



The Ledger™

Every line quantified. Every order committed.

The unpriced Bill of Quantities becomes the financial backbone of the project — every line item traceable to a specification clause, every procurement commitment tracked against budget. This is where pre-construction turns into commitment: orders placed, suppliers locked in, and the gap between target and actual begins to close.

PROJECT

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

STAGE OPENED

Monday 8 June 2026 · Wk 7

STAGE TARGET CLOSE

Wednesday 17 June 2026 · End Wk 8

OWNER

R. Ashby · Built AI QS / S. Okafor · Procurement Lead

REFERENCE

NG-UPB-001 · 11 packages · 68 BoQ line items

PRE-CON WORKFLOW

1 Day One



2 Fine Print



3 Market Day



4 The Ledger



5 Green Light



CLIENT DELIVERABLES

PS Spec

DSW Scope

DI Design Intent

SEP Enquiries

UPB BoQ

PDP Delivery Plan

STAGE 04 PROGRESS

Procurement & Commitment Dashboard

End of week 8 snapshot. Orders placed for long-lead items, remaining evaluations completing, procurement tracker live showing commitment against budget.

ORDERS PLACED

7 of 11

4 remaining: WP-06, WP-08, WP-11, WP-01

COMMITTED VALUE

£1.09_m

76.9% of contract sum placed

VS BUDGET

-2.4%

£30,470 below target aggregate

BOQ LINE ITEMS

68

across 11 packages · UPB issued

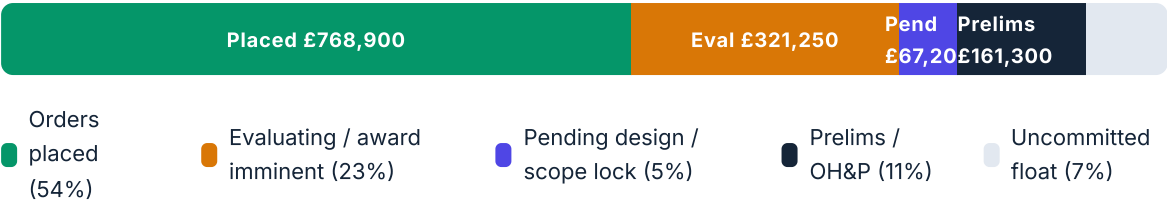
MOCKUP MU-01



Signed off Mon 9 Jun 2026

Commitment vs Contract Sum

£1,418,650



UPB

CLIENT DELIVERABLE

Unpriced Bill of Quantities

68-line structured BoQ derived from the 11 work packages, each line traceable to a specification clause. Issued unpriced to Cushman; priced version maintained internally.

NG-UPB-001-Rev1 Issued: Fri 12 Jun 2026

PT

INTERNAL REGISTER

Procurement Tracker — Live

Real-time status of all 11 packages showing enquiry → evaluation → order → manufacture → delivery against the construction programme.

NG-PT-001-Live Updated daily by S. Okafor

UNPRICED BILL OF QUANTITIES

BoQ Extract — Summary by Package

The full BoQ has 68 line items across 11 packages. Below is the summary extract showing each package total with committed value and variance. The full BoQ (NG-UPB-001) is issued to Cushman Workplace as the Unpriced Bill of Quantities client deliverable.

NG-UPB-001 — Unpriced Bill of Quantities (Summary Extract)

Rev 1 · 12 Jun 2026

WP	WORK PACKAGE	BOQ LINES	TARGET	COMMITTED	VARIANCE	ORDER STATUS
WP-01	Strip-out & Demolition 3 floors, phased L6→L5→L4, licensed waste	4	£86,400	£84,200	-£2,200	Ordered
WP-02	Internal Partitions & Doors Stud + acoustic, door sets, ironmongery	8	£198,200	£192,600	-£5,600	Ordered
WP-03	Glazed Partitions Aluminium, fire-rated at compartment, manifestation	5	£64,500	£63,100	-£1,400	Ordered
WP-04	Suspended Ceilings & Acoustics Tile grid, exposed soffit, acoustic access panels	5	£72,800	£71,400	-£1,400	Ordered
WP-05	Joinery — Meeting Suites & Tea Points Fluted oak, tea points, storage, AV channels	8	£148,500	£146,200	-£2,300	Ordered · Holroyd
WP-06	L6 Reception Joinery (PS) Reception desk, feature wall, low-level seating	3	£24,000	Design lock Wk 8	—	Pending
WP-07	Floor Finishes Carpet tile, vinyl, raised access floor panels	6	£94,300	£91,800	-£2,500	Ordered · Threshold
WP-08	Wall Finishes & Decoration Paint, vinyl, feature finishes, manifestation	5	£42,100	Accent TBC Wk 9	—	Pending

