



• CONFIDENTIAL

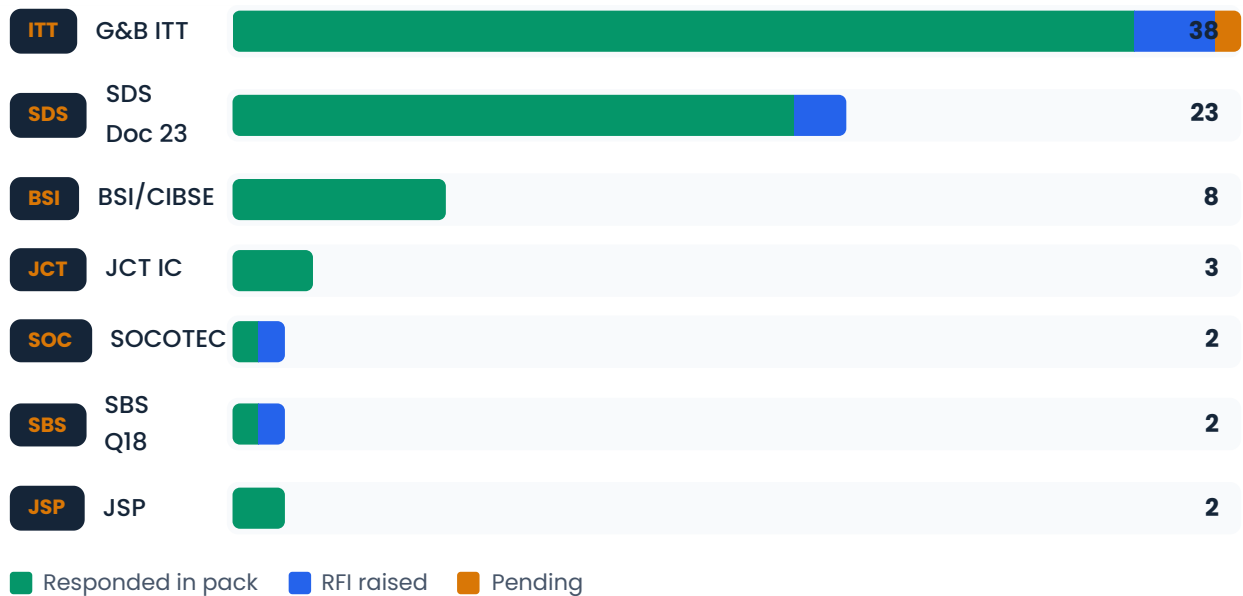
BIDROOM IN A BOX™ • STAGE 02 • TRACEABILITY

Roll Call™

Requirements Traceability Matrix

Every requirement called out by name, source-mapped, owner-tagged and accounted for. Nothing missed, nothing assumed.

Project	B99 Malthouse Block Boiler House Replacement
Tender source	Grimshaw & Bolt Ltd ITT (KW-2026-4471)
Roll Call opened	2 April 2026
Last updated	6 April 2026 — closed for review
Reference	RC-2026-117



SOURCE × CATEGORY COVERAGE

Cell intensity reflects requirement count. Highlights where the bulk of the technical content sits (SDS × Technical) and where statutory references span sources.

	COM	PRG	TEC	QAC	HSC	STA	SIT	SUB	Σ
ITT	6	8	1	8	6	.	3	6	38
SDS	.	.	23	.	.	.	.	.	23
BSI	.	.	.	2	.	6	.	.	8
JCT	3	.	.	.	.	.	.	.	3
SOC	.	.	.	.	.	.	2	.	2
SBS	1	.	1	.	.	.	.	.	2
JSP	.	.	.	.	2	.	.	.	2
Σ	10	8	25	10	8	6	5	6	78

Lower count Higher count

THE MATRIX

Full Requirements Register

78 requirements grouped into 8 categories. Each entry maps a tender clause to the Built AI pack response location, owner, and current status. Click any category to expand. **Commercial**, **Programme** and **Technical** are open by default.

