



"DELEGATED DESIGN" AND
"DESIGN-BUILD"

GUIDELINES

The terms "delegated design" and "design-build" are used to identify the relationships among the Architect (RMW - that is, you and I), the Owner, the Contractor, its subcontractors, and the manufacturers. In our documentation, the terms "**Delegated Design**" and "**Design Build**" are not interchangeable. This frog tries to clarify all that.

DELEGATED DESIGN

Delegated Design is defined in our specifications as those “portions of the work” in which design is delegated by the Architect (RMW) to the Contractor who, in turn, may assign it to a subcontractor. Typically, the “delegated design” subcontractor 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 required performance requirements and the design criteria for the delegated design portion of the Work, such as structural requirements (i.e. loads) performance (i.e. water penetration limits), testing, sizes, general configuration, materials, etc.*
 - *The “delegated design” subcontractor designs the portion of the work to comply with the specified 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” subcontractor provides the required calculations and drawings which must be stamped and signed by a professional engineer **licensed in the State of California and insured.***
 - *The “delegated design” subcontractor is entitled to rely on the accuracy of the information we provide so it can properly design and build the portion of the work assigned to it.*
 - *The Owner and RMW are entitled to rely on the performance and the construction of the “delegated design” item.*



Pre-manufactured stairs and curtain walls are “delegated design” items.

DELEGATED DESIGN

DELEGATED DESIGN DOCUMENTATION

Delegated Design items should be clearly labeled and indicated in the our documents:

- In the Specifications: The section on “Delegated Design,” is always included and each delegated design item’s performance requirements and other applicable information are documented in its respective section.
- In the Drawings: A summary of “delegated design” requirements should be included in the General Notes. The Delegated Design items should be clearly labeled and indicated (sizes, location, configuration, adjacencies, etc).

DELEGATED DESIGN SUBMITTALS PROCESSING

- We acknowledge that we received the “delegated design” drawings and calculations as requested. If not all items requested are included in the submittal, return the submittal as “incomplete”.
- We review the 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 - NO REVIEW for this. **That is all.**
- We **DO NOT** review the calculations for accuracy, because the “delegated design” subcontractor is the “Engineer of Record,” not us.
- In many cases, RMW elects not to delegate the design of an item to the fabricator, such as stairs, and we design it ourselves directly or through our consultants.



Elevators are typically design-build items; we select type, size, and finishes only.

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 worked in projects with this delivery method, so far this is not a common way to work for RMW.

“**Design-Build**” also is used when the design and construction of a major portion of the work (usually utilities such as electrical, mechanical, plumbing, etc.) is assigned by the Owner or the Contractor to a design-builder subcontractor. A **design-build contract** between the design-builder and the general contractor or the Owner is issued. Frequently, the design-build portion is permitted separately (what we call “deferred submittals” in our cover sheets).

Our consultants do not design the design-build portion of the work but they can provide us with performance requirements and general design criteria for the design-builders for coordination with our design.

The review of design-build submittals is only for coordination with our work.

