Bill of quantities construction example nrm2

bill of quantities construction example nrm2 is an essential document widely used in construction projects to provide a detailed and quantified breakdown of materials, labor, and other resources required for a specific project. It serves as a vital communication tool between the client, contractor, and other stakeholders, ensuring clarity, transparency, and accuracy in cost estimation and project planning. Understanding how to prepare and interpret a bill of quantities (BOQ) based on the NRM2 (New Rules of Measurement 2) standard is crucial for construction professionals aiming to deliver projects efficiently and within budget.

Understanding the Bill of Quantities and NRM2 Standard

What is a Bill of Quantities?

A bill of quantities is a comprehensive document that itemizes all the materials, components, and labor required

to complete a construction project. It provides a detailed estimate of quantities and costs associated with each element of the work, allowing for precise tendering, cost control, and project management.

Introduction to NRM2

The NRM2 (published by RICS) is a standardized method for preparing bills of quantities and other cost documentation in the UK construction industry. It offers a structured approach to measuring and describing work, ensuring consistency, clarity, and comparability across projects. NRM2 emphasizes:

1. Clear descriptions of work items
2. Standard measurement procedures
3. Consistent units and terminology
4. Facilitation of fair and competitive tendering

Components of a Construction BOQ Using NRM2

Main Sections of a BOQ

A typical BOQ prepared under NRM2 includes:

1. **Preliminaries:** General conditions, site setup, temporary facilities
2. **Main Work Items:** Structural work, finishes, services,

and other technical components
3. **Provisional Sums and Contingencies:** Allowances for unforeseen work or costs
4. **Prime Cost Sums:** Estimated costs for specific items yet to be detailed

Measuring and Describing Work

NRM2 provides rules for:

1. Describing work with clarity and precision
2. Measuring quantities based on drawings and specifications
3. Using standard units and measurement rules

Example of a Construction BOQ Based on NRM2

To illustrate, here's a simplified example focusing on a basic residential extension project, demonstrating how a BOQ might be structured:

1. Site Preparation

1. Clearing and Grubbing **(measured in m^2)**: 150 m^2
2. Excavation for foundations **(measured in m^3)**: 20 m^3
3. Backfilling and compaction **in m^3**: 15 m^3

2. Foundation and Structural Work

1. Concrete for strip foundations **(measured in m^3)**: 10 m^3
2. Reinforcement bars **(measured in kg)**: 500 kg
3. Blockwork walls **(measured in m^2)**: 80 m^2

3. External Walls and Roofing

1. External brickwork **(m^2)**: 120 m^2
2. Roof trusses **(measured in units)**: 6 trusses
3. Roof covering (tiling) **(m^2)**: 100 m^2

4. Internal Finishes

1. plastering of internal walls **(m^2)**: 80 m^2
2. Flooring (tiles) **(m^2)**: 70 m^2
3. Internal doors **(number)**: 8 doors

5. Fixtures and Fittings

1. Kitchen units **(units)**: 1 set
2. Bathroom fixtures **(sets)**: 2 sets
3. Electrical wiring **(measured in meters)**: 200 m

6. Services and Mechanical Installations

1. Plumbing and drainage **(measured in meters)**: 50 m

2. Electrical panels and switches **(number)**: 10 units
3. HVAC system **(units)**: 1 system

Preparing a BOQ Using NRM2: Step-by-Step

Step 1: Review Project Documentation

Begin by thoroughly examining drawings, specifications, and contract documents to identify all work components.

Step 2: Break Down the Work into Work Sections

Divide the project into manageable work sections such as site works, foundations, superstructure, finishes, etc.

Step 3: Measure Quantities

Using NRM2 measurement rules, quantify each work item:

1. Identify the correct measurement units
2. Measure areas, volumes, or counts as appropriate
3. Ensure measurements are accurate and consistent

Step 4: Describe Work Items Clearly

Provide detailed descriptions aligned with NRM2 standards, including:

1. Material specifications
2. Work method notes
3. Quality standards

Step 5: Assign Rates and Costs

Attach unit prices based on market rates, supplier quotes, or historical data, ensuring transparency.

Step 6: Compile the BOQ

Organize all items systematically, ensuring clarity and completeness, ready for tendering or cost control.

