OTHER AREAS: The Contractor successfully implemented his safety plan. The Contractor conducted the required toolbox safety meetings ensuring that topics were germane to ongoing

work. He ensured that all subcontractors were provided orientation training. Safety inspections were conducted daily and documented. There were no lost time accidents during this contract.

ADDITIONAL/OTHER: Anna Lisa Luna continues to work with all stake holders during the construction phase of the contract. Providing the requirements that are called for in the contract documents and sometimes more. Their workmanship is all ways top rate and performed by professionals of the trades. They take great pride in their projects and always provide a facility that the User is proud and happy to occupy.

**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: PHYLLIS HOLLEY

Title: Con Rep

Organization: USACE

Phone Number: (760) 256-4545 Email Address: phyllis.e.holley@usace.army.mil

Date: 02/01/2022

**Contractor Comments:**

ADDITIONAL/OTHER: Contractor agrees with the ratings assigned.

CONCURRENCE: I concur with this evaluation.

**Name and Title of Contractor Representative:**

Name: Maegan Michie

Title: Administration

Phone Number: 805-646-4141 x105 Email Address: maegan@lunaconstruction.net

Date: 02/01/2022

**Review by Reviewing Official:**

Review by Reviewing Official not required.

**Name and Title of Reviewing Official:**

Name:

Title:

Organization:

Phone Number: Email Address:

Date:

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**CONTRACTOR PERFORMANCE ASSESSMENT REPORT (CPAR)**

**Construction**

**Name/Address of Contractor:**

Vendor Name: ANNA LISA LUNA CONSTRUCTION, INC.

Division Name:

Street: 1250 CRUZERO ST

City: OJAI

State: CA Zip: 930233819

Country: USA

CAGE Code:

Unique Entity ID (SAM): HGULGBQZVK63

Product/Service Code: Z2EZ Principal NAICS Code: 236220

**Evaluation Type:** Final

**Contract Percent Complete:** 100

**Period of Performance Being Assessed:** 07/15/2020 - 04/30/2021

**Contract Number:** W912PL18D0047 W912PL20F0059 **Business Sector & Sub-Sector:** Construction

**Contracting Office:** W075 ENDIST LOS ANGELES **Contracting Officer:** LUCIA CARVAJAL **Phone Number:** 213-452-3240

**Location of Work:**

Edwards AFB, CA

**Date Signed:** 07/15/2020 **Period of Performance Start Date:** 07/15/2020

**Est. Ultimate Completion Date/Last Date to Order:** 01/11/2021 **Estimated/Actual Completion Date:** 04/30/2021

**Funding Office ID:**

**Base and All Options Value :** \$791,569 **Action Obligation:** \$791,569

**Complexity:** Medium **Termination Type:** None

**Extent Competed:** Not Available for Competition **Type of Contract:** Firm Fixed Price

**Key Subcontractors and Effort Performed:**

**Unique Entity ID (SAM):**

**Effort:**

**Unique Entity ID (SAM):**

**Effort:**

**Unique Entity ID (SAM):**

**Effort:**

**Project Number:**

**Project Title:**

Repair Wooden Power Poles at AFRL.

**Contract Effort Description:**

Replace pole and hardware on Edwards Air Force Bases Air Force Rocket Lab, Circuit 7/8 & Circuit 7A-2, with new vertical construction. The work covered by, but not limited to this statement of work consists of furnishing all supervision, labor,

equipment, and materials necessary to perform all operations. Provide barricades in construction area to prevent hazardous conditions.

**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	Very Good
Cost Control:	N/A	N/A
Management:	N/A	Very Good
Small Business Subcontracting:	N/A	N/A
Regulatory Compliance:	N/A	N/A
Other Areas:		
(1) SAFETY:		Very Good
(2) :		N/A
(3) :		N/A

**Variance** (Contract to Date):

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

Current Schedule Variance (%):

**Assessing Official Comments:**

QUALITY: ANNA LISA LUNA CONSTRUCTION, INC.(Luna Construction) did not have any issues throughout construction and took additional measures to allow customer superior capability of interaction.

