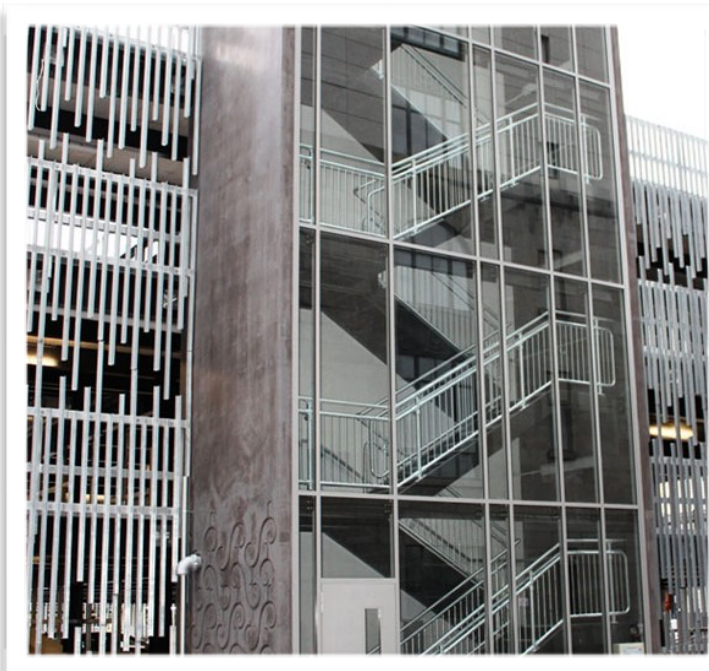


“Delegated Design” and “Design-Build” Guidelines

The terms “delegated design” and “design-build” go around and around being used to identify all kinds relationships among the Architect (RMW - you and me), the Owner, the Contractor, and the subcontractors. **In our documentation**, the terms “Delegated Design” and “Design Build” are not interchangeable. This frog is intended to clarify what is what.



DELEGATED DESIGN

Is defined in our specifications as those **“portions of the work”** whose design is delegated by the Architect to the Contractor. In most cases, the “delegated design” contractor also builds the portion of the work assigned to it.

This is what we need to know about Delegated Design:

- As the Architect of Record, we provide the “delegated design” contractor with the required performance and the design criteria, such as structural requirements, code requirements, sizes, general configuration, materials, etc.
 - The “delegated design” contractor designs the portion of the work to comply with the specified performance requirements. For example, in the case of fire stairs, we specify industry standards to follow,

materials, general dimensions, structural performance data, and so forth.

- The “delegated design” contractor provides the required calculations and structural drawings.
- The calculations and the drawings submitted by the “delegate design” contractor are required to be signed and stamped by a professional engineer licensed in the State of California.
- The “delegated design” contractor is entitled to rely on the accuracy of the information we provide so it can properly design and built the portion of the work assigned to it.
- The Owner and RMW are entitled to rely in the performance and construction of the “delegated design” item.

DELEGATED DESIGN DOCUMENTATION

All Delegated Design items need to be clearly indicated in the drawings (sizes, location, configuration, etc), and in the specs (structural performance, material descriptions, etc.)

- **In the General Conditions of the Contract for Construction:** The legal responsibilities and rights as well as requirements for the “delegated design” portions of the work are clearly stated.
- **In the Specifications:** The Division 01 Section “Delegated Design” is always included in our projects.
- **In the Drawings:** A summary of “delegated design” requirements is included in the General Notes. The Delegated Design item should be clearly marked, and the required dimensions, configuration, location, and transitions to adjacent construction indicated.

CONTRACT ADMINISTRATION

We **DO NOT** review the calculations for accuracy, because the “delegated design” contractor is the “Engineer of Record,” not us.

- We check that we receive the “delegated design” drawings and calculations as requested in the contract documents.
- **We only review for coordination of the “delegated design” portion of the work with our design (dimensions and such), and we check that the calculations and drawings are properly stamped and signed.**



For more information on Design-Build delivery method, take a look at the project delivery methods modules.

DESIGN-BUILD

“Design Build” refers to a form of project delivery method where the Owner contracts with a single entity (typically the Contractor) to design and build a project. In this project delivery method, the designers are either “subcontractors” or “partners” with the general contractor. Although we have had projects with this delivery system, so far this is not a common way to work for RMW.

- In our projects the term “design-build” is used when a **major portion of the work** (usually utilities such as electrical, mechanical, plumbing, etc.) is designed and built under a separate contract between the design-builder and the general contractor. In these cases, sometimes the design-build portion is permitted separately.
 - Our consultants do not design the design-build portion of the work, however, through them we provide the performance and general design criteria to the design-builders for coordination with our design.

- The review of submittals is the same as in the case of “delegated design” described above.

