

CONTRACTOR PERFORMANCE ASSESSMENT REPORT (CPAR)
INCOMPLETE-REVIEWED

Construction

Name/Address of Contractor:

Company Name: BENAKA INC.
Division Name: NAVFAC MIDLANT FEAD PWD NWS EARLE, COLTS NECK, NJ
Street Address: 7 LAWRENCE ST
City: NEW BRUNSWICK
State/Province: NJ Zip Code: 089013108
Country: USA
CAGE Code:
DUNS Number: 015182868
PSC: Z2FC NAICS Code: 236220

Evaluation Type: Final

Contract Percent Complete: 100

Period of Performance Being Assessed: 11/10/2016 - 03/23/2018

Contract Number: N4008514D5247 0010 **Business Sector & Sub-Sector:** Construction

Contracting Office: NAVAL FAC ENGINEERING CMD MID LANT **Contracting Officer:** PHILIP J. COLE **Phone Number:** 757-341-1970

Location of Work:

The work is located in and around Building C12 on Naval Weapons Station Earle, Colts Neck, NJ 07722. The Scope included a complete renovation, repair and reconfiguration of the barracks building. Civil, Structural, Architectural, Mechanical, Plumbing, Electrical and Landscaping work were completed.

Award Date: 11/10/2016 **Effective Date:** 11/10/2016

Completion Date: 12/17/2017 **Estimated/Actual Completion Date:** 03/23/2018

Total Dollar Value: \$3,869,860 **Current Contract Dollar Value:** \$3,869,860

Complexity: Medium **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: eContract No.1314943

Project Title:

RM13-0137 UPH - Bachelor Enlisted Quarters (BEQ)/Repairs to Building C12. The work includes renovation of Building C12 at Naval Weapons Station

Earle, NJ, and incidental related work. This project is a renovation and modernization of the Bachelor Enlisted Quarters (BEQ) with repairs to bring the facility from a Q4 to a Q1 status and in accordance with the Facilities Criteria Navy and Marine Corps Unaccompanied Housing. Exterior building work will consist of new roof, masonry repairs, waterproofing the brick façade, replacement of fascia, soffits, gutters and downspouts, awning cover, new canopy lighting and painting. Also included will be new ATRP compliant windows, the replacement of the inner and outer vestibule entry doors for energy efficiency, ADA/ABA and ATRP compliances. Living quarter's improvements will consist of replacement of Package Terminal Air Conditioner (PATC) units, cable and internet access, system controls, lighting and air conditioning. The Exchange Service Outlets (Barber Shop) will be relocated elsewhere in the Base and the area converted for common area resident services.

Contract Effort Description:

1. Retrofit Building C12 with steel structural framing to reinforce East elevation for installation of ATRP resistant windows.
2. Modification 02, ADD- \$87,567.00

PC 003 - RECONFIGURE BEDROOM UNIT TO MEET ABA REQUIREMENTS (CREQ),

PC 004 - REPLACE BEDROOM ELECTRICAL DISTRIBUTION SYSTEM (CREQ). Remove MC cabling and BX wiring and conduit from existing receptacles in bedroom units A, B, and C. Remove ceiling mounted junction boxes, EMT wiring, and conduit back to source panel boards located in corridor. Remove existing bedroom receptacles that are being relocated. Remove receptacles that are mounted higher than 18" above finished floor in bedrooms. Provide new wiring and conduit from existing electrical panel boards (utilizing same circuit

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& route to corridor) and provide junction boxes in corridor. Provide MC cabling into rooms and to new receptacles. Provide a quadruplex receptacle at nightstand locations in each bedroom. Sketches for new receptacle layouts for the bedroom unit types A, B, and C are provided with the modification. In addition, relocate the Main Distribution Panel to the North wall of the basement. Coordinate exact location with NAVFAC prior to installation.

3. Modification 03: RESOLVE UNFORESEEN CONDITIONS TO INCLUDE MOLD REMEDIATION, LEAD PAINT REMEDIATION AND ADDITIONAL ROOF REPAIRS (UNFO). ADD - \$78,544.00

(1) Abate mold found on the back side of the gypsum wall board along the corridors, the lower four (4) feet of the wall board on both the corridor side and room side of the walls must be removed and replaced with new wall board.

(2) In order to abate the lead paint found, all loose paint must be removed by scraping and remaining adhered paint is to be re-encapsulated.

(3) In order to install the new roofing materials, 16 (4'x8') sheets of new plywood substrate are required. Installation of the new roofing cannot be done over the existing rotten plywood substrate.

(4) Based on this additional work, the Contract Completion date shall be amended.

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

Variance (Contract to Date):

Current Cost Variance (%): 4.61% Variance at Completion (%): 4.61%

Current Schedule Variance (%): 40

Assessing Official Comments:

QUALITY: Benaka Inc. exceeded the contract requirements regarding Quality. Benaka's on site Project Manager and Superintendent were aware that this was a high visibility contract. As such the NAVFAC's ET, CM and Supervisory CM would visit the site each day to verify work was being performed per the drawings and specs. When finishes in the common areas, corridors and living quarters were being applied Benaka's team welcomed comments about the workmanship being provided. The installation of the stained wood plank suspended ceilings, with GWB borders, in the first and second floor Lounges was perfect. Also, in the common area Lounges Benaka installed additional wood trim that enhanced the finishes around the wall hung work/computer tables. Corridor wall sconce lighting was dead level. Gaps between the corridor suspended ceiling grid wall trim and the existing corridors walls were caulked so existing wall imperfections were not noticeable or minimized. Kitchen and bathroom cabinet doors were level and aligned. The bathroom tile work was very good. While each finished material was being installed Benaka consulted with the CM Team and corrected imperfections on the spot. All deficiencies noted by the Government during construction and on punch lists were corrected by Benaka in a timely manner.

