

WHAT MATTERS TO THE PROJECT?

How to Measure What Matters

Not counting clashes, or design issues, but measuring what matters...

Time

Cost

Quality



FOUR PARAMETERS TO RELATE TO COST, TIME AND QUALITY

01 Potential project IMPACT
What happens if we leave it unresolved?

Impact

02 COMPLEXITY
How many stakeholders must help resolve it?

Complexity

03 PERSISTENCE
How long has the issue been open?

Persistency

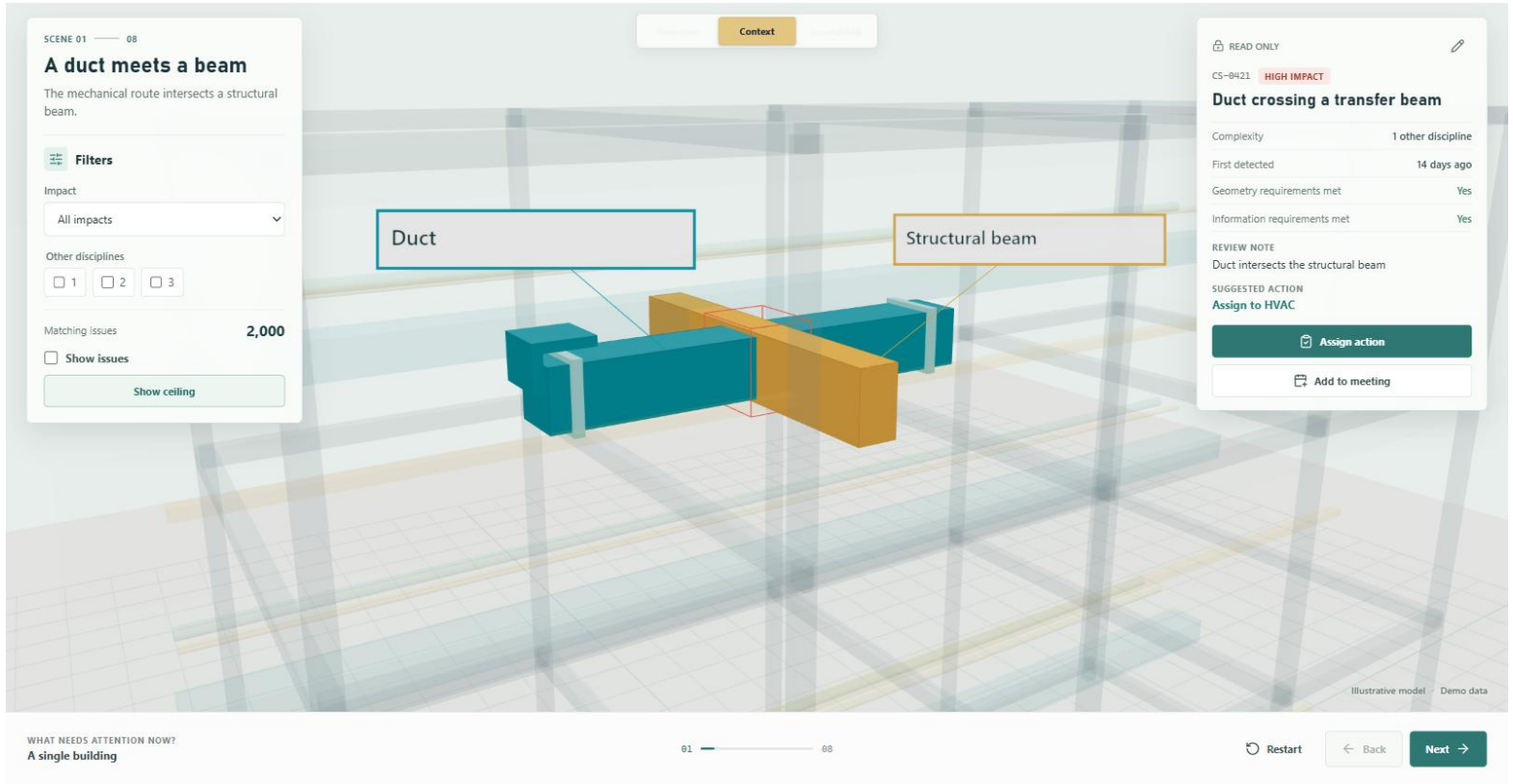
04 Potential COST RISK
What could fixing it later cost?

Cost Risk

Cost estimate based on the affected element categories.