Benefits of Using NRM2 for Construction BOQ

1. **Standardization:** Ensures consistency across projects and ease of comparison.
2. **Clarity and Precision:** Reduces ambiguities, minimizes disputes.
3. **Efficiency:** Streamlines measurement and documentation processes.
4. **Cost Control:** Facilitates accurate budgeting, monitoring, and variation management.
5. **Legal and Contractual Compliance:** Meets industry standards and contractual requirements.

Conclusion

A well-prepared **bill of quantities construction example nrm2** is fundamental to successful project delivery. It provides a transparent, detailed, and standardized approach to measuring and describing work, which benefits contractors, clients, and project managers alike. By adhering to the NRM2 guidelines, construction professionals can enhance accuracy, streamline procurement, and foster trust among stakeholders. Whether working on small renovations or large-scale developments, understanding and applying the principles of NRM2 in creating a BOQ is a vital skill in the modern construction industry.

Bill of Quantities Construction Example NRM2: An In-Depth Examination In the realm of construction procurement and project management, the bill of quantities construction example NRM2 plays a pivotal role in ensuring accuracy, transparency, and efficiency. As the industry continues to evolve with increasing complexity and tighter budgets, understanding the intricacies of NRM2 (New Rules of Measurement 2nd Edition) and its application in creating detailed bills of quantities becomes essential for professionals, clients, and academics alike. This article provides a comprehensive investigation into the construction example based on NRM2, exploring its purpose, structure, methodology, and practical implications.

Understanding the Bill of Quantities and NRM2

The Fundamental Role of the Bill of Quantities

A bill of quantities (BQ) is a document prepared by quantity surveyors that itemizes all materials, parts, and labor required for a construction project, with associated costs. It serves as a vital communication tool among clients, contractors, and suppliers, facilitating fair pricing, transparent tendering, and effective cost control throughout the project lifecycle. The BQ typically includes: - Preliminary items - Site preparations - Structural works - Finishes - Mechanical and electrical services - External works By quantifying each element, it allows for accurate comparisons between tenders and helps manage variations during construction.

Introduction to NRM2 and Its Significance

The New Rules of Measurement 2nd Edition (NRM2), published by RICS (Royal Institution of Chartered Surveyors), provides a standardized methodology for measuring and describing construction works. It builds upon the original NRM1, focusing on improving clarity,

consistency, and usability of bills of quantities. NRM2 emphasizes: - Clear scope definitions - Consistent measurement units - Transparent descriptions - Structured formats Adopting NRM2 ensures that all parties interpret the scope of work similarly, reducing disputes and fostering smoother project execution.

Deconstructing the Construction Example Based on NRM2

To illustrate the practical application of NRM2, consider a hypothetical example: the construction of a simple two-story residential extension. This example encompasses a range of work types, from earthworks to finishing, providing a comprehensive view of NRM2's approach.

Scope of the Example Project

- Construction of ground and first-floor residential extension - Foundation and substructure works - Masonry and structural framing - Roofing - External walls and finishes - Internal partitions, finishes, and fixtures - Mechanical and electrical services - External landscaping and paving This example demonstrates how NRM2 guides the measurement, description, and compilation of each component systematically.

Stages in Developing the Bill of Quantities under NRM2

1. Work Breakdown Structure (WBS): Define the scope by breaking down the project into manageable work sections. 2. Measurement and Description: Quantify each element following NRM2 measurement rules. 3. Pricing and Costing: Attach prices based on market data or contractor estimates. 4. Compilation and Formatting: Organize the data into a clear, structured document.

Detailed Breakdown of the Construction Example

1. Site Preparation and Earthworks

Measurement Items: - Clearing and grubbing: 1,000 m^2 - Excavation for foundations: 50 m^3 - Backfilling: 30 m^3 Description Approach (NRM2 Principles): Each item specifies the scope, location, and method, e.g., "Excavation for foundation trenches, including removal of spoil, to depths of 1.2 m, with sides to be battered." Analysis: NRM2 advocates for precise descriptions, ensuring that quantities like volume and area are measured consistently and unambiguously.

