

What is QBS and how does it benefit Owners?



Qualification-Based Selection (QBS) is a process that focuses on evaluating and selecting design professionals based on their qualifications, expertise, and track record rather than on the lowest fee.

Here are some reasons why QBS provides good value for owners:

1. **Higher Satisfaction with Constructability:** Owners benefit from taking the time to understand the relevant qualifications of the individuals responsible for design and documentation. In fact, over three times as many owners (46%) report greater satisfaction with constructability from their qualifications-based teams compared to those owners (14%) who prioritize a fee-based selection process.
2. **Complexity of Architectural Services:** Architectural services are not commodities; they are complex and require specialized skills. By emphasizing qualifications, owners ensure that they work with the most qualified firms, resulting in better project outcomes.
3. **Control Over Design Process and Costs:** QBS allows owners to maintain maximum control over the design process and costs. The costs for services are developed jointly between the owner and the designer, ensuring transparency and alignment with project goals.
4. **Increased Teamwork and Collaboration:** When owners choose design professionals based on qualifications, it fosters collaboration and proactive behavior. This teamwork contributes to project success and better overall value for the owner.

In summary, QBS prioritizes expertise and qualifications, leading to improved project performance and long-term benefits for owners. This process, developed as part of the Brooks Act in 1972, provides owners with the right balance of experience and qualifications to the cost of services. For more information on QBS, you can contact AIA Ohio at 614-221-0338 or email us at AIAOhio@assnoffices.com



ArchED is a public service program of AIA Ohio, The Ohio Society of the American Institute of Architects. This program has been developed to inform and educate the public on issues affecting the built environment and the construction industry.