SCHEDULE: Original Contract Completion date is 6.2.2021.

Luna Construction finished ahead of schedule, coordinating and performing off hours outages minimizing disruption, and fully coordinating with Electrical shop and customers to minimize impact.

MANAGEMENT: Luna Construction provided a high quality management team throughout the project. The team brought additional resources to support and consistently maintain quality team effort and schedule.

OTHER AREAS: Safety. Luna Construction did not have any safety incidents or concerns during the project. Due to the potential risk associated with high voltage hazards, Luna Construction was proactive in full compliance with lock out tag out requirements, and in coordination with Electrical shop. Their safety plan was demonstrative of a contractor who fully understands and supports a safety culture.

ADDITIONAL/OTHER: Anna Lisa Luna Construction provided a high quality project to the Government ahead of schedule.

**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:**



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Name: CHAD ALLEN

Title: Resident Engineer

Organization: USACE Los Angeles District

Phone Number: 661-277-9927 Email Address: chad.d.allen@usace.army.mil

Date: 05/12/2021

**Contractor Comments:**

ADDITIONAL/OTHER: Contractor agrees with the ratings assigned.

CONCURRENCE: I concur with this evaluation.

**Name and Title of Contractor Representative:**

Name: Maegan Michie

Title: Administration

Phone Number: 805-646-4141 ext105 Email Address: maegan@lunaconstruction.net

Date: 05/13/2021

**Review by Reviewing Official:**

Review by Reviewing Official not required.

**Name and Title of Reviewing Official:**

Name:

Title:

Organization:

Phone Number: Email Address:

Date:

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**CONTRACTOR PERFORMANCE ASSESSMENT REPORT (CPAR)**

**Construction**

**Name/Address of Contractor:**

Vendor Name: ANNA LISA LUNA CONSTRUCTION, INC.

Division Name:

Street: 1250 CRUZERO ST

City: OJAI

State: CA Zip: 930233819

Country: USA

CAGE Code:

Unique Entity ID (SAM): HGULGBQZVK63

Product/Service Code: Z2EZ Principal NAICS Code: 236220

**Evaluation Type:** Final

**Contract Percent Complete:** 100

**Period of Performance Being Assessed:** 09/03/2020 - 09/02/2021

**Contract Number:** W912PL20D0045 W912PL20F0091 **Business Sector & Sub-Sector:** Construction

**Contracting Office:** W075 ENDIST LOS ANGELES **Contracting Officer:** LUCIA CARVAJAL **Phone Number:** 213-452-3240

**Location of Work:**

Edwards AFB, CA

**Date Signed:** 09/03/2020 **Period of Performance Start Date:** 09/03/2020

**Est. Ultimate Completion Date/Last Date to Order:** 09/02/2021 **Estimated/Actual Completion Date:** 07/13/2021

**Funding Office ID:** W912PL

**Base and All Options Value :** \$871,781 **Action Obligation:** \$871,781

**Complexity:** Medium **Termination Type:** None

**Extent Competed:** Not Available for Competition **Type of Contract:** Firm Fixed Price

**Key Subcontractors and Effort Performed:**

**Unique Entity ID (SAM):**

**Effort:**

**Unique Entity ID (SAM):**

**Effort:**

**Unique Entity ID (SAM):**

**Effort:**

**Project Number:**

**Project Title:**

RPR Fire Suppression B2800

**Contract Effort Description:**

Provide all labor, materials and equipment necessary to repair building 2800 entire dry pipe fire suppression system in attic to include rebuilding of existing riser and replacement of jockey pump, air dryer and air dryer tank.

