

## Past Performance

**Owner:**

DAPARTMENT OF THE NAVY  
NAVFACMAR

Contact Person / Number

LT. KEVIN KACZMARSKI

PHONE# (671) 333-2142

FAX # (671) 339-7077

**Final Contract Amount:**

\$528,242.66

**Contract Completion Date:**

OCT. 23, 2014

**Features:**

This project is to construct a second floor administrative office extension over the existing crew lounge and electronic shop areas of Bldg. 2112. ).

Demolition and removal of existing reinforced concrete roofing system and construction of new supported reinforced concrete second floor extension, with reinforced concrete roof slab,

Provide solid core flush door with hardwood veneer facing, SSTL hinges, single-lever door knob

Installation of carpet tile flooring cove base and Floor Tiles ;

Install NIPR Data and LAN outlets, SIPR Data

Install FIRE ALARM AND DETECTION SYSTEMS, SPRINKLERS and Packaged Condensing Unit ( PCU)

**PROJECT DESCRIPTION:**

Demolition and removal of existing AC pavement, concrete slab, . Construction of concrete foundation, column, wall, beam, slab, concrete roof. Installation of interior furred wall over existing EIFS, carpet tile flooring and cove base, Install Kitchen and Plumbing system acoustical ceiling system at ground and second floor, solid core door with hardwood veneer facing, metal frame, and hardware , continuous chair rail, Interior and exterior painting, , Rigid roof insulation& EIFS, Install new Electrical power, energy-saving lighting and control system, Telephone, Data and LAN lines, Audio/visual devices and manual pull station, Install new wet pipe automatic sprinkler system. Install new Package Cooling Unit ( PCU)



**PACKAGE COOLING UNIT ( PCU)**



**KITCHEN CABINET AND FLOOR TILES**

**NAVFAC/USACE PAST PERFORMANCE QUESTIONNAIRE (Form PPQ-0)**

**CONTRACT INFORMATION (Contractor to complete Blocks 1-4)**

**1. Contractor Information**

Firm Name: SERRANO CONSTRUCTION AND DEVELOPMENT CORP. CAGE Code: 1SP66  
Address: P.O. BOX 9467 DEDEDO, GUAM 96912 DUNs Number: 85-5021080  
Phone Number: 671-632-8840  
Email Address: serconst@teleguam.net  
Point of Contact: NOLI J. SERRANO Contact Phone Number: 671-632-8840

**2. Work Performed as:**  Prime Contractor  Sub Contractor  Joint Venture  Other (Explain)

Percent of project work performed:  
If subcontractor, who was the prime (Name/Phone #):

**3. Contract Information**

Contract Number: N40192-09-D-2708  
Delivery/Task Order Number (if applicable): 0057  
Contract Type:  Firm Fixed Price  Cost Reimbursement  Other (Please specify):  
Contract Title: BUILD OFFICE SPACE AT BLDG. 2112, EODMU-5  
Contract Location: NAVAL BASE GUAM

Award Date (mm/dd/yy): 09/18/13  
Contract Completion Date (mm/dd/yy): 10/31/14  
Actual Completion Date (mm/dd/yy): 10/23/14  
Explain Differences:

Original Contract Price (Award Amount): \$414,523.18  
Final Contract Price (to include all modifications, if applicable): \$528,242.66  
Explain Differences:

**4. Project Description:**

Complexity of Work  High  Med  Routine  
How is this project relevant to project of submission? (Please provide details such as similar equipment, requirements, conditions, etc.)  
Install Telephone, Data and LAN lines, Audio/visual devices and manual pull station, Install new wet pipe automatic sprinkler system. Install new Package Cooling Unit ( PCU)

**CLIENT INFORMATION (Client to complete Blocks 5-8)**

**5. Client Information**

Name: LT Kevin Kaczmariski  
Title: Construction Manager Engineer (NAVFAC Marianas)  
Phone Number: 671-898-9042  
Email Address: kevin.kaczmariski@fe.navy.mil

**6. Describe the client's role in the project:**

Provided quality assurance on behalf of the government (Contracting Officer's Rep.)

