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**CONTRACTOR PERFORMANCE ASSESSMENT REPORT (CPAR)**

MODIFIED EVALUATION

**Construction**

**Name/Address of Contractor:**

Vendor Name: KWR CONSTRUCTION, INC.

Division Name:

Street: 76 N TEN POND PL

City: SIERRA VISTA

State: AZ Zip: 856358987

Country: USA

CAGE Code:

Unique Entity ID (DUNS): 008891329 Unique Entity ID (SAM):

Product/Service Code: Y1BZ Principal NAICS Code: 236220

**Evaluation Type:** Final

**Contract Percent Complete:** 100

**Period of Performance Being Assessed:** 10/23/2019 - 09/04/2020

**Contract Number:** W912PL18D0005 W912PL18F0150 **Business Sector & Sub-Sector:** Construction

**Contracting Office:** W075 ENDIST LOS ANGELES **Contracting Officer:** SANDRA OQUITA **Phone Number:** 213-452-3249

**Location of Work:**

AMARG,on Davis Monthan AFB Tucson AZ

**Date Signed:** 09/25/2018 **Period of Performance Start Date:** 09/25/2018

**Est. Ultimate Completion Date/Last Date to Order:** 02/29/2020 **Estimated/Actual Completion Date:** 09/04/2020

**Funding Office ID:**

**Base and All Options Value :** \$1,709,970 **Action Obligation:** \$1,709,970

**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 (DUNS):** **Unique Entity ID (SAM):**

**Effort:**

**Unique Entity ID (DUNS):** **Unique Entity ID (SAM):**

**Effort:**

**Unique Entity ID (DUNS):** **Unique Entity ID (SAM):**

**Effort:**

**Project Number:**

**Project Title:**

AMARG PAINT BOOTH

**Contract Effort Description:**

Additions and upgrades to AMARG existing facility paintbooth. Add OSHA compliant paint storage and mixing facility. Construct a new supervision building with offices, break room, restroom and locker room. Lengthy time mod for upgraded electrical transformer.

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**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	Exceptional
Small Business Subcontracting:	N/A	N/A
Regulatory Compliance:	N/A	N/A
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:** Contractor went above and beyond in identifying code issues with the paint decontamination area and egress to these areas. contractor came up with solutions and managed the quality very well. They were great to work with.

**SCHEDULE:** Contracted work was performed on time. Govt design missed upgrade project transformer requirement for new building. Transformer delivery was 7 months. Not the contractors fault. Contractor worked with the government to mitigate cost and time to the best of their ability.

**COST CONTROL:** Contractor offered several cost saving measures and was instrumental in mitigating cost impact to the project due to design issues.

**MANAGEMENT:** Contractor offered several cost saving measures and was instrumental in mitigating cost impact to the project due to design issues. Management of their subs is key to the success of this project. KWR did an exceptional job.

**ADDITIONAL/OTHER:** KWR is an exceptional contractor in that KWR will go out of their way to come up with solutions to keep the project moving and to mitigate cost to the government. There were several design issues and changes on this project, KWR's cost proposals were always within reason and offered cost saving measures.

**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: Adam Johnston

Title: Project Engineer

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Organization: USACE

Phone Number: 520 584 1678 Email Address: adam.j.johnston@usace.army.mil

Date: 12/21/2020

**Contractor Comments:**

This evaluation has been modified, please see the original evaluation to view the contractor comments.

**Name and Title of Contractor Representative:**

Name:

Title:

Phone Number: Email Address:

Date:

**Review by Reviewing Official:**

I agree with the evaluation as submitted.

**Name and Title of Reviewing Official:**

Name: WILLIAM CROCKETT

Title: Resident Engineer

Organization: USACE

Phone Number: 5205841673 Email Address: william.s.crockett@usace.army.mil

Date: 12/21/2020

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**CONTRACTOR PERFORMANCE ASSESSMENT REPORT (CPAR)**

MODIFIED EVALUATION

**Construction**

**Name/Address of Contractor:**

Vendor Name: KWR CONSTRUCTION, INC.

