

QUALITY ASSURANCE SURVEILLANCE PLAN (QASP) Remedial Action at the Omaha Lead Site - OUI

Activity	Performance Standard	Allowable Deviation	Surveillance Method	Amount of Incentive or Disincentive
Permits and notifications	Permits and/or notifications required by local, state, and/or federal requirements are obtained without impact to the work schedule	None	PO/COR on-site monitoring of progress	None
Compliance with regulations	Performance complies with all federal, state and local regulations, specifically concerning storm water discharges	None	PO/COR on-site monitoring	None
Plans	Project Management Plan, Quality Assurance Project Plan, Customer Satisfaction Plan, and the Health and Safety Plan submitted on-time and acceptable with only minor revision. Notice to proceed date not impacted.	None	PO/COR review of plans and schedule	None
Record - keeping	Complies with recordkeeping requirements, including utilizing the correct electronic format for document submission specified in the PWS.	None	PO/COR review	None
Dust suppression	Dust suppression efforts comply with the Performance Work Statement.	None	PO/COR on-site monitoring	None
Transport. and disposal	Transportation and disposal of lead contaminated soil, including analytical testing is accomplished in compliance with the PWS.	None	PO/COR on-site monitoring	None
Sensitive materials and properties	No disclosure of sensitive materials or private information occurs.	None	PO/COR monitoring	None
Property folders	Property folders are complete and legible	None	PO/COR review of folders submitted	None
Permits and notifications	Permits and/or notifications required by local, state, and/or federal requirements are obtained without impact to the work schedule	None	PO/COR on-site monitoring	None
Incomplete properties	Once remediation activities are begun at a property, the property is completed (incl. backfill and/or sod) within 10 business days.	None except for acts of God	PO/COR on-site monitoring of progress	A deduction of \$1,000 per property will be assessed for each property not completed within the 10 business day standard.
Customer Satisfaction	EPA must receive completed property owner satisfaction forms from at least 60% of property owners for whom remediation was performed to be eligible for this incentive. * Incentive #1	No deviation is allowed	PO/COR on-site monitoring	Incentive max is equal to 2.5% of the project price (assigned groups of properties 400, 250, 250 etc.)
Local spending and hiring	Local spending and hiring (need to be inside of the box) * Incentive #2	No deviation is allowed	PO/COR review of plans and schedule	Incentive max is equal to 2.5% of the project price (assigned groups of properties, 400, 250, 250 etc.)

NOTE: Financial incentives are included to promote quality work, a high degree of property owner satisfaction, and use of local labor, goods, and services. These incentives must be earned, they are NOT GUARANTEED.

Incentive #1 – Customer Satisfaction - Payment methodology – based on the average rating from completed Property Owner Satisfaction Survey forms AND assessment of performance by EPA PO/COR. EPA assessment will consider timeliness of punch list resolution, business relations, complaint resolution, and overall quality of work.

Property Owner Survey ratings: 9-10 = Excellent
7-8 = Very Good

5-6 = Acceptable
3-4 = Poor
1-2 = Very Poor

If the average rating is = to 8.0 or greater – the contractor is eligible for up to 100% of the incentive
If the average rating is between 6.0 and 8.0 – the contractor is eligible for up to 50% of the incentive
If the average rating is between 5.0 and 6.0 – the contractor is eligible for up to 10% of the incentive

Incentive #2 Commitment to Local Community - Payment methodology – Only EPA approved “local” contract expenditures will be considered “allowable expenditures” for the purpose of this incentive. The following are considered eligible expenditures: 1) subcontracts with SB firms headquartered or located in the impacted local community; 2) hiring laborers who are residents of the impacted local community; 3) miscellaneous other goods & services purchased from SB vendors located within the impacted local community

Expenditures of 50% or more of the cost of completed properties (based on a cost of \$ x # of properties) = eligibility for 100% of incentive
Expenditures between 40-49% of the cost of completed properties (based on a cost of \$ x # of properties) = eligibility for 75% of incentive
Expenditures between 30-39% of the cost of completed properties (based on a cost of \$ x # of properties) = eligibility for 50% of incentive
Expenditures between 20-29% of the cost of completed properties (based on a cost of \$ x # of properties) = eligibility for 25% of incentive
Expenditures of less than 20% renders the contractor ineligible for incentive

The contractor shall provide supporting documentation to EPA which clearly demonstrates the contractor’s financial commitments with the “impacted local community”. Documentation shall include certifications that subcontractors and vendors meet criteria for “small business” (SB) as defined by the applicable North American Industry Classification System (NAICS) and shall include receipts, bills, etc.

Incentive #3 Negative Incentive – Incomplete Properties – For each property where remediation activities are begun and the remediation is incomplete (incl. backfill and/or sod) for more than 3 weeks (21 calendar days), a deduction of \$1,000 will be taken off the contractor’s next invoice submittal. (for example: 4 incomplete properties = a deduction of \$4,000)