**7. Date Questionnaire was completed (mm/dd/yy):** 03/05/15

**8. Client's Signature:** KACZMARSKI.KEVIN.JAMES.1281009245

Digitally signed by KACZMARSKI.KEVIN.JAMES.1281009245  
DN: c=US, o=U.S. Government, ou=DoD, ou=PKJ, ou=USN, cn=KACZMARSKI.KEVIN.JAMES.1281009245  
Date: 2015.03.05 12:59:32 +1000'

NOTE: NAVFAC REQUESTS THAT THE CLIENT COMPLETES THIS QUESTIONNAIRE AND SUBMITS DIRECTLY BACK TO THE OFFEROR. THE OFFEROR WILL SUBMIT THE COMPLETED QUESTIONNAIRE TO NAVFAC WITH THEIR PROPOSAL, AND MAY DUPLICATE THIS QUESTIONNAIRE FOR FUTURE SUBMISSION ON NAVFAC SOLICITATIONS. CLIENTS ARE HIGHLY ENCOURAGED TO SUBMIT QUESTIONNAIRES DIRECTLY TO THE OFFEROR. HOWEVER, QUESTIONNAIRES MAY BE SUBMITTED DIRECTLY TO NAVFAC. PLEASE CONTACT THE OFFEROR FOR NAVFAC POC INFORMATION. THE GOVERNMENT RESERVES THE RIGHT TO VERIFY ANY AND ALL INFORMATION ON THIS FORM.

*ADJECTIVE RATINGS AND DEFINITIONS TO BE USED TO BEST REFLECT  
YOUR EVALUATION OF THE CONTRACTOR'S PERFORMANCE*

<b>RATING</b>	<b>DEFINITION</b>	<b>NOTE</b>
<b>(E) Exceptional</b>	Performance meets contractual requirements and exceeds many to the Government/Owner's benefit. The contractual performance of the element or sub-element being assessed was accomplished with few minor problems for which corrective actions taken by the contractor was highly effective.	An Exceptional rating is appropriate when the Contractor successfully performed multiple significant events that were of benefit to the Government/Owner. A singular benefit, however, could be of such magnitude that it alone constitutes an Exceptional rating. Also, there should have been NO significant weaknesses identified.
<b>(VG) Very Good</b>	Performance meets contractual requirements and exceeds some to the Government's/Owner's benefit. The contractual performance of the element or sub-element being assessed was accomplished with some minor problems for which corrective actions taken by the contractor were effective.	A Very Good rating is appropriate when the Contractor successfully performed a significant event that was a benefit to the Government/Owner. There should have been no significant weaknesses identified.
<b>(S) Satisfactory</b>	Performance meets minimum contractual requirements. The contractual performance of the element or sub-element contains some minor problems for which corrective actions taken by the contractor appear or were satisfactory.	A Satisfactory rating is appropriate when there were only minor problems, or major problems that the contractor recovered from without impact to the contract. There should have been NO significant weaknesses identified. Per DOD policy, a fundamental principle of assigning ratings is that contractors will not be assessed a rating lower than Satisfactory solely for not performing beyond the requirements of the contract.
<b>(M) Marginal</b>	Performance does not meet some contractual requirements. The contractual performance of the element or sub-element being assessed reflects a serious problem for which the contractor has not yet identified corrective actions. The contractor's proposed actions appear only marginally effective or were not fully implemented.	A Marginal is appropriate when a significant event occurred that the contractor had trouble overcoming which impacted the Government/Owner.
<b>(U) Unsatisfactory</b>	Performance does not meet most contractual requirements and recovery is not likely in a timely manner. The contractual performance of the element or sub-element contains serious problem(s) for which the contractor's corrective actions appear or were ineffective.	An Unsatisfactory rating is appropriate when multiple significant events occurred that the contractor had trouble overcoming and which impacted the Government/Owner. A singular problem, however, could be of such serious magnitude that it alone constitutes an unsatisfactory rating.
<b>(N) Not Applicable</b>	No information or did not apply to your contract	Rating will be neither positive nor negative.

Contractor Information (Firm Name): SERRANO CONSTRUCTION AND DEVELOPMENT CORP.  
Client Information (Name): LT Kevin Kaczmariski

**TO BE COMPLETED BY CLIENT**

PLEASE CIRCLE THE ADJECTIVE RATING WHICH BEST REFLECTS YOUR EVALUATION OF THE CONTRACTOR'S PERFORMANCE.

