



DEPARTMENT OF THE ARMY  
CORPS OF ENGINEERS, BLACK HILLS AREA OFFICE  
631 SAINT ANNE STREET, SUITE 101  
RAPID CITY, SD 57701-4667

April 27, 2007

SUBJECT: Performance Evaluation, Contract W9128F-05-C-0007, Phase 11, Design Build  
Family Housing, Minot AFB, North Dakota


RMR Joint Venture  
PO Box 1965  
Minot, North Dakota 58702-1965

Serial Letter  
No. 05-0007-125

Gentlemen:

Your construction contract performance evaluation for subject project is attached.  
Congratulations on your well-deserved overall outstanding performance rating. Please pass on  
our appreciation to the appropriate subcontractors.

Sincerely,

  
Mark Mailander  
Authorized Representative  
of the Contracting Officer

Enclosure

FOR OFFICIAL USE ONLY (WHEN COMPLETED)

PART III - EVALUATION OF PERFORMANCE ELEMENTS

N/A=NOT APPLICABLE    O=OUTSTANDING    A=ABOVE AVERAGE    S=SATISFACTORY    M=MARGINAL    U=UNSATISFACTORY													
16. QUALITY CONTROL							16. EFFECTIVENESS OF MANAGEMENT						
N/A	O	A	S	M	U		N/A	O	A	S	M	U	
a. QUALITY OF WORKMANSHIP	<input checked="" type="checkbox"/>						a. COOPERATION AND RESPONSIVENESS	<input checked="" type="checkbox"/>					
b. ADEQUACY OF THE CQC PLAN			<input checked="" type="checkbox"/>				b. MANAGEMENT OF RESOURCES/ PERSONNEL	<input checked="" type="checkbox"/>					
c. IMPLEMENTATION OF THE CQC PLAN			<input checked="" type="checkbox"/>				c. COORDINATION AND CONTROL OF SUBCONTRACTOR(S)	<input checked="" type="checkbox"/>					
d. QUALITY OF QC DOCUMENTATION			<input checked="" type="checkbox"/>				d. ADEQUACY OF SITE CLEAN-UP	<input checked="" type="checkbox"/>					
e. STORAGE OF MATERIALS			<input checked="" type="checkbox"/>				e. EFFECTIVENESS OF JOB-SITE SUPERVISION			<input checked="" type="checkbox"/>			
f. ADEQUACY OF MATERIALS			<input checked="" type="checkbox"/>				f. COMPLIANCE WITH LAWS AND REGULATIONS			<input checked="" type="checkbox"/>			
g. ADEQUACY OF SUBMITTALS	<input checked="" type="checkbox"/>						g. PROFESSIONAL CONDUCT		<input checked="" type="checkbox"/>				
h. ADEQUACY OF QC TESTING				<input checked="" type="checkbox"/>			h. REVIEW / RESOLUTION OF SUBCONTRACTOR'S ISSUES			<input checked="" type="checkbox"/>			
i. ADEQUACY OF AS-BUILTS			<input checked="" type="checkbox"/>				i. IMPLEMENTATION OF SUBCONTRACTING PLAN	<input checked="" type="checkbox"/>					
j. USE OF SPECIFIED MATERIALS			<input checked="" type="checkbox"/>										
k. IDENTIFICATION / CORRECTION OF DEFICIENT WORK IN A TIMELY MANNER			<input checked="" type="checkbox"/>										
17. TIMELY PERFORMANCE							18. COMPLIANCE WITH LABOR STANDARDS						
a. ADEQUACY OF INITIAL PROGRESS SCHEDULE		<input checked="" type="checkbox"/>					a. CORRECTION OF NOTED DEFICIENCIES		<input checked="" type="checkbox"/>				
b. ADHERENCE TO APPROVED SCHEDULE		<input checked="" type="checkbox"/>					b. PAYROLLS PROPERLY COMPLETED AND SUBMITTED		<input checked="" type="checkbox"/>				
c. RESOLUTION OF DELAYS		<input checked="" type="checkbox"/>					c. COMPLIANCE WITH LABOR LAWS AND REGULATIONS WITH SPECIFIC ATTENTION TO THE DAVIS-BACON ACT AND EEO REQUIREMENTS			<input checked="" type="checkbox"/>			
d. SUBMISSION OF REQUIRED DOCUMENTATION		<input checked="" type="checkbox"/>											
e. COMPLETION OF PUNCHLIST ITEMS			<input checked="" type="checkbox"/>				19. COMPLIANCE WITH SAFETY STANDARDS						
f. SUBMISSION OF UPDATED AND REVISED PROGRESS SCHEDULES		<input checked="" type="checkbox"/>					a. ADEQUACY OF SAFETY PLAN			<input checked="" type="checkbox"/>			
g. WARRANTY RESPONSE		<input checked="" type="checkbox"/>					b. IMPLEMENTATION OF SAFETY PLAN			<input checked="" type="checkbox"/>			
							c. CORRECTION OF NOTED DEFICIENCIES			<input checked="" type="checkbox"/>			

20. REMARKS (Explanation of unsatisfactory evaluation is required. Other comments are optional. Provide facts concerning specific events or actions to justify the evaluation. These data must be in sufficient detail to assist contracting officers in determining the contractor's responsibility. Continue on separate sheet(s), if needed.)

15a.g. RMR generally met and often exceeded our expectations on quality. This is not only our opinion, but is echoed by the Air Force. Submittals were timely and acceptable, alleviating conflicts and facilitating the smooth flow of the work.

16a,b,c. RMR Management coordinated any issues that evolved during the project with a partnering attitude. This reduced delays and/or deficiencies and kept the project on track for early completion with high quality. RMR kept the site clean and when special attention was requested due to VIP visitors, they responded positively and quickly. The Omaha Safety Evaluator commented on the cleanliness of the site on his visit. All interactions with personnel on site or in the office were handled with extreme professionalism.

17a-g. The initial schedule provided by RMR was well conceived and required only minor clarification to render it fully acceptable. The schedule was used during construction as a management tool, not just a payment tool. The job was completed 3 months in advance of the contractually required completion date. All updates were provided timely and reflected a well thought out narrative and an understanding of what was controlling the schedule. The Air Force has indicated that they are very happy with RMR's warranty response.

18. RMR payrolls were almost always timely. When the occasional problem surfaced, Lona T. was very responsive. Lona demonstrates an uncommonly high degree of knowledge concerning the requirements of Davis Bacon and the payroll submittal requirements.