

- 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

UPB · Unpriced Bill of Quantities

Unpriced Bill of Quantities

68 line items across 11 trade packages. Every line traceable to a specification clause, a work package scope entry, and a supplier order. Issued unpriced — the quantified structure of the project.

PROJECT

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

REFERENCE

NG-UPB-001 · Revision 1

PREPARED BY

Built AI Ltd · R. Ashby (QS)

ISSUE DATE

Friday 12 June 2026

ISSUED TO

Cushman Workplace (on behalf of Halberd Properties)

STATUS

Issued — Unpriced (client version)

— HOW TO READ THIS DOCUMENT

Unpriced BoQ — Structure & Traceability

This document presents the quantified structure of the Northgate Chambers Cat-B fit-out. Every line item has a measured quantity, a unit of measurement, and a specification clause reference. Prices are held internally by Built AI; the unpriced version is issued to Cushman Workplace for scope verification.

Each line item number follows the format **WP.NN** — the work package number followed by the sequential line item. Specification clause references link to the Project Specification (NG-PS-001 Rev 1). DSW references link to the Detailed Scope of Works (NG-DSW-001 Rev 2).

— BILL OF QUANTITIES

68 Line Items · 11 Packages

ITEM	DESCRIPTION	QTY	UNIT	SPEC REF
WP-01 · Strip-out & Demolition · 4 items				
01.01	Strip-out existing partitions, screens & doors	3	floor	A1.01
01.02	Strip-out existing suspended ceilings	3	floor	A1.02
01.03	Strip-out existing floor finishes	3	floor	A1.03
01.04	Secondary M&E strip-out & tea point removal	3	floor	A1.04-06
WP-02 · Internal Partitions & Doors · 8 items				
02.01	Acoustic stud partition — Rw 42 dB	380	m ²	A2.01

ITEM	DESCRIPTION	QTY	UNIT	SPEC REF
02.02	Standard stud partition	220	m ²	A2.02
02.03	Meeting suite door sets — oak veneer	8	nr	A2.12
02.04	General door sets — painted finish	14	nr	A2.09
02.05	Fire-stopping — partition junctions	600	m	A2.14
02.06	Tape, joint & skim — Level 4 finish	1,200	m ²	A2.15
02.07	Service zone coordination	1	sum	A2.19
02.08	Snagging & sign-off attendance	3	floor	A2.22
WP-03 · Glazed Partitions · 5 items				
03.01	Aluminium-framed glazed partition — Rw 42 dB system	96	m ²	A2.06
03.02	Fire-rated glazing — Pyrobel 30	6	m ²	A2.18
03.03	Glazed doors within partition system	8	nr	A2.07
03.04	Manifestation — frosted gradient	96	m ²	A2.08
03.05	Preliminaries & install attendance	1	sum	
WP-04 · Suspended Ceilings & Acoustics · 5 items				
04.01	Acoustic tile ceiling — 1200 × 600 plank	1,420	m ²	A3.01
04.02	Exposed soffit treatment — collaboration zones	120	m ²	A3.03
04.03	Acoustic-rated FCU access panels	14	nr	A3.07
04.04	Perimeter bulkhead / shadow-gap detail	280	m	A3.05
04.05	Preliminaries & attendance	1	sum	
WP-05 · Joinery — Meeting Suites & Tea Points · 8 items				
05.01	Meeting suite feature walls — supply & install	96	m ²	A4.01
05.02	AV cable channel integration	96	m ²	A4.04

ITEM	DESCRIPTION	QTY	UNIT	SPEC REF
05.03	Tea point cabinetry — base & wall units	3	set	A4.09
05.04	Full-height storage walls	12	nr	A4.02
05.05	Cellular doors — veneered to match	8	nr	A4.05
05.06	Sample preparation & factory pre-fit	1	sum	A4.13
05.07	Site delivery — phased L6/L5/L4	3	nr	A4.15
05.08	Site install — labour & supervision	15	day	A4.15
WP-06 · L6 Reception Joinery (PS) · 3 items				
06.01	Reception desk — supply & install	1	nr	A7.01
06.02	Feature wall — branded	1	nr	A7.03
06.03	Low-level seating — supply & install	1	nr	A7.05
WP-07 · Floor Finishes · 6 items				
07.01	Carpet tile — Milliken Laylines	1,280	m ²	A5.01
07.02	Vinyl flooring — Forbo Sarlon	48	m ²	A5.06
07.03	Raised access floor — replacement panels	246	m ²	A5.08
07.04	Transition trims	42	m	A5.10
07.05	Entrance matwell	1	nr	A5.11
07.06	Preliminaries & attendance	1	sum	
WP-08 · Wall Finishes & Decoration · 5 items				
08.01	Paint — open plan & meeting suites	1,800	m ²	A6.01
08.02	Vinyl wall covering — tea points	36	m ²	A6.04
08.03	Feature wall accent finishes	24	m ²	A6.05
08.04	Manifestation application	96	m ²	A2.08