Division Name:

Street: 76 N TEN POND PL

City: SIERRA VISTA

State: AZ Zip: 856350000

Country: USA

CAGE Code: 59W54

Unique Entity ID (DUNS): 008891329 Unique Entity ID (SAM):

Product/Service Code: Z1JZ Principal NAICS Code: 236220

**Evaluation Type:** Final

**Contract Percent Complete:** 100

**Period of Performance Being Assessed:** 08/30/2018 - 12/24/2019

**Contract Number:** FA488716D0001 FA488718F0257 **Business Sector & Sub-Sector:** Construction

**Contracting Office:** FA4887 56 CONS CC **Contracting Officer:** TIFFANY DRAPER **Phone Number:** 623-896-9665

**Location of Work:**

Luke AFB, AZ

Cold Storage Unit outside Bldg.945, Ammo Lighting in 1200 area, and Vehicle Storage Bldg located by Bldg.380.

**Date Signed:** 08/30/2018 **Period of Performance Start Date:** 08/30/2018

**Est. Ultimate Completion Date/Last Date to Order:** 12/19/2019 **Estimated/Actual Completion Date:** 12/23/2019

**Funding Office ID:**

**Base and All Options Value :** \$1,329,792 **Action Obligation:** \$776,199

**Complexity:** Low **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 (DUNS): Unique Entity ID (SAM):**

**Effort:**

**Unique Entity ID (DUNS): Unique Entity ID (SAM):**

**Effort:**

**Unique Entity ID (DUNS): Unique Entity ID (SAM):**

**Effort:**

**Project Number:** 1051980

**Project Title:**

Vehicle Storage Building, Ammo Storage Area Lighting, and Cold Storage Unit Support Utilities.

**Contract Effort Description:**

The task order included three separate projects. The first project included design-build of a pre-engineered vehicle storage building on a concrete pad.The vehicle storage building required removal of existing overhang, new concrete foundation, and ramps to

enter the facility. The contractor was required to provide 35%, 65%, 95% and issue for construction drawings and specifications for this effort.

The Cold Unit Support Utilities project required the contractor to install a 25'x10' concrete pad, side walk to the unit, metal canopy to protect from elements, electrical, and a Sensa Phone for power emergency disconnect communication system.

The Ammo Storage Area Lighting project required the contractor to install flood lights for the explosive pads and parking pads for buildings 1246, 1223, 1246, 1231 and 1236. The project included a photometric survey to ensure appropriate illumination would be provided to all affected areas within their design of the lighting locations. The project required for buildings 1231, 1236, 1223, and 1245 layout, trenching, installation of conduit and wiring, pipe bedding, backfill and compaction, and installation of all steel lights posts in new concrete bases, installation of the luminaire, and testing new light pole. Building 1246 required upgrade of 6 building exterior lights to cover required illumination area.

### **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	Satisfactory
Cost Control:	N/A	N/A
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: Cold Storage Unit:** The contractor's management of the quality control program, as well as the quality of the work itself met the contractual requirements. The contractor used a 3 phase inspection process and contractor quality control documentation to record identification and correction of deficient work. They contractor provided quality material that conformed to the contract's requirements and reflected the material accurately in the shop drawings.

**Construct Vehicle Storage Bldg:** The contractor's management of the quality control program, as well as the quality of the work itself met the government's requirements. Contractor ensured a quality finished produce by thoroughly providing tests to make sure only quality work and materials were installed on this job. Additionally, the contractor initiated a significant event that was of benefit to the Government. During the design of this project, the contractor identified an issue with the Government's proposed location for the facility. The proposed layout would have prevented the trucks from accessing the new storage building as a nearby facility would have reduced the turning radius of the trucks so they would have difficulty turning into the building to park. The contractor proposed a new layout, to include driving ramps to access the building, which allowed the trucks to turn into the facility without causing any body damage or damage to the new and nearby buildings.

**Ammo Lighting:** The contractor's management of the quality control program, as well as the quality of the work itself met the

government's requirements. Contractor ensured quality by pumping rain water out of concrete forms multiple times.

**SCHEDULE: Vehicle Storage Bldg.:**

The contractor met most tasks and contract deliverables on time and completed the project on schedule after (1) period of performance extension. There was a minor issue with actual elevation and the need for ramps which contractor corrected to the satisfaction of the Government. The contractor's proposal, technical reports and deliverables were expertly written. All reports were accurate and complete, and were submitted on time, no rewrites or additional information required. Contractor responded quickly and appropriately to technical questions and comments. The quality of the reports minimized the time for Government review.