**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	Exceptional
Schedule:	N/A	Very Good
Cost Control:	N/A	N/A
Management:	N/A	Very Good
Small Business Subcontracting:	N/A	N/A
Regulatory Compliance:	N/A	N/A
Other Areas:		
(1) SAFETY:		Very Good
(2) :		N/A
(3) :		N/A

**Variance** (Contract to Date):

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

Current Schedule Variance (%):

**Assessing Official Comments:**

QUALITY: Anna Lisa Luna Construction, Inc.(Ana Lisa Luna) went above and beyond project specifications to provide a new dry fire suppression system for both the Corps of Engineers and the Air Force. There were very few quality issues, but those that were notated were immediately identified by the Anna Lisa Luna and worked through quickly to the satisfaction of all parties involved. Work was in the attic spaces of B2800 and an extremely difficult location due to exiting utility lines, multiple areas that branched off the main building, and excessive heat. Through all of that, Anna Lisa Luna continued to provide a quality product. Anna Lisa Luna noticed that the drain lines were originally installed improperly and installed them in a slightly modified location; if replaced as they originally existed, it would have caused additional damage to the buildings EFIS system.

SCHEDULE: Anna Lisa Luna adhered to their approved schedule as closely as possible, given the current state of supply lines in the country. Every effort was made to keep the project on schedule, up to and including management personally contacting suppliers and shipping companies.

MANAGEMENT: Anna Lisa Luna acted in a professional manner at all times, to include workers and sub-contractors. Mr. Andy Whitcomb was especially helpful and courteous, providing answers to any questions posed in a timely and professional manner and respecting all decisions made by the Corps of Engineers. Anna Lisa Luna is a model in many ways, but especially in their professional approach. Anna Lisa Luna's on-site crew worked with the Government, sub-contractors, and suppliers to ensure that all aspects of the contract were exceeded. In addition, QC documentation, RFI's, submittals, invoices, and any other pertinent paperwork was complete, accurate, and either on time or ahead of schedule. This is a benefit to the Government as issues were identified and, through partnering, worked through them well ahead of when they would have impacted the project.

OTHER AREAS: Safety. Safety was a key to Anna Lisa Luna. The approved safety plan was adhered to in detail with the result that there were no job-site injuries and no safety incursions. Any minor safety incursions that were noted were immediately resolved to the satisfaction of Government representatives. Working conditions included cramped locations, excessive heat, COVID-19, and working on an occupied facility. Due to these circumstances, which were mitigated with diligence, Ana Lisa Luna's record of no jobsite injuries or safety incursions is a great accomplishment.

ADDITIONAL/OTHER: Anna Lisa Luna delivered an extremely high quality project on time to the Government.

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: CHAD ALLEN

Title: Resident Engineer

Organization: USACE Los Angeles District

Phone Number: 661-277-9927 Email Address: chad.d.allen@usace.army.mil

Date: 09/21/2021

**Contractor Comments:**

ADDITIONAL/OTHER: We are always striving to better ourselves and make contracts run seamlessly. This was a great project and we look forward to the next one.

CONCURRENCE: I concur with this evaluation.

**Name and Title of Contractor Representative:**

Name: Andy Whitcomb

Title: Superintendent

Phone Number: 805-207-6728 Email Address: andy@lunaconstruction.net

Date: 09/22/2021

**Review by Reviewing Official:**

Review by Reviewing Official not required.

**Name and Title of Reviewing Official:**

Name:

Title:

Organization:

Phone Number: Email Address:

Date:

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**CONTRACTOR PERFORMANCE ASSESSMENT REPORT (CPAR)**

**Construction**

**Name/Address of Contractor:**

Vendor Name: ANNA LISA LUNA CONSTRUCTION, INC.

Division Name:

Street: 1250 CRUZERO ST

City: OJAI

State: CA Zip: 930233819

Country: USA

CAGE Code:

Unique Entity ID (SAM): HGULGBQZVK63

Product/Service Code: Z2AZ Principal NAICS Code: 236220

**Evaluation Type:** Final

**Contract Percent Complete:** 100

**Period of Performance Being Assessed:** 09/23/2020 - 11/19/2021

**Contract Number:** W912PL20D0019 W912PL20F0120 **Business Sector & Sub-Sector:** Construction

**Contracting Office:** W075 ENDIST LOS ANGELES **Contracting Officer:** LUCIA CARVAJAL **Phone Number:** 213-452-3240

**Location of Work:**

Edwards AFB, CA

**Date Signed:** 09/23/2020 **Period of Performance Start Date:** 09/23/2020

**Est. Ultimate Completion Date/Last Date to Order:** 01/05/2022 **Estimated/Actual Completion Date:** 11/19/2021

**Funding Office ID:** W912PL

**Base and All Options Value :** \$1,003,282 **Action Obligation:** \$1,003,282

**Complexity:** Medium **Termination Type:** None

**Extent Competed:** Not Available for Competition **Type of Contract:** Firm Fixed Price

**Key Subcontractors and Effort Performed:**

**Unique Entity ID (SAM):**

**Effort:**

**Unique Entity ID (SAM):**

**Effort:**

**Unique Entity ID (SAM):**

**Effort:**

**Project Number:**

**Project Title:**

Repair Chamber Door Bldg 1030

**Contract Effort Description:**

In accordance with the POCA Specifications, Rail Design, Chamber Door Report, and Statement of Work for Benefield Anechoic Facility (BAF) Chamber Door Upper Rail Extension dtd 08 May 2019, the contractor shall provide all labor, materials and equipment necessary to extend the upper guide rail into the door pocket at Building 1030, Edwards AFB, CA.

Contractor shall tie into structural beams for proper installation of the upper rail extension as required. These structural beams may run through high security rooms. Any modifications made to security rooms are addressed and brought back up to previous standards.

Contractor shall monitor/plot real time lateral load on upper casters and/or rail extension. 22 new wheel housing will be provided/installed with load pins at each wheel. 22 new load pins total.

Contractor shall extend the upper rail into the pocket of the facility, allowing the upper rollers to have a mechanism to overcome lateral forces applied by the door and its tendency to lean into the chamber as it opens.

Contractor shall retrofit/replace all existing upper guide rollers to withstand continuous lateral loads in excess of 5,000lbs (per roller).

Contractor shall validate loads do not exceed 5,000lbs on a single roller assembly.

Contractor shall utilize existing load pins that were fabricated and installed in place of upper wheel assembly axels to measure real time interaction between the existing guide rail and caster wheels, as needed to verify and validate results of modifications performed

Contractor shall maintain the means of measuring continuous lateral loads on the upper rail or upper wheels to ensure original design parameters/loads are not exceeded at any point of operation. New load pins will be installed at every other housing.

#### **Small Business Subcontracting:**

Does this contract include a subcontracting plan? No

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

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

#### **Variance** (Contract to Date):

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

Current Schedule Variance (%):

#### **Assessing Official Comments:**

QUALITY: ANNA LISA LUNA CONSTRUCTION, INC.(Anna Lisa) delivered a very high quality project to the Government. Anna Lisa performed due diligence with material requirements and delivery timeframes to ensure the proper construction was completed. The final chamber door testing was completed without issue.

SCHEDULE: Anna Lisa completed the project at least a month before the required completion date. Anna Lisa also completed all work within the end user programs testing window which led to a strict completion schedule. Schedule was extremely important to the end user mission and Anna Lisa exceeded expectations.

MANAGEMENT: Anna Lisa provided helpful and courteous onsite management staff to ensure all requirements were met. All Submittals and RFIs were provided were submitted either on time or ahead of schedule.

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OTHER AREAS: Safety. Anna Lisa did not have any safety concerns or lost time incidents on the project. Anna Lisa adhered to their approved APP while working in an occupied facility during the pandemic.

ADDITIONAL/OTHER: Anna Lisa Luna Construction provided a high quality project ahead of schedule to the Government.

**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: CHAD ALLEN

Title: Resident Engineer

Organization: USACE Los Angeles District

Phone Number: 661-277-9927 Email Address: chad.d.allen@usace.army.mil

Date: 12/08/2021

**Contractor Comments:**

ADDITIONAL/OTHER: It's been a great job and we are looking forward to seeing the final completed project.

CONCURRENCE: I concur with this evaluation.

**Name and Title of Contractor Representative:**

Name: Maegan Michie

Title: Administration

Phone Number: 805-646-4141 x105 Email Address: maegan@lunaconstruction.net

Date: 12/10/2021

**Review by Reviewing Official:**

Review by Reviewing Official not required.

**Name and Title of Reviewing Official:**

Name:

Title:

Organization:

Phone Number: Email Address:

Date:

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