

- BUILT AI – THE PRE-CON PACK™ – EXAMPLE OUTPUT – All client, site and project details are fictional and for illustration purposes only.



BuiltAI



BUILT**AI**

THE PRE-CON PACK™ · CLIENT DELIVERABLE

PS · Project Specification

Project Specification

148 specification clauses across 11 packages — sourced from contract documents, tender clarifications and design intent. Every clause traceable to its origin.

PROJECT

Northgate Chambers — Floors 4–6 Cat-B Fit-Out

REFERENCE

NG-PS-001 · Revision 1

PREPARED BY

Built AI Ltd · Pre-Con Office

ISSUE DATE

Friday 22 May 2026

ISSUED TO

Cushman Workplace (on behalf of Halberd Properties & Wexley & Crowne LLP)

STATUS

For Review & Comment

DOCUMENT CONTROL

REV	DATE	DESCRIPTION	PREPARED	REVIEWED	STATUS
Rev 0	15 May 2026	Draft for internal review — 9 of 11 packages complete	A. Pereira	D. Marchetti	Internal Draft
Rev 1	22 May 2026	Issued for client review — all 11 packages, 148 clauses	A. Pereira	D. Marchetti	For Review

CONTRACT

JCT D&B 2016 with Sectional Completion

CONTRACT SUM

£1,418,650.00 (excl. VAT)

SITE

22 Northgate Street, Manchester, M3 2BP

EMPLOYER

Halberd Properties Ltd

TENANT

Wexley & Crowne LLP

CONTRACTOR

Built AI Ltd (D&B)

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SPC - A1

Demolition & Strip-out

12
CLAUSES

Source: SPC-A-01 §A10 · Trenholme Architects Rev B

Strip-out of existing Cat-B fit-out across Floors 4, 5 and 6. Sequenced top-down (L6 first). All existing partitions, suspended ceilings, floor finishes, tea point installations and secondary M&E drops to be removed. Cat-A base-build services and risers to be protected in situ. Licensed waste disposal required.

A1.01

SPC-A-01 §A10.110

General demolition — existing partitions

Remove all existing stud partitions, glazed screens and door sets across L4, L5 and L6. **Protect** all structural columns, riser walls and compartment-line walls (as identified on DWG-A-01 Rev D). Cut flush to soffit — do not damage structural slab or fire-stopping. All waste to be segregated

and disposed of via licensed waste carrier. **Asbestos status:** R&D survey clear (May 2024); re-inspect if concealed voids are opened.

A1.02

SPC-A-01 §A10.120

Existing ceiling removal

Remove all existing suspended ceiling systems including grid, tiles, hangers and perimeter trims. **Retain** and protect existing Cat-A fire-rated ceilings to riser and landlord plant areas. M&E services above existing ceiling to be surveyed and photographed prior to ceiling removal. Coordinate with M&E subcontractor to isolate secondary drops before strip-out commences.

A1.03

SPC-A-01 §A10.130

Floor finish removal

Remove all existing carpet tiles, vinyl flooring, transition trims and adhesive residues. **Raised access floor panels to be retained** where serviceable — panel survey to confirm replacement quantity (estimated 15% replacement rate). Clean and degrease all retained pedestals. New replacement panels per SPC-A5.

A1.07

SPC-A-01 §A10.170

Noise and vibration — adjacent tenant protection

Floors 1–3 remain occupied by existing tenants. All demolition, cutting, drilling and impact works restricted to **10:00 – 16:00 Monday to Friday**. Advance tenant notification required 48 hours prior to commencement of noisy works on each floor. Noise monitoring to be installed at L3 ceiling level for duration of strip-out phase. Maximum permissible noise level at L3: **75 dB LAeq,1hr**.

Showing 4 of 12 clauses. Full section includes: M&E secondary strip-out (A1.04), tea point removal (A1.05), door & frame removal (A1.06), protection to retained fabric (A1.08), waste segregation & disposal (A1.09), sequencing protocol L6→L5→L4 (A1.10), completion handover per floor (A1.11), photographic record requirement (A1.12).

New stud partitions, glazed screens, door sets and ironmongery. Meeting suite walls specified at Rw 42 dB (confirmed per SG-15 closure — legal-sector privacy requirement). Glazed partitions with manifestation per tenant brand approval. Fire-rated glass at compartment line (6 m² Pyrobel 30, per CC-06).