**Cold Storage Unit:**

The contractor met most tasks and contract deliverables on time and completed the project on schedule. There were some minor issues with the need of a sensaphone to be included inside the cold storage unit which the contractor accommodated and installed to Government approval. The contractor's proposal, technical reports and deliverables were clearly written. All reports were accurate and complete, and were submitted on time, no rewrites or additional information required. Contractor responded quickly and appropriately to technical questions and comments. The quality of the reports minimized the time for Government review.

**Ammo Lighting:**

The contractor met most tasks and contract deliverables on time and completed the project on schedule. There were some minor issues with the concrete pour. Rain caused a delay which the contractor corrected to Government approval. The contractor's proposal technical reports and deliverables were well written. All reports were accurate, completed, and were submitted in a timely manner, no rewrites or additional information was needed. Contractor responded quickly and appropriately to technical questions and comments. The quality of the reports minimized the time for Government review.

**COST CONTROL:** Contract was firm-fixed price and cost control is not required to be evaluated.

**MANAGEMENT:** Management was constantly available for questions and deliveries on the project. The contractor's acceptance of taking on three projects on one task order, rather than three separate task orders, benefited the Government as it allowed for one contract administrator and contracting officer to manage the projects in totality and quick execution of the contract prior to funds expiring on 30 September. Additionally, the contractor accepted the administrative burden of keeping all project documentation separate, i.e. separate schedules and reports, payrolls, daily reports, material submittals, QC, etc., which allowed the Government to properly track completion of each project separately.

**Vehicle Storage Bldg.:**

The project was managed professionally from cradle to grave with one thing in mind, customer service first. The project was fully staffed from engineers to project managers in all aspects of the project. The contractor managed their subcontractor consistently always pushing the project forward limiting obstacles in the way of the project timelines. This project was managed and completed with no disruption to the mission at Luke Air Force Base.

**Cold Storage Unit:**

The project was managed professionally from cradle to grave with one thing in mind, customer service first. The project was fully staffed from engineers to project managers in all aspects of the project. The contractor managed their subcontractor consistently always pushing the project forward not allowing project requirements to get in the way of the project timelines. This project was managed without disruption to the F-35 flying mission at Luke Air Force Base.

**Ammo Lighting:**

The project was managed professionally from cradle to grave with one thing in mind, customer service first. The project was fully staffed from engineers to project managers in all aspects of the project. The contractor managed their subcontractor consistently always pushing the project forward not allowing project requirements to get in the way of the project timelines. This project was managed without disruption to the F-35 flying mission at Luke Air Force Base.

**SMALL BUSINESS SUBCONTRACTING:** Contract was awarded to a small business and does not require a small business subcontracting assessment.

**REGULATORY COMPLIANCE: Vehicle Storage Bldg.:**

The contractor complied with specifications or other contractual requirements in the contract such as safety requirements,

environmental reporting and all state requirements. All environmental reports were turned in on or ahead of schedule. The contractor stayed abreast of industry best safety practices. Contractor maintained an overall satisfactory performance.

**Cold Storage unit:**

The contractor complied with specifications or other contractual requirements in the contract such as: safety requirements, environmental reporting and all state requirements. All environmental reports were turned in on schedule. The contractor stayed abreast of industry best safety practices.

**Ammo lighting:**

The contractor complied with specifications or other contractual requirements in the contract adhering to all safety, environmental reporting and state requirements. Contractor turned in all reports on schedule. Contractor maintained a satisfactory performance.

ADDITIONAL/OTHER: Good company with good subcontractors who provided quality 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: Tiffany E. Draper

Title: Contracting Officer

Organization: 56 CONS/PKB

Phone Number: 623-856-9665 Email Address: tiffany.draper.1@us.af.mil

Date: 03/18/2020

**Contractor Comments:**

This evaluation has been modified, please see the original evaluation to view the contractor comments.

**Name and Title of Contractor Representative:**

Name:

Title:

Phone Number: Email Address:

Date:

**Review by Reviewing Official:**

I concur with the final ratings.

**Name and Title of Reviewing Official:**

Name: JOSHUA WOLERY

Title: Contracting Officer

Organization: 56th Contracting Squadron

Phone Number: 623-856-3441 Email Address: joshua.wolery.2@us.af.mil

Date: 03/18/2020

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Division Name:

Street: 76 N TEN POND PL

City: SIERRA VISTA

State: AZ Zip: 856350000

Country: USA

CAGE Code:

Unique Entity ID (DUNS): 008891329 Unique Entity ID (SAM):

Product/Service Code: Y1JZ Principal NAICS Code: 236220

**Evaluation Type:** Final

**Contract Percent Complete:** 100

**Period of Performance Being Assessed:** 07/11/2016 - 08/10/2017

**Contract Number:** W9124A15D0003 0003 **Business Sector & Sub-Sector:** Construction

**Contracting Office:** W6QK ACC-APG CONT CT SW SECTOR **Contracting Officer:** ED GUTHRIE **Phone Number:** 520 533 1517

**Location of Work:**

Building 31044 MP Station Fort Huachuca.

