DELEGATED DESIGN BY CONTRACTOR
The final design should be driven by the Design Professional

Traditional Design-Bid-Build projects require documents and drawings which completely define the scope of work.

- Contract Documents should contain a baseline for bidding purposes and provisions for adjustments if final design requirements are different from what is shown on the bid documents.

- Contract Documents may contain design concepts for certain components for which the Contractor will be required to provide additional details and calculations (delegated design). This responsibility must be clearly defined in contract documents.

- The Contractor should not be required to perform engineering calculations to prepare the bid. This may create an unnecessary bidding risk. To protect themselves, the Contractor would have to perform the design of these elements during the bidding phase. This also adds cost to the bidding process, which would be borne by the Owner.

- For delegated design components the contract should be based on what is shown on the Contract Documents. The Contract Documents should establish components, etc. to be used as a basis for bid. If the final design requires a change in these components or other work that changes the cost of performance, it should be treated as a change to the contract and the contract modified as appropriate.

- Examples of components which may call for Contractor design include, but are not limited to:
  - Sizing and connection of structural members
  - Depth and gauge of structural steel studs
  - Masonry wall support systems
  - Curtain wall systems
  - Special foundations
  - Elevator support systems
  - Skylights

REFERENCES:
Project Delivery Practice Guide, Construction Specifications Institute
Construction Guidelines for the Metropolitan St. Louis Construction Industry

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