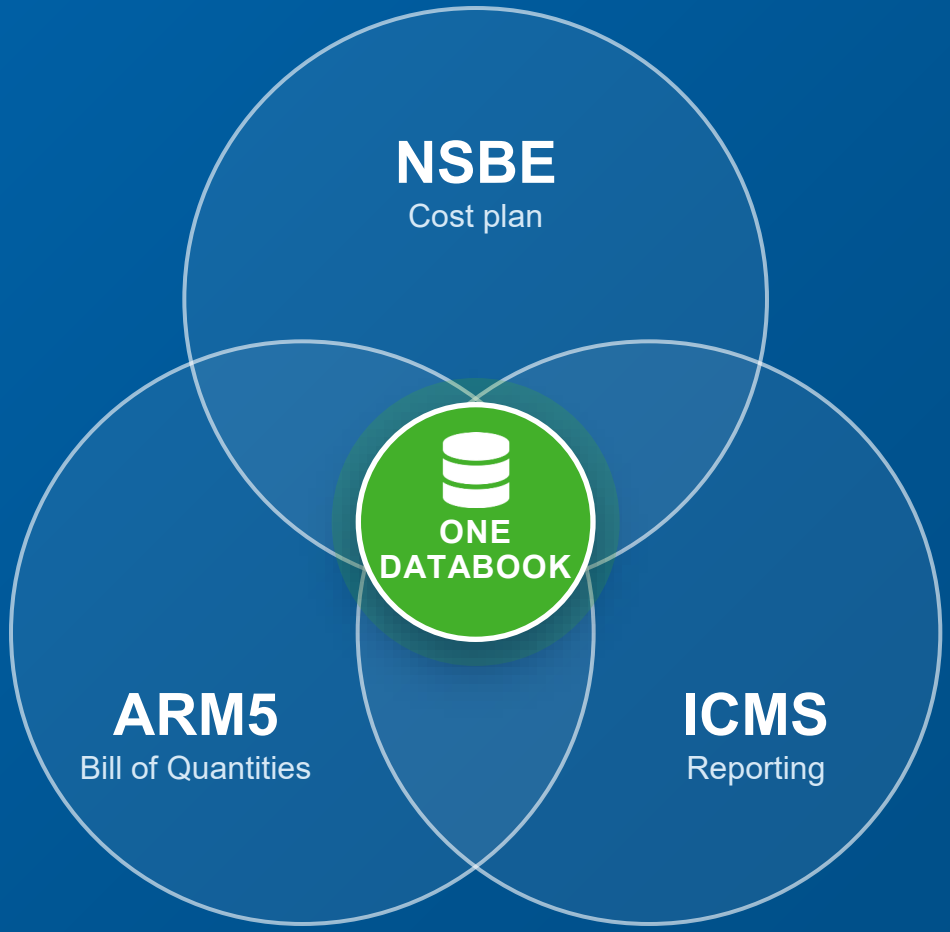
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CitA Tech Live 2026 Intelligence, Integration & Transformation

From Cost Plan to BQ

Connecting NSBE, ARM5 and ICMS in the new RIB CostX Databooks



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Dexcom Stadium, Galway | 12 November 2026

Three standards, one project, too much re-work

NSBE

National Standard Building and Site Elements

Organises by element

Cost plans and cost analysis (CWMF CO1)

ARM5

Agreed Rules of Measurement, 5th edition

Organises by trade

Bills of Quantities for tender

ICMS 3

International Cost Management Standard

Organises by cost category

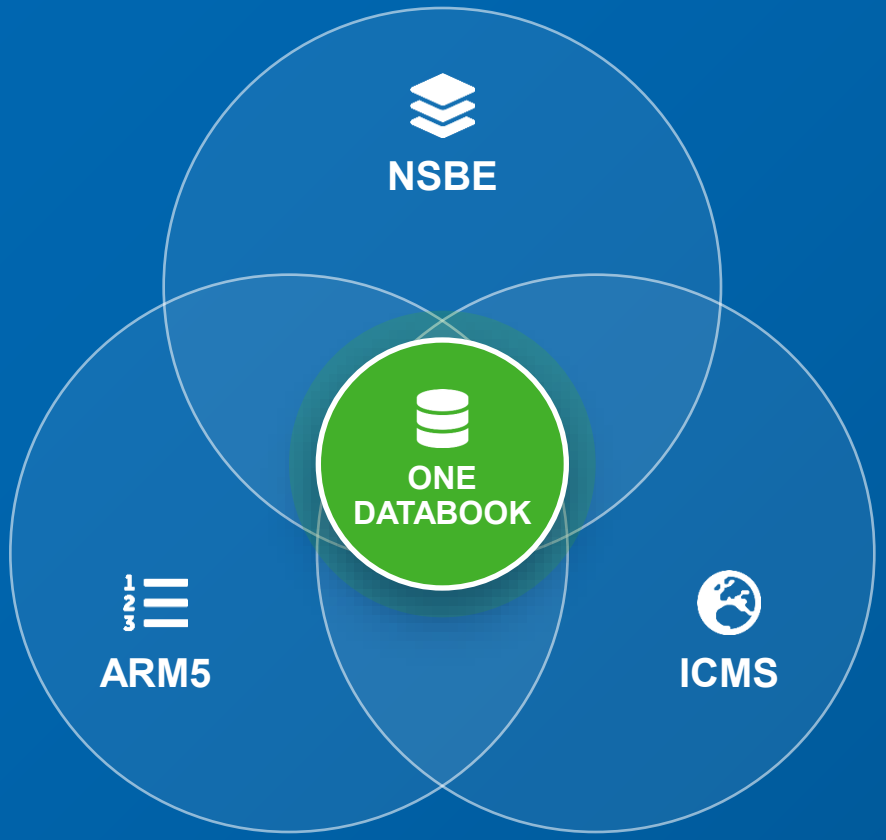
Reporting and benchmarking (CWMF CC1)