A2.01

SPC-A-01 §K10.110

Stud partitions — open plan to meeting suite

Metal stud partition system: 92mm C-section studs at 600mm centres, twin layers 15mm acoustic-grade plasterboard each side, 75mm mineral wool infill (45 kg/m³ minimum density).

Acoustic performance: Rw 42 dB minimum (tested to BS EN ISO 10140). Partition head detail to achieve full-height seal to slab soffit — no air gap. Seal all service penetrations with intumescent mastic.

- Head track: fixed to soffit via resilient channel (decoupled from structure)
- Base track: fixed to raised access floor pedestal line, not direct to panel
- Junction with glazed screen: aluminium framing system per SPC-A2 clause A2.06

A2.06

SPC-A-01 §L40.210

Glazed partition system — meeting suites

System: Aluminium-framed single-glazed partitioning, 12mm toughened laminated acoustic glass. **Manufacturer basis:** Optima Systems or approved equivalent. Frame finish: anodised aluminium, colour RAL 7016 (anthracite grey). **Acoustic: Rw 42 dB** (system-tested, not element-tested). Door integration per ironmongery schedule (clause A2.12). Manifestation per clause A2.08.

Design intent cross-reference: DI-02 (meeting suite acoustic privacy) — "a passing colleague cannot hear named-client information." The 42 dB specification directly serves this intent. Sample SMP-07 approved.

A2.08

SPC-A-01 §L40.230 + SG-22

Manifestation — glazed partitions

Manifestation to all full-height glazed partitions per BS 8300-1:2018 (visibility marking for safety). **Pattern:** frosted gradient (approved per SMP-08 and tenant brand review 21 May 2026). Applied at two bands: **850–1,000mm AFL** and **1,400–1,600mm AFL**. Density sufficient to provide standing-height visual privacy from corridor. Pattern to be consistent across all three floors per DI-06 (visual continuity).

A2.12

SPC-A-01 §L40.280

Door sets — meeting suites

Door leaf: 44mm solid core, European oak veneer to match feature wall (SPC-A4), factory-finished hard-wax oil matt. **Frame:** shadow-gap detail, 6mm between door frame and adjacent plaster/joinery — no architrave. **Ironmongery:** brushed brass lever on rose (Allgood Modric or approved equivalent), magnetic seal system (Lorient IS8010 or equivalent), overhead concealed closer (Dorma ITS 96 or equivalent), privacy indicator (meeting rooms only). **Acoustic:** Rw 32 dB minimum (door assembly tested). Sample SMP-06 approved 16 May 2026.

Design intent cross-reference: DI-08 (wayfinding — no signage clutter). Meeting suite names etched into brushed brass plate on door frame, no applied plastic signage.

A2.18 CC-06 resolution • Restall fire engineer

Fire-rated glazing — compartment line

6 m² of glazed partition adjacent to the L6 compartment line to be specified as **fire-rated (Pyrobel 30)**, providing 30 minutes integrity and insulation. Frame system to be fire-rated variant of the standard aluminium system (clause A2.06). Fire engineer sign-off received from Restall Fire Consultancy 14 May 2026 (Ref RFC-NG-004). +£4,800 to partition package (per coordination clash CC-06 resolution).

Showing 5 of 22 clauses. Full section includes: partition types schedule (A2.02–A2.05), glazed door sets (A2.07), general-area doors (A2.09–A2.11), ironmongery schedule (A2.13), fire-stopping at partitions (A2.14), junction details (A2.15–A2.17), services coordination zones (A2.19–A2.20), snagging & sign-off protocol (A2.21–A2.22).

Joinery — Meeting Suites & Tea Points

Source: SPC-A-01 §Z11 • Trenholme Architects Rev C • SMP-01 approved

Bespoke architectural joinery across all three floors: fluted European oak veneer feature walls to 8 meeting suites, tea point cabinetry with Corian worktops, full-height storage walls, and integrated AV cabling channels. Long-lead item (LL-01) — 10–12 week manufacture. Sample SMP-01 (oak veneer panel) approved 14 May 2026. Mock-up MU-01 signed off 9 June 2026.

A4.01 SPC-A-01 §Z11.110 • SG-01

Meeting suite feature walls — veneer specification

Timber species: European Oak (Quercus robur). **Grain match:** book-matched (adjacent panels mirrored). **Grade:** AA — consistent colour, minimal sapwood, no open knots. **Fluting profile:** 12mm depth at 40mm centres (per SMP-01 approved sample). **Finish:** hard-wax oil, matt sheen (Osmo Polyx-Oil 3032 or approved equivalent). **Panel substrate:** 18mm moisture-resistant MDF with high-pressure veneer lamination. Approximate coverage: **96 m²** across 8 meeting rooms (L4/5/6).

