Design-Build Project Delivery and Contract Management Training Course



30 Nov - 04 Dec 2026

Tokyo

5800 € (Per Person)

Ref: #CM9963_187466

Course Introduction / Overview:

The global construction and infrastructure landscape is rapidly evolving, demanding more integrated and efficient project delivery methods. This course provides a comprehensive exploration of modern project delivery systems, with a primary focus on the Design-Build (DB) model, which has revolutionized how projects are conceived, designed, and constructed. Moving beyond the traditional Design-Bid-Build (DBB) approach, participants will delve into the intricacies of collaborative contracting, risk allocation, and streamlined project execution. We will examine the foundational principles outlined by leading authorities like the Design-Build Institute of America (DBIA) and draw insights from seminal works such as the "Design-Build Project Delivery" guide. This program, offered by BIG BEN Training Center, is meticulously designed to equip professionals with the practical skills and strategic knowledge needed to manage the entire lifecycle of a Design-Build project. From initial procurement and contract negotiation to project administration and dispute resolution, this training covers the critical elements for successful project outcomes, ensuring participants can navigate the complexities of integrated project delivery with confidence and expertise.

Target Audience / This training course is suitable for:

- Project Managers and Directors.
- Contract Administrators and Managers.
- Construction Managers and Supervisors.
- Engineers and Architects.
- Procurement and Sourcing Professionals.
- Legal Counsel and In-house Lawyers.
- Government Officials involved in public works projects.
- Real Estate Developers and Owners' Representatives.
- Quantity Surveyors and Cost Engineers.

Target Sectors and Industries:

- Construction and Engineering.
- Real Estate Development.
- Infrastructure and Transportation.
- Oil, Gas, and Energy.
- Power and Utilities.
- Manufacturing and Industrial Plants.
- Government agencies and public sector entities.
- Telecommunications.

Target Organizations Departments:

- Project Management Office (PMO).
- Legal and Contracts Department.
- Procurement and Supply Chain Management.
- Engineering and Design.
- Operations and Construction.
- Capital Projects.
- Finance and Commercial Departments.
- Risk Management.

Course Offerings:

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

- Differentiate between various project delivery systems, including DBB, CMAR, and Design-Build.
- Analyze the legal and commercial frameworks of Design-Build contracts.
- Develop effective procurement strategies for selecting Design-Build teams.
- Master the art of risk identification, allocation, and mitigation in integrated projects.
- Draft and interpret key clauses related to scope, performance, and payment.
- Manage the unique communication and collaboration dynamics of a Design-Build team.
- Implement best practices for project administration, from kickoff to closeout.
- Navigate the complexities of change management and claims in a Design-Build environment.
- Apply dispute resolution techniques tailored for integrated project delivery.
- Evaluate the suitability of the Design-Build model for specific project types and goals.

Course Methodology:

The training methodology at BIG BEN Training Center is designed to be immersive, practical, and highly interactive, moving beyond theoretical lectures to foster deep, applicable learning. This course utilizes a blended approach that combines expert-led instruction with hands-on, collaborative exercises. Participants will engage in detailed case study analyses of real-world Design-Build projects, dissecting both successes and failures to extract critical lessons. Interactive workshops will provide a platform for drafting contract clauses, developing risk registers, and simulating procurement evaluations. Team-based activities and role-playing scenarios will be used to hone negotiation, communication, and problem-solving skills in a controlled environment. The facilitator will encourage open discussions, allowing participants to share their own experiences and challenges. Continuous feedback is a cornerstone of our approach, ensuring that each individual can benchmark their understanding and skill development throughout the five-day program. This dynamic and engaging methodology ensures that participants leave not just with knowledge, but with the confidence to apply it directly to their professional roles.

Course Agenda (Course Units):

Unit One: Fundamentals of Project Delivery Systems

- Introduction to Project Delivery Methods (PDMs).
- The Traditional Model: Design-Bid-Build (DBB).
- The Collaborative Model: Construction Manager at-Risk (CMAR).
- The Integrated Model: Design-Build (DB).
- Introduction to Integrated Project Delivery (IPD) and Alliancing.
- Comparing PDMs: Risk, Cost, Schedule, and Quality Implications.
- Selecting the Appropriate Delivery System for Your Project.

Unit Two: The Design-Build Procurement and Award Process

- Understanding the Single Point of Responsibility Concept.
- Procurement Methods for Design-Build Services.
- Developing a Request for Qualifications (RFQ).
- Crafting a Comprehensive Request for Proposal (RFP).
- Best-Value vs. Low-Bid Selection Processes.
- Evaluating Proposals and Conducting Interviews.
- The Process of Stipends and Intellectual Property Rights.

Unit Three: Structuring and Negotiating Design-Build Contracts

- Key Elements of a Design-Build Agreement.
- Standard Form Contracts (AIA, DBIA, FIDIC).
- Defining the Scope of Work and Performance Specifications.
- Risk Allocation: Design Liability, Unforeseen Conditions, and Force Majeure.
- Payment Structures: Lump Sum, Guaranteed Maximum Price (GMP), and Cost-Plus.
- Insurance, Bonding, and Indemnification Requirements.
- Negotiation Strategies for a Win-Win Outcome.

Unit Four: Managing Design-Build Project Execution

- The Role of the Owner's Advisor in Design-Build.
- Managing the Design Development and Review Process.
- Fast-Tracking Strategies and Schedule Management.
- Quality Assurance and Quality Control (QA/QC) Protocols.
- Integrating Building Information Modeling (BIM) in Design-Build.
- Change Order Management and Control.
- Effective Communication and Collaboration Protocols.

Unit Five: Advanced Topics, Claims, and Dispute Resolution

- Applying Lean Construction Principles to Design-Build Projects.
- Design-Build in Public-Private Partnerships (PPPs).
- Identifying and Documenting Potential Claims.
- Common Causes of Disputes in Design-Build Projects.
- Dispute Resolution Mechanisms: Negotiation, Mediation, and Arbitration.
- Project Closeout Procedures and Commissioning.
- Lessons Learned and Continuous Improvement in Project Delivery.

FAQ:

Qualifications required for registering to this course?

There are no requirements.

How long is each daily session, and what is the total number of training hours for the course?

This training course spans five days, with daily sessions ranging between 4 to 5 hours, including breaks and interactive activities, bringing the total duration to 20 - 25 training hours.

Something to think about:

As projects become increasingly complex and technologically integrated, does the single point of responsibility in a Design-Build contract become a greater asset for streamlined execution or a more significant liability due to concentrated risk?

What unique qualities does this course offer compared to other courses?

This course distinguishes itself by moving beyond a purely theoretical or legalistic examination of contracts to provide a holistic, 360-degree view of the Design-Build lifecycle. While other programs may focus narrowly on contract clauses, our curriculum integrates the critical managerial, technical, and commercial aspects essential for real-world success. We emphasize the "how" as much as the "what," dedicating significant time to practical application through sophisticated case studies, risk allocation workshops, and negotiation simulations. The content is uniquely structured to address the entire project timeline, from the crucial early decision of selecting a delivery method to the final stages of project closeout and dispute resolution. Furthermore, the course content is continuously updated to reflect current industry trends, including the integration of BIM, lean construction principles, and the growing use of Design-Build in Public-Private Partnerships. Participants gain not just a static knowledge of contract forms but a dynamic and strategic framework for making informed decisions, managing collaborative teams, and ultimately delivering complex projects on time and within budget.