



Division of Capital Asset Management Standard Contractor Evaluation Form

IMPORTANT – Please check (✓) if this evaluation is for:

Prime/General Contractor

Subcontractor

Section I- General Project Information - Section I must be completed in its entirety.

Reference Name: Niel Mauer	Reference Telephone #: 617-594-4204
Reference Position/ Title: Clerk of the Works	Date: June 15, 2010
Reference Agency/ Firm: MassDevelopment	DCAM
Name of Contractor Being Evaluated: King Painting, Inc.	Interviewer (if any):
	Contract Cost for Contractor Being Evaluated Including Change Orders: \$117,000 (if change order amount unknown for subcontractor then estimate as 5% of subcontract amount)
Project Title: Devens Transitional Housing	Contract Start/ End Dates: August, 2009
	Actual Completion Date: July, 2010
Scope of Work: Construction of a 13-unit transitional living facility for homeless mothers and children	
Project Location (city and state): Devens, MA	

******Important******

- *Please check (✓) if this is a :* *Preliminary Evaluation (50% complete); or*
 *Final Evaluation (once use and/or occupancy, or
 issuance of a certificate of use and/or occupancy, or
 contract termination have been achieved, whichever is
 earlier)*

- *Please check (✓) if:* *The project was estimated to be greater than \$1.5M
 dollars and required an Owner’s Project Manager.*

- *Did the contractor execute this project using their own employees?* Yes No

Section II- Evaluation Questionnaire

Please rate this contractor's performance in each of the following areas. If you need additional space, attach additional sheets. If you rate the contractor below "satisfactory" in any area, please provide detailed information to explain the rating assigned. You are not restricted to using the numerical values (points) shown and may score in between the points shown. A total of 80 points are required for a passing grade.

1. Quality of Workmanship (0-28 points)

Carry over points

here ↓

Rate the quality of this contractor's workmanship. Were there quality-related or workmanship problems on the contract? Was the contractor responsive to remedial work required? If so or if not, provide specific examples.

unacceptable 0 points poor 14 points satisfactory 24 points very good 26 points excellent 28 points

→ 28 points

comments:

2. Project Management

a) **Scheduling-** (0-13 points) Rate this contractor's performance with regard to adhering to contract schedules. Did this contractor meet the contract schedule or the schedule as revised by approved change orders? If not, was the delay attributable to this contractor? If so, provide specific examples.

unacceptable 0 points poor 7 points satisfactory 11 points very good 12 points excellent 13 points

→ 13 points

comments:

b) **Subcontractor Management-** (0-13 points) Rate this contractor's ability, effort and success in managing and coordinating subcontractors (if no subcontractors, rate this contractor's overall project management). Was this contractor able to effectively resolve problems? If not, provide specific examples.

unacceptable 0 points poor 6 points satisfactory 11 points very good 12 points excellent 13 points

→ 13 points

comments:

c) **Safety and Housekeeping Procedures-** (0-9 points) Rate this contractor's safety and housekeeping procedures on this project. Were there any OSHA violations or serious safety accidents? If so, provide specific examples.

unacceptable 0 points poor 3 points satisfactory 7 points very good 8 points excellent 9 points

→ 9 points

comments:

d) **Change Orders-** (0-9 points) Did this contractor unreasonably claim change orders or extras? Were this contractor's prices on change orders and extras reasonable? If not, provide specific examples.

unacceptable 0 points
 poor 3 points
 satisfactory 7 points
 very good 8 points
 excellent 9 points
 → 9 points

comments:

e) **Working Relationships-** (0-7 points) Rate this contractor's working relationships with other parties (i.e. Awarding Authority, designer, subcontractors, etc.). Did this contractor relate to other parties in a professional manner? If not, give specific examples.

unacceptable 0 points
 poor 2 points
 satisfactory 5 points
 very good 6 points
 excellent 7 points
 → 7 points

comments:

f) **Paperwork Processing-** (0-7 points) Rate this contractor's performance in completing and submitting required project paperwork (i.e. change orders, submittals, drawings, requisitions, payrolls, workforce reports, etc.). Did the contractor submit the required paperwork promptly and in proper form? If not, provide specific examples.

unacceptable 0 points
 poor 2 points
 satisfactory 5 points
 very good 6 points
 excellent 7 points
 → 7 points

comments:

3. On-Site Supervisory Personnel Rating (0-14 points)

a) **General Performance-** Rate the general performance of this contractor's on-site supervisory personnel. Did the superintendent(s) have the knowledge, management skills and experience to run a project of this size and scope? If not, provide specific examples.

unacceptable 0 points
 poor 3 points
 satisfactory 10 points
 very good 12 points
 excellent 14 points
 → 14 points

comments:

Please add up all points from this page and the preceding pages and enter total here: 160

Section III- Legal and Administrative Proceedings

Are you aware of any legal or administrative proceedings, invoked bonds, assessed damages, demands for direct payment, payment bond claims, contract failures, contract terminations, or penalties involving this contractor on this contract? What is the status of any pending litigation? What was the final outcome of any completed litigation? What are the dollar amounts of assessed damages or penalties?

comments:

Section IV- Evaluator Certification

I hereby certify that the information contained in this evaluation form represents, to the best of my knowledge, a true analysis of this contractor's performance record on this contract and that this Project Evaluation and Project Rating was not the subject of any negotiation, close-out, or settlement of the subject project or related thereto and that no compensation or consideration (either financial or additional work on this project or otherwise) was given to the awarding authority or me in connection with its preparation or the opinions contained herein.

I also certify that I have no ties with this contractor either through a business or family relationship.

I have mailed a copy of this completed evaluation form to the contractor on [Enter Date]
(Public Awarding Authorities must mail a copy of this completed evaluation form to the contractor).

For Public Projects below \$1,500,000, this form must be signed by the Awarding Authority and may be signed by the Owner's Representative (i.e. Architect/Designer) in conjunction with the Awarding Authority:

Signature of Awarding Authority [Enter Name & Title]
Print Name and Title [Enter Date]
Date

Signature of Awarding Authority's Representative
(optional) [Enter Name & Title]
Print Name and Title [Enter Date]
Date

For Public Projects above \$1,500,000 bid under M.G.L., c. 149, § 44A 1/2, this form must be signed by the Owner's (Awarding Authority's) Project Manager and the Awarding Authority:

Niel Mauer
Signature of Owner's (Awarding Authority's)
Project Manager Niel Mauer, Clerk
Print Name and Title June 15, 2010
Date

Edmund Starzec
Signature of Awarding Authority Edmund Starzec, PM
Print Name and Title June 15, 2010
Date

Section V- Additional Comments

Comments: