



An award becomes a specification the market can price

Fine Print turns the award into a specification the supply chain can price without guessing. Eleven packages, 148 clauses, each traced to a drawing and a standard, with the gaps logged rather than left to assumption. Alongside the what, Design Intent records the why, so the intent survives value engineering.

CLIENT Cushman Workplace	ARCHITECT Trenholme Architects	M&E CONSULTANT Lambourne Vance Engineers
STAGE 02 of 5 · Fine Print	PREPARED BY BuiltAI Intelligence Ltd	REFERENCE NG-PS-001

Illustrative example: fictional project and parties.

11 Specification packages	148 Specification clauses	85% Specification complete	8 of 11 final or final draft
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01

SPEC

Eleven packages, 148 clauses, every one sourced

Fine Print decomposes the award into a specification the supply chain can price without guessing. The eleven work packages resolve into eleven specification packages and 148 clauses, each traced to a drawing and a standard. Four packages are Final and four are Final draft (eight of eleven). The remaining three statuses are SPC-A5 Carpet pending (75%), SPC-A7 Design pending (35%) and SPC-X1 Tenant blocked (25%).

PKG	SPECIFICATION PACKAGE	CLAUSES	PROGRESS	STATUS
SPC-A1	Demolition and strip-out	12	100%	Final
SPC-A2	Internal partitions, doors and glazed screens	22	95%	Final draft
SPC-A3	Suspended ceilings and acoustics	9	90%	Final draft
SPC-A4	Joinery, meeting suites and tea points	18	100%	Final
SPC-A5	Floor finishes	11	75%	Carpet pending
SPC-A6	Wall finishes and decoration	8	100%	Final
SPC-A7	L6 reception and feature joinery, PS	6	35%	Design pending
SPC-M1	Mechanical, supplementary cooling	19	100%	Final
SPC-M2	Electrical, lighting, power and data	21	92%	Final draft
SPC-M3	Fire detection and compartmentation	14	90%	Final draft
SPC-X1	Workplace AV, PS	8	25%	Tenant blocked
Eleven packages, 8 of 11 final or final draft		148	85%	

02

GAPS

The gaps, logged, not assumed

A specification is only as good as its honesty about what is not yet resolved. Three packages have non-final statuses: SPC-A5 is Carpet pending at 75%, SPC-A7 is Design pending at 35% and SPC-X1 is Tenant blocked at 25%. Completeness is tracked by discipline, not just overall, so a single lagging package cannot hide inside a healthy average.



TWO PACKAGES BLOCK THE ENQUIRY

SPC-A7, the L6 reception, and SPC-X1, the workplace AV, are the two provisional sums held for tenant decisions. SPC-A5 is separately recorded as Carpet pending at 75%, so the table shows three non-final statuses.

03

INTENT

Design intent, and the samples that prove it

Alongside the what, Fine Print records the why. The Design Intent document captures twelve intent items so the reasoning survives value engineering, and the schedule lists six sample records (SMP-01, SMP-02, SMP-04, SMP-05, SMP-07 and SMP-08) plus the full-scale MU-01 mock-up (8 sq m), with the statuses shown in the table.

REF	SAMPLE OR MOCK-UP	PACKAGE	FOR SIGN-OFF	STATUS
SMP-01	Joinery oak veneer panel, book-matched, AA-grade	SPC-A4	Fri 16 May	Approved
SMP-02	Carpet tile, three options in two colourways	SPC-A5	Mon 18 May	In review
SMP-04	Wall paint scheme, five colours	SPC-A6	Wed 14 May	Approved
SMP-05	Lighting fittings, three options	SPC-M2	Wed 20 May	In review
SMP-07	Glazed partition system, Rw 42 dB	SPC-A2	Wed 21 May	Awaited
SMP-08	Manifestation pattern, three options	SPC-A2	Fri 22 May	Awaited
MU-01	Meeting-suite mock-up, full scale, 8 sq m	A2, A4	Mon 9 Jun	Booked

04

APPROVALS

Who signs what, and by when

Ten approval items route to Cushman Workplace, the tenant and the architect, each with a required-by date and a stated consequence if missed. The Project Specification and the Design Intent document both issue on Friday 22 May, which releases the Stage 03 enquiry.

REF	APPROVAL ITEM	ROUTED TO	REQUIRED BY	STATUS
AP-01	Joinery oak veneer specification and sample	Cushman Workplace	Fri 16 May	Closed
AP-02	Carpet selection, one of three options	Cushman and tenant	Mon 18 May	Booked
AP-03	L6 reception design intent brief	Cushman and Wexley	Mon 19 May	Booked
AP-04	Workplace AV scope confirmation, RFI NG-014	Wexley IT	Tue 20 May	Scheduled

REF	APPROVAL ITEM	ROUTED TO	REQUIRED BY	STATUS
AP-06	Glazed partition acoustic spec, 42 dB	Cushman and tenant	Fri 22 May	Expected
AP-09	Project Specification, full document	Cushman Workplace	Fri 22 May	Scheduled
AP-05	Ceiling tile and grid specification, Class A	Cushman Workplace	Thu 15 May	Closed
AP-07	Lighting scene and control philosophy	Cushman and tenant	Wed 20 May	Booked
AP-08	Ironmongery suite and access control	Cushman Workplace	Thu 21 May	Scheduled
AP-10	Design Intent document, 12 items	Cushman and Wexley	Fri 22 May	Scheduled

Approvals are tracked by status as well as by item, so a single slow approver is visible before it becomes a programme risk. Two of the ten, the workplace AV scope and the L6 reception brief, are the tenant-routed items that gate the enquiry release, and both are the ones watched most closely.

STATUS	ITEMS	POSITION
Closed	2	Signed and logged
Booked	3	Meeting or review set
Scheduled	4	Routed with a required-by date
Expected	1	Awaiting the sample return
All approvals	10	Two gate the enquiry release

THE CRITICAL APPROVAL

Carpet selection, AP-02, gates the L6 sectional date. A slip in the sample sign-off slips the floor finish that follows the joinery, and with it the tightest sectional completion. It is booked for Monday 18 May.

AP-04, the workplace AV scope, and AP-03, the L6 reception brief, are the two tenant-routed items on the critical path; both are booked ahead of the Friday 22 May specification issue that releases the Stage 03 enquiry.