Construction Project Audits: Mastering Excellence in Project Management

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Bangkok

AGILE LEADERS
Training Center

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Overview

Capital works and infrastructure investments demand rigorous oversight to control contractual risk, procurement integrity, and expenditure variance. Construction Project Audits provide the governance framework required to examine project lifecycles from preliminary design through final account settlement. Participants evaluate contract mechanisms, examine tendering documents, review design-build delivery agreements, and audit risk mitigation procedures to safeguard capital investments. This course is delivered by Agile Leaders Training Center.

Who Should Attend

- Project managers directing large-scale building works, civil infrastructure, and commercial property developments.
- Contract administrators overseeing milestone compliance, contractor claims, and agreement obligations.
- Commercial managers and procurement officers handling vendor pre-qualification, bidding, and contract award processes.
- Risk management specialists auditing project exposure, surety bonds, and liability insurance coverage.
- Consulting engineers and design coordinators managing technical deliverables and quality control frameworks.

Departments and Industries

This programme delivers audit and governance methodologies across major capital delivery sectors and operating units.

- Capital Works and Construction Management Units
- Commercial Procurement and Tender Administration Teams
- Contract Administration and Dispute Resolution Sections
- Project Risk Governance and Assurance Divisions
- Public Works and Municipal Infrastructure Authorities

Learning Objectives

By the end of this course, participants will be able to:

- Conduct systematic construction project audits across each phase of the project lifecycle.
- Audit tendering documentation and bid evaluation procedures to ensure procurement transparency.
- Evaluate contractual risk allocation across diverse standard delivery agreements and contract types.
- Review design-build delivery structures to verify compliance with technical and quality criteria.
- Implement alternative dispute resolution procedures to settle contractor claims without project delays.
- Audit bonds, statutory insurance policies, and financial contingencies against budget overruns.

Course Agenda

Day 1: Project Lifecycle Governance and Contractual Risk

- The project lifecycle phases and audit checkpoints from inception to commissioning
- Contractual risk identification and risk allocation models across standard agreement types
- Evaluating fixed-price, cost-reimbursable, and target-cost contractual structures
- Systematic risk assessment planning and qualitative impact scoring matrices
- Establishing risk review protocols for early identification of scope deviations

Day 2: Delivery Systems, Procurement Strategy, and Dispute Resolution

- Auditing design-build delivery systems and single-point responsibility contracts
- Comparative analysis of management contracting and collaborative delivery agreements
- Project selection risk modeling based on market capacity and project scale
- Alternative dispute resolution frameworks including adjudication, mediation, and arbitration
- Auditing claims management procedures and variation instruction records

Day 3: Design Management, Technical Governance, and Quality Control

- The design management process and milestone review stages
- Integrating quality control standards into tender specifications and architectural briefs
- Auditing party roles, delegation of authority, and stakeholder responsibilities
- Design review checklists and documentation verification flowcharts
- Drafting and auditing tendering documents for scope clarity and legal sufficiency

Day 4: Tendering Administration, Bid Evaluation, and Award Compliance

- Public versus private procurement governance: transparency and probity audits
- The sequential phases of the bidding lifecycle: pre-qualification to submission
- Detailed examination of bidding instructions, pricing schedules, and tender returnables
- Auditing contractor evaluation matrices and commercial scoring criteria
- Post-bid clarification protocols, award recommendation reporting, and contract closeout

Day 5: Capital Assurance, Bonds, Insurance, and Financial Reconciliation

- Case analysis of multi-party delivery systems and governance audit findings
- Reviewing performance bonds, advance payment guarantees, and contractor insurance policies
- Analyzing contractor pricing strategies, margin allowances, and qualification caveats
- Auditing project delivery performance under alternative contracting arrangements
- Mitigating budget deficits, negotiating exceeded tenders, and final account reconciliation

Practical Exercises

Participants engage in structured case scenarios to evaluate audit evidence and resolve project administration challenges.

- Suggested activity: Audit a standard commercial tender package for missing compliance requirements and ambiguous specifications.
- Suggested activity: Formulate an audit checklist to inspect design-build contractor deliverables against the client brief.
- Suggested activity: Analyze a disputed contractor variation claim and draft an alternative dispute resolution briefing memo.
- Suggested activity: Review contractor bid submissions to detect pricing imbalances and unapproved commercial qualifications.

FAQs

How do construction project audits protect capital investments?

Auditing the project lifecycle identifies administrative defects, contract non-compliance, and procurement anomalies before cost overruns and disputes impact delivery milestones.

What delivery systems are evaluated during the course?

The sessions examine traditional design-bid-build, design-build, and negotiated project management delivery agreements, detailing their respective risk profiles.

Does the agenda cover dispute management?

Yes. The training reviews alternative dispute resolution methodologies and claims audit protocols to equip professionals with procedures for resolving claims objectively.

Conclusion

Sound administration and disciplined oversight protect capital expenditure and reduce operational risk across the project lifecycle. By implementing systematic audit checks, robust tendering standards, and rigorous contract administration, project leaders safeguard investments and deliver complex construction schemes on time and within agreed budget parameters.