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Our officer:
Knut Felberg, 22 95 42 09

Our date: 06.05.2009
Our reference: 200600119-53

CC:

Your date: Your reference:

REGARDING THE ARCHITECTURAL COMPETITION FOR A NEW NATIONAL MUSEUM OF ART AT VESTBANEN

Re: OAF's letter to Statsbygg dated 24 April 2009.05.05

The letter contains a number of critical comments regarding the competition rules, and requests that the requirements for submitted material be significantly reduced. Statsbygg's project group has reviewed and discussed the letter thoroughly, and has the following comments to OAF's statements.

On conceptual level and detail requirements

OAF claims that the requirement for submitted material in the first phase of the competition is not aligned with Statsbygg's expressed intentions that this first phase shall be at a "conceptual level" and that the resources required to solve the task shall be of a manageable amount.

In our opinion, these views are built on a misunderstanding. For Statsbygg it is important to correct an erroneous impression of extensive detail requirements.

It remains a condition that the first phase of the competition shall be completed at a conceptual level. The jury shall base their task on this. The selected scale required for the drawings (1:500 and 1:1000) underscores this principle.

To be sure, the appendices are detailed. It is possible that this might have contributed to giving an erroneous impression of what level is expected in Phase 1. In connection with this we refer to chapters 6.1 and 6.2. It must be emphasised that most of the appendix material is of an informative nature, something that is clearly stated in the appendices. They indicate the requirements and needs that should be met in the final project, not what one should include in the conceptual phase.

BIM model

OAF views the requirement of submitting a BIM model as unreasonable and claims that this alone implies six-digit costs for individual participants. This is a misunderstanding. The requirement for the contestants is that they make a simple model using ordinary software that supports the open BIM standard. That includes nearly all the CAD software in ordinary, daily use by Norwegian and international architects. The model is not demanding and does not require a high degree of detailing. It is probably less demanding to create this BIM model than it is to produce a physical model of the proposal, which would have been a relevant alternative in a competition of this nature.

Reference is also made to Statsbygg's press release dated 1 April 2009, where we state our main reasons for requiring a BIM model. We also refer to Programme Attachment 5.6, where the model requirement is described in further detail, as well as to enclosed letters from Statsbygg's ICT

department, which give a somewhat more in-depth commentary on OAF's critique of the BIM requirement.

Number of charts

OAF points out that the set number of charts (four A0) is unnecessarily high and compares this to the requirement in the recently held Munch/Deichman competition, among others. To this we reply that four charts is the upper limit of what one may submit. Participants are of course free to submit fewer charts than this. Besides, the comparison with Munch/Deichman is incorrect. The maximum requirement there was six A0 charts, which is what most participants submitted. These two competitions were also conceptual competitions.

Requirement for detail in the description

OAF claim in their letter that there is a requirement to submit a BIM model "with sufficient degree of detail for assessment of energy-friendliness, securing of the complex, universal design, foundation/geotechnical solutions, financial implications for investment, operation and maintenance, etc." This is not correct. With the exception of energy-friendliness (where the BIM model shall be used as an element in Statsbygg's own evaluations of the proposals), a detailed layout of the solutions for the stated factors is not required; it is merely requested that a statement be given in the narrative booklet specifying the main principles on which the proposal is based. More information will be posted on the competition web.

Need for consultants

In OAF's view, solving the competition task requires "expensive use of consultants within geology, earth moving, foundation building, building technique, etc." This is clearly a misunderstanding. In line with what we have stated above, Statsbygg in no way expects that Phase I display solutions that require extensive use of consultants by the architects.

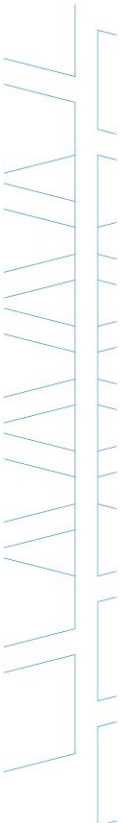
Conclusion

OAF fears that the BIM model requirement and the given documentation requirements will make it "very difficult for small and young offices to participate in such a competition," and will be "a serious impediment to a broad showcase of various concepts." We disagree with this. In our opinion there is little reason to fear that young architects will have any serious problems handling the BIM requirement. The documentation requirements are not particularly demanding to fulfil. We also find reason to mention that we have currently registered around 1000 potential contestants. Of these, we have only received a very modest number of comments/questions on the BIM requirement and hardly any regarding the documentation requirement. We take this as an expression that we have arrived at a manageable documentation level. Statsbygg maintains that this is a conceptual competition and that the requirements are relevant and necessary for Phase I. Even though the competition rules may seem very extensive and detailed, it is our clear understanding that those contestants who closely study the material will see that the task may be solved using an acceptable amount of resources.

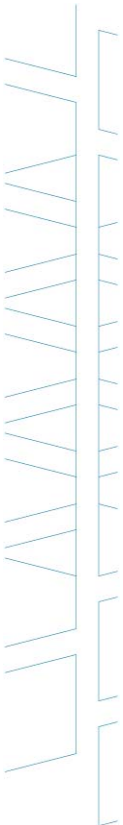
Sincerely,

May Balkøy
Director, Development Department

Knut Felberg
Planning Director



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Appendix

BIM in the Vestbane competition

The aim “to identify a Main Concept for the solution of the assignment” in Phase I also forms part of the background for the requirement of submitting a simple BIM in open format. The main reasons for this decision are given in Statsbygg’s press release, “BIM at the National Museum”, dated 1 April 2009. In short, this is linked to the practical handling of a large number of expected competition entries (at the moment, there are over 900 registered users on the competition website), the information value and data quality that a BIM can give as basis for (e.g.) area and volume setups, various considerations in the competition, effective visualisation between BIM and GIS/surroundings, and in general the need for efficient jury support. It is also our assessment that the open BIM standard to be used—IFC—is now so mature and has such extensive software support that fulfilling this requirement should be realistic within the market.

This means that the main requirement of the contestants is that they perform a simple *modelling*, using appropriate software that supports the open BIM standard. The list of such software is extensive, and includes CAD software such as Revit, Autocad Architecture, Archicad, Bentley Architecture, VectorWorks and Allpan.

Also based on a misunderstanding is the idea that the requirements for the BIM itself are extensive and highly detailed. The requirements are explicitly stated in Competition Appendix 5.6. It is clear from this that only simple wall and cover objects (with doors and windows where relevant) are required for the building’s defined *exterior surfaces*—as well as *spatial objects* that show the placement of the main functional floor spaces in relation to Level 2 of the Space Distribution Programme. In the BIM, properties are not required to be submitted for foundation, securing or universal design—and energy simulation is not required to be submitted based on the BIM. It is emphasized that we may choose ourselves to *use* the BIM for any of these types of assessments.

We cannot see that these requirements should imply significant added costs—but this presupposes, as stated, that the contestants master basic *modelling* and use suitable software to complete this.

It is however important to state that of course we do not wish to set requirements that seem unreasonable, difficult to fulfil, or in other ways fail to serve their purpose. We are therefore absolutely open for—and welcome—feedback on specific BIM requirements in this competition that are experienced as problematic, with a detailed description of the problem and preferably also an indication of how we might set better requirements in our next competition. We are still in an early phase of Statsbygg’s process of implementing and using BIM in practice, and have a lot to learn in order for future BIM competitions to be experienced as positive, useful and purposeful. We look forward to this dialogue with the industry in the time to come.