- ✓ RESPONDED

Addressed in pack
- ? RFI

Question raised — see Question Time™
- PENDING

To confirm at Last Look

COM Commercial 10 requirements · 9 responded · 1 RFI 9 ✓1 RFI				
ID	SOURCE · REF	REQUIREMENT	OWNER	RESPONSE LOCAT
COM-01	ITT §2.1 p3	Contract form: JCT Intermediate Building Contract 2016 with Contractor's Design Portion	COMMERCIAL MGR	TLP §8.2 + §8.7 §B
COM-02	ITT §2.4 p4	Tender validity period: minimum 90 Working Days from submission	COMMERCIAL MGR	TLP §8.7 §B
COM-03	JCT cl. 4.6	Retention: 3% of contract sum (moiety at PC, balance at end of DLP)	COMMERCIAL MGR	TLP §8.7 §B
COM-04	JCT cl. 4.9	Payment terms: monthly interim valuations; payment within 21 days	COMMERCIAL MGR	TLP §8.7 §B
COM-05	ITT §2.6 p5	Insurances: CAR; EL £10m; PL £10m; PI £5m on CDP element	COMMERCIAL MGR	TLP §8.5 A5.3 + §8
COM-06	ITT §2.7 p5	Performance Bond and/or Parent Company Guarantee — quote separately	COMMERCIAL MGR	TLP §8.7 §B
COM-07	ITT §2.8 p6	Liquidated and ascertained damages: £TBC per Working Day, capped 10% of Contract Sum	COMMERCIAL MGR	TLP §8.7 §B
COM-08	JCT Sch. 2	Daywork rates per JCT IC 2016 Schedule 2 — Employer-instructed variations only	COMMERCIAL MGR	TLP §8.7 §B
COM-09	ITT §2.10 p6	Defects Liability Period: 12 months from Practical Completion	COMMERCIAL MGR	TLP §8.4 §11.4
COM-10	SBS Quote val.	IDEAL Quote validity: order before 31 May 2026 to lock pre-rise pricing (3.5% rise post-31-May)	COMMERCIAL MGR	TLP §8.5 A5.4

PRG

Programme

8 requirements · 7 responded · 1 RFI

7 ✓

1 RFI

ID	SOURCE · REF	REQUIREMENT	OWNER	RESPONSE LOCAT
PRG-01	ITT §3.1 p7	Construction window: within Kettlewick College summer-term stand-down (Jul–Sep 2026)	BID PM	PRG Cover
PRG-02	ITT §3.2 p7	Practical Completion target: Friday 9 October 2026	BID PM	PRG Master Gantt
PRG-03	ITT §3.3 p7	Heat continuity to Malthouse Block must be maintained throughout works	TECH LEAD	TLP §8.4 §4 + PDP
PRG-04	ITT §3.4 p8	Working hours: Mon–Fri 07:30–17:00 single shift; weekend / out-of-hours by permit only	BID PM	TLP §8.5 A1.2
PRG-05	ITT §3.5 p8	Heavy-plant lift-in via skylight: single concentrated 5-day window in Phase 4	TECH LEAD	PDP §12 + PRG Del
PRG-06	ITT §3.6 p8	OEM commissioning notice: IDEAL 4 weeks; Stokvis/Flamco/Arrow 2 weeks	BID PM	PRG Key Interface
PRG-07	ITT §3.7 p9	Witness commissioning notice: 10 Working Days to Employer / CA	BID PM	TLP §8.4 §10.4 + P
PRG-08	ITT §3.8 p9	Kettlewick blackout dates within construction window — to confirm	BID PM	—