**Date Signed:** 07/11/2016 **Period of Performance Start Date:** 07/11/2016

**Est. Ultimate Completion Date/Last Date to Order:** 05/08/2017 **Estimated/Actual Completion Date:** 08/10/2017

**Funding Office ID:**

**Base and All Options Value :** \$1,282,354 **Action Obligation:** \$1,282,354

**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 (DUNS): Unique Entity ID (SAM):**

**Effort:**

**Unique Entity ID (DUNS): Unique Entity ID (SAM):**

**Effort:**

**Unique Entity ID (DUNS): Unique Entity ID (SAM):**

**Effort:**

**Project Number:**

**Project Title:**

Renovate Building 31044 convert to new MP Station

**Contract Effort Description:**

Complete demo of existing facility and construct new compliant MP Station to include all electrical, plumbing, windows doors and detention cells. All work is to ABA compliance and all security codes were met.

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

**Variance (Contract to Date):**

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

Current Schedule Variance (%):

**Assessing Official Comments:**

QUALITY: There were no issues with quality of workmanship.

SCHEDULE: Met contract.

COST CONTROL: Met contract. Firm Fixed Price. There were a couple of Government/Contractor agreed cost increase due to additional work.

MANAGEMENT: Contractor management ran the project in an efficient manner.

SMALL BUSINESS SUBCONTRACTING: Met contract

REGULATORY COMPLIANCE: Contractor had some delays in getting bonds on modification P00004. The issue was resolved but cause a POP extension. This was just an issue with the bonding company's address due to a move and was resolved quickly.

OTHER AREAS: The contractor had no safety issues.

ADDITIONAL/OTHER: Contractor has met all contract requirements.

**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: Edwin D. Guthrie

Title: Contracting Officer

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Organization: ACC-APG Fort Huachuca, Arizona

Phone Number: (520)533-1517 Email Address: edwin.d.guthrie2.civ@mail.mil

Date: 12/11/2017

**Contractor Comments:**

This evaluation has been modified, please see the original evaluation to view the contractor comments.

**Name and Title of Contractor Representative:**

Name:

Title:

Phone Number: Email Address:

Date:

**Review by Reviewing Official:**

Contractor comments are acknowledged. The Contractor performed at a satisfactory level and will be considered again for same or similar work. I therefore concur with the rating provided.

**Name and Title of Reviewing Official:**

Name: PAMELA GARNES

Title: Branch Chief

Organization: ACC-APG (C4ISR)

Phone Number: (520) 533-1061 Email Address: pamela.r.garnes.civ@mail.mil

Date: 12/11/2017

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## **RELEVANT EXPERIENCE EXAMPLE 5**

### **New Community Building for the Salvation Army Salvation Army – 280 E. Wilcox Drive, Sierra Vista, Arizona**

**Completed by:** KWR Construction, Inc.  
**Role:** Prime Contractor  
**Contract Number:** NA – Private Sector; KWR Contract No.: 16-020  
**Contact Type:** Firm Fixed Price; Negotiated, Owner’s Builder  
**MATOC/MACC/IDIQ:** No  
**Award Value:** \$1,600,000  
**Current/Final Value:** \$1,950,082  
**Award Date:** 10/17/2015  
**Completion Date:** 09/03/2017  
**Period of Performance:** 10/17/2015 – 09/03/2017  
**Client/Owner:** Salvation Army  
**Point of Contact:** James Ellis  
**Title:** Contracting Officer  
**Phone:** 602-267-4154  
**Email:** james.ellis@usw.salvationarmy.org

