



June 4, 2024

Rep. Tyrone Carter, Chair
Rep. Tullio Liberati, Majority Vice Chair
Rep. Mike Mueller, Minority Vice Chair
Regulatory Reform Committee
House of Representatives
124 North Capitol Avenue
Lansing, MI 48933

Re: Support HB 5654

Dear Chair Carter, Majority Vice Chair Liberati, and Minority Vice Chair Mueller:

On behalf of the 3,700 members of the International Institute of Building Enclosure Consultants, specifically, the 61 located across the Great Lakes State, we write in support of HR 5654 and encourage the committee to make it a priority.

IIBEC members specialize in building enclosure projects and come from a diverse group of design and construction industry companies, including hundreds of engineering firms, architecture companies, consultants, contractors, and product manufacturers. Our members specialize in design, investigation, repair, and management of roofing, exterior walls, and waterproofing systems. IIBEC members act as advocates for the building, typically on behalf of its owner or manager, to develop plans and specifications for the design and construction of building enclosures to meet standards, building codes, warranty requirements, and performance requirements.

HB 5654 would promote the use of qualifications-based selection (QBS) when procuring architectural and engineering design services. QBS entails a proven process that facilitates the selection of a design professional firm based on qualifications and competence in relation to the scope of the project, and it facilitates the development of an appropriate scope of work for the project. When it comes to the design of buildings, roads, bridges, or water systems, the citizens of Michigan are best served by experienced professionals - not the lowest bidder.

The U.S. Federal Government has used QBS since 1972 (Brooks Act – Public Law 92-582). This process has been so successful at the federal level that it is recommended by the American Bar Association in its model procurement code for state and local government. Since then, 46 states and many more local governments have incorporated the principles of QBS into their own state procurement processes. QBS has proven to be more efficient and less costly when considering total life-cycle costs than the use of price-based selection criteria.

QBS entails a proven step-by-step process that facilitates the owner's selection of a design professional firm on the basis of qualifications and competence in relation to the scope of the project and facilitates the development of an appropriate scope of work for a specific project. The process is straightforward and easy to implement. It is objective and fair. It can be well documented, and it is open to public scrutiny.¹

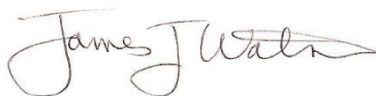
Finally, QBS allows procurement officials to exercise greater latitude in selecting design professionals like building enclosure consultants (BEC), by recognizing both objective and subjective criteria such as innovation, unique design approaches, sustainable design, and in identifying the best match for a project's size, scope, location, and regulatory requirements.

For the reasons outlined above we urge you to make HR 5654 a priority and will gladly make ourselves available to testify in support. If we can answer any questions, or if you would like further information on the benefits of QBS, please contact us.

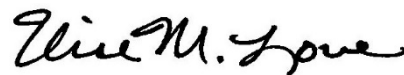
Sincerely,



Brian Pallasch, CAE
President & CEO
IIBEC



Jim Watson
Chapter President
Great Lakes Chapter of IIBEC



Elise Love, RRC
Branch Liaison
West Michigan Branch

cc: Rep. Amos O'Neal

¹ Qualifications-Based Selection: A Guide Including Model Local Government Policy and Procedures for Selecting Architects, Engineers and Land Surveyors, July 2000. <http://docs.acec.org/pub/9E675727-0EEE-1DC9-3B51-2A94F3CFDF3B>