TEC

Technical

25 requirements · 22 responded · 3 RFI

22 ✓

3 RFI

ID	SOURCE · REF	REQUIREMENT	OWNER	RESPONSE LOCATIONS
TEC-01	SDS Doc 23 §F1	Heat generation: 3 × IDEAL EVO Max 2 — 150 kW boilers in cascade (450 kW combined)	TECH LEAD	TLP §8.3.1 + BoQ F
TEC-02	SBS Q18 §A	IDEAL EVO Max 2 cascade per SBS Quote 18-SQ0023969 Ver 1	TECH LEAD	TLP §8.3.1 + BoQ F
TEC-03	SDS Doc 23 §F2	Thermal storage: 3 × 2,000 L PD 5500 Cat 3 vertical thermal stores on 3-vessel frame	TECH LEAD	TLP §8.3.2 + BoQ F
TEC-04	SDS Doc 23 §F3	DHW generation: 2 × Stokvis Econoplate 700 kW PHE skids (N+1 resilience)	TECH LEAD	TLP §8.3.2 + BoQ F
TEC-05	SDS Doc 23 §F4	Heating PHE: 1 × Stokvis Econoplate 250 kW (LTHW secondary)	TECH LEAD	TLP §8.3.2 + BoQ F
TEC-06	SDS Doc 23 §F5	Pumps: Grundfos MAGNA3 D twin-head + MAGNA1 + AP50 sump	TECH LEAD	TLP §8.3.3 + BoQ F
TEC-07	SDS Doc 23 §F6	Pressurisation: 2 × Flamco Flexfiller 225DS digital + expansion vessels	TECH LEAD	TLP §8.3.3 + BoQ F
TEC-08	SDS Doc 23 §F7	Cold water boost: Arrow Valves Boost-A-Break Tank Set, WRAS Cat 5	TECH LEAD	TLP §8.3.3 + BoQ F
TEC-09	SDS Doc 23 §F8	Flue: twin-wall CE-marked V-band clamped, 4-hr fire-resistance rating	TECH LEAD	TLP §8.3.4 + BoQ F
TEC-10	SDS Doc 23 §F9	Gas Safety Panel: Merlin 1000 with pressure-proving + SBS GSV065 solenoid + leak detection	TECH LEAD	TLP §8.3.4 + BoQ F
TEC-11	SDS Doc 23 §G1	Distribution Board: Schneider Merlin Gerin Acti 9 12-way 125 A TP&N	TECH LEAD	TLP §8.3.6 + BoQ C
TEC-12	SDS Doc 23 §G2	New LV sub-main from Malthouse Block main LV panel — fault level + spare way verified	TECH LEAD	TLP §8.4 §3.4
TEC-13	SDS Doc 23 §G3	BS 7671:2018+A2:2022 + NICEIC certification on completion	TECH LEAD	TLP §8.4 §9 + BoQ

ID	SOURCE · REF	REQUIREMENT	OWNER	RESPONSE LOCAT
TEC-14	SDS Doc 23 §F10	BMS: 54-point I/O outstation + cause-and-effect programming	TECH LEAD	TLP §8.3.5 + BoQ F Sum)
TEC-15	ITT §4.6 p11	BMS / Controls scope treatment — fixed price or PC Sum?	COMMERCIAL MGR	TLP §8.5 A2.6
TEC-16	SDS Doc 23 §F11	BSRIA BG 29/2020 chemical clean & dose; Sentinel X100 corrosion inhibitor	TECH LEAD	TLP §8.4 §10.2 + Bo
TEC-17	SDS Doc 23 §F12	BS 5422 closed-cell phenolic foam insulation to all primary services	TECH LEAD	TLP §8.4 §7.13 + Bo
TEC-18	SDS Doc 23 §F13	Gas tightness IGEM/UP/1 pre-commissioning test	TECH LEAD	TLP §8.4 §10 + BoC
TEC-19	SDS Doc 23 §F14	Existing flue void: structural and dimensional adequacy for new flue	TECH LEAD	TLP §8.5 A2.4 + St
TEC-20	SDS Doc 23 §F15	Incoming gas supply pressure: capacity for 450 kW cascade at turndown	TECH LEAD	—
TEC-21	SDS Doc 23 §G4	Fire alarm: cause-and-effect interface via existing FA maintainer	TECH LEAD	TLP §8.4 §9.7 + Bo
TEC-22	SDS Doc 23 §G5	Emergency stop button at plant-room entrance; gas solenoid trip + BMS notification	TECH LEAD	TLP §8.4 §9.9 + Bo
TEC-23	SDS Doc 23 §G6	Lightning protection bonding to existing where applicable	TECH LEAD	TLP §8.4 §9.8
TEC-24	SDS Doc 23 §F16	Builders' work: EI 120 fire-stopping (BS 9999), reinforced-concrete plinths	TECH LEAD	TLP §8.3.7 + BoQ D
TEC-25	SDS Doc 23 §F17	Skylight remove / store / reinstate (5-day window in Phase 4)	TECH LEAD	TLP §8.4 §6.4 + Bo

