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COURSE BROCHURE

Advanced Construction Variations and Delay Claims Training Course

4 – 15 January 2027
London

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Registered in the United Kingdom and Saudi Arabia

Advanced Construction Variations and Delay Claims Training Course

Ref: 200_6059 **Date:** 4 – 15 January 2027 **Location:** London **Fees:** 9500 GBP

Construction Variations and Delay Claims is a 2-week training course for project managers and quantity surveyors who instruct, value, prepare or rebut change and time claims, and who leave with a variation and delay claim submission pack for a live project. Change orders, disrupted sequences and contested completion dates now decide more project margins than tender pricing does. Jupiter Prime Training offers this course on construction variations and delay claims.

Why Construction Variations and Delay Claims Matter Now

Three forces shape construction variations and delay claims today: employers issuing late design changes on fast-track and design-and-build projects, digital programmes and site records that let both sides test entitlement in detail, and tribunals that expect claims to show cause and effect rather than a global total. Organisations that value change promptly and substantiate time with contemporaneous evidence recover cost and keep relationships workable; those that rely on retrospective narratives face rejected extensions, delay damages and long final account disputes. The course draws on the change and time mechanisms of the International Federation of Consulting Engineers FIDIC forms, the New Engineering Contract NEC and the Joint Contracts Tribunal JCT suites.

Who Gains Most from Construction Variations and Delay Claims

- Project leads who decide whether an instruction is a variation and when to notify
- Quantity surveyors who value change, prepare interim claims and negotiate final accounts
- Planners who maintain baseline and updated programmes used to prove delay
- Employer-side cost consultants who assess and respond to contractor submissions
- Package and subcontract managers who pass change and time claims up and down the chain

Contractor and consultant project teams gain most when a project manager, a quantity surveyor and a planner from the same scheme attend together and build one evidence trail.

Construction Variations and Delay Claims Capabilities

Participants move from listing events to proving how each instruction or disruption changed cost and completion.

- Assess whether an instruction, drawing revision or site condition is a compensable variation — Contractor Notice Decisions
- Calculate the value of change using contract rates, fair rates and actual cost records — Quantity Surveyors and Employers
- Apply time impact, windows and as-planned versus as-built methods to an updated programme — Extension of Time Assessors
- Build loss-and-expense heads for prolongation, disruption and head office overheads — Commercial Directors
- Test an opposing claim for causation gaps, float use and duplicated recovery — Employer Cost Consultants
- Design a negotiation position with concession ranges and settlement packaging — Project Sponsors

Key Construction Variations and Delay Claims Terms

- Variation — an instructed change to the scope, quality, sequence or timing of the works that the contract allows the employer to order.
- Extension of Time — added time to the completion date granted for a qualifying delay event, relieving the contractor from delay damages.
- Time Impact Analysis — a prospective method inserting a modelled delay fragnet into the updated programme to measure its effect on completion.
- Float — the scheduling margin by which an activity can slip without moving the completion date or a key milestone.
- Prolongation Cost — time-related site and head office costs incurred because the works lasted longer than planned.
- Disruption — a loss of productivity on site that raises cost even when the completion date does not move.

Construction Variations and Delay Claims Day by Day

Day 1: The Claims Landscape and Risk Allocation

- Employer and Contractor Risk Registers — Who Bears Which Events
- Change Clauses in FIDIC, NEC and JCT — Choosing the Governing Route
- Claim Lifecycle Mapping — Aligning Notice, Substantiation and Determination
- Early Warning and Risk Reduction Meetings — Containing Change Before Instruction
- Claims Culture Diagnostics — Shaping Relations With the Employer Team

Day 2: Identifying and Instructing Variations

- Scope Baselines From Drawings and Specifications — Defining the Original Works
- Instruction Registers and Confirmation Letters — Capturing Oral and Implied Instructions
- Design Development Versus Change Tests — Separating Contractor Risk From Variation
- Provisional Sums and Prime Cost Items — Handling Expenditure Adjustments
- Omissions and Work Given to Others — Protecting Recoverable Margin

Day 3: Valuing Change

- Bill Rates and Star Rates — Selecting the Valuation Basis
- Fair Valuation and Rate Build-Ups — Pricing Work With No Applicable Rate
- Daywork Sheets and Actual Cost Records — Supporting Unmeasurable Change
- Compensation Event Quotations Under NEC — Forecasting Defined Cost and Fee
- Quotation Procedures Before Instruction — Agreeing Price Ahead of Execution