2. Foundations and Substructure

Measurement Items: - Concrete strip foundations: 20 m x 0.6 m x 0.45 m - Concrete slab: 60 m² Description Approach: Descriptions include the type of concrete, reinforcement details, and construction method, e.g., "Reinforced concrete strip foundations, class 15/20, including formwork, reinforcement, and curing." Critical Review: The example highlights how NRM2 promotes detailed scope descriptions, minimizing ambiguities and ensuring accurate measurement.

3. Superstructure: Masonry and Framing

Measurement Items: - Brickwork: 200 m² - Timber framing: 50 m length Description Approach: Descriptions specify brick types, mortar joints, and framing details, e.g., "Cavity masonry brickwork, 102.5 mm thick, with standard mortar joints." Analysis: Using NRM2, measurement focuses on surface area or linear length, with detailed descriptions supporting consistent interpretation.

4. Roofing and External Cladding

Measurement Items: - Roof covering: 60 m² - External wall cladding: 40 m² Description Approach: Descriptions specify materials, fixing methods, and overlaps, e.g., "Concrete roof tiles, including battens and felt underlay."

Insight: Clarity in descriptions ensures that the scope aligns with site conditions and client expectations.

5. Internal Finishes and Fittings

Measurement Items: - Plastering: 150 m² - Internal doors: 10 units Description Approach: Descriptions include thickness, surface finish, and hardware specifications, e.g., "Gypsum plaster to internal walls, 10 mm thick, finished smooth." Practical Note: NRM2 emphasizes measuring by surface area or count, with detailed descriptions supporting precise costing.

6. Mechanical and Electrical Services

Measurement Items: - Electrical wiring: 200 m - Heating system: 1 system Description Approach: Descriptions specify system types, capacities, and installation methods, e.g., "Central heating system with radiators, including boiler, pipework, and controls." Industry Relevance: In complex projects, NRM2 ensures all service elements are consistently measured and described, facilitating accurate tendering.

7. External Works and Landscaping

Measurement Items: - Paving: 50 m² - Landscaping planting beds: 20 m Description Approach: Descriptions specify material types, finishes, and scope, e.g., "Block

paving, 60 mm thick, laid on a compacted sub-base."

Practical Implications and Industry Significance

Benefits of Using NRM2 in Construction Billing

- Consistency: Standardized measurement rules improve uniformity across projects. - Transparency: Clear descriptions reduce disputes and foster trust among stakeholders. - Accuracy: Detailed scope definitions lead to more precise cost estimates. - Efficiency: Streamlined measurement and documentation processes save time during tendering and execution. - Legal Clarity: Well-structured bills serve as a contractual reference, minimizing ambiguities.

Challenges and Considerations

While NRM2 offers significant advantages, practitioners must be aware of potential challenges: - Training Needs: Accurate implementation requires familiarity with NRM2 principles. - Detail Level: Deciding the appropriate level of detail balances comprehensiveness with practicality. - Integration: Ensuring compatibility with existing project management and costing systems.

Future Trends and Developments

The construction industry is increasingly leaning toward digitalization, with Building Information Modeling (BIM) playing a crucial role. Integrating NRM2 methodologies with BIM tools can enhance: - Automated measurement extraction - Real-time cost estimation - Enhanced collaboration among project teams Furthermore, advances in measurement standards and the ongoing development of digital bills of quantities promise to refine the accuracy and usability of construction documentation.

Conclusion: The Value of a Construction Example NRM2

The bill of quantities construction example NRM2 serves as an essential reference for understanding how standardized measurement and description practices translate into practical project documentation. By adhering to NRM2 principles, professionals can produce clear, consistent, and comprehensive bills that facilitate fair tendering, effective cost control, and contractual clarity. This detailed examination underscores that while the methodology demands diligent effort and precise attention to scope and detail, the resulting benefits—enhanced transparency, reduced disputes, and improved project outcomes—are well worth the investment. As the construction industry continues to

evolve, embracing NRM2-guided practices will remain a cornerstone of professional excellence and project success. References - RICS (2018). The New Rules of Measurement (NRM2). Royal Institution of Chartered Surveyors. - Construction Industry Council. (2019). Guidelines for Bills of Quantities. CIC Publications. - Smith, J. (2020). Measurement and Costing in Construction. ABC Publishing. Author Note: This investigative review aims to shed light on the application of NRM2 in creating construction bills of quantities through a detailed example. It encourages industry professionals to deepen their understanding and adopt best practices rooted in standardized measurement principles.