#### **Project Description**

This project was a Design/Build project. KWR Constructed a 10,240-square foot masonry and glass building with dining hall/community room, administration offices, chapel, multipurpose auditorium room, chapel, commercial kitchen capable of 300 meals a day, public restrooms, solar water heating and a playground. Site civil excavations included electrical, sewer, water, natural gas, fire-suppression, communications and CATV; streets; parking lots; sidewalks; drainage, storm-water retention, rain harvesting, site lighting, irrigation systems, landscaped grounds, security fencing and other site improvements. Life-cycle, cost-effective materials known for their durability were chosen for both the interior and exterior finishes. Energy efficient lighting fixtures were used throughout the project. Many hi-SEER heat-pump air-conditioner/heating units containing non-ozone-depleting refrigerants were incorporated in order to provide energy efficient multi-zoned comfort throughout the building. They also were designed and installed with energy efficient motors and control systems allowing intelligent cost reduction and energy savings under all conditions. All new plumbing fixtures were low water-use. All paints used in the project were low-VOC and over 50% of the construction debris was recycled. The domestic hot water was heated using solar energy. The roof was designed to capture and direct rain to a harvesting system. There were two 250-gallon and two 10,000-gallon rain storage tanks for irrigation and toilet flushing. The rain-water harvesting storage and irrigation system incorporated moisture sensors to water the landscaping only when necessary. There were on-site rain-water detention and percolation ponds that incorporated landscape plantings. Recycled pecan shells were used at the main detention pond embankment in lieu of rock.

#### **How and Why this Project is Similar to the RFP**

This was a 100% design/build project, and is relevant due to the fact that it covers several of the disciplines that are likely to be encountered within the area of the County Maintenance Facilities Building. Relevant to any work that involves constructing an administration office, daycare, auditorium or commercial kitchen building because it involved all of the typical construction trade disciplines. KWR constructed a 10,240-square foot masonry and glass building that included a dining hall/community room, administration offices, chapel, multipurpose auditorium room, chapel, commercial kitchen capable of 300 meals a day, public restrooms, solar water heating and a playground. Site civil excavations included electrical, sewer, water, natural gas, fire-suppression, communications and CATV; streets; parking lots; sidewalks; drainage, storm-water retention, rain harvesting, site lighting, irrigation systems, landscaped grounds, security fencing and other site improvements.

This project encompasses the following types of work covered in the SOW: site work; site utilities; site improvements; roadway, walks, and pavements; new construction; roofing; flooring; painting and wall coverings; doors, windows, entrances; restrooms, plumbing, water, wastewater, well and sewage service, distribution and treatment; mechanical, plumbing, HVAC; electrical wiring, lighting, security controls, electrical and fire code design; fire and safety; and sustainability.

### **Problems Encountered and Corrective Actions Taken**

Near the end of the project the City of Sierra Vista advised KWR that two new streetlights were going to be required along Wilcox Dr. This proposed some issues as final grading was complete and Parking lot was ready for pavement. KWR had to scramble to get KE&G Development in to place conduits in at driveway crossing prior to paving and driveway pour. This was accomplished without causing overall project delay.

The Utility company providing the water service was quite difficult to work with. Even though all fees had been paid by building owner, all waterlines were installed, and had passed all inspections required by ADEQ. They still would not provide a water meter. The Salvation Army main corporate offices had to get involved. KWR built the entire building using temporary water supply via hoses from the adjacent Salvation Army building approx. 300' away. Despite this KWR still provided The Salvation Army with a superbly built building.

## **PAST PERFORMANCE**

### **Quality of Product/Service**

The Salvation Army provided 15% design drawings from which KWR produced multiple design variations until a 100% design was achieved that satisfied the users wants. A building could not be designed that met all of the users wishes and still stay within the budget, so KWR donated over \$300,000 to make it all possible. This donation brought the actual building cost to almost \$2M.

Energy efficient lighting fixtures were used throughout the project. Many hi-SEER heat-pump air-conditioner/heating units containing non-ozone-depleting refrigerants were incorporated in order to provide energy efficient multi-zoned comfort throughout the building. They also were designed and installed with energy efficient motors and control systems allowing intelligent cost reduction and energy savings under all conditions. All new plumbing fixtures were low water-use. All paints used in the project were low-VOC and over 50% of the construction debris was recycled. The domestic hot water was heated using solar energy. The roof was designed to capture and direct rain to a harvesting system. There were two 250-gallon and two 10,000-gallon rain storage tanks for irrigation and toilet flushing. The rain-water harvesting storage and irrigation system incorporated moisture sensors to water the landscaping only when necessary. There were on-site rain-water detention and percolation ponds that incorporated landscape plantings. Recycled pecan shells were used at the main detention pond embankment in lieu of rock.

