
Gippsland Water – As Constructed Audit Report

Information to Auditors

What is expected.

Gippsland Water under contract GWS280 requires selected Contractors from the Panel of Providers to undertake As Constructed Auditing on selected as constructed information submitted to Gippsland Water prior to addition to the Drawings Management System, which currently is referred to as Workflow.

Gippsland Water wishes to achieve a uniform auditing standard from all of its Auditors. This is not easy to achieve as individual Auditors often have different views on what is deemed acceptable practice. With this in mind Auditors are asked to follow the Specifications and Standards, and if in doubt question the Contract Project Officer.

Auditors are expected to have relevant design experience and be fully aware of the requirements of the following Standards and documents:

- WSA 02-1999 (Sewerage Code).
- WSA 03-1999 (Water Reticulation Code).
- WSA 01-1999 (Polyethylene Code).
- Water Industry Technical Standards (WITS) Volume 4 – Sewage Pumping Stations.
- Addendum to the Water Industry Technical Standards and National Codes of Practice (Gippsland Water document). Including all documents contained within.

As Constructed Audits shall cover:

- Compliance with Drafting Specifications within the Codes.
- Cross-checking field notes with drawings to confirm as constructed information.
- Checking quality and completeness of information supplied
- Checking as constructed works against the design standards

What you will receive from Gippsland Water.

Gippsland Water will provide you with the following:

- Mainpac job request
- Hard copy of the drawings (usually A3 size)
- Acrobat PDF file of the drawings if supplied in email format
- Print or extracts from the GIS system if required
- Plans of subdivision if required
- Field notes as supplied to Gippsland Water

About the auditing criteria.

The document “As Constructed Audit Report Criteria.doc” provides the basic auditing criteria which is believed will provide basic checking of all as constructed information. It does not cover all cases but is the suggested minimum reporting requirement. Auditors may wish to include more checking points and are encouraged to tailor this document to suit their own setup or standards. However, the minimum reporting requirement must be met.

Auditors should consider all aspects of the works and not just audit to the minimum reporting requirement.

What to be aware of.

Previous experience with design auditing has enabled us to provide a list of common problems and non-conformances that are often encountered.

We are finding that the following issues most often fail the audit process:

- Drawings have not been fully updated to reflect the as constructed field notes.
- Insufficient locating information (eg. offsets, coordinates).
- Sewer pipe grades too flat for number of property connections.
- Sewer pipe grades fail check calculations.
- Failure to provide total lot control for sewers.
- Invert levels and finished surface levels not provided for “Type 1” sewer property connections.
- Insufficient easements provided.

- Maintenance structure numbering not in accordance with the existing system.
- Insufficient pipe cover.
- Poor selection of location for valves, fireplugs & maintenance structures.

The following issues related to the drawings also regularly fail the audit process:

- Presentation of the design does not meet the required Standards.
- Drawing scales not to Standards.
- Lack of required information
- Drawing titles do not meet Gippsland Water's standard for title formatting.

Your Performance.

Auditors are advised that Gippsland Water may decide to pass the same audit request to other Auditors to gauge performance and consistency. Results will be compared and all parties notified of the results.