ISSUE RECORD · DUCT / TRANSFER BEAM



CS-0421

Duct crossing a transfer beam

HIGH IMPACT

1 other discipline

First detected · 14 days ago

Suggested action

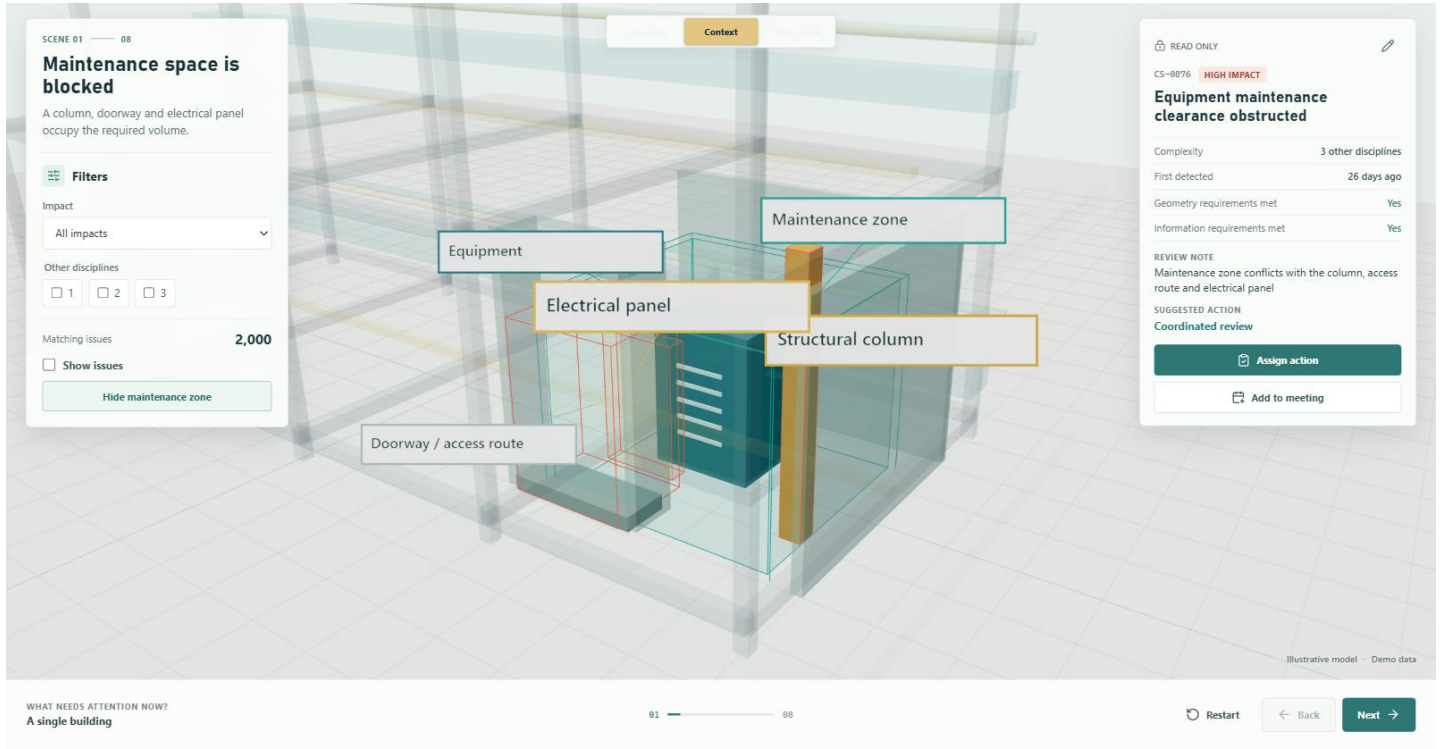
Assign to HVAC

Illustrative issue; age is persistence, not severity by itself.

Impact | Complexity | Quality



THE FOUR PARAMETERS IN PRACTICE



LIVE VIEWER · ILLUSTRATIVE MODEL · DEMO DATA

CS-0876 · Maintenance clearance obstructed

Viewer values are demo records; cost is a separate aggregate report estimate.

ONE PREPARED EXAMPLE

1. POTENTIAL PROJECT IMPACT
High

2. COMPLEXITY
3 other disciplines

3. PERSISTENCE
26 days since first detected

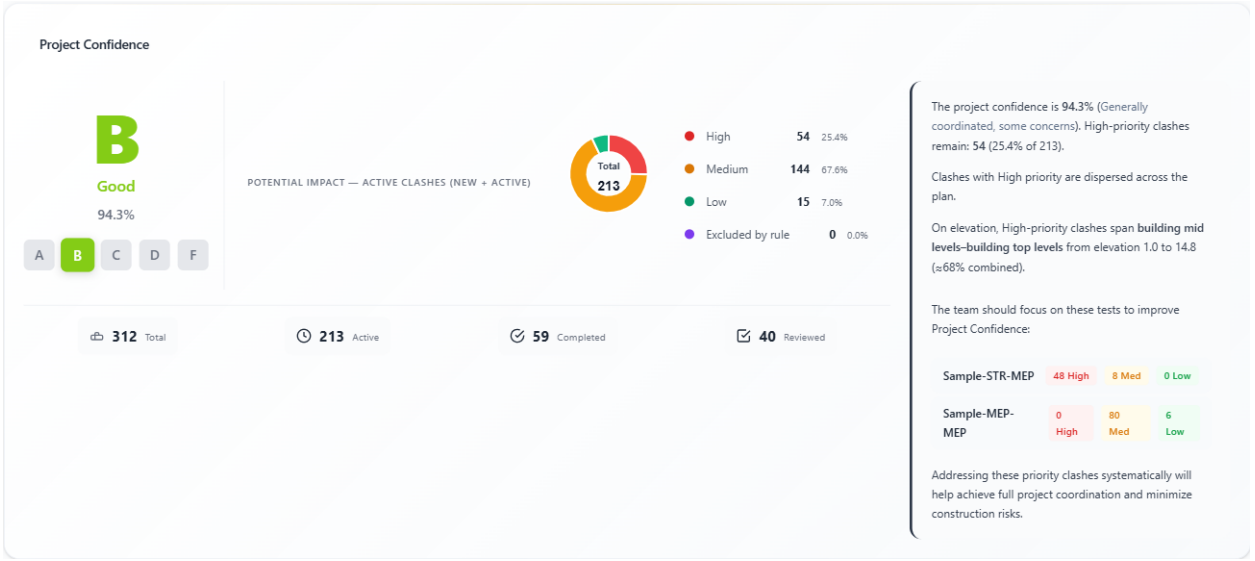
4. POTENTIAL COST RISK
Estimate in the report

Category-based estimate in the report.

Impact | Complexity | Persistency



COORSIGHT: THE PROJECT SUMMARY



COORDINATION GRADE (DCR)

B / Good

94.3% · A / B / C / D / F

POTENTIAL COST RISK

€339k – €1.4m

Low–High · Mid €649k

Fix now (design): €12k–€31k



HIGH, MEDIUM AND LOW IMPACT · COORDINATION GRADE

54	HIGH · 25.4%	144	MEDIUM · 67.6%	15	LOW · 7.0%

Synthetic sample · Data Centre · €140m · RIBA 4 · Ireland. Indicative estimate, not a QS valuation or confirmed loss.

