

COMMERCIAL CONTROL KIT™ · CLIENT DELIVERABLE

Variation Narrative — CE-009

Entitlement narrative for the HV switchgear design change from 11kV to 33kV. Full clause 60.1 analysis, impact assessment, contractor's quotation summary, and client action required.

PROJECT

Crestfield Distribution Centre, Warrington

REF

CREST-VN-CE009

CONTRACT

NEC4 ECC Option A · £3,814,200

PERIOD

Period 7 · May 2026

— VARIATION NARRATIVE — CE-009

HV Switchgear Design Change — 11kV to 33kV

The Project Manager (Alder Cost Consultants) instructed a change to the HV switchgear specification from an 11kV ring-main unit to a 33kV switchgear panel, arising from the revised DNO connection agreement DNO-CRE-2026-044 (dated 18 March 2026) which increased the incoming supply voltage from 11kV to 33kV. This is a compensation event under clause 60.1(1) — the Project Manager gave an instruction which changed the Scope.

CE TYPE	Compensation Event — clause 60.1(1): PM instruction changing the Scope (Works Information Part 2, Section 4.3.1)
NOTIFIED	26 March 2026 · 2 days from awareness (24 March 2026, 14:22) · well within the 8-week notification window (clause 61.3, expiry 19 May 2026). Early warning issued 25 March 2026 under clause 15.1 and acknowledged by the PM the same day.
INSTRUCTION	PM Instruction PMI-047 (issued 24 March 2026, signed R. Whitworth, Alder Cost Consultants, to Built AI Ltd): "Replace the specified 11kV ring-main unit (Schneider RM6) with a 33kV switchgear panel (Schneider MCSET) to suit the revised DNO connection agreement DNO-CRE-2026-044. All associated civil base, cable trench and termination works to be amended accordingly."
IMPACT — COST	£43,039 submitted change to the Prices — Defined Cost £38,600 plus Fee at 11.5% (£4,439), submitted at £43,039. Plant & materials: +£18,400 (33kV MCSET panel £48,200 less the 11kV RM6 allowance of £29,800). Subcontracted civils: +£8,200 (2.4m × 1.8m × 300mm reinforced base and cable-trench diversion). People: +£2,800 net (33kV dry-type stress-cone terminations in place of 11kV XLPE heat-shrink). Equipment: +£4,400 (33kV primary injection test set hire and the DNO witness-test fee differential). Charges: +£4,800 (1.5-week prelims extension).
IMPACT — TIME	1.5 weeks delay to planned Completion. The 33kV panel requires a DNO-attended witness test with a 4-week booking lead, against 2 weeks for the 11kV arrangement. Programme Rev 6 (accepted, 14 March 2026) shows HV commissioning completing in Week 38; Programme Rev 7 (submitted with the quotation) shows Week 39.5. Net effect after re-sequencing other activities: 1.5 weeks. No float consumed; the delay falls on the critical path.
QUOTATION	Contractor's quotation submitted 8 April 2026 to R. Whitworth (Alder Cost Consultants) per clause 62.3 — 10 days ahead of the 18 April deadline. Quotation ref: CQ-CE009-R1. Assessed as the change in Defined Cost per the Schedule of Cost Components, with the Fee at 11.5% per Contract Data Part 2.
STATUS	SUBMITTED — AWAITING PM ASSESSMENT — the PM's two-week period for reply to the quotation (clause 62.6) expired on 22 April 2026 without an assessment. The PM requested further information on the

DNO witness-testing lead on 12 May; the Contractor responded cooperatively on 14 May. Assessment expected week of 19 May 2026. The clause 62.6 deemed-acceptance position is **reserved and documented, not operative** — no deemed-acceptance notice has been issued.

ACTION

Obtain the PM's assessment of CE-009 at £43,039 and +1.5 weeks. If the assessment differs materially from the quotation, escalate under the contract's dispute resolution procedure (clause W1/W2). The clause 62.6 position remains reserved should the PM's assessment continue to be withheld.

Ref: CREST-VN-CE009 · Contract: NEC4 ECC Option A · Clause basis: 15.1, 60.1(1), 61.3, 62.3, 62.6, 63.1, 63.5



CE-009 LIFECYCLE · 6 DELIVERABLES