Each standard lives in its own spreadsheet or file, so the same quantities get:

Re-measured

Re-keyed

Re-reconciled



What if you only measured once?

One Quantity Takeoff. One Databook.

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A typical precontract workflow

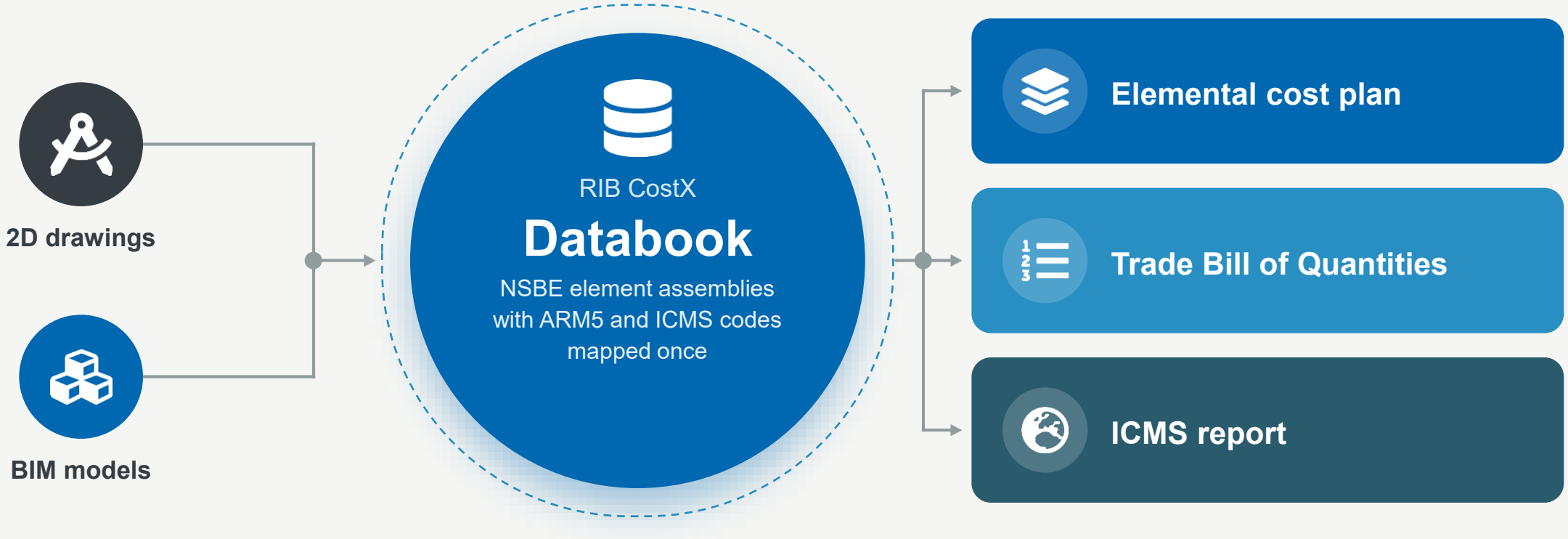
One 2D or BIM Quantity Takeoff

Organised by NSBE element from day one

01	02	03	04	05
Early estimate	Cost plan	Developed design	BQ production	Tender
NSBE	NSBE	NSBE + ARM5	ARM5	ARM5

ICMS reporting throughout via SCSI's NSBE to ICMS mapping

Measure once, report three ways



Map once in the Databook. Every view stays reconciled.