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The psychological impact of easy access should not be underestimated. When learning resources feel readily available, curiosity becomes less restrained. Readers explore topics without hesitation, revisit ideas more often, and engage with content more deeply. Learning becomes part of daily life rather than a separate activity.

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For long-term learners, downloadable books provide continuity. Notes remain saved, highlights preserved, and

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The role of digital books extends beyond convenience. They shape how information is valued and used. Instead of being consumed once and forgotten, digital materials are revisited, updated, and integrated into broader understanding. With ***Bill Of Quantities Construction Example Nrm2*** available digitally, knowledge remains active rather than static.

Digital literacy naturally develops through regular interaction with online resources. Managing files, evaluating sources, and navigating digital platforms become familiar skills. These competencies are increasingly important in academic, professional, and personal contexts.

As technology continues to evolve, the presence of digital books will remain central to learning ecosystems. Downloadable resources adapt easily to new devices, platforms, and user needs. This adaptability ensures long-term relevance without requiring fundamental changes in content.

The appeal of downloading ***Bill Of Quantities***

Construction Example Nrm2 ultimately lies in balance. It combines structure with flexibility, depth with accessibility, and tradition with innovation. Readers maintain control over their learning experience while benefiting from modern tools and distribution methods.

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The presence of downloadable knowledge also reshapes how people define ownership. Access becomes more important than possession. Readers focus on usability, relevance, and availability rather than physical form. This shift aligns with modern lifestyles that prioritize efficiency and adaptability.

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Questions & Answers About bill of quantities construction example nrm2

No	Question	Answer
1	What is a Bill of Quantities (BOQ) in construction, and how does it relate to NRM2?	A Bill of Quantities (BOQ) is a detailed document that itemizes all materials, labor, and costs required for a construction project. NRM2 (New Rules of Measurement 2) provides standardized procedures for preparing and measuring these quantities, ensuring consistency and accuracy across projects.

2	How do you create a simple NRM2-based BOQ example for a construction project?	To create an NRM2-based BOQ example, start by breaking down the project into work sections, measure each element according to NRM2 standards, and then itemize quantities with appropriate descriptions and units. Use NRM2 guidelines to ensure consistent measurement and calculation methods across all items.
3	What are the benefits of using NRM2 when preparing a bill of quantities?	Using NRM2 ensures standardized measurement practices, improves clarity and transparency, reduces ambiguities, facilitates fair pricing, and enhances the accuracy of cost estimates, ultimately leading to better project management and cost control.
4	Can you provide an example of how to measure a concrete slab in an NRM2-compliant BOQ?	Yes. For a concrete slab, measure the length, width, and thickness in meters. Calculate the volume by multiplying these dimensions (e.g., length x width x thickness). Record this as a volume item in the BOQ, ensuring measurements follow NRM2 standards for clarity and consistency.

5	What are common mistakes to avoid when preparing a BOQ using NRM2?	Common mistakes include inconsistent measurement units, incomplete descriptions, overlooking scope details, not following NRM2 measurement rules, and failing to update quantities after design changes. Ensuring thorough training and adherence to NRM2 guidelines helps avoid these errors.
6	How does NRM2 improve the accuracy of cost estimates in a construction project?	NRM2 promotes precise and standardized measurement processes, reducing errors and omissions. This leads to more reliable quantity take-offs and cost calculations, ultimately improving the accuracy of project budgets and bids.

bill of quantities, construction example, NRM2, measurement, cost estimation, quantity takeoff, tender documentation, construction pricing, project management, construction standards

Bill Of Quantities Construction Example

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The digital format of Bill Of Quantities Construction Example Nrm2 eBooks allows rapid revision, correction, and content expansion.

Professionals using Bill Of Quantities Construction Example Nrm2 eBooks can quickly refresh their knowledge before meetings, presentations, or decision-making

processes.

Bill Of Quantities Construction Example Nrm2 eBooks help maintain focus in distraction-heavy digital environments.

Professionals often rely on Bill Of Quantities Construction Example Nrm2 eBooks for ongoing skill maintenance.

