



Supplementary Specification

**MRC Supplementary Specification
8919 As Constructed Documentation**

Revision 2.2
January 2026



8919.1 Introduction

This Supplementary Specification relates to the provision of “As-Constructed” documentation.

8919.1.1 Definition of Terms

Term	Definition
As Constructed	For the purposes of MRC Supplementary Specifications including this specification to mean “Works as Executed”.

8919.2 Referenced Documents

This supplementary specification shall be read in conjunction with the following:

- MRS01 “Introduction to Specifications”;
- MRTS01 “Introduction to Technical Specifications”;
- ADAC – How to use the As Constructed Documents;
[https://www.mackay.qld.gov.au/_data/assets/pdf_file/0016/232216/ADAC -
How to use the As Constructed Documents.pdf](https://www.mackay.qld.gov.au/_data/assets/pdf_file/0016/232216/ADAC_-_How_to_use_the_As_Constructed_Documents.pdf)
- Mackay Regional Council “D20 Drawings and Documentation Guidelines (GUI-72.001)”;
[https://www.mackay.qld.gov.au/_data/assets/pdf_file/0005/13964/D20 Design Drawing Pre
sentation and Documentation Guide GUI-72.001.pdf](https://www.mackay.qld.gov.au/_data/assets/pdf_file/0005/13964/D20_Design_Drawing_Presentation_and_Documentation_Guide_GUI-72.001.pdf)
- Mackay regional Council “Safety in Design Guideline GUI-72.004”;
- Safety in Design Hazard Register & Action List FRM-72.012;
- Cairns/Townsville/Mackay (CTM) Water Alliance Design and Construction Code; and
- the Project Drawings.

8919.3 Description of Work Items

The following work items are covered by this supplementary specification:

Task Item No.	Description	Unit of Measurement
8919	Supply ‘As-Constructed’ Documentation	Lump sum



8919.4 Quality System Requirements

8919.4.1 Hold Points, Witness Points and Milestones

The following table represents the minimum inspection requirements for this specification.

Activity	Inspection Type	When
Review red pen mark up of approved construction drawings to ensure they are kept up to date	Witness Point	During Project Meetings
'As-Constructed' Documentation Submission	Hold Point	4 Weeks prior to Practical Completion

8919.5 Work Operations

Work operations incorporated in this item are those included in Clause 2.1.5 of MRS01 "Introduction to Standard Specifications" and the following work scope activities and associated sub activities;

8919.5.1 Work Scope

The scope of works (including all associated sub activities) covered under this specification is as follows:

- Collation and preparation of "As Constructed" documentation;
- Submission of "As Constructed" documentation, as and when required by the Contract.

8919.5.2 Preparation of 'As-Constructed' Documentation as per MRC's D20 Drawings and Documentation Guidelines;

The following relates primarily to "As Constructed" drawings and does not exempt the Contractor from submitting all "As Constructed" documentation as required by MRC Supplementary Specification 8919.

1. Where MRC have directly prepared the "For Construction" engineering drawings or engaged a consultant on MRC's behalf - No .dwg "As Constructed" drawings are required.
2. Where the Contractor has been engaged to prepare "For Construction" drawings (e.g. design and construct contract);
 - a) The Contractor (and/or design consultant) must furnish Council with the DWG "For Construction" drawings, endorsed by the relevantly qualified person,
 - b) At the completion of works the Contractor must supply "As Constructed" RPMU drawings, endorsed by the relevantly qualified person. No "As Constructed" DWG drawings are required provided Council's Design team are in receipt of DWG "For Construction" drawings.
3. Projects delivered by third parties external to Council .dwg "As Constructed" drawings shall be submitted i.e. Development Operational Works.

8919.5.3 Submission of legible 'As-Constructed' Documentation for Review and Approval.

Submissions when compiled should be submitted with 4 distinct items separated as per below table and each sub-category also separated to follow the following format:



Item	Sub-Category
1. 'As-Constructed' Drawing Submissions	a) ADAC XML files, (as required). b) Red Pen Marked Up (RPMU) PDF 'As-Constructed' Drawings (complete drawing set), including RPMU sign off of completed Construction & Commissioning phase Safety in Design Actions Register items. c) Electronically signed PDF "As Constructed" Drawings, inclusive of Safety in Design Construction and Commissioning phase signoff. d) DWG Formatted 'As-Constructed' Drawings e) DWG or 12da survey data certified by a registrant of the Surveyors Board of Queensland. Amended Drawings/Segments approved by Superintendent during construction f) Amended Drawings/Segments approved by Superintendent during construction.
2. Quality Assurance (QA) Documents (including but not limited to Lot ITP sign off, test results ¹ , non-conformance reports (NCR's), and inspection records)	a) Stormwater b) Roads incl. Kerbs and Pathways c) Sewer – Gravity and rising Mains, HCB's, Sewer Pump Stations (including pre-commissioning checklist for civil, electrical, mechanical, telemetry, drawdown test results) d) Water Reticulation – Mains, Services, Pump Stations (including pre-commissioning checklist for civil, electrical, mechanical, telemetry) e) Landscaping – Soft- and Hardscape f) Irrigation – Backflow Device, Mains, Irrinet, ICCPRO Software g) Bioretention Basins, Swales, WUSD and SQID's h) Miscellaneous – Structures, Buildings, Retaining Walls, Bridges
3. CCTV, Manuals, and Certificates	a) Stormwater – CCTV and Reports b) Sewer – Gravity sewer (Individual CCTV files for each gravity main in pdf, video and WINCAN format and Reports), Sewer pump stations (operation and maintenance manual, pump data record sheet, pump curve, system curve and duty) c) Water – Water pumpstations – (operation and maintenance manual, pump data record sheet pump curve, system curve and duty) d) Manuals – Operation and maintenance manuals e) Certificates of Compliance – Construction Compliance/Certification Documents, Surveyor, Contractor and RPEQ signatory of works
4. Safety in Design Hazard register and Action list Safety Statement signoff and validation.	a) Electronically signed Safety in Design hazard Register Safety Statement and signed Action List items (Construction and Commissioning phase), as noted in the supplied RPMU's, or otherwise, by relevant person

¹ Must be accompanied by a summary sheet and marked up plan showing Lot description, test locations, depths, and results.



8919.6 Measurement and Payment

'As-Constructed' drawings shall be submitted by the Contractor.

'As-Constructed' documents must comply with the requirements defined within the MRC's D20 Drawings and Documentation Guidelines. Payment for such works by the Contractor shall be covered by the Schedule Item 8919.3, Supply 'As-Constructed' Documentation and all costs incurred in engaging, organising, liaising, and managing the above works shall be paid for by the Contractor including field data collection and annotation of RPMU's under this item.

Version	Description	Reviewed / Endorsed	Date
1.0	Original issue	MRC	17.08.2020
2.0	Review of specification	C. Sultana	10.01.2024
2.1	Minor wording review of "As Constructed" Submissions	C. Sultana	06.06.2024
2.2	Inclusion of Safety in Design Requirements	C. Sultana	21.01.2026