



COMMERCIAL CONTROL KIT™ • STAGE 01 • THE RADAR

The Radar™

Change Capture & Contractual Classification

Detecting change as it happens. Classifying it against the contract before the notice clock starts ticking. Every compensation event logged, classified and tracked from the moment it's recognised.

PROJECT

Crestfield Distribution Centre — Phase 2 M&E Infrastructure

CONTRACT

NEC4 ECC Option A · £3,814,200

PERIOD

Month 7 of 12 · May 2026

EMPLOYER

Crestfield Logistics Ltd

CONTRACTOR

Kelbrook Construction Ltd

M&E SUB

Built AI Ltd (NEC4 ECS)



WHAT THE RADAR DOES

Catch the Change Before the Clock Starts

Under NEC4 ECC, a compensation event must be notified within 8 weeks of the Contractor becoming aware of it (clause 61.3). Miss the window and the entitlement is lost — time-barred, regardless of the merits. The Radar's job is to detect change events in real-time, classify them against the correct NEC4 clause, and hand them to The Clock (Stage 02) before the notice window opens.

This project — Crestfield Distribution Centre Phase 2 — is 7 months into a 12-month NEC4 ECC Option A contract. Built AI is the M&E subcontractor running power distribution, BMS, fire detection, lighting, ventilation and EV charging infrastructure across a 180,000 sq ft logistics facility. 14 compensation events have been logged to date.

NEC4 CLASSIFICATION

Classifying Against the Contract

Every change event is classified against the NEC4 ECC compensation event clauses (60.1). The classification determines the notice route, the time-bar risk, and the entitlement basis. These are the three most active clause categories on this project:

60.1(1)

PM gives an instruction changing Scope

The most common trigger. The PM issues an instruction that changes the works information — additional scope, design change, revised specification. The contractor didn't cause it; the employer instructed it.

7 CEs on this project

60.1(5)

Employer does not provide something by the date shown

Late information, late access, late decisions. The accepted programme shows when things are needed; if the employer is late, it's a CE. On this project: HV substation access was 3 weeks late.

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4 CEs on this project

60.1(12)

Physical conditions — an experienced contractor would not have foreseen

Ground conditions, concealed services, structural clashes discovered during installation. On this project: an unmapped gas main found during trench excavation for cable routes.

2 CEs on this project

The remaining CE is classified under 60.1(3) (PM instruction to stop or not start work) — CE-005, where work in Zone C was stopped for six working days pending archaeological assessment after a find in the cable trench zone.

— LIVE CHANGE EVENT LOG

14 Compensation Events — Month 7

Every event detected by The Radar. Classified, logged, time-stamped. The log feeds The Clock (Stage 02) for notice tracking, The Case (Stage 03) for entitlement narrative, and The Count (Stage 05) for valuation.

CE	DESCRIPTION	CLAUSE	DETECTED	EST. VALUE	STATUS
CE-001	Additional fire-rated cable penetration seals — design change	60.1(1)	18 Nov 25	£8,200	Agreed
CE-002	Revised BMS point schedule — 34 additional points	60.1(1)	3 Dec 25	£14,600	Agreed
CE-003	Late access to HV substation — 3-week delay	60.1(5)	12 Dec 25	£41,800	Agreed
CE-004	Unmapped gas main in cable trench zone	60.1(12)	8 Jan 26	£22,400	Agreed
CE-005	PM stop instruction — archaeological find in trench zone	60.1(3)	14 Jan 26	£16,800	Agreed

CE	DESCRIPTION	CLAUSE	DETECTED	EST. VALUE	— CCK PACK
CE-006	EV charging specification upgrade — 22kW to 50kW DC	60.1(1)	2 Feb 26	£38,200	Agreed
CE-007	Late issue of revised ventilation design — 2-week delay	60.1(5)	18 Feb 26	£18,400	Agreed
CE-008	Additional external lighting columns — car park extension	60.1(1)	6 Mar 26	£25,800	Agreed
CE-009	HV switchgear design change — additional civil works & programme impact	60.1(1)	24 Mar 26	£43,039	Submitted
CE-010	Concealed asbestos in riser duct — diversion required	60.1(12)	8 Apr 26	£12,400	Submitted
CE-011	Late power-on date from DNO — 4-week delay	60.1(5)	14 Apr 26	£18,200	Submitted
CE-012	PM instruction — additional emergency lighting to mezzanine	60.1(1)	22 Apr 26	£7,800	Submitted
CE-013	Fire alarm panel relocation — structural clash at designed position	60.1(1)	6 May 26	£12,200	In Preparation
CE-014	Late landlord BMS integration spec — affects commissioning sequence	60.1(5)	12 May 26	£20,600	In Preparation

8
AGREED

4
SUBMITTED

2
IN PREPARATION

£300k
TOTAL PIPELINE

— DEEP DIVE — CE-009

HV Switchgear Design Change

This is the CE currently moving through the Commercial Control Kit workflow. It demonstrates the full lifecycle from detection (The Radar) through to submission (Drop). Each subsequent stage document picks up this CE and shows how it progresses.

