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CONTRACTOR PERFORMANCE ASSESSMENT REPORT (CPAR) INCOMPLETE-RATED	NONSYSTEMS
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1. Name/Address of Contractor (Division):

Company Name: ORTIZ GROUP ENGINEERING AND CONSTRUC

Division Name:

Street Address: #7, STREET ANTONIO R BARCELO

City, State, Zip Code: TOA ALTA PR 00954

Province/Country: US

CAGE Code: DUNS+4 Number: 026833868

PSC: 6117 NAICS Code: 237130

2. Report Type: Interim Final Report Addendum**3. Period of Performance Being Assessed:** 06/17/2010 - 06/08/2011**4a. Contract Number:**

GS02P10PIC0019

4b. Business Sector & Sub-Sector:

Electrical

5. Contracting Office: GSA/PUBLIC BUILDINGS SERVICE**6. Location of Contract Performance:**

Ron De Lugo, FOB 5500, Veterans Drive Charlotte Amalie, Saint Thomas, U.S.V.I.

7a. Contracting Officer: MS. BELKYS TORRES**7b. Phone Number:** 787 766-5729**8a. Contract Award Date:** **8b. Contract Effective Date:** **9. Contract Completion Date:**

06/17/2010

06/17/2010

07/01/2011

11. Awarded Dollar Value: \$1,219,417 **12. Current Contract Dollar Value:** \$1,219,417**13.** Competitive Non-Competitive**14. Contract Type:** FFP FPI FPR CPFF CPIF CPAF OTHER

MIXED/OTHER:

15. Key Subcontractors and Effort Performed:

CAGE: The main contractor "Ortiz Group, Inc. " subcontracted the construction services of " TU CASA VERDE ". This subcontractor installed the Photovoltaic section of the project.

CAGE:

CAGE:

16. Program Title:

Objective. The contractor shall provide a total ¿turnkey¿ project including design, manufacturing and installation services for the installation of rooftop mounted utility-interactive photovoltaic systems. This project shall meet all technical requirements of this Statement of Work.

17. Contract Effort Description:

Roof Mounted Utility-Interactive Photovoltaic System "Ortiz Group, Inc. " installed the power section and made the complete design and analisis for the project (Plans, reports, energy studies, etc..) Delivery Period. The expected delivery period for the project was originaly 180 calendar days after the contract award to owner acceptance of the completed installation. All approved close-out documents are to be submitted no later than 30 days from the owner¿s acceptance of the installation. Design Guidelines. Develop a design for a new photovoltaic system at the De Lugo facility. The following performance criteria shall be

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met: ζ PV efficiency rating of approximately 15% or greater. ζ Mounting system shall be either fully ballasted or shall limit penetrations of the roofing system. ζ Conduit penetrations shall be limited to one location or kept to a minimum. ζ The Contractor shall provide a roof-mounted system with a fixed tilt or flat and an orientation that maximizes annual energy production. ζ Power provided shall be compatible with the onsite distribution system. ζ Estimated energy delivery shall be provided for each month of the year and total for the year. ζ Power capacity shall be measured at the inverter AC output using the PVUSA Test Conditions (PTC), i.e. 1,000 Watts/m², 20 degree C ambient temperature and wind speed of 1 m/s. The estimated energy delivery shall be based on average solar data for project location. ζ All PV hardware and structural components shall be either stainless steel or aluminum. ζ The Photovoltaic panel system including supports and power conductors shall not interfere with roof drains, expansion joints, air intakes, existing electrical and mechanical equipment, existing antennas, and planned areas for future installation of equipment ζ The design shall meet the local, state and federal criteria for wind, snow and seismic loads. ζ Provision of a switch or other mechanism to isolate the PV system from the building service. ζ Energy Study: The contractor is to perform an energy survey of the existing building to create a baseline against which the energy consumption of the building can be compared subsequent to the installation of the PV systems. This project has been modified to included new (4) advance meters: a. Two (2) electrical meters for the main power lines b. One (1) electrical meter for the Photovoltaic Panels c. One (1) water meter (turbine) for the water system The cost of this mod. was \$220,829.40 and additional 120 days.

Small Business Utilization

Does this contract include a subcontracting plan? No

Date of last Individual Subcontracting Report (ISR) / Summary Subcontracting Report (SSR):
N/A

18. Evaluate the following Areas:	Past Rating	Rating	Trend
a. Quality of Product or Service	N/A	Very Good	+
b. Schedule	N/A	Very Good	N/A
c. Cost Control	N/A	Very Good	N/A
d. Business Relations	N/A	Exceptional	N/A
e. Management of Key Personnel	N/A	Very Good	N/A
f. Utilization of Small Business	N/A	Very Good	N/A
g. Other Areas:			
(1): SUBCONTRACTOR RELATIONSHIP		Very Good	
(2): MATERIAL ON SITE AND STORAGE		Very Good	
(3):		N/A	
(4):		N/A	
(5):		N/A	
(6):		N/A	
(7):		N/A	
(8):		N/A	

19. N/A

20. Assessing Official Narrative:

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(i.e., PMS, PMA, or Equivalent Individual) Responsible for Program, Project, or Task/Job Order Execution

QUALITY OF PRODUCT OR SERVICE: The contractor has submitted all material submittals on time. He has performed well on field, the solar power section and electric area. All solar panels, inverters, contact deices, electric panels, etc were installed correctly. All solar panels (232 total) were correctly attached to the roof, structurally speaking. The inverters watts rated were almost 6,000 watts per inverters.

SCHEDULE: Contractor met all contract requirements so far. He has received time extensions, but it has been for unforeseen circunstances, for instance an electronic meters were added on December/2010 and that caused a time extension.

COST CONTROL: The contractor keep his work under the assigned budget. In the two (2) time extensions requested no additional money has been solicited.

BUSINESS RELATIONS: Contractor has uphold an extraordinary business relations with GSA, tenants, and local agencies at Saint Thomas.

MANAGEMENT OF KEY PERSONNEL: Contractor in termas of management have scheduled good meeting and coordinations and keep good project records.

UTILIZATION OF SMALL BUSINESS: Contractor is 8A and constantly used for projects.

RECOMMENDATION: Given what I know today about the Contractor's ability to execute what they promised in their proposal, I definitely would award to them today given that I had a choice.

21. Name and Title of Assessing Official

Name: BELKYS TORRES

Title: CONTRACT SPECIALIST Organization: GSA/PBS

Phone Number: 787-766-5729 Fax Number:

Email Address: belkys.torresrivera@gsa.gov Date: 11/02/2011

22. Contractor Comments:**23. Name and Title of Contractor Representative**

Name:

Title:

Phone Number: Fax Number:

Email Address: Date:

24. Review by Reviewing Official:**25. Name and Title of Reviewing Official**

Name:

Title: Organization:

Phone Number: Fax Number:

Email Address: Date:

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