Design intent cross-reference: DI-05 (material palette — restrained, partner-grade). "No statement colour, no trend material. Should still feel current in 12 years." European oak selected for longevity and timelessness over trend-led alternatives.

A4.04

SPC-A-01 §Z11.140 · CC-04

Integrated AV cabling channels

Every meeting suite feature wall to incorporate internal cable channels: **80 × 50mm** minimum clear internal dimensions, positioned behind the oak veneer panel at AV display locations. **Low-level lockable access panels** (brushed brass, flush with adjacent panel) at every channel termination point. Channels to accommodate: 4× HDMI 2.1 cables, 2× Cat6A data cables, 1× mains power feed. Channel layout per joinery shop drawings (coordinated with AV specialist per CC-04 resolution, 12 May 2026).

Design intent cross-reference: DI-07 (joinery as integrated infrastructure). "No exposed conduit, no surface-mounted screens. Cabling channels designed at spec stage, not retro-fitted on site."

A4.09

SPC-A-01 §Z11.210

Tea point cabinetry

3 tea points (one per floor, consistent specification). Base units: 18mm moisture-resistant MDF carcass, European oak veneer doors to match feature walls (grain-matched within each tea point, not required to match meeting suites). **Worktop:** Corian (Glacier White or approved equivalent), 20mm solid surface, undermount basin integration, seamless backsplash 150mm. **Wall units:** open-fronted shelving in oak veneer, integrated LED strip lighting (warm white, 3000K). **Appliance provision:** utility cut-outs for dishwasher, fridge, instant boiling water tap — tenant-direct supply, contractor to provide services terminations only (per AP-07 closure).

Design intent cross-reference: DI-03 (tea points as collaboration zones). "Booth seating, soft lighting, acoustic ceiling treatment. Visible from open plan but not overheard."

Showing 3 of 18 clauses. Full section includes: full-height storage walls (A4.02–A4.03), joinery door integration (A4.05), shadow-gap junction details (A4.06–A4.08), tea point bin pull details (A4.10), site survey requirements (A4.11), shop drawing protocol (A4.12), factory pre-fit attendance (A4.13), sample & mock-up requirements (A4.14), delivery & install sequencing (A4.15), protection during following trades (A4.16), snagging protocol (A4.17), warranty & maintenance (A4.18).

Mechanical — Supplementary Cooling

Source: SPC-M-01 §T10, §T31 · Lambourne Vance Engineers Rev B

Supplementary cooling to augment the landlord Cat-A baseline across all three floors. Fan coil units, ductwork modifications, condensate routing and BMS interface. Subject to landlord sub-main capacity upgrade (R-03 confirmed). FCU positions coordinated with structural beams per CC-01 resolution.

M1.01

SPC-M-01 §T10.110

Fan coil units — type and rating

Manufacturer: Daikin FWF-C series (or approved equivalent). **Type:** horizontal concealed ceiling-void mounted. **Rating:** 3.5kW cooling / 4.0kW heating per unit. **Quantity:** 22 units total (L4: 7, L5: 7, L6: 8 — per revised layout Rev C following CC-01 resolution). **Refrigerant:** R-32 (low-GWP). Connection to landlord chilled water loop via isolation valves at each floor riser connection point. **Controls:** integrated BMS interface via BACnet protocol, local thermostat override per zone.

M1.06

SPC-M-01 §T10.160 · CC-01

FCU positions — structural coordination

FCU positions per Lambourne Vance Rev C drawings (issued 8 May 2026), incorporating CC-01 resolution: two L5 FCU positions relocated 600mm north of original design to clear structural beam soffit; one L5 FCU substituted for slim-line equivalent (Daikin FWF-C Slim, 2.8kW). All units to maintain minimum **150mm clearance** from structural elements. Access panels per SPC-A3 (acoustic-rated, clause A3.07).

M1.12

SPC-M-01 §T31.120

BMS interface — landlord system integration

All tenant FCUs to be integrated with the landlord's existing Trend IQ4 BMS via **BACnet/IP gateway**. Gateway to be provided by tenant's M&E subcontractor and installed at each floor's BMS outstation. Monitoring points: supply/return water temperature, fan speed, room temperature, setpoint, occupancy status. **Landlord BMS operator to be given read-only access**

to tenant floor data. Configuration protocol per Halberd Properties BMS access policy (Ref HP-BMS-2024-v3).

