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Construction Audit  
Services  
Annual Report

December 14, 2023

Main Terminal Low Voltage (SD #1)

Scope:

? Review EC/CM monthly pre-construction and construction invoices  
and confirm billings are in accordance with contract

Progress:

? Reviewed pre-construction pay apps (1-27)

o Identified audit issues presented to the Port and GC/CM (Mortenson)

? Pending Response/Resolution

? Reviewed construction pay apps (1-8)

o Identified audit issues are resolved prior to pay application approval

Identified Issues:

? Billings for individuals not identified in the subcontract

? Individuals billed at labor rates that exceed the subcontract rates

CONSTRUCTION AUDIT SERVICES ANNUAL REPORT

Phase C-1 Building Expansion (SD #2)

Scope:

?Review MC/CM, EC/CM and EW/CM pre-construction and construction  
billings and confirm billings are in accordance with contract

?Monthly reviews of construction pay applications

Progress:

? Reviewed all pre-construction pay apps

o Identified audit issues and presented to the Port and Turner

? Pending response/ resolution

?Reviewed all construction pay apps

o Identified audit issues are resolved prior to pay application approval

Identified Issues:

?Billing for individuals not identified in the subcontract

?Individuals billed at labor rates that exceed the subcontract rates

?Minimal backup documentation on change order

CONSTRUCTION AUDIT PRACTICES