Day 4: Notices, Records and Time Bars

- Notice Calendars and Trigger Events — Meeting Contractual Notification Periods
- Contemporaneous Records Plans — Daily Diaries, Photographs and Labour Returns
- Programme Update and Progress Reporting Discipline — Keeping Delay Evidence Usable
- Correspondence Logs and Meeting Minutes — Establishing a Factual Chronology
- Late Notice Recovery Arguments — Reducing Exposure From Missed Deadlines

Day 5: Programmes and Critical Path Evidence

- Baseline Programme Review — Logic, Constraints and Resource Loading Checks
- Critical Path and Near-Critical Activities — Locating Driving Delays
- Float Ownership Provisions — Deciding Who Benefits From Spare Time
- Fragnet Construction for Delay Events — Modelling Specific Impacts
- Programme Acceptance and Revision Procedures — Using Accepted Programmes in Claims

Day 6: Delay Analysis Methods

- As-Planned Versus As-Built Comparison — Retrospective Delay Measurement
- Time Impact Analysis — Prospective Extension of Time Assessment
- Windows and Time Slice Analysis — Tracking Shifting Critical Paths
- Collapsed As-Built Method — Removing Employer Delays From Actual Progress
- Concurrent Delay Allocation — Splitting Time and Cost Entitlement

Day 7: Loss-and-Expense and Disruption

- Prolongation Cost Heads — Site Preliminaries and Time-Related Resources
- Head Office Overhead Formulae — Choosing a Defensible Recovery Method
- Measured Mile Productivity Analysis — Proving Disruption Losses
- Acceleration Costs — Recovering Instructed and Constructive Acceleration
- Finance Charges and Interest Heads — Supporting Cash Flow Losses

Day 8: Preparing and Rebutting Claims

- Claim Narrative Structure — Event, Entitlement, Cause, Effect and Quantum
- Global Claim Risks — Linking Each Loss to a Specific Event
- Employer Response Reviews — Testing Causation, Float and Duplication
- Subcontractor Claim Pass-Through — Aligning Upstream and Downstream Entitlement
- Engineer and Project Manager Determinations — Influencing Fair Assessment

Day 9: Negotiation and Settlement

- Claim Strength Matrices — Ranking Heads by Evidence and Risk
- Concession Planning and Walk-Away Points — Preparing Settlement Mandates
- Package Settlements and Final Account Agreements — Closing Several Heads Together
- Without Prejudice Negotiation Practice — Protecting Positions During Talks
- Escalation Triggers to Formal Disputes — Deciding When Talks Stop

Day 10: Practising the Variation and Delay Claim Submission Pack

- Variation Valuation Exercise on a Case Project — Applying Rate Selection
- Delay Analysis on a Case Programme — Applying Method Choice
- Loss-and-Expense Quantum Build — Applying Cost Heads and Records
- Mock Negotiation Session — Testing the Settlement Mandate
- Variation and Delay Claim Submission Pack — Completing the Project-Ready File

Applying Construction Variations and Delay Claims After the Course

- Audit the instruction register and notice calendar on one current project and close every unrecorded variation within the contractual notice periods.
- Run a time impact analysis on the latest programme update for one open delay event and present the extension of time entitlement to the project lead.

Construction Variations and Delay Claims Questions FAQ

What are construction variations and delay claims and why do they matter now?

Construction variations and delay claims are the contract routes for recovering time and money when scope changes or events delay the works. They matter now because late design changes and detailed programme evidence make entitlement a daily commercial question on most projects.

Who gains most from construction variations and delay claims training?

Project managers and quantity surveyors gain most, alongside planners, employer cost consultants and subcontract managers. Each of them notifies, values, proves or assesses change and delay, and each relies on the same records and programmes.

How does construction variations and delay claims training differ from a construction contract law course?

Construction variations and delay claims training works on valuation, records, programmes and quantum rather than legal doctrine. A contract law course examines interpretation, liability and dispute forums, while this course trains the evidence and calculations that make a claim succeed or fail.

What do you bring back from construction variations and delay claims training?

You bring back a variation and delay claim submission pack for a live project, with valued variations, a delay analysis, loss-and-expense heads and a negotiation mandate that your project team can submit or defend.

Construction Variations and Delay Claims: The Way Forward

The variation and delay claim submission pack first informs whether to submit, hold or settle each open entitlement. Project managers, quantity surveyors and planners use it as one shared record of change, time and cost. After its first use, revisit how the employer side responded to the chosen delay method and valuation basis, then sharpen notice and record routines for the next phase of works.