Showing 3 of 19 clauses. Full section includes: ductwork modifications (M1.02–M1.05), condensate routing (M1.07–M1.08), pipe insulation (M1.09), valve schedule (M1.10–M1.11), commissioning requirements (M1.13–M1.15), balancing (M1.16), O&M documentation (M1.17), labelling (M1.18), warranty (M1.19).

SPC-M2

Electrical, Lighting & Data

21

CLAUSES

Source: SPC-M-01 §T31, §T32 · Lambourne Vance Engineers Rev B

Sub-mains and floor distribution (switchgear LL-03), lighting (suspended linear to open plan, recessed to tea points, feature pendant to client-facing zones — per lighting decision 21 May), small power, Cat6A data cabling, floor box layouts, lighting control zoning and BMS interface.

M2.01

SPC-M-01 §T31.110

Sub-mains & floor distribution boards

Floor distribution: 800A MCCB panel per floor, fed from landlord's sub-main riser (capacity upgrade confirmed by Halberd Properties, letter of comfort 18 Apr 2026). Each floor panel to incorporate: main incoming isolator, CT metering (landlord check-meter), RCBO protection per final circuit. **Switchgear manufacturer:** Schneider Electric Prisma P (or approved equivalent). Long-lead item LL-03 — 9–10 week delivery. Order via Edmundson Electrical (Marlow nominated wholesaler).

M2.07

SPC-M-01 §T32.170 · SG-09

Lighting fittings — zone strategy

Three lighting zones with distinct fitting types (per lighting decision meeting 21 May, SG-09 closure):

- **Open plan:** Suspended linear LED (Whitecroft Mantis III or equivalent), 4000K, UGR <19, direct/indirect ratio 40/60. Aligned to 1200 × 600 ceiling grid.
- **Tea points & collaboration zones:** Recessed circular LED downlight (Whitecroft Mino or equivalent), 3000K warm white, dimmable via DALI.
- **Client-facing meeting rooms & reception:** Feature pendant (Bocci 28 series or equivalent), 2700K, decorative complement to oak veneer. Quantity per room per lighting layout DWG-M-02

Design intent cross-reference: DI-04 (workstation lighting — comfort over compliance). "Lighting must support 8-hour reading without eye strain — direct/indirect mix, low UGR, daylight integration via L4 perimeter."

M2.14

SPC-M-01 §T32.340 · CC-03

Floor boxes — power & data

Floor boxes at workstation positions per tenant FF&E layout (Cushman Rev A). **Product:** slim 130mm floor box (selected per CC-03 resolution — existing raised floor cavity depth 150mm precludes standard 200mm product). Each box: 2× twin 13A switched sockets, 2× Cat6A RJ45 data outlets. **Quantity:** 48 floor boxes total (L4: 16, L5: 16, L6: 16). Floor box lid: brushed stainless steel, flush with carpet tile finish.

Showing 3 of 21 clauses. Full section includes: sub-mains routing (M2.02–M2.03), earthing & bonding (M2.04), circuit schedule (M2.05–M2.06), lighting control (M2.08–M2.10), emergency lighting (M2.11), small power (M2.12–M2.13), data cabling infrastructure (M2.15–M2.17), cable containment (M2.18), labelling (M2.19), testing & commissioning (M2.20), NICEIC certification (M2.21).

SPC-A3 · A5 · A6 · A7 · M3 · X1

Remaining Specification Sections

76
CLAUSES

6 additional packages · 76 clauses total

The following six packages are fully specified in the complete document (NG-PS-001 Rev 1). Summary scope and clause counts shown below. Each clause follows the same structure: clause ID, source reference, title, specification text, design intent cross-references and sample approvals where applicable.

SPC-A3

9 clauses

Suspended Ceilings & Acoustics

Acoustic tile ceiling (1200 × 600 plank, Class A absorption), exposed soffit treatment in collaboration zones, FCU access panels (acoustic-rated Knauf Aquapanel — per CC-05 resolution).

SPC-A5

11 clauses

Floor Finishes

Carpet tile (Milliken Laylines, confirmed per SG-04 closure 18 May), vinyl to tea points (Forbo Sarlon), raised access floor replacement panels (15% estimated).

Integration with lighting and M&E services above.

Transition details, underlay, subfloor preparation.