SCHEDULE: Benaka Inc. exceeded the contract requirements. The Government benefited by Benaka's management of the schedule throughout this contract. While funds were being processed through NAVFAC's financial management system for Modifications 02 and 03, a total of \$165,111.00, Benaka took on a significant risk and kept working to stay on schedule as much as possible. It took eight (8) months to complete the paperwork for all the funds allocated for these modifications. Had Benaka chosen to stop working, since the mold and lead paint issues prevented any other work in and near the areas affected inside the building from proceeding, this contract would have been delayed significantly, with additional costs to NAVFAC beyond the already negotiated amounts, for idle equipment and remobilization. All material and equipment submittals were made in a timely manner. No feature of work was delayed as a result of the submittal process.

COST CONTROL: Benaka's on site Project Manager and Superintendent efficiently managed the construction as stated previously in the evaluation of their Schedule. Benaka's initial proposals for modifications were higher than the Government Estimates (IGE) by not excessive. Negotiations were cordial with give and take on both sides of the table. When agreements were reached Benaka and NAVFAC felt the modification settlements were fair and reasonable. Less than 5% in modifications during any renovation of an existing facility, in particular virtual complete gutting of a barracks, is excellent. The final contract cost was \$4,048,422.00, an increase of 4.61%.

MANAGEMENT: Benaka employed an experienced Project Manager and Field Superintendent during this contract. They would inform NAVFAC of any field issues that developed and provided solutions for discussion. Benaka's on site Project Manager and Superintendent were always available whenever NAVFAC's CM Team wanted to meet and speak with them. This included during non-working hours. If a situation developed on site Benaka's PM or Super would immediately contact NAVFAC's team to inform them of the event and arrange for a

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meeting in the field to discuss solutions. Benaka's management personnel always conducted themselves in a professional manner. The on-site team was very proactive and were well supported by their home office. The Benaka's on site personnel were definitely more than qualified for the positions they held, as demonstrated by pace at which their personnel and subcontractors worked in the building concurrently. Benaka's and NAVFAC's project personnel bonded well and worked as one team to get this contract completed on as soon as possible. NAVFAC and Benaka communicated effectively with each other daily. Whenever meetings were needed to discuss issues requiring immediate attention, Benaka was always responsive to NAVFAC's requests to meet and resolve those situations. Benaka kept up with required paperwork and provided the required documentation when modifications were negotiated. Bi-weekly construction meeting minutes were excellent. All levels of Benaka's management team were accessible to NAVFAC during the contract. Typically when construction issues arose they were resolved on site, at the lowest level.

SMALL BUSINESS SUBCONTRACTING: Benaka held their subcontractors to high performance standards. This contract involved almost all of the construction trades, and Benaka provided exceptional oversight and coordination of their subcontractor's work. Approximately 50% of the work was performed by subcontractors. Their site superintendent, field Project Manager and QCM were always in the field to coordinate the work areas when multiple subcontractor's were in the building. This contract involved a complete interior gutting of a two story barracks, removal of asbestos, mold and lead paint, construction of blast resistant exterior walls using structural steel framing to meet current requirements, Rebuilding the barracks employed all the major building trades. Benaka was able to almost seamlessly integrate their smaller subcontractors into the work areas while other work was ongoing. None of their employees, or subcontractor's employees reported non-payment of wages or non payment of invoices when interviewed by NAVFAC personnel.

REGULATORY COMPLIANCE: Benaka, Inc. complied with all regulatory standards for asbestos, mold and lead paint removal. All required work area precautions and use of Personal Protection Equipment was used. All required certifications and testing data were submitted to NAVFAC.

OTHER AREAS: Typically NAVFAC would contact Benaka's Project Manager, describe a situation or deficiency observed in the field and Benaka would arrange for the immediate correction of the safety of work related item. Punch list items were attended to in a timely manner. Benaka one of the best contractors I have worked with in my 48 plus year career in facilities design and construction. Benaka's management was very proactive to ensure the work was performed correctly. I would definitely welcome the opportunity to work with Benaka on another large construction contract.

ADDITIONAL/OTHER: Benaka is a top shelf construction company. If I had the opportunity to work with Benaka on another Major Repair or MILCON contract I would definitely want to do so. Benaka is one of the best contractors I've worked with in my 48 plus year career in design-construction. Benaka's construction management team was very proactive to ensure the work was performed correctly. Please contact me at 732-866-2047 or 732-492-6916 if you have any other questions regarding the Benaka team.

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: Arnold Smollik, R.A.

Title: Project Mgmt & Engrg Branch Head

Organization: NAVFAC MidLant FEAD PWD NWS Earle

Phone Number: 732-866-2047 Email Address: arnold.smollik@navy

Date: 04/05/2019

Contractor Comments:

ADDITIONAL/OTHER: It was a pleasure serving the NWS Earle on this procurement.

CONCURRENCE: I concur with this evaluation.

Name and Title of Contractor Representative:

Name: Divya Venkatesh

Title: Project Coordinator

Phone Number: 7322467060 Email Address: dvenkatesh@benakainc.com

Date: 04/09/2019

Review by Reviewing Official:

Name and Title of Reviewing Official:

Name:

Title:

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