



Construction Design Management Course: Design Delivery and Change Control in Design-and-Build

15 – 19 March 2027

Amsterdam - Zuidas business district hotel



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Introduction:

Construction design management for design delivery and change control in design-and-build is a 1-week course for contractor and developer teams who lead multi-discipline consultants, ending with a Design Management Plan for a case design-and-build organisation. Contractors that win design-and-build work often lose margin and time when design programmes slip, technical queries pile up, frozen packages keep moving and site teams receive drawings too late to procure. Nominees already coordinate architects and engineers on live schemes and work through case studies built on design programmes, query logs and change records. CoreConcept Training Center delivers this construction design management course.

Course Objectives:

- Build an integrated design programme and deliverable register that link consultant outputs to procurement and site start dates
- Run technical query and RFI control so that design questions from site, suppliers and consultants are answered within agreed turnaround
- Set design freeze and design chill points and operate a design change procedure that separates development from client variations
- Lead buildability and value reviews that test design options against programme, procurement and site method before freeze
- Analyse design responsibility and liability under design-and-build contracts, including novation, contractor's design portions and the standard of care
- Release design packages to procurement and site through an information required schedule and a package readiness check

Target Audience:

- Contractor design management teams responsible for steering consultants from tender design through construction issue
 - Developer and client-side design leads responsible for briefs, design approvals and change decisions on design-and-build schemes
 - Pre-construction and bid teams responsible for design scope, consultant appointments and design risk pricing
 - Design coordination teams responsible for deliverable registers, query logs and multi-discipline coordination meetings
 - Package and procurement teams responsible for turning released design into subcontract and supply orders
 - Technical teams responsible for specialist contractor design portions and their integration into the lead design
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Course Outline:

Day 1: The Design Manager Role in Design-and-Build Delivery

- Design-and-Build Delivery Model and Single Point Responsibility
- Contractor-Led Versus Developer-Led Design Management Structures
- Design Manager Duties Map Across Bid, Development and Construction
- Tender Design Inheritance and Employer's Requirements Gap Review
- Design Management Maturity Self-Assessment for the Participant Organisation

Day 2: Design Programmes, Deliverable Registers and Consultant Appointments

- Integrated Design Programme Logic Linked to Procurement Milestones
- Master Deliverable Register by Discipline, Package and Revision
- Consultant Scope Matrix and Design Responsibility Allocation Schedule
- Novation Versus Consultant Switch for Transferred Design Teams
- Specialist Contractor Design Portion Interfaces and Performance Specifications

Day 3: Query Control, Design Freeze and Change Procedures

- Technical Query and RFI Log With Turnaround Targets
- Design Coordination Meeting Agenda, Actions and Clash Escalation
- Design Freeze and Design Chill Points by Package
- Design Change Request Form, Impact Assessment and Approval Route
- Design Development Versus Client Variation Classification Test

Day 4: Buildability, Value Reviews and Design Liability Problem Cases

- Buildability Review Workshop Using Site Method and Temporary Works
- Value Review Option Appraisal Against Programme and Whole-Life Use
- Fitness for Purpose Versus Reasonable Skill and Care Duties
- Adopted Pre-Novation Design, Collateral Warranties and Design Insurance
- Information Required Schedule and Package Release Readiness Check

Day 5: Case Study: Design Management Plan for a Design-and-Build Contractor

- Case Brief Review of a Mixed-Use Design-and-Build Award
 - Case Design Programme and Deliverable Register Rebuild
 - Case Query Backlog Triage and Freeze Point Setting
 - Case Liability Map for Novated Consultants and Specialist Designers
 - Design Management Plan Completion and Sponsor Challenge Panel
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Skills You Will Gain:

- Integrated Design Programming
- Deliverable Register Control
- Technical Query Management
- Design Freeze Governance
- Design Change Impact Assessment
- Buildability and Value Appraisal
- Design Liability Analysis
- Package Release Planning

Why Attend This Course:

- Deliver a Design Management Plan for a case design-and-build organisation to the project director and the pre-construction lead for adoption on the next award
- Decide whether a requested design change is contractor design development or a client variation, and when a package is ready to release for procurement
- Avoid late drawings, unpriced redesign and disputed design liability that erode margin and delay site starts on design-and-build contracts
- Equip design coordinators and package managers with register, query log and change request templates tested on a realistic case

Conclusion:

Back at work, the participant presents the Design Management Plan to the project director and pre-construction lead, who use it to agree the design programme, consultant scopes, freeze points, query turnaround and package release rules on the next design-and-build award. Commercial teams use its liability map when negotiating novation and specialist design terms. After the first design stage closes under the plan, the unit should review late deliverables, open queries, change volumes and release dates against target and tighten the weakest controls.

Frequently Asked Questions FAQ:

What should participants know before a construction design management course on design-and-build delivery?

Participants should already coordinate consultants or design packages on building or infrastructure schemes and read drawings, specifications and programmes. Bringing an anonymised design programme, query log or change record from a recent design-and-build project makes the case study work more useful.

How does construction design management differ from a design review or BIM management course?

It covers how a contractor or developer leads the design process: programmes, consultant scopes, query control, freeze, change and liability. Design review courses focus on checking packages against checklists, and BIM management courses on information requirements and model coordination.

Why does construction design management rely on design freeze points?

A freeze point fixes an approved package so that procurement and site can proceed on stable information. Later changes then pass through a change procedure, so their cost and programme effect is assessed and approved before work proceeds.

What do participants take back from the construction design management course?

Participants take back a Design Management Plan for a case design-and-build organisation, with a design programme, deliverable register, consultant scope matrix, query and change procedures, a liability map and package release rules they can adapt to their own projects.