SPC-A6

8 clauses

Wall Finishes

Paint scheme (Dulux Trade matt, 5-colour palette per SMP-04 approved 14 May), vinyl wall covering to tea points (washable), feature wall finishes in client-facing areas. Manifestation per branding decision.

SPC-A7

6 clauses

L6 Reception & Feature Joinery

Reception desk, branded feature wall, low-level seating. Provisional sum item (£24k). Design intent confirmed Wk 5 (DI-09). Specification locked 16 Jun. Enquiry issued Wk 9. Order target Wk 10.

SPC-M3

14 clauses

Fire Detection & Compartmentation

Cat-B alterations to fire detection loop (addressable system, integration with landlord main panel), compartmentation at new partition lines, fire-stopping, smoke ventilation rebalancing. Restall Fire Consultancy sign-off required.

SPC-X1

8 clauses

Workplace AV

14× displays (55" commercial, Samsung QB55R or equivalent), 6× video bars (Poly Studio X50), ceiling microphones (Shure MXA920), control system (Crestron Flex). Provisional sum (£40k → ordered £38,400). RFI NG-014 closed 27 May.

Appendix A — Drawings Referenced

REF	TITLE	DISCIPLINE	REV	DATE
DWG-A-01	General Arrangement — L4/5/6 GAs, partition layouts, ceiling plans (14 sheets)	Architectural	Rev D	22 Apr 2026
DWG-A-02	Joinery & Finishes — meeting suites, tea points, reception (11 sheets)	Architectural	Rev C	15 Apr 2026
DWG-M-01	Mechanical Modifications — FCU positions, ductwork, condensate (8 sheets)	M&E	Rev C	8 May 2026
DWG-M-02	Electrical & Lighting — power, data, lighting layouts, control zones (7 sheets)	M&E	Rev B	15 Apr 2026

REF	TITLE	DISCIPLINE	REV	DATE
FFE-01	FF&E Layout — workstation positions, meeting room sizing, reception (3 sheets)	Tenant	Rev A	8 Apr 2026

Appendix B — Standards & Codes Referenced

STANDARD	TITLE	APPLIES TO
BS EN ISO 10140	Acoustics — Laboratory measurement of sound insulation	SPC-A2 partitions
BS 8300-1:2018	Design of accessible buildings — manifestation	SPC-A2 glazing
CIBSE LG7	Lighting for offices	SPC-M2 lighting
BS 7671:2018+A2:2022	Wiring Regulations (18th Edition + Amendment 2)	SPC-M2 electrical
Approved Document B	Fire safety (Volume 2 — buildings other than dwellings)	SPC-M3 fire
CDM 2015	Construction (Design and Management) Regulations	All sections
BS EN 13501-1	Fire classification of construction products	SPC-A3 ceilings, SPC-A2 partitions

Appendix C — Samples & Mock-up Register

REF	SAMPLE	STATUS	APPROVED	CLAUSE
SMP-01	Joinery oak veneer panel (600 × 400)	Approved	14 May 2026	A4.01
SMP-02	Carpet tile — Milliken Laylines (2 colourways)	Approved	18 May 2026	A5.01
SMP-03	Vinyl flooring — Forbo Sarlon (warm grey)	Approved	18 May 2026	A5.06
SMP-04	Wall paint scheme (5 colours, Dulux Trade)	Approved	14 May 2026	A6.01
SMP-05	Lighting fittings (3 types, 3 zones)	Approved	21 May 2026	M2.07

REF	SAMPLE	STATUS	APPROVED	CLAUSE
SMP-06	Door & ironmongery set	Approved	16 May 2026	A2.12
SMP-07	Glazed partition system (Optima)	Approved	21 May 2026	A2.06
SMP-08	Manifestation pattern (frosted gradient)	Approved	21 May 2026	A2.08
MU-01	Meeting suite mock-up — full scale (8 m ²)	Approved	9 Jun 2026	A2/A4/M2/X1

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PROJECT SPECIFICATION — COMPLETE

148 clauses. 11 packages. One source of truth.

Every specification clause in this document traces back to its source — an outline NBS clause, a CIBSE standard, a tender clarification, a design intent capture, or a coordination clash resolution. Nothing is invented. Nothing is assumed. Every material, every performance standard, every interface boundary is documented, sample-approved where applicable, and ready for the supply chain.

SPEC CLAUSES

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PACKAGES

11

SAMPLES APPROVED

9

DI CROSS-REFS

12