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CE-009

HV Switchgear Design Change — Additional Civil Works & Programme Impact

£43,039
ESTIMATED
VALUE

NEC4 ECC Clause 60.1(1) · PM instruction changing Scope

WHAT CHANGED

PM instruction PMI-047 (issued 24 Mar 2026) changed the HV switchgear specification from 11kV to 33kV following a revised DNO connection agreement. The original Scope specified 11kV ring-main unit (Schneider RM6); the revised instruction requires a 33kV panel (Schneider MCSET). This is not a like-for-like substitution — it requires a **larger switchgear enclosure** (additional 2.4m × 1.8m civil base), **revised cable terminations** (XLPE to dry-type), and a **re-sequenced commissioning programme** (33kV testing requires DNO witness, 4-week booking lead).

WHEN DETECTED

24 March 2026 — same day as PMI-047 receipt. Built AI commercial team flagged the instruction within 2 hours of receipt. Logged in The Radar at 14:22 on 24 Mar.

CLASSIFICATION

Clause 60.1(1) — the Project Manager gives an instruction which changes the Scope. Clear-cut: the instruction explicitly changes a specified item in the Works Information. No ambiguity. No mixed classification.

NOTICE STATUS

Early warning issued **25 Mar 2026** (clause 15.1). Compensation event notification issued **26 Mar 2026** (clause 61.3). PM responded — **not disputed**. Quotation requested by PM on **28 Mar 2026**. **Notice window: compliant — notified within 2 days of awareness.**

COST IMPACT

Estimated Defined Cost: £38,600 (switchgear differential £18,400, civil base extension £8,200, cable termination rework £2,800, commissioning re-sequence £4,400, prelims extension 1.5 weeks £4,800); with Fee at 11.5% (£4,439) the submitted quotation is £43,039. Quotation submitted 8 April (within 3-week quotation period per clause 62.3).

1.5 weeks added to planned Completion — DNO 33kV witness testing requires 4-week booking from order; the 11kV programme allowed 2 weeks. Net impact after re-sequencing other activities: 1.5 weeks. Assessed programme submitted with quotation.

CURRENT STATUS

Submitted — awaiting PM assessment. Quotation submitted 8 Apr 2026. PM has 2 weeks to respond (clause 62.3 → response due by 22 Apr). If PM does not respond, quotation is treated as accepted (clause 62.6). **As at 12 May 2026: PM has requested additional information on the DNO witness testing lead time. Response provided 14 May. Assessment expected week of 19 May.**

STAGE 01 GATE – THE RADAR

Change Detected. Clock Set.

Before a compensation event moves to The Clock (Stage 02), The Radar confirms: the event is real, the classification is correct, and the initial evidence anchor is captured. This gate exists because a misclassified CE costs time downstream — and a missed CE costs money forever.

- ✓ Change event detected and logged within 24 hours
- ✓ NEC4 clause classification confirmed (60.1 sub-clause identified)
- ✓ Source instruction/event documented (PMI, RFI, site record, photo)
- ✓ Initial cost/programme impact estimated (order of magnitude)
- ✓ Early warning assessment made (clause 15.1 — issue if risk to cost/time/quality)
- ✓ CE handed to The Clock for notice tracking and deadline management

Handover note to Stage 02 — The Clock™: CE-009 is the priority item. Quotation submitted 8 Apr, PM response due 22 Apr, additional info requested 12 May. Track the deemed-acceptance trigger (clause

62.6) if PM does not respond within the extended period. CE-013 and CE-014 both need notification within the 8-week window — CE-013 by 1 Jul, CE-014 by 7 Jul.

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— THE RADAR — SNAPSHOT

14 events detected. Zero missed.

Every change event on this project has been caught by The Radar within 24 hours of recognition. Every one has been classified against the correct NEC4 clause. Every one has been handed to The Clock with its notice window intact. The pipeline stands at £300,439 — £186,200 already agreed.

CEs LOGGED

14

PIPELINE

£300_k

AGREED

£186_k

TIME-BARRED

0



← FIRST STAGE



NEXT STAGE 02 →

The Clock