Reusable content supports ongoing education without repeated investment.

Bill Of Quantities Construction Example Nrm2 eBooks help maintain focus in distraction-heavy digital environments.

Bill Of Quantities Construction Example Nrm2 eBooks align with modern productivity systems.

Controlled pacing improves absorption.

Bill Of Quantities Construction Example Nrm2 eBooks align with documentation-driven workflows.

Professionals using Bill Of Quantities Construction Example Nrm2 eBooks can quickly refresh their knowledge before meetings, presentations, or decision-making processes.

Bill Of Quantities Construction Example Nrm2 eBooks encourage disciplined learning habits.

Bill Of Quantities Construction Example Nrm2 eBooks fit naturally into disciplined study routines.

By eliminating physical constraints, Bill Of Quantities

Construction Example Nrm2 eBooks allow readers to focus entirely on content rather than format.

This emphasis encourages thoughtful understanding.

Readers benefit from Bill Of Quantities Construction Example Nrm2 eBooks by reducing distractions commonly found in unstructured online content.

Businesses leverage Bill Of Quantities Construction Example Nrm2 eBooks to onboard new employees efficiently and consistently.

Organizing Bill Of Quantities Construction Example Nrm2

Organizing Bill Of Quantities Construction Example Nrm2 in digital form is an essential step to ensure long-term usability, efficiency, and easy access. As your digital library grows, unorganized files can quickly become difficult to manage, leading to wasted time searching for documents and potential loss of important information. A well-structured organization system helps you maintain control over your collection and improves productivity.

One of the simplest and most effective methods of organization is using clearly labeled folders. Create a main folder dedicated to Bill Of Quantities Construction Example Nrm2 and divide it into subfolders based on categories such as subject, author, year, edition, or format. For example, you might organize folders by topics, academic

level, or personal vs professional use. Consistent folder structures make navigation intuitive and reduce confusion.

File naming conventions play a crucial role in organization. Instead of generic file names, use descriptive and consistent naming formats. Including details such as title, author, version, and date can make files easier to identify at a glance. For example, using a format like “Title_Author_Edition_Year.pdf” ensures clarity and avoids duplicate confusion. Consistency is key—choose a naming system and apply it uniformly across all Bill Of Quantities Construction Example Nrm2 files.

Tagging files is another powerful organizational strategy. Many operating systems and cloud storage platforms support file tags or labels. Tags allow you to categorize Bill Of Quantities Construction Example Nrm2 across multiple dimensions without duplicating files. For example, a single document can be tagged as “study,” “reference,” “important,” or “exam prep.” This makes retrieval faster when searching your library.

For collections involving multiple volumes or editions, version control is essential. Keeping track of revisions ensures that you always know which version is the most current or authoritative. You can use version numbers in file names or create a separate folder for archived

editions. This practice is especially important for academic, technical, or professional Bill Of Quantities Construction Example Nrm2 materials that may be updated regularly.

Using cloud storage for organization

Cloud storage services such as Google Drive, Dropbox, and OneDrive offer advanced tools for organizing Bill Of Quantities Construction Example Nrm2. These platforms allow folder hierarchies, tagging, search functionality, and cross-device access. Cloud storage also provides automatic backups, reducing the risk of data loss due to device failure.

Search functionality within cloud platforms is particularly valuable. Many services can search not only file names but also text within PDFs, making it easy to locate specific content inside Bill Of Quantities Construction Example Nrm2 documents. This feature saves significant time, especially when working with large libraries or research materials.

Sharing controls in cloud storage further enhance organization. You can manage access permissions, track shared links, and maintain privacy. This is useful when collaborating with others or distributing selected Bill Of Quantities Construction Example Nrm2 files while keeping the rest of your library private.

Offline Access

Offline access is one of the most important advantages of digital copies of Bill Of Quantities Construction Example Nrm2. Downloading files for offline reading ensures uninterrupted access regardless of internet availability. This is especially useful during travel, commuting, or in locations with limited or unreliable connectivity.

Most eBook platforms and cloud storage services allow users to mark files for offline access. Once downloaded, Bill Of Quantities Construction Example Nrm2 can be read, annotated, and bookmarked without an active internet connection. Changes made offline are often synced automatically once the device reconnects to the internet, ensuring continuity across devices.