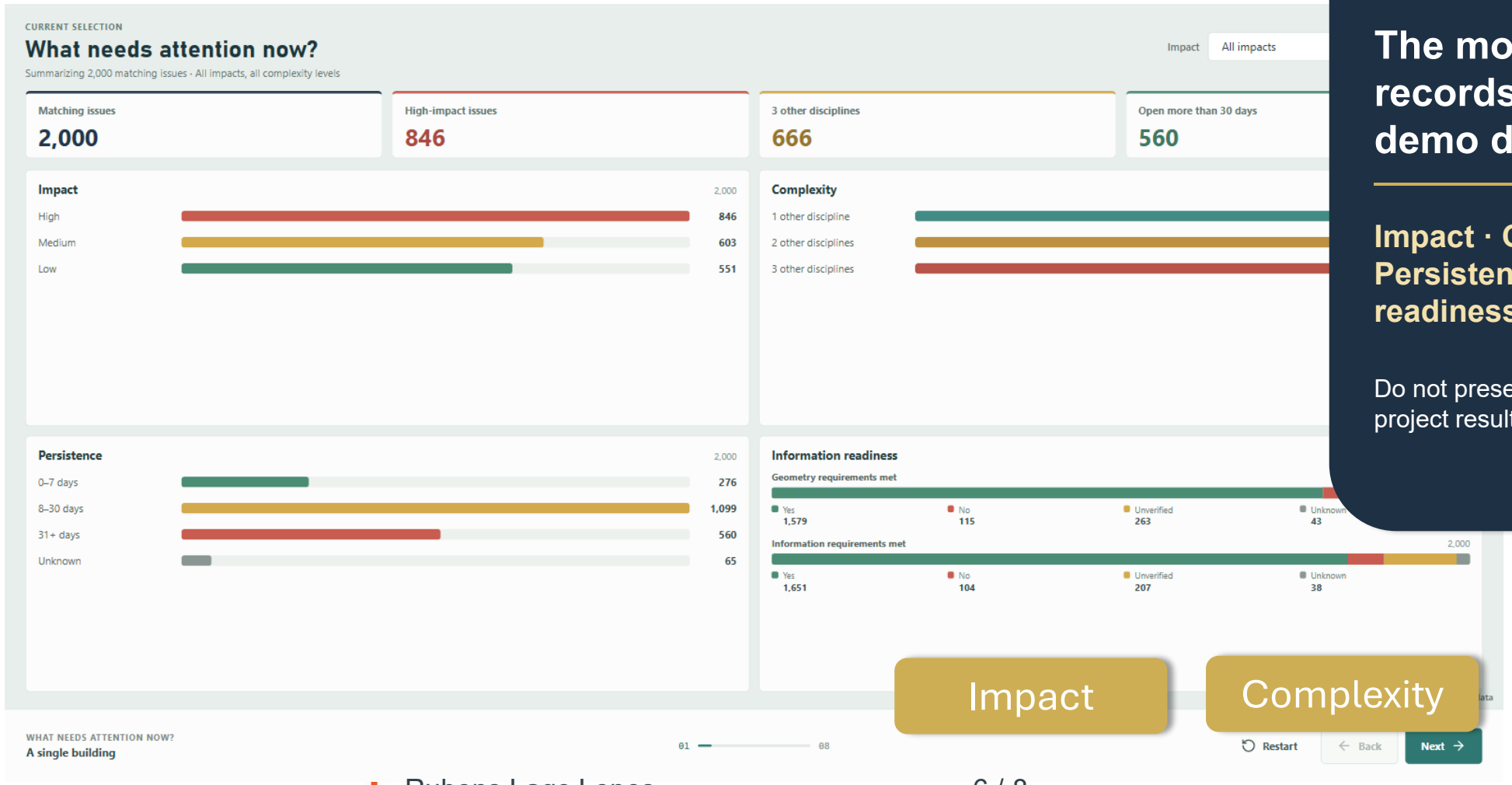
What could the unresolved issues mean for time, cost and quality?

Cost

Persistency



DASHBOARD · PREPARED DEMO DATA



ILLUSTRATIVE ONLY

The model and issue records are generated demo data.

Impact · Complexity · Persistence · Information readiness

Do not present the sample counts as a project result.

Impact

Complexity

Persistency



Co-Ordination is NOT Clash Detection
How to Measure What Matters

HOW THE COST RANGE IS FRAMED

3 COST ANALYSIS
Design vs construction cost breakdown and top risk zones

Cost Summary

	LOW	MID	HIGH
Fix Now (Design)	€12k	€19k	€31k
Fix Later (Potential Construction)	€339k	€649k	€1.4m
Avoidable exposure	€308k	€630k	€1.4m

4 TECHNICAL APPENDIX
Full calculation trace, rate card and methodology

TECHNICAL DETAIL

- ▶ Top Cost Drivers (15)
- ▶ Calculation Trace (9 steps)
- ▶ Cost Calculation Details
- ▶ Clash Report Health
- ▶ Verdict Reasoning
- ▼ Rate Card & Assumptions (4 notes)

Rate card — indicative cost per clash

Priority × coordination scope ⓘ

PRIORITY ↓ / SCOPE →	1 DISCIPLINE Single-trade fix	2 DISCIPLINES Pair coordination	3+ DISCIPLINES Multi-trade
High Major coordination — pipes, ducts, structural penetrations	€280 labour €420 material e.g. STR–STR rebar clash	€520 labour €780 material e.g. STR–MEP slab penetration	€1,150 labour €1,650 material e.g. STR–MEP–ARC plantroom
Medium Moderate impact — duct routing, finishes, fixtures	€140 labour €180 material e.g. MEP–MEP duct overlap	€260 labour €340 material e.g. ARC–MEP ceiling void	€560 labour €640 material e.g. ARC–STR–MEP shaft
Low Cosmetic / non-functional — handled by site team	€40 labour €60 material e.g. ARC–ARC finish overlap	€80 labour €90 material e.g. ARC–ICT cable route	€180 labour €200 material e.g. multi-trade fit-out

*Averages shown. Precise per-pair values from the 5-grade complexity model appear in **Top Cost Drivers**. Low-priority clashes are typically absorbed by site teams and excluded from the headline cost.*

Unknowns & assumptions noted by the engine

⚠ 3 expected coordination zone types absent from evidence: Clearance & access zones, Fire compartmentation, Cooling clearance.

