



COMMERCIAL CONTROL KIT™ • STAGE 05 • THE COUNT

The Count™

Valuation Build-Up

Every pound counted. Every rate sourced. Defined Cost built from evidence, not from estimates. The valuation that stands up because every number traces to a document in The File.

PROJECT

Crestfield Distribution Centre — Phase 2 M&E

CONTRACT

NEC4 ECC Option A · £3,814,200

PERIOD

Month 7 of 12 · May 2026



Defined Cost + Fee — Not Daywork, Not Guesswork

Under NEC4 ECC Option A, compensation events are assessed as the change in Defined Cost plus the resulting Fee (clause 63.1). Defined Cost is not a lump sum or a daywork rate — it's the actual cost of doing the changed work, broken down into the Schedule of Cost Components: people, equipment, plant and materials, subcontractors, and charges. The Fee percentage (agreed in the Contract Data) is then applied to the Defined Cost to arrive at the total assessed value.

On this contract, the Fee percentage is **11.5%** (Contract Data Part 2). Every valuation built by The Count follows the same structure: Defined Cost broken into components, each component sourced from evidence in The File, Fee applied at the end.

— CE-009 — DEFINED COST BUILD-UP

HV Switchgear — £43,039 in Detail

The full Defined Cost build-up for CE-009, structured per the Schedule of Cost Components. Every line traces to an evidence item in The File. The Fee (11.5%) is applied to the total Defined Cost.

CAT	DESCRIPTION	EVIDENCE	DEFINED COST
1 · PLANT & MATERIALS — Equipment differential			
1.1	33kV switchgear panel (Schneider MCSET) Supply only. Delivered to site. Replaces 11kV RM6.	EV-009-04	£48,200
1.2	Less: 11kV ring-main unit (Schneider RM6) — original price Deducted — this was included in the original activity schedule.	Act. Sched.	-£29,800
Plant & Materials sub-total			£18,400

CAT	DESCRIPTION	EVIDENCE	— CCK PACK
2 · SUBCONTRACTOR — Civil works			
2.1	Extended civil base — 2.4m × 1.8m × 300mm reinforced concrete Excavation, formwork, rebar, concrete, backfill. Labour + materials.	EV-009-05	£5,400
2.2	Cable trench modification — route diversion around larger base Additional 3.6m trench, duct, backfill, reinstatement.	EV-009-05	£2,800
Subcontractor sub-total			£8,200
3 · PEOPLE — Skilled labour for cable terminations			
3.1	HV jointer — 33kV dry-type stress-cone terminations Specialist termination. 3 days × £680/day (HV jointer rate per SCC).	Timesheet	£2,040
3.2	Electrician attendance — cable preparation and support 2 days × £420/day.	Timesheet	£840
3.3	Supervision — site engineer attendance during termination 3 days × £520/day (pro-rata).	Timesheet	£1,560
3.4	Less: 11kV termination labour — deducted (would have been incurred)	Act. Sched.	-£1,640
People sub-total (net additional)			£2,800
4 · EQUIPMENT — Testing & commissioning			
4.1	33kV primary injection test set — hire 2 days hire inc. calibration certificates. Not required for 11kV.	Hire quote	£1,800
4.2	DNO witness test fee — 33kV (differential) 33kV witness fee £3,200 vs 11kV fee £600. Net additional £2,600.	DNO schedule	£2,600
Equipment sub-total			£4,400
5 · CHARGES — Prelims extension			
5.1	Site prelims — 1.5-week extension to planned Completion Weekly prelims rate £3,200/wk × 1.5 weeks. Driven by DNO witness testing lead time extension (4 wks vs 2 wks).	Programme	£4,800

CAT	DESCRIPTION	EVIDENCE	— CCK PACK
Charges sub-total		£4,800	
TOTAL DEFINED COST		£38,600	
FEE	Fee percentage applied to Defined Cost 11.5% per Contract Data Part 2	£4,439	
TOTAL CE-009 QUOTATION		£43,039	

Quotation submitted as £43,039. The detailed build-up above supports the submitted figure. Every line references evidence in The File. The deductions (original 11kV costs that would have been incurred anyway) demonstrate the "change in Defined Cost" approach — not gross cost, but the net additional cost caused by the compensation event.

— VARIATION PIPELINE — MONTH 7

£300,439 Valued — Full Pipeline

The Count maintains the live variation pipeline showing every CE with its valued position. This feeds directly into the Margin Cockpit (Pack 05) for monthly margin tracking.

CE	DESCRIPTION	VALUED	STATUS
CE-001	Additional fire-rated cable penetration seals	£8,200	Agreed
CE-002	Revised BMS point schedule — 34 additional points	£14,600	Agreed
CE-003	Late access to HV substation — 3-week delay	£41,800	Agreed
CE-004	Unmapped gas main in cable trench zone	£22,400	Agreed
CE-005	PM stop instruction — archaeological find	£16,800	Agreed

CE	DESCRIPTION	VALUED	STATUS
← CCK PACK			
CE-006	EV charging specification upgrade — 22kW to 50kW DC	£38,200	Agreed
CE-007	Late issue of revised ventilation design	£18,400	Agreed
CE-008	Additional external lighting columns	£25,800	Agreed
CE-009	HV switchgear design change	£43,039	Submitted
CE-010	Concealed asbestos in riser duct	£12,400	Submitted
CE-011	Late power-on date from DNO	£18,200	Submitted
CE-012	Additional emergency lighting to mezzanine	£7,800	Submitted
CE-013	Fire alarm panel relocation	£12,200	Valuing
CE-014	Late landlord BMS integration spec	£20,600	Valuing
Total Pipeline		£300,439	Agreed: £186,200

£186,200

AGREED

£81,439

SUBMITTED

£32,800

IN VALUATION

STAGE 05 GATE — THE COUNT

Every Pound Sourced. Every Rate Evidenced.

Before a CE moves to The Drop (Stage 06), The Count confirms: the Defined Cost is built from source evidence (not estimated), deductions for work that would have been done anyway are

included, the Fee is correctly applied, and the total reconciles to the submitted quotation figure.

← CCK PACK

- ✓ Defined Cost built per Schedule of Cost Components
- ✓ Every cost line traces to evidence in The File
- ✓ Deductions included for costs already in the activity schedule
- ✓ Fee percentage correctly applied (11.5%)
- ✓ Programme impact valued separately (prelims extension)
- ✓ Total reconciles to submitted quotation figure

Handover note to Stage 06 — The Drop™: CE-009 valuation complete at £43,039 (£38,600 Defined Cost + £4,439 Fee). Narrative, evidence and valuation are all aligned. Compile the submission pack: cover letter, entitlement narrative, evidence index, Defined Cost build-up, assessed programme. Format per Alder's submission template.

— THE COUNT — SNAPSHOT

£300k valued. Every pound sourced.

14 compensation events valued using Defined Cost + Fee. Every cost line traces to a supplier quotation, a timesheet, a hire invoice or a programme extract in The File. No estimates. No round numbers. No "we think it's about £X." The assessor sees exactly where every number comes from.

PIPELINE

£**300**k

AGREED

[← CCK PACK](#)

£ **186**_k

FEE RATE

11.5%

CEs VALUED

14



[← PREVIOUS STAGE 04](#)

The File

[NEXT STAGE 06 →](#)

The Drop