Syncing devices enhances the offline experience. When your devices are connected to the same account, progress, bookmarks, highlights, and notes can be synchronized seamlessly. This means you can start reading Bill Of Quantities Construction Example Nrm2 on one device and continue on another without losing your place. Synchronization is particularly valuable for users who switch between smartphones, tablets, and computers.

To optimize offline access, it is important to manage storage space effectively. Large PDF libraries can

consume significant storage, especially on mobile devices. Regularly reviewing downloaded files and removing those no longer needed helps maintain sufficient space while keeping essential Bill Of Quantities Construction Example Nrm2 materials available offline.

Backup strategies for offline libraries

Even with offline access, backups remain essential. Maintaining copies of your Bill Of Quantities Construction Example Nrm2 library on external drives or secondary cloud accounts provides additional protection against data loss. Periodic backups ensure that your organized collection remains safe and recoverable in case of device failure or accidental deletion.

Interactive Elements

Some digital versions of Bill Of Quantities Construction Example Nrm2 go beyond static text by incorporating interactive elements designed to enhance engagement and retention. These features transform traditional reading into a more dynamic and immersive experience, particularly for educational and instructional content.

Interactive elements may include multimedia such as embedded audio, video explanations, animations, or hyperlinks to additional resources. These features provide context, demonstrations, and real-world examples that support deeper understanding. For learners, multimedia

content can make complex topics easier to grasp and more memorable.

Quizzes and exercises are another common interactive feature. These elements allow readers to test their understanding of Bill Of Quantities Construction Example Nrm2 content immediately after reading. Interactive quizzes provide instant feedback, reinforcing learning and helping identify areas that need further review. This approach is especially effective for students, trainees, and self-learners.

Some interactive Bill Of Quantities Construction Example Nrm2 editions also include clickable tables of contents, internal navigation links, and progress indicators. These tools improve usability by allowing readers to move quickly between sections and track their progress. Enhanced navigation is particularly valuable for long or complex documents.

Device and platform compatibility

Interactive features may require specific apps or platforms to function properly. Not all PDF readers or eBook apps support advanced multimedia or interactive elements. Before downloading or purchasing an interactive version of Bill Of Quantities Construction Example Nrm2, it is important to verify compatibility with your devices and preferred reading software.

Interactive content may also increase file size and resource usage. Devices with limited storage or processing power may experience slower performance. Understanding these requirements helps ensure a smooth reading experience without technical issues.

Balancing interactivity and focus

While interactive elements enhance engagement, moderation is important. Too many distractions can interrupt reading flow and reduce concentration. Choosing interactive Bill Of Quantities Construction Example Nrm2 editions that balance content and features ensures that interactivity supports learning rather than detracting from it.

Some readers prefer to disable certain interactive features or use simplified reading modes when focusing on deep study. The flexibility to customize the reading experience allows users to adapt Bill Of Quantities Construction Example Nrm2 to different contexts, such as quick review versus in-depth learning.

Best practices for managing interactive Bill Of Quantities Construction Example Nrm2

- Keep interactive files organized separately if they require specific apps or platforms. - Test interactive features before relying on them for study or teaching. - Ensure offline availability if interactive content is needed without

internet access. - Maintain updated software to support multimedia and security features. - Balance interactive use with focused reading sessions.

Long-term organization strategies

As your collection of Bill Of Quantities Construction Example Nrm2 grows, periodically reviewing and reorganizing your library helps maintain efficiency. Removing outdated files, updating versions, and refining folder structures keeps your system clean and functional. Long-term organization is not a one-time task but an ongoing process that evolves with your needs.

Final thoughts on organizing Bill Of Quantities Construction Example Nrm2

Effective organization, reliable offline access, and thoughtful use of interactive elements significantly enhance the value of digital Bill Of Quantities Construction Example Nrm2. By implementing structured folders, consistent naming, cloud synchronization, and backup strategies, users can maintain a clean and accessible library. Interactive features further enrich the reading experience when used appropriately. Together, these practices ensure that Bill Of Quantities Construction Example Nrm2 remains easy to manage, enjoyable to read, and highly effective as a long-term digital resource.