ITEM	DESCRIPTION	QTY	UNIT	SPEC REF
08.05	Preliminaries & attendance	1	sum	
WP-09 · Mechanical Services · 9 items				
09.01	Fan coil units — supply (standard)	21	nr	M1.01
09.02	Fan coil unit — slim variant — supply	1	nr	M1.06
09.03	FCU installation — ceiling void	22	nr	M1.01
09.04	Ductwork modifications	3	floor	M1.02
09.05	CHW pipework — riser to FCU	3	floor	M1.07
09.06	Condensate pipework	3	floor	M1.07
09.07	Grilles & diffusers	44	nr	M1.04
09.08	BMS interface — BACnet/IP gateway	3	floor	M1.12
09.09	Commissioning & O&M	1	sum	M1.13
WP-10 · Electrical, Lighting & Data · 12 items				
10.01	Floor distribution boards — 800A MCCB	3	nr	M2.01
10.02	Sub-mains cabling — riser to floor DB	3	floor	M2.02
10.03	Lighting — suspended linear LED	84	nr	M2.07
10.04	Lighting — recessed downlight	36	nr	M2.07
10.05	Lighting — feature pendant	18	nr	M2.07
10.06	Lighting control — DALI system	3	floor	M2.08
10.07	Emergency lighting — maintained	3	floor	M2.11
10.08	Small power — twin sockets (wall)	42	nr	M2.12
10.09	Floor boxes — slim 130mm	48	nr	M2.14
10.10	Cat6A data cabling	96	outlet	M2.15

ITEM	DESCRIPTION	QTY	UNIT	SPEC REF
10.11	Cable containment — tray & basket	3	floor	M2.18
10.12	Testing, commissioning & NICEIC cert	1	sum	M2.21
WP-11 · Workplace AV (PS) · 3 items				
11.01	AV displays — 55" commercial	14	nr	X1.01
11.02	Video conferencing system per room	6	room	X1.02
11.03	AV commissioning & programming	1	sum	X1.07
TRADE PACKAGES SUB-TOTAL		68 line items · 11 packages		
Note: This is the unpriced version. Priced BoQ held internally by Built AI Ltd.		NG-UPB-001 Rev 1 · 12 Jun 2026		

— TRACEABILITY

Every Line Traces Back

Each BoQ line item links to a specification clause (NG-PS-001), a work package scope entry (NG-DSW-001), and a supplier order. The priced version — held internally — additionally links to the supplier's tendered rate, the evaluated comparison, and the committed order value. This traceability chain means that at any point during construction, any cost query can be traced from the BoQ line back through the specification to the source document that defined it.

BoQ line 05.01 → Spec A4.01 (veneer) → DSW WP-05 (joinery inclusions) → SEP-05 (enquiry) → Holroyd return → Order £146,200 → MU-01 sign-off

Disclaimer: This Unpriced Bill of Quantities presents the quantified scope structure only. Prices, rates and committed values are held internally by Built AI Ltd and are not disclosed in this version. Quantities are derived

from measured drawings and specification documents; final quantities will be subject to remeasurement where applicable per the contract terms (JCT D&B 2016).



— UNPRICED BILL OF QUANTITIES — COMPLETE

68 lines. Every quantity measured. Every clause traced.

The BoQ is the financial backbone of the project. Every line item connects to the specification that defines it, the scope entry that bounds it, the enquiry that priced it, and the order that committed it. When the Margin Cockpit inherits this baseline, it inherits a structure where every number has a source.

BOQ LINES

68

PACKAGES

11

SPEC REFS LINKED

68

CONTRACT SUM

£1.42_m

