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**CONTRACTOR PERFORMANCE ASSESSMENT REPORT (CPAR)****Construction****Name/Address of Contractor:**

Company Name: MDM CONSTRUCTION, LLC

Division Name:

Street Address: 45 21ST AVE E UNIT F

City: WEST FARGO

State/Province: ND Zip Code: 580787811

Country: USA

CAGE Code:

DUNS Number: 829388623

PSC: Z1DA NAICS Code: 236220

**Evaluation Type:** Final**Contract Percent Complete:** 100**Period of Performance Being Assessed:** 07/31/2014 - 08/25/2015**Contract Number:** VA26314D0238 VA26314J1158 **Business Sector & Sub-Sector:** Construction**Contracting Office:** 00636 **Contracting Officer:** BRIDGET PARIZEK **Phone Number:** 402-995-4813**Location of Work:**

Veterans Affairs Medical Center

2501 W. 22nd Street

Sioux Falls, SD 57105

**Award Date:** 07/31/2014 **Effective Date:** 07/31/2014**Completion Date:** 06/16/2015 **Estimated/Actual Completion Date:** 08/25/2015**Total Dollar Value:** \$860,214 **Current Contract Dollar Value:** \$860,214**Complexity:** High **Termination Type:** None**Competition Type:** Full and Open Competition after Exclusion of Sources **Contract Type:** Firm Fixed Price**Key Subcontractors and Effort Performed:****DUNS:****Effort:****DUNS:****Effort:****DUNS:****Effort:****Project Number:** 438-13-200**Project Title:**

Improve Women's Health Patient Privacy Project

**Contract Effort Description:**

MDM Construction was contracted to transform approximately 3,000 square feet of existing space within the Royal C. Johnson Veterans Affairs Medical Center to provide clinical space to improve womens health and patient privacy. This was accomplished through the demolition of existing portions of the facility followed by new construction and existing facility alterations to achieve the area necessary for female patient privacy.

The construction work completed included demolition of existing portions of the facility, asbestos abatement, metal fabrication, carpentry, thermal insulation, installation of windows/doors/frames, flooring, fire suppression, plumbing, Heating Ventilation and Air Conditioning (HVAC), electrical, drywall, painting, acoustical ceilings, and cabinetry casework.

Considering the nature of the facility, MDM Construction was required to prepare a plan detailing project-specific fire safety measures and periodic status reporting to the Facility Engineer and the Contracting Officer.

Before work began, MDM Construction personnel were required to conduct a thorough survey with the VA Project Engineer and a representative of VA Supply Service. The survey included areas and buildings in which alterations were to occur and areas which are anticipated routes of access. As a result of this survey, MDM Construction was required to complete a detailed report that included, by rooms and spaces, the following information:

1. Existing condition and types of resilient flooring, doors, windows, walls and other surfaces not required to be altered throughout affected areas of building.
2. Existence and conditions of items such as plumbing fixtures and accessories, electrical fixtures, equipment, Venetian blinds, shades, etc., required by drawings to be either reused or relocated, or both.
3. Any discrepancies between drawings and existing conditions at site.
4. Designation of areas for working space, materials storage and routes of access to areas within buildings where alterations occur and which have been agreed upon by Contractor and Project Engineer.

MDM Construction was required and did maintain as OSHA certified competent person at the work site whenever the general or subcontractors were present.

**Small Business Utilization:**

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	Very Good
Cost Control:	N/A	Very Good
Management:	N/A	Very Good
Utilization of Small Business:	N/A	N/A
Regulatory Compliance:	N/A	Very Good
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:** MDM Construction completed the construction of the Women's Health Patient Privacy Project as designed and provided the Veterans Affairs Medical Center with a quality facility upgrade.

During this construction project, MDM Construction encountered challenges from unforeseen conditions, including unsuitable concrete flooring and failing plumbing; changes in the door openings/hardware caused by an error on the part of the design AE architect; and the architectural design was completed prior to the installation of a new, upgraded nurse call system that affected the construction design. MDM Construction met each of these challenges in a professional manner working with the VA Engineering staff to overcome the issues.

**SCHEDULE:** The original award of this contract included a 240 calendar day period of performance for completion of the construction contract. A modification to the contract was completed that increased the period of performance 59 calendar days due to unforeseen conditions in the flooring, door openings and nurses call system.

An additional 65 calendar days was required to complete the finishing touches on the construction contract and complete the punch list. Therefore the original 240 calendar day contract ended up taking nearly 365 calendar days to complete.

Although not ideal, the delays were understandable to the VA and accepted.

**COST CONTROL:** MDM Construction did a good job managing to the construction budget for completion of all required actions on this contract. There was one modification that increased the overall cost of the contract by slightly over 10%; however, this increase was the result of unforeseen circumstances and was acceptable to the VA.

**MANAGEMENT:** Mr. Steve Bellman was the MDM Construction Superintendent responsible for completion of this important project. Mr. Bellman did an admirable job in managing the work that was accomplished on this project, overseeing not only MDM Construction personnel on-site, but personnel from 10 subcontractor companies and six suppliers providing equipment and supplies to this project.

A significant challenge for MDM Construction was near the end of the project. The cabinetry casework subcontractor ended up being difficult to work with and had to be continually called back to the site to complete punch list issues before the VA would accept the entire project. Mr. Bellman managed the difficult subcontractor the best he could and is to be commended, but this still resulted in a lengthy delay in completing the project and is the ultimate responsibility of the prime contractor.

**REGULATORY COMPLIANCE:** This contract was completed meeting all regulatory standards for construction.

**ADDITIONAL/OTHER:** MDM Construction did a good job working with the VA in the completion of this project and I would be happy to work with them again on similar projects.

**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: KENNETH SPOHN

Title: Contracting Officer

Organization: NCO 23

Phone Number: 402-995-4505 Email Address: kenneth.spohn@va.gov

Date: 08/26/2015

**Contractor Comments:**

ADDITIONAL/OTHER: Contractor agrees with the ratings assigned.

**CONCURRENCE:** I concur with this evaluation.

**Name and Title of Contractor Representative:**

Name: Dan Walters

Title: President

Phone Number: 701-356-3956 Email Address: dwalters@mdm-construction.com

Date: 08/26/2015

**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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