

## Cian Clancy *MSCSI MRICS MCI Arb*

- ▶ **Senior Quantity Surveyor with 10+ years experience;**
  - ▶ **PQS:** Brennan Associates, KSN
  - ▶ **Main Contractor:** BAM
- ▶ **Qualifications;**
  - ▶ Professional Member of Society of Chartered Surveyors Ireland, Royal Institute of Chartered Surveyors and Chartered Institute of Arbitrators
  - ▶ BSc Construction Economics (WIT – 2010)
  - ▶ BSc (Hons) Quantity Surveying (WIT – 2012)
  - ▶ Pg.Dip. Construction Law & Adjudication (RGU – 2017)
- ▶ **BIM Experience:** Large Scale Retail, High Specification Commercial, Universities & Data Centres (UK & Ireland)



# EXPERIENCE IN BIM IMPLEMENTATION

## Project Appointment

- Not BIM mandated
- Reciprocal DT agreement to implement BIM due to size, nature & complexity of project
- Merits discussed – Client buy-in

## Investment

- Software
- Training Courses
- Back-up Resourcing / Company Time for Validation

## Test Run

- Prepare BQ on c. €11m Retail Project (2D)
- Ditto via 5D,,,,,, on company time
- Eyes opened
- Practice!!!

# QUICK WINS

## COMPANY

- ▶ Added Value
- ▶ Improved / Additional Services Available
- ▶ Fluid Review of Quantities (one location – not flicking through large volumes of drawings)
- ▶ Efficiency (Optioneering!!!)

## RESULT



(i) Added Value  
(ii) Efficiency  
(iii) Accuracy

(i) Quantity Take-Off  
(ii) Time  
(iii) Cost



# OBSTACLES AND CHALLENGES

## QS INDUSTRY

- ▶ Understanding Models
- ▶ Expectation (Push button = Full ARM BOQ)
- ▶ Faith / Scepticism in Models (Professional Judgement)

## WORKFLOW / TRANSITION

- ▶ Change in Works Sequencing
- ▶ Hybrid of 2D & 5D (not all objects modelled – understanding the process)
- ▶ Validation (Tangible & Non-Tangible)