

FACILITIES MANAGEMENT OPTIMIZATION

Driving Efficiency, Mission Readiness, and Lifecycle Value Across Federal Facilities

The Copper River Family of Companies deliver integrated and innovative, data-driven services that align with federal priorities for sustainability, modernization, operational efficiency, and strategic asset utilization. Our approach empowers agencies to enhance the performance, resilience, and cost-effectiveness of their facilities and real estate portfolios.

FACILITIES DESIGN & CONSTRUCTION

We provide comprehensive architectural and engineering design and construction services that ensure functional, compliant, and sustainable facilities; integrating user needs, mission requirements, and regulatory standards to deliver high-performing environments that support evolving workplace demands.

Typical Services:

- Space planning and workplace strategy development
- Conceptual, schematic, and detailed design
- Compliance with ADA, anti-terrorism/force protection (AT/FP), and federal design guidelines
- Sustainable design and LEED consultation
- CAD, GIS, and BIM-based designs, red-lines, and master record management
- Full construction project lifecycle management

REAL ESTATE PORTFOLIO SUPPORT

We support strategic decision-making across the real estate lifecycle, helping agencies right-size, consolidate, and optimize their space portfolios in alignment with mission and budget objectives.

Typical Services:

- Portfolio planning, analysis and asset utilization
- Occupancy planning and vacancy reduction
- Tenant and space studies, modeling, and reporting
- Lease reduction and consolidation planning
- Lease acquisition and disposal support
- Market assessments and lifecycle cost modeling
- Integrated Workplace Management Systems (IWMS) integration and support (e.g., FRPP, TRIRIGA, MAXIMO)
- Data visualization dashboards and decision analytics

REAL PROPERTY SUPPORT

Our asset management services ensure agencies maintain and operate their facilities effectively, extend asset life, and comply with federal real property regulations and reporting requirements.

Typical Services:

- Facility condition assessments (FCA), depreciation and maintenance planning
- Data governance and integrity with extensive QA/QC engineers
- Federally mandated SMS Builder software expertise and compliance
- Asset lifecycle management and valuation
- Deferred maintenance tracking and prioritization
- Capital planning and investment control support

FACILITIES OPTIMIZATION

We apply continuous improvement methodologies to enhance facilities operations, increase transparency, and align performance with mission outcomes and federal benchmarks.

Typical Services :

- Development of facility-related KPIs and performance dashboards
- Lean Six Sigma and business process reengineering (BPR) for facilities workflows
- Performance benchmarking and best practice analysis
- Data-driven decision support and reporting automation
- Program management and stakeholder engagement
- Facilities governance and process standardization



Owned by the Native Village of Eyak, the Copper River Family of Companies are a collection of both current and graduated Small Business Administration (SBA) 8(a) Certified entities that bring extensive experience supporting the diverse missions of our clients. From Cyber Security Solutions to IT Business Professional Services, and Construction Services to Marine Manufacturing, our vast past performance spans across multiple sectors to support a wide-range of requirements. For over a decade, our clients entrust us to deliver modern, agile, and differentiated solutions and services.

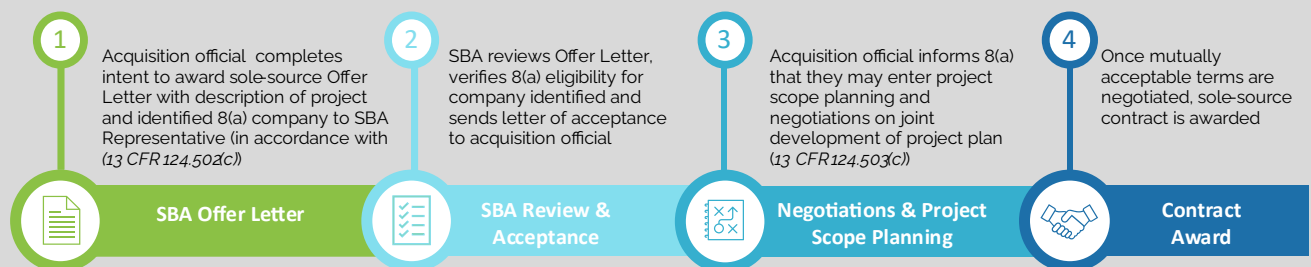
8(a) Tribally Owned Sole-Source Award

- ✓ **Lead Time:** ~15–90 days
- ✓ **Protest Risk:** Low risk
- ✓ **Competition:** None required
- ✓ **SBA Offer & Acceptance:** Required
- ✓ **J&A Requirement:** Not required ≤ \$150M DoD / \$30M Civilian
- ✓ **Market Research:** Limited, must document price reasonableness
- ✓ **Solicitation:** Not required – direct negotiation
- ✓ **Evaluation:** Streamlined technical and cost review
- ✓ **Authority:** FAR 19.805-1 & 13 CFR 124.506(b)
- ✓ **Use Cases:** Rapid response, continuity, urgent needs

⚠️ 8(a) Set-Aside Competitive Award

- **Lead Time:** ~180–365+ days
- **Protest Risk:** Moderate to high
- **Competition:** Required, minimum two 8(a) firms
- **SBA Offer & Acceptance:** Required
- **J&A Requirement:** Required for any sole-source above SAT
- **Market Research:** Extensive, includes sources sought & rule of two
- **Solicitation:** Required, posted on SAM.gov
- **Evaluation:** Full technical, past performance, price evaluation
- **Authority:** FAR 19.805-1 & 13 CFR 124.506(a)
- **Use Cases:** Complex programs, competitive pricing

Simple & fast steps to an 8(a) sole-source contract award



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