A copy of sheet g1.0 of our IFC drawings is attached to show an example our design capabilities.

### **Documentation Quality**

KWR provided efficient interfacing with the client, bonding, federal and state tax liability payments, insurance, safety, quality control, construction, design/build and contract management, and a staff of workers to self-perform many disciplines.

### **Worksite Safety**

KWR utilizes guidance from Army Corps of Engineers Safety Manual EM 385-1-1 on all of its projects, and did so here. This project had zero accidents and zero lost time because of our strict adherence to the EM 385-1-1 manual and OSHA regulations, which always includes developing a project-specific Safety and Health Plan, and Accident Hazard Analysis plans

## Cost Control

A building could not be designed that met all of the users wishes and still stay within the budget so KWR donated over \$300,000 to make it all possible. This donation brought the actual building cost to almost \$2M.

## Management Responsiveness

KWR was responsive to all of the owner's requests and endeavored to resolve differences between the architect and budget. KWR involved the owner in every aspect of the project. As previously stated, a building could not be designed and constructed that met all of the users wishes while staying within the budge. KWR ultimately donated and provided the owner the building they desired. In the end, KWR supplied a beautiful, functional, and cost-saving facility that served the owner's needs and wants better than the original design.

## Contract Management

We provided all of the project management, quality control and safety management. Our design/build engineering team provided all architectural, engineering and as-built drawings.

**design team**

**architect**  
 SWAIN ASSOCIATES LTD. ARCHITECTS  
 700 F. BUCKINGHAM  
 TAMPA, FL 33606  
 TEL: 813.277.0000  
 FAX: 813.277.0000  
 www.swain.com

**structural**  
 SCHRIEDER ENGINEERING  
 308 N. TAMPA ROAD, 2ND FLOOR  
 TAMPA, FL 33604  
 TEL: 813.277.0000  
 www.schrieder.com

**civil**  
 CIVIL CONSULTANTS  
 2152 N. GULF BLDG. #200  
 TAMPA, FL 33605  
 TEL: 813.277.0000  
 www.civilconsultants.com

**kitchen**  
 MILLER RESTAURANT GROUP  
 2501 N. PALM AVENUE  
 TAMPA, FL 33605  
 TEL: 813.277.0000  
 www.millerrestaurant.com

**mechanical engineer**  
 ADAMS & ASSOCIATES  
 300 N. GULF BLVD.  
 TAMPA, FL 33605  
 TEL: 813.277.0000  
 www.adams-engineers.com

**electrical engineer**  
 JENSEN & ASSOCIATES, INC.  
 300 N. GULF BLVD.  
 TAMPA, FL 33605  
 TEL: 813.277.0000  
 www.jensen-engineers.com

**landscape architect**  
 ANDERSON  
 200 N. PALM AVENUE  
 TAMPA, FL 33605  
 TEL: 813.277.0000

**swain ASSOCIATES LTD. ARCHITECTS**

100% COMPLETE

DATE: 06.14.2015

PROJECT: THE SALVATION ARMY SIERRA VISTA NEW COMMUNITY BUILDING

100 EAST WILCOX DRIVE  
 SIERRA VISTA, ARIZONA 85628

Job 1323

Scale: AS SHOWN

DATE: 06.14.2015

REVISIONS:

1. 06.14.2015

2. 06.14.2015

3. 06.14.2015

4. 06.14.2015

5. 06.14.2015

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CONSTRUCTION DOCUMENTS - BUILDING SUBMITTAL

**THE SALVATION ARMY SIERRA VISTA  
 NEW COMMUNITY BUILDING**

**deferred submittals**

1. ALL ARCHITECTURAL SYSTEMS SHALL BE APPROVED BY THE ARCHITECT AND APPROVED PRIOR TO PERMANENT RECORDS.

2. ALL MECHANICAL SYSTEMS SHALL BE APPROVED BY THE MECHANICAL ENGINEER AND APPROVED PRIOR TO PERMANENT RECORDS.

3. ALL ELECTRICAL SYSTEMS SHALL BE APPROVED BY THE ELECTRICAL ENGINEER AND APPROVED PRIOR TO PERMANENT RECORDS.

4. ALL LANDSCAPE SYSTEMS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND APPROVED PRIOR TO PERMANENT RECORDS.

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**vicinity map**

cover sheet

**g1.c**

