

San Diego County Regional Airport Authority

The Green Build Construction Audit Update

Presented by:
Office of the Chief Auditor and
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REVISED

November 15, 2010



Green Build Diagnostic Review Status

The Green Build Diagnostic Review draft has been provided to Green Build management for their review and development of action plans for the opportunities identified for improvement.

The review analyzed the following key program areas:

1. Green Build Program Management Office
2. Review of Program Funding / Financial Compliance
3. Program Manager
4. Construction Managers
5. DBE / Labor Compliance
6. Program Management Systems
7. LEED



Work Plan Overview

Green Build Program Construction Auditor Activities

Diagnostic
Phase

Through
October
2010

On-Going Compliance Monitoring
Phase
(MONTHLY COMPLIANCE
REPORTING)

November 2010 through
Program Substantial Completion

Program
Closeout
Phase

Program
Final
Completion

DESIGN

CONSTRUCTION

Green Build Program Activities

Construction audit approach to developing and implementing a proactive compliance environment.

Ongoing Audit Work Plan

The construction audit work plan will focus on four key Green Build Program areas:

1. Financial Compliance
2. Field Activities
3. Labor Compliance
4. LEED Compliance



Financial Compliance

- Review construction manager applications for payment.
- Review eligibility of submitted costs to ensure compliance to assigned funding source for budgets, commitments, and expenditures (such as PFC, AIP, TSA funding).
- Review contract awards for evidence that Authority staff has performed compliance reviews on negotiated scope, that negotiated fee and/or pricing complies with applicable funding source requirements and applicable Authority policies and procedures.
- Review that submitted labor costs can be reconciled to actual payroll records.



Field Activities

- Monthly review field activities, and sample review to ensure materials or assemblies specified are installed in the work.
- Monthly review of safety program activities.



Labor Compliance

- Quarterly monitoring of labor compliance program including:
 - Sample review of certified payroll records,
 - Issues/exception records, and
 - Review of labor compliance data.



LEED Compliance

- Quarterly review of program LEED activities including:
 - Summaries,
 - Occasional conference calls with AECOM to discuss progress, and
 - Review of team LEED QA/QC activities and associated schedule.
- Quarterly review compliance to LEED certification requirements and objectives during construction phase.



Questions

