



COMMERCIAL CONTROL KIT™ · CLIENT DELIVERABLE

CEL · Change Event Log

Change Event Log

Live register of every compensation event — detected, classified, notified, valued, agreed or in progress. The single source of truth for commercial change on this project.

PROJECT

Crestfield Distribution Centre — Phase 2 M&E Infrastructure

REFERENCE

CRE-CEL-001 · Period 7

PREPARED BY

Built AI Ltd · J. Navarro (Commercial Lead)

REPORTING DATE

Friday 22 May 2026

ISSUED TO

Kelbrook Construction Ltd · Alder Cost Consultants (PM)

CONTRACT

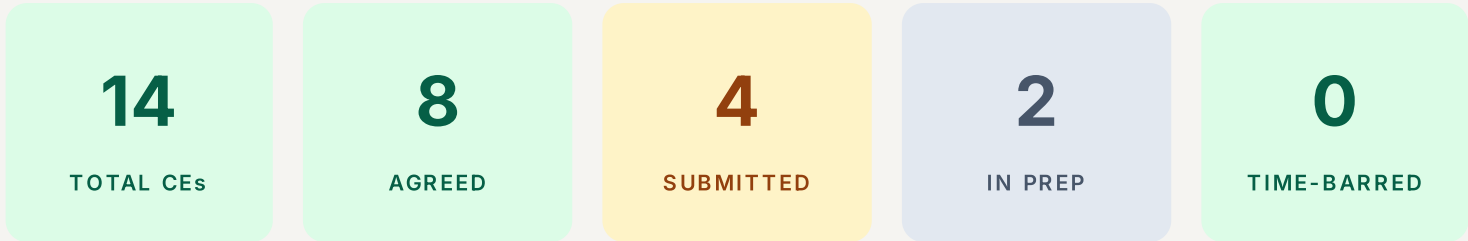
NEC4 ECC Option A · £3,814,200



PERIOD 7 SUMMARY

14 Compensation Events — £300,439 Pipeline

This log captures every compensation event from contract commencement (3 November 2025) to the current reporting date (22 May 2026). It is the single register from which all downstream commercial documents — notice tracker, variation narratives, valuations and monthly submissions — are derived.



CHANGE EVENT REGISTER

Complete Log — All 14 Events

CE	DESCRIPTION	CLAUSE	SOURCE	DETECTED	NOTIFIED	VALUE	PROGRAMME	STATUS
CE-001	Additional fire-rated cable penetration seals	§ 60.1(1)	PMI-012	18 Nov	19 Nov	£8,200	Nil	Agreed
CE-002	Revised BMS point schedule — 34 additional points	§ 60.1(1)	PMI-018	3 Dec	4 Dec	£14,600	Nil	Agreed

CE	DESCRIPTION	CLAUSE	SOURCE	DETECTED	NOTIFIED	VALUE	PROGRAMME	STATUS
← CCK PACK								
CE-003	Late access to HV substation	§ 60.1(5)	Site rec.	12 Dec	13 Dec	£41,800	+3 wks	Agreed
CE-004	Unmapped gas main in cable trench zone	§ 60.1(12)	Site rec.	8 Jan	9 Jan	£22,400	+1 wk	Agreed
CE-005	PM stop instruction — archaeological find in trench zone	§ 60.1(3)	PMI-024	14 Jan	15 Jan	£16,800	+1 wk	Agreed
CE-006	EV charging specification upgrade — 22kW to 50kW DC	§ 60.1(1)	PMI-031	2 Feb	3 Feb	£38,200	Nil	Agreed
CE-007	Late issue of revised ventilation design	§ 60.1(5)	Prog.	18 Feb	11 Apr	£18,400	+2 wks	Agreed
CE-008	Additional external lighting columns — car park extension	§ 60.1(1)	PMI-036	6 Mar	7 Mar	£25,800	Nil	Agreed
CE-009	HV switchgear design change — 11kV to 33kV	§ 60.1(1)	PMI-047	24 Mar	26 Mar	£43,039	+1.5 wks	Submitted
CE-010	Concealed asbestos in riser duct	§ 60.1(12)	Site rec.	8 Apr	9 Apr	£12,400	+0.5 wk	Submitted
CE-011	Late power-on date from DNO	§ 60.1(5)	DNO ltr.	14 Apr	15 Apr	£18,200	+4 wks	Submitted
CE-012	Additional emergency lighting to mezzanine	§ 60.1(1)	PMI-052	22 Apr	23 Apr	£7,800	Nil	Submitted

CE	DESCRIPTION	CLAUSE	SOURCE	DETECTED	NOTIFIED	VALUE	PROGRAMME	STATUS
CE-013	Fire alarm panel relocation	§ 60.1(1)	PMI-055	6 May	7 May	£12,200	Nil	In prep
CE-014	Late landlord BMS integration spec	§ 60.1(5)	Prog.	12 May	13 May	£20,600	TBC	In prep
TOTAL — 14 Compensation Events						£300,439	Agreed: £186,200	

← CCK PACK

PERIOD 7 MOVEMENT

What Changed This Month

Movement on the change event log since Period 6 (24 April 2026). This summary shows what's new, what's progressed and what's been agreed — the delta that matters for the monthly commercial review.

MOVEMENT	CE	DETAIL	VALUE IMPACT
Agreed	CE-007	Late ventilation design — agreed by PM 19 May at submitted value	£18,400
Agreed	CE-008	External lighting columns — agreed by PM 10 Apr at submitted value	£25,800
Submitted	CE-012	Emergency lighting to mezzanine — quotation submitted 14 May	£7,800
New	CE-013	Fire alarm panel relocation — detected 6 May, notified 7 May	£12,200
New	CE-014	Late BMS integration spec — detected 12 May, notified 13 May	£20,600
Net movement this period			+£84,800

£215,200

+£84,800

£300,439

← CCK PACK

ANALYSIS BY CLAUSE

Where the Change Comes From

60.1(1)

PM changes Scope

7

£149,839

60.1(5)

Late provision

4

£99,000

60.1(12)

Physical conditions

2

£34,800

60.1(3)

Stop instruction

1

£16,800

The largest source of change is PM instructions changing Scope (clause 60.1(1)) — 7 events totalling £149,839. The second largest is late employer provision (clause 60.1(5)) — 4 events totalling £99,000. This pattern is typical of a project where the employer's design is still evolving mid-construction. The data feeds the monthly commercial review and the risk discussion with Kelbrook Construction.

Disclaimer: This Change Event Log is produced by Built AI Ltd for internal commercial management and reporting purposes. Values shown are Built AI's assessed Defined Cost + Fee; agreed values reflect PM assessments or agreed quotations. Submitted and in-preparation values are Built AI's quotation figures and may differ from PM assessments. This document does not constitute a contractual claim or a final account statement.

CHANGE EVENT LOG — PERIOD 7

14 events. £300k pipeline. Zero time-barred.

Every change event on this project is in this register. Every one is classified, notified, and tracked. This log feeds the notice tracker, the variation narratives, the valuations and the monthly submission. It's the

TOTAL CEs

14

PIPELINE

£300_k

AGREED

£186_k

THIS PERIOD

+£85_k