

Advantages of QBS

- + Provides a fair & competitive selection method.
- + Results in the most economical project cost.
- + Most responsive to Owner's needs.
- + Owner maintains control through design.
- + Encourages innovation.

Disadvantages of QBS

- + High level of knowledge from Owner to execute.
- + High level of knowledge from Proposers to participate.
- + May take more time to execute.

Traditional QBS Process

- + Owner issues Request for Proposals (RFP).
- + Consultants respond with written proposals.
- + Evaluation committee reviews; may include oral interview.
- + Evaluation committee scores proposals and selects best qualified proposer.
- + Contract negotiations begin. If agreement cannot be reached, negotiations begin with second best proposer.

What happens if we don't use QBS?

Projects that are contracted solely or predominately on price do not take into account the myriad of factors that go into the design of a project. A project's design is an evolving process that does not stop after the drawings are sealed, signed, and delivered; design adjustments are part of the construction process. In fact, one of the principal duties of the design team is to ensure that the construction process goes smoothly. Making sure that the design team has the knowledge necessary to undertake the project, and has a good grasp of the project's scope, is necessary for the success of the partnership between the owner and design team.

Basing a professional service on lowest "bid" cost may deprive the owner of valuable resources embedded in the design team. To achieve the lowest cost of services, it is likely that the design team will assign less experienced (lower paid) personnel to the project. More importantly, the team working within constrained budgets may rely on rather standard and repetitive design solutions, using basic systems and materials. The owner does not receive the potential value to be gained from the depth of knowledge, talent and creativity of the design firms. For example, this value can be realized in significant cost savings over the life of the project, if the design team is authorized to perform a life cycle analysis. The owner should select by QBS, then establish a fair fee based on the priorities discovered through negotiation.

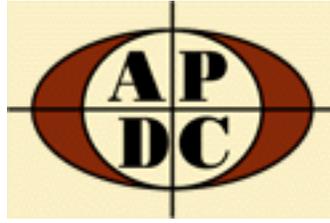
Public Agency Requirements for QBS

Because of its advantages, QBS is required on Federal projects and projects that use Federal money through the Brooks Architect/Engineer Act (Public Law 92-582, 40 U.S.C. 541 et seq). Forty-six states, including the State of Alaska (AS 36.30.270), have passed so-called Mini-Brooks Bills to require the QBS process on State projects. Many municipalities and school districts in Alaska use QBS in accordance with local ordinances. Twenty-one states also require that such local units use QBS on projects that are funded or partially funded by State money. Unfortunately, Alaska is not one of them. Thus, not all local units use QBS to select design professionals.

The Alaska Department of Education and Early Development requires the use of QBS for school projects in excess of \$50,000. The policy reads:

"If a school district determines that it is necessary to engage the services of a private consultant to design or provide construction management for an educational facility with money provided under AS 14.11.011 - AS 14.11.020 , or for a project approved for reimbursement of costs under AS 14.11.100, and the estimated cost of the contract is more than \$50,000, the selection of the consultant shall be accomplished by soliciting written proposals by advertising in a newspaper of general circulation at least 21 days before the proposals are due. The contract shall be awarded to the most qualified offeror, after evaluating the proposals submitted."

APDC understands that the State cannot mandate how these organizations spend their own money. However, APDC would like the Alaska Legislature to pass a law that modifies the procurement provisions of AS 36.30.270 (or modifies the statutes regarding grants to municipalities, school districts, and other non-governmental agencies) so that a QBS process is required on projects receiving State funding. This will provide the State and its communities the best value for their design dollar.



What is Qualifications Based Selection? (QBS)

QBS provides owners with a selection process that is not only straightforward and easy to implement, but also objective and fair. Like the medical and legal professions, individuals in the design profession have a variety of backgrounds, experience, and expertise. Their selection should take these factors into account.

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The **Alaska Professional Design Council** (APDC) is a consortium of professional societies representing architects, engineers, land surveyors, landscape architects, and other design professionals. Our ten member organizations have a combined membership of over 1,500 and represent approximately 5,000 licensed professionals. APDC addresses issues of concern to the various design professions through workshops, seminars, ad-hoc committees, standing committees, and governmental task forces.

MEMBER SOCIETIES

Alaska Society of Professional Engineers

Alaska Society of Professional Land Surveyors

American Congress on Surveying & Mapping
Alaska Section

American Institute of Architects Alaska Chapter

American Consulting Engineers Council of Alaska

American Society of Civil Engineers
Alaska Section

American Society of Interior Designers

American Society of Landscape Architects
Alaska Chapter

Professional Engineers in Private Practice
Alaska Chapter

Structural Engineers Association of Alaska

QUALIFICATIONS BASED SELECTION FOR DESIGN TEAMS

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