Inside a Databook assembly

Description	Qty	Unit	NSBE	ICMS	ARM5
Reinforced concrete strip foundation 600x300mm	1.00	m	16	01.02.02.020	
Variables					
Width (from description)	0.60	m	16	01.02.02.020	
Depth (from description)	0.30	m	16	01.02.02.020	
Bill items					
Excavating trenches; maximum depth ≤2.00m	0.60	m³	16	01.02.02.020	04.2.4.4
Earthwork support; maximum depth ≤1.00m	2.00	m²	16	01.02.02.020	04.2.6.1
In-situ concrete; foundations	0.18	m³	16	01.02.02.020	06.1.4
Bar reinforcement; straight or bent	0.018	t	16	01.02.02.020	06.3.1
Formwork; sides of foundations	2.00	m	16	01.02.02.020	06.4.2

Quantities shown for a 600 x 300mm strip foundation, per metre, with a 1.00m deep trench.

1 Complex item

One NSBE element type, e.g. a strip foundation. Overtype the sizes in the description.

2 Variables

Questions answered once (sizes, trench depth, rebar rate). No rate, so no cost.

3 Bill items

ARM5 items driven by IF formulas. Only the matching band gets a quantity; the rest return 0 and hide.

Same rows, three views

NSBE view

Elemental cost plan

1- Substructure

16 Foundations and Rising Walls

Strip foundation 600x300mm: **1.00 m**

ARM5 view

Trade Bill of Quantities

04 Excavation and Earthwork

04.2.4.4 Foundation trenches

Maximum depth ≤2.00m: **0.60 m³**

06 Concrete Work

06.1.4 Foundations

In-situ concrete: **0.18 m³**

ICMS view

ICMS 3 report

01.02 Construction Costs

01.02.02 Substructure

01.02.02.020

Foundations up to top of lowest floor slabs

Same quantities. Same totals. No re-keying between the cost plan, the BQ and the ICMS report.

Why it matters

Cost plan and BQ stay reconciled

Faster BQ production

Standards-driven

Client confidence



Live demonstration

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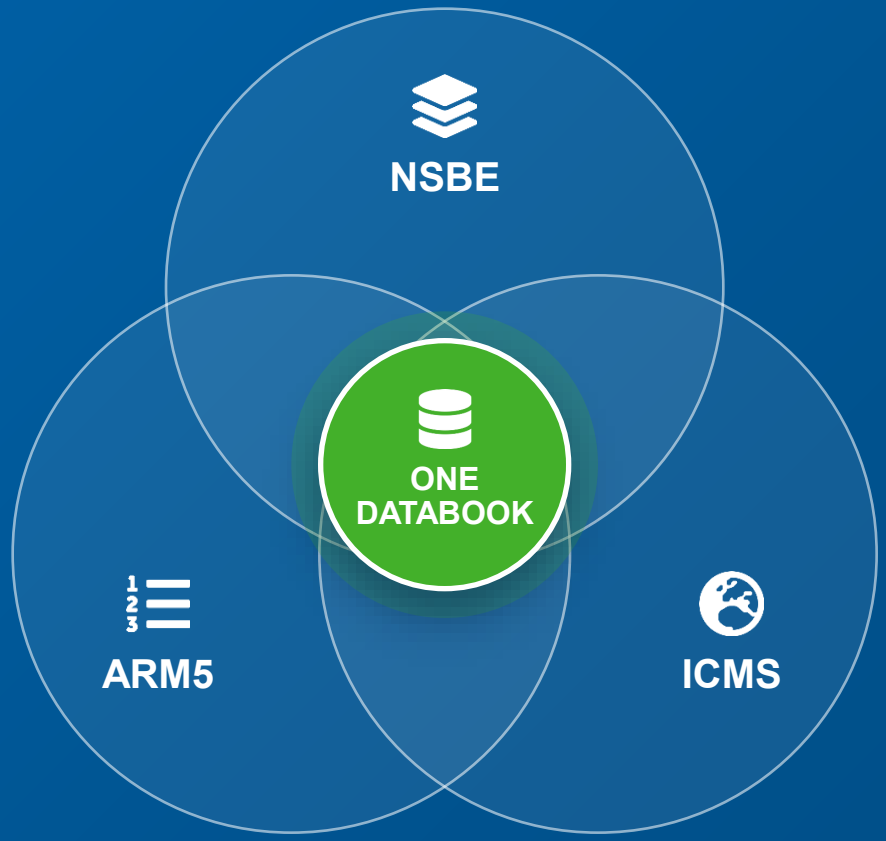
Thank you.
Questions?

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Scan to book a 30-minute walkthrough



The Databook template is a guide only and is not professional advice. Outputs remain the user's responsibility and must be read with the latest published NSBE, ARM5 and ICMS rules and the project requirements.