⚠ No model schedule provided — using default category rates

PRIORITY × COORDINATION SCOPE

1 discipline · single-trade fix

2 disciplines · pair coordination

3+ disciplines · multi-trade

SAMPLE CONTEXT

Data Centre · RIBA 4 · Ireland · €140m

BIM €95/hr · Design €155/hr · Site €75/hr

Indicative order-of-magnitude estimate; not a QS valuation. Material rates are not regionalised; labour is location-adjusted. Low-priority clashes are typically excluded from headline cost.

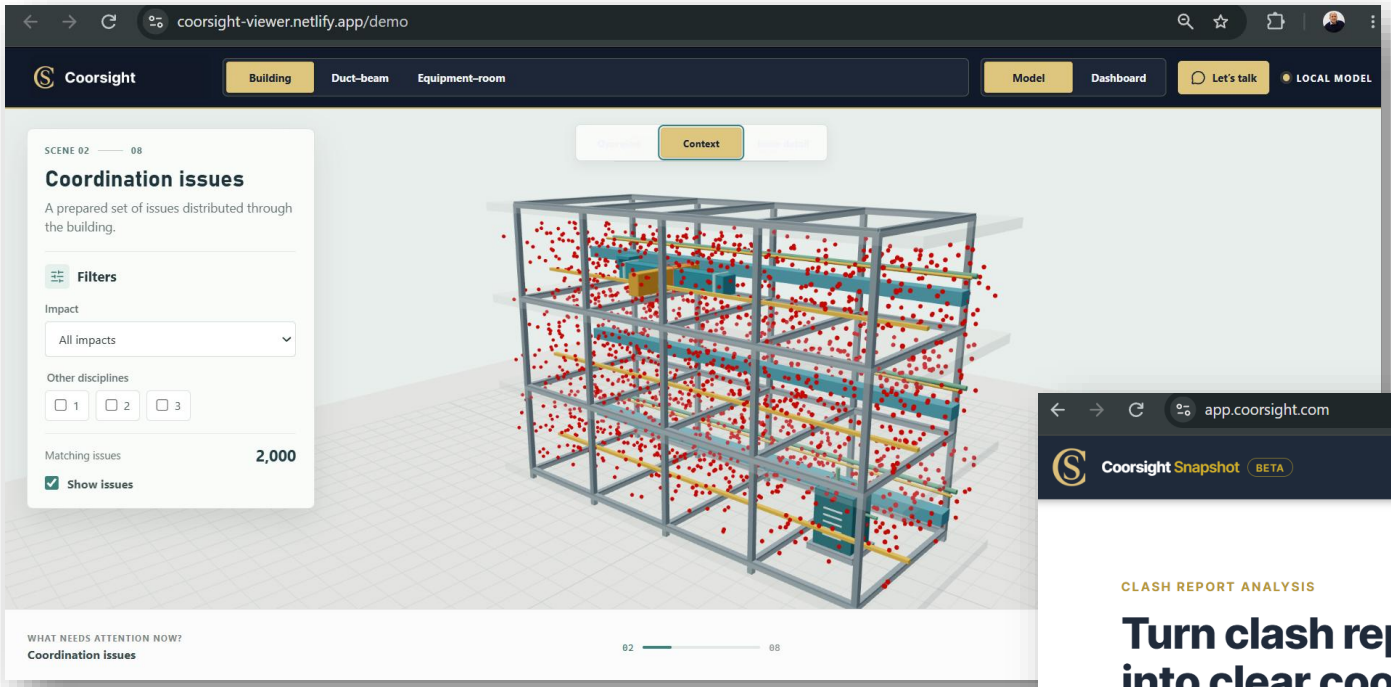
Check unique affected scope before using totals; overlapping issues can refer to the same elements.

Impact | Cost | Persistency

CitA | TECHLIVE 2026 Intelligence, Integration and Transformation



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How to Measure What Matters



https://coorsight-viewer.netlify.app/demo

https://app.coorsight.com/