<b>1. QUALITY:</b>	
a) Quality of technical data/report preparation efforts	E <input checked="" type="radio"/> VG S M U N
b) Ability to meet quality standards specified for technical performance	<input checked="" type="radio"/> E VG S M U N
c) Timeliness/effectiveness of contract problem resolution without extensive customer guidance	<input checked="" type="radio"/> E VG S M U N
d) Adequacy/effectiveness of quality control program and adherence to contract quality assurance requirements (without adverse effect on performance)	E <input checked="" type="radio"/> VG S M U N
<b>2. SCHEDULE/TIMELINESS OF PERFORMANCE:</b>	
a) Compliance with contract delivery/completion schedules including any significant intermediate milestones. <i>(If liquidated damages were assessed or the schedule was not met, please address below)</i>	E VG <input checked="" type="radio"/> S M U N
b) Rate the contractor's use of available resources to accomplish tasks identified in the contract	E <input checked="" type="radio"/> VG S M U N
<b>3. CUSTOMER SATISFACTION:</b>	
a) To what extent were the end users satisfied with the project?	<input checked="" type="radio"/> E VG S M U N
b) Contractor was reasonable and cooperative in dealing with your staff (including the ability to successfully resolve disagreements/disputes; responsiveness to administrative reports, businesslike and communication)	<input checked="" type="radio"/> E VG S M U N
c) To what extent was the contractor cooperative, businesslike, and concerned with the interests of the customer?	<input checked="" type="radio"/> E VG S M U N
d) Overall customer satisfaction	<input checked="" type="radio"/> E VG S M U N
<b>4. MANAGEMENT/ PERSONNEL/LABOR</b>	
a) Effectiveness of on-site management, including management of subcontractors, suppliers, materials, and/or labor force?	E <input checked="" type="radio"/> VG S M U N
b) Ability to hire, apply, and retain a qualified workforce to this effort	<input checked="" type="radio"/> E VG S M U N
c) Government Property Control	<input checked="" type="radio"/> E VG S M U N
d) Knowledge/expertise demonstrated by contractor personnel	<input checked="" type="radio"/> E VG S M U N
e) Utilization of Small Business concerns	E VG S M U <input checked="" type="radio"/> N
f) Ability to simultaneously manage multiple projects with multiple disciplines	E <input checked="" type="radio"/> VG S M U N
g) Ability to assimilate and incorporate changes in requirements and/or priority, including planning, execution and response to Government changes	<input checked="" type="radio"/> E VG S M U N
h) Effectiveness of overall management (including ability to effectively lead, manage and control the program)	<input checked="" type="radio"/> E VG S M U N
<b>5. COST/FINANCIAL MANAGEMENT</b>	
a) Ability to meet the terms and conditions within the contractually agreed price(s)?	<input checked="" type="radio"/> E VG S M U N

Contractor Information (Firm Name): SERRANO CONSTRUCTION AND DEVELOPMENT CORP.  
Client Information (Name): \_\_\_\_\_

b) Contractor proposed innovative alternative methods/processes that reduced cost, improved maintainability or other factors that benefited the client	E <input checked="" type="radio"/> VG S M U N
c) If this is/was a Government cost type contract, please rate the Contractor's timeliness and accuracy in submitting monthly invoices with appropriate back-up documentation, monthly status reports/budget variance reports, compliance with established budgets and avoidance of significant and/or unexplained variances (under runs or overruns)	E VG S M U <input checked="" type="radio"/> N
d) Is the Contractor's accounting system adequate for management and tracking of costs? <i>If no, please explain in Remarks section.</i>	<input checked="" type="radio"/> Yes No
e) If this is/was a Government contract, has/was this contract been partially or completely terminated for default or convenience or are there any pending terminations? <i>Indicate if show cause or cure notices were issued, or any default action in comment section below.</i>	Yes <input checked="" type="radio"/> No
f) Have there been any indications that the contractor has had any financial problems? <i>If yes, please explain below.</i>	Yes <input checked="" type="radio"/> No
<b>6. SAFETY/SECURITY</b>	
a) To what extent was the contractor able to maintain an environment of safety, adhere to its approved safety plan, and respond to safety issues? (Includes: following the users rules, regulations, and requirements regarding housekeeping, safety, correction of noted deficiencies, etc.)	E <input checked="" type="radio"/> VG S M U N
b) Contractor complied with all security requirements for the project and personnel security requirements.	<input checked="" type="radio"/> E VG S M U N
<b>7. GENERAL</b>	
a) Ability to successfully respond to emergency and/or surge situations (including notifying COR, PM or Contracting Officer in a timely manner regarding urgent contractual issues).	E <input checked="" type="radio"/> VG S M U N
b) Compliance with contractual terms/provisions <i>(explain if specific issues)</i>	<input checked="" type="radio"/> E VG S M U N
c) Would you hire or work with this firm again? <i>(If no, please explain below)</i>	<input checked="" type="radio"/> Yes No
d) In summary, provide an overall rating for the work performed by this contractor.	<input checked="" type="radio"/> E VG S M U N

**Please provide responses to the questions above (if applicable) and/or additional remarks. Furthermore, please provide a brief narrative addressing specific strengths, weaknesses, deficiencies, or other comments which may assist our office in evaluating performance risk (please attach additional pages if necessary):**

Exceptional project team. Was able to show tremendous flexibility in working  
by building this second floor office on a building that was occupied and  
within a compound for an operational Explosive Ordinance Disposal Unit.  
Their ability to communicate their work activities with the end-users was  
vital.