QAC

Quality / Commissioning

10 ✓

10 requirements · 10 responded · 0 RFI

ID	SOURCE · REF	REQUIREMENT	OWNER	RESPONSE LOCATIONS
QAC-01	ITT §5.1 p13	OEM commissioning attendance: IDEAL (2 days), Stokvis (2 days), Flamco (1 day), Arrow (1 day)	BID PM	TLP §8.4 §10.3
QAC-02	ITT §5.2 p14	Witness commissioning session — Employer / CA attendance	BID PM	TLP §8.4 §10.4 + PRG
QAC-03	BSI BG 2/2010	BSRIA BG 2/2010 commissioning management framework	TECH LEAD	PDP §13 + BoQ E1
QAC-04	BSI BG 1/2007	BSRIA BG 1/2007 format O&M manual delivery at PC	BID PM	TLP §8.4 §10.7 + BoQ
QAC-05	ITT §5.4 p14	Inspection & Test Plans (ITPs) issued by phase before commencement	QA LEAD	PDP §7.3 — 12 ITPs
QAC-06	ITT §5.5 p15	Hydraulic pressure test certificate for primary LTHW circuit	TECH LEAD	TLP §8.4 §10.1 + PRG
QAC-07	ITT §5.6 p15	Gas Safe certification for gas pipework + Gas Safety Panel	H&S ADVISER	TLP §8.4 §10 + PRG
QAC-08	ITT §5.7 p15	BMS Site Acceptance Testing (SAT) records pack	TECH LEAD	PRG HP8
QAC-09	ITT §5.8 p16	Joint handover inspection + snagging list at PC	BID PM	TLP §8.4 §11.1 + PRG
QAC-10	ITT §5.9 p16	Kettlewick FM team training: 2 × 4hr sessions	BID PM	TLP §8.4 §11.3 + PRG

HSC

H&S / CDM

8 requirements · 8 responded · 0 RFI

8 ✓

ID	SOURCE · REF	REQUIREMENT	OWNER	RESPONSE LOCAT
HSC-01	ITT §6.1 p17	CDM 2015 Principal Contractor: Grimshaw & Bolt Ltd	H&S ADVISER	TLP §8.5 A3.1 + PD
HSC-02	ITT §6.2 p17	Built AI as MEP sub-contractor — designer duties for CDP element only	H&S ADVISER	TLP §8.2 + §8.5 A3
HSC-03	ITT §6.3 p17	Built AI integrates under GB Construction Phase Plan + site rules	H&S ADVISER	PDP §8.2
HSC-04	ITT §6.4 p18	RAMS / COSHH submissions before mobilisation	H&S ADVISER	PDP §1 (Doc Cont
HSC-05	ITT §6.5 p18	Construction Phase Plan + F10 — discharged by GB as PC	H&S ADVISER	TLP §8.5 A3.1
HSC-06	JSP JSP 375	JSP 375 (MOD Health & Safety) — site-specific compliance	H&S ADVISER	TLP §8.5 A6.3 + PD
HSC-07	JSP JSP 317	JSP 317 (Gas) — gas-related works compliance	H&S ADVISER	TLP §8.5 A6.3
HSC-08	ITT §6.6 p19	Confined space (sump pit) rescue plan	H&S ADVISER	PDP §8.3 RAMS-04

STA

Statutory / Standards

6 ✓

6 requirements · 6 responded · 0 RFI

ID	SOURCE · REF	REQUIREMENT	OWNER	RESPONSE LOCAT
STA-01	BSI BS 7671	BS 7671:2018+A2:2022 Wiring Regulations + NICEIC certification	TECH LEAD	TLP §8.4 §9 + PRG
STA-02	BSI BS 9999	BS 9999 fire safety — EI 120 fire-stopping	TECH LEAD	TLP §8.4 §6.2 + Bo
STA-03	BSI BS 5422	BS 5422 thermal insulation specification	TECH LEAD	TLP §8.4 §7.13 + Bo
STA-04	BSI IGEM/UP/1	IGEM/UP/1 gas tightness testing	H&S ADVISER	TLP §8.4 §10 + PRG
STA-05	BSI BS 5975	BS 5975:2019 — Temporary Works Coordinator (heavy-plant lift)	TECH LEAD	TLP §8.4 §2.3 + PD
STA-06	BSI CAR 2012	Control of Asbestos Regulations 2012 — LARC handles ACMs	H&S ADVISER	TLP §8.5 A3.4 + C.

