

Frequently Asked Questions : Quantity Surveying BIM Attributes Requires (QSBAR)

1. What is Quantity Surveying BIM Attributes Requires (QSBAR) for?

QSBAR is a set of documents that explain the requirements of BIM in Cost Management. QSBAR gives a detailed Cost Breakdown Structure of the elemental attributes and geometry required within a BIM model which is aligned to the standard method of measurement.

2. What's is its purpose?

The purpose of QSBAR is to act as a guide for the Design Consultants to model the BIM to the Quantity Surveyor's requirements.

3. When will this be official rolled out?

The QSBAR will be introduced at the forthcoming BIM seminar on 13 July 18.

4. How does the QSBAR align with the BCA BIM/ VDC/ IDD Guide?

BCA BIM/VDC/IDD guide focuses more on the Architectural and Structural modelling and submission. Whereas QSBAR will state the requirements in order to facilitate the Quantity Surveying Consultant in their estimate.

5. What is the NRM1?

NRM1 is an abbreviation for "New Rules of Measurement 1" published by Royal Institute of Chartered Surveyors (RICS). It is a definitive guide to measurement and estimating of Construction Works.

6. What is LOD?

LOD is an abbreviation for "Level of Development". It defines the amount of details and information in the model in different stages of the design.

7. What are LOD 200, 300, 350?

LOD 200: Schematic Design – Elements are modelled with approximate orientation, quantities, shape, size and location.

LOD 300: Detailed Design – Elements are modelled to higher accuracy to obtain precise orientation, quantities, shape, size and location.

LOD 350: Pre-Tender Estimate/Tender – Model includes interfacing of various systems and elements

8. How should the QSBAR be used?

QSBAR should be used as part of project BIM Execution Plan (BEP), whether as an integral section or appendix, to serve as a guide for the Design Consultants to model the BIM to allow the Quantity Surveying Consultant to be able to make full use of the model.

9. Is there any QSBAR for BIM in construction – LOD 400?

There is none at this juncture – planned for future release.

10. Is this mandatory or a guide?

QSBAR serves as a guide and it is not mandated by BCA. Notwithstanding, we intend to have the QSBAR document endorsed by BCA and to be added to the Singapore BIM Guide.

11. Who can use the QSBAR and is it free?

The QSBAR will be made available at the SISV QS Website for free download.

12. Can amendments be done to the QSBAR before sending out to the Design Consultants?

Yes, amendments are recommended to be made to suit your organisation's requirements.

13. Liability

The SISV BIM Committee are excluded of any liability in the use of the QSBAR and or any amendments of and is to be used as a industry guide only.

14. Further Clarification?

Any further clarification or suggestion on improvement shall be email to qs.admin@sisv.org.sg