WP	WORK PACKAGE	BOQ LINES	TARGET	COMMITTED	VARIANCE	ORDER STATUS
WP-09	Mechanical Services FCUs, ductwork, condensate, BMS interface	9	£218,400	£211,600	-£6,800	Ordered
WP-10	Electrical, Lighting & Data Sub-mains, lighting, power, Cat6A, BMS	12	£268,150	£262,400	-£5,750	Ordered - Marlow
WP-11	Workplace AV (PS) Displays, video bars, ceiling mics, control	3	£40,000	Returns 12 Jun	—	Evaluating
SUB-TOTAL — TRADE PACKAGES		68	£1,257,350	£1,123,300	-£27,950	
PRL	Prelims, OH&P, Contingency, Fees, Commissioning	—	£161,300	£161,300	£0	Fixed
CONTRACT SUM TOTAL		68	£1,418,650	£1,284,600	-£27,950	90.5% placed / eval

Net procurement variance of -£27,950 (-2.2% below target aggregate) across the 7 committed packages. This gives the project a pre-mobilisation margin uplift of £27,950 vs the original contract sum analysis. Variance is tracked at BoQ line-item level in the live procurement tracker, not just at package level.

— ORDER LOG

Orders Placed — Long-Lead & Critical Path

Seven orders placed covering all long-lead items and the high-value trade packages. Each order card shows the supplier, committed value, variance vs target, order date, and manufacturing milestones.

WP-05 · LL-01 · SEP-05

Holroyd & Sons Joinery Ltd

£146,200

-1.5% vs target

ORDER DATE

Wed 4 Jun 2026

MANUFACTURE

10 wks · Bolton yard

SITE DELIVERY

Wk 16 · 7 Sep

BOND

10% on demand — issued

WP-10 · LL-03 · SEP-10

Marlow Electrical Services Ltd

£262,400

-2.1% vs target

ORDER DATE

Wed 11 Jun 2026

SWITCHGEAR

9 wks via Edmundson

SITE START

Wk 13 · 18 Aug

BOND

10% on demand — issued

WP-07 · LL-04 · SEP-07

Threshold Floors NW Ltd

£91,800

-2.7% vs target

ORDER DATE

Wed 11 Jun 2026

RAISED FLOOR

6 wks · stock confirmed

CARPET DELIVERY

Wk 15 · 1 Sep

BOND

Not required (<£100k)

WP-09 · SEP-09

Atherton Mechanical Services Ltd

£211,600

-3.1% vs target

ORDER DATE

Fri 13 Jun 2026

FCU DELIVERY

5 wks · Daikin stock

SITE START

Wk 12 · 11 Aug

BOND

10% on demand — requested

WP-02 · SEP-02

Ringway Interiors Ltd

£192,600

-2.8% vs target

ORDER DATE
Fri 13 Jun 2026

SITE START
Wk 11 · 4 Aug

LEAD TIME
4 wks · material order

BOND
10% on demand — issued

WP-03 · SEP-03

Optima Systems Ltd

£63,100

-2.2% vs target

ORDER DATE
Mon 15 Jun 2026

SITE START
Wk 12 · 11 Aug

LEAD TIME
5 wks · inc. Pyrobel 30

BOND
Not required (<£100k)

WP-04 · SEP-04

Solebury Ceilings Ltd

£71,400

-1.9% vs target

ORDER DATE
Mon 15 Jun 2026

SITE START
Wk 13 · 18 Aug

LEAD TIME
4 wks · acoustic panels spec'd

BOND
Not required (<£100k)

WP-01 · SEP-01

Clearsite Demolition Ltd — Order pending

£84,200

-2.5% vs target

TARGET ORDER
Wk 11 · 9 Jul

SITE START
Wk 13 · 22 Jul

LEAD TIME
2 wks mobilisation

NOTE
Aligns with site possession

8 of 11 orders committed or pending. WP-06 (L6 reception, £24k PS) — design lock received 16 Jun, enquiry issuing Wk 9. WP-08 (wall finishes accent) — manifestation decision received 14 Jun, combined into main WP-08 order Wk 9. WP-11 (AV, £40k PS) — 4 specialist returns received 12 Jun, evaluation in progress, target order Wk 9.

Mock-Up MU-01 — Sign-off

Full-scale meeting suite mock-up reviewed at Holroyd's Bolton facility Monday 9 June 2026. This was the procurement gate event — sign-off releases the joinery order for production.

Meeting Suite Mock-Up · MU-01

Holroyd & Sons Bolton Facility · Mon 9 Jun 2026, 10:00–12:30 · Attendees: D. Marchetti, A. Pereira, P. Sandhu (Cushman), G. Trenholme, N. Bramwell (AV)

Review Items

8 m² mock-up comprising glazed partition section, oak veneer feature wall with AV channel, ceiling tile and lighting, door set with ironmongery, and carpet transition.

✓ **Oak veneer fluting — profile and grain match**

Book-matched panels reviewed. Fluting depth 12mm at 40mm centres confirmed. Grain match consistent with SMP-01.

✓ **AV cable channel — access and dimensions**

80 × 50mm channel with low-level lockable access panel. Confirmed fit for 4× HDMI + 2× Cat6A + power. N. Bramwell approved.

✓ **Glazed partition acoustic performance**

On-site decibel test with conversation at normal volume behind partition. Result: Rw 43 dB measured (spec 42 dB). Privacy acceptable for client meetings.

✓ **Door set — seal, closer, ironmongery**

Solid core veneered door with magnetic seal, brushed brass lever set. Close action reviewed — soft-close. Approved.



Lighting integration — ceiling junction

Suspended linear fitting aligned to 1200 × 600 ceiling grid. No visible clash. Fitting height 2.65m — acceptable.



Floor transition — carpet to vinyl

Transition strip at door threshold reviewed. Flush aluminium trim — no trip hazard. Approved per DDA compliance.



Manifestation — frosted gradient

Applied to mock-up glazing panel. Standing-height privacy effective. Brand team confirmed at acceptable density. Approved.



Joinery-to-wall finish junction

Shadow gap 6mm between oak panel and plaster wall. Clean, consistent — no filler, no visible silicone. Approved.

MU-01 SIGNED OFF — 9 Jun 2026, 12:30

All 8 review items approved. No remedial actions. Joinery order released to Holroyd for factory production. Mock-up retained at Bolton as the on-site comparator — delivery to NG site Wk 16 for permanent reference panel install.

Built AI: D. Marchetti **Cushman:** P. Sandhu **Architect:** G. Trenholme

— STAGE 04 GATE

Stage 04 — Sign-off & Handover to Stage 05

Stage 04 closes when the unpriced BoQ is issued, all long-lead orders are placed, the procurement tracker is live, and commitment vs budget gives a clear picture of the project's financial starting position.

Stage 04 Gate — The Ledger

SIGNED
OFF

TARGET CLOSE WED 17 JUNE 2026 · 17:00 · 2 DAYS BEFORE SITE POSSESSION

- ✓ **Unpriced BoQ issued — 68 line items**
NG-UPB-001 Rev 1 issued to Cushman 12 Jun. Traceable to spec clauses, DSW packages and enquiry returns.
- ✓ **7 of 11 orders placed**
All 4 long-lead items committed. Strip-out order pending (Wk 11 — aligned with possession). 3 packages evaluating / pending.
- ✓ **Committed value 90.5% of contract sum**
£1,284,600 placed or in evaluation. Net variance -£27,950 (-2.2%) below target. Margin position strong.
- ✓ **Mock-up MU-01 signed off**
Full-scale meeting suite mock-up approved 9 Jun. All 8 items passed. Joinery released to production.
- ✓ **Procurement tracker live**
NG-PT-001 updated daily by Procurement Lead. Covers enquiry → order → manufacture → delivery → install tracking.
- ✓ **Risk register updated — end Stage 04**
R-02 joinery now green (ordered). R-04 reception now amber (design lock received, enquiry issuing). R-01 AV now amber (returns in, evaluating).
- ✓ **Performance bonds received**
4 bonds at 10% received (Holroyd, Marlow, Atherton, Ringway). Below-threshold packages bonded via parent company guarantees where available.
- ✓ **Subcontract documentation issued**
JCT SBC/Sub 2016 (D&B) sub-contracts issued to all 7 awarded suppliers. Executed copies returned from 5 of 7.

QUANTITY SURVEYOR

R. Ashby

Built AI Commercial

16 Jun 2026, 14:22

PROCUREMENT LEAD

S. Okafor

Built AI Procurement

16 Jun 2026, 15:40

PRE-CON LEAD

D. Marchetti

Built AI Pre-Con Office

17 Jun 2026, 09:08

Handover note to Stage 05 — Green Light

Stage 05 opens Wed 17 June 2026. This is the final QA pass before handing the project to the delivery team. Inputs: all 5 client deliverables