SIT

Site / Heritage / Logistics

3 ✓

2 RFI

5 requirements · 3 responded · 2 RFI

ID	SOURCE · REF	REQUIREMENT	OWNER	RESPONSE LOCAT
SIT-01	ITT §7.1 p20	Grade II* listed estate — heritage-sensitive working approach	TECH LEAD	TLP §8.4 §6 + PDP
SIT-02	ITT §7.2 p20	Heritage approvals (Listed Building Consent) — already in place?	BID PM	—
SIT-03	ITT §7.3 p20	Conservation Officer sign-off on chimney repointing (lime mortar match)	TECH LEAD	TLP §8.4 §6.5 + PD
SIT-04	SOC Survey p4-12	Asbestos: ACMs identified — licensed removal by separately-appointed LARC	H&S ADVISER	TLP §8.5 A3.4 + C.
SIT-05	SOC Appendix C-D	SOCOTEC survey appendices C and D — missing from tender pack	H&S ADVISER	—

SUB

Submission

6 requirements · 5 responded · 0 RFI · 1 pending

5 ✓

1

ID	SOURCE · REF	REQUIREMENT	OWNER	RESPONSE LOCAT
SUB-01	ITT §8.1 p22	Submission method: email to G&B Bid Office (single PDF + native xlsx for BoQ)	BID PM	PDF compile + no
SUB-02	ITT §8.2 p22	Submission deadline: Friday 24 April 2026 17:00 BST	BID PM	Last Look QA on 2
SUB-03	ITT §8.3 p22	Mandatory documents: Tender Letter, Priced BoQ, Programme, RAMS sample	BID PM	CS + TLP + BoQ +
SUB-04	ITT §8.4 p23	Insurance certificates — current originals attached	COMMERCIAL MGR	Submission Anne
SUB-05	ITT §8.5 p23	Sample RAMS (1 representative work activity) — attached to submission	H&S ADVISER	Submission Anne
SUB-06	ITT §8.6 p23	Maximum file size: 50 MB total attachment	BID PM	Confirm at Last L

NEXT STAGE

Hand-Off to Question Time™

Roll Call complete. Seven RFIs raised during requirement extraction will be carried into the **Question Time™** register at Stage 03, joined by any further clarifications identified during scope analysis and pricing.

7 RFIs to Question Time™: COM-10 (IDEAL price-rise window), PRG-08 (Kettlewick blackout dates), TEC-12 (LV supply capacity), TEC-15 (BMS scope — fixed vs PC Sum), TEC-20 (gas supply pressure), SIT-02 (heritage approvals), SIT-05 (SOCOTEC appendices C+D missing).

Roll Call sign-off checks

✓ 78 requirements extracted from 7 source documents

✓ Every requirement source-mapped (clause / page reference)

✓ Every requirement owner-tagged to a Built AI role

✓ 70 requirements addressed in the pack (90%)

✓ 7 RFIs logged for Question Time™ (9%)

✓ 1 requirement flagged for Last Look QA confirmation (1%)

✓ Tech Lead + Bid PM joint sign-off recorded — 6 Apr 2026

✓ Matrix locked for review; subsequent updates tracked under change control

Question Time™ opens 8 April 2026. All seven RFIs will be drafted, raised to Grimshaw & Bolt within 2 working days, and tracked through to closure or commercial assumption before submission. Target: all RFIs closed or parked by 22 April 2026 — 1 day before Last Look QA.

PRODUCTION NOTE

Roll Call™ • Stage 02

Every requirement called out by name

Roll Call™ is the second stage of the Bidroom in a Box™ workflow. It indexes every page of the tender pack, extracts every requirement, maps each one back to its source document and clause reference, assigns an owner, and records where the response will land in the submission. Open RFIs are routed to Question Time™ at Stage 03; everything else flows into Scope, Cost Stack and the client deliverables.

REQUIREMENTS LOGGED

78

SOURCE-TRACEABILITY

100%

RFIs RAISED EARLY

7