

Policy Statement #31 - Qualifications-Based Selection

Background

Increasingly, owners seek to select a design-builder through qualifications-based or negotiated selection, as opposed to best value competitions. This approach has the advantage of involving the design-builder at the very outset of the project, making the design-builder a strategic partner in programming, project definition, budgeting and scheduling, as well as detailed design and construction.

This approach is particularly suited to projects whose complexity or evolving nature prevents the preparation of a clear and stable criteria package upon which to base competitive selection. Rather than having one design entity establish program and project criteria, and a different one provide detailed design, qualifications-based selection permits the same design team to seamlessly provide both.

Position

DBIA believes that qualifications-based selection is a process having much merit, often preferable to best value selection. The process for such selection of a design-builder should follow that which is generally used in selecting a design professional. For public agencies this process is established by law and usually entails a formal process of advertising, shortlisting, interviews, selection and fee negotiation. Private owners may follow such a process, or adopt a less structured one in which a more direct selection approach is followed.

DBIA encourages the establishment of qualifications-based selection processes by public agencies in addition to best value selection. Design-Build Manual of Practice Document 204, *The Design-Build Process Utilizing Negotiated Selection*, should be used as a basis for establishing such processes. Likewise, private owners are encouraged to adopt appropriate policies and processes for negotiated, qualifications-based selection of design-builders.

[To list of Policy Statements](#)

[Site Map](#) || [Project Database](#) || [Calendar](#) || [Publications](#)
[Membership](#) || [Designation Program](#) || [Education](#)
[Members Only](#) || [Contact Us](#) || [Home](#)

Design-Build Institute of America
1010 Massachusetts Avenue, NW, Third Floor
Washington, DC 20001-5402
Phone 202-682-0110 - Fax 202-682-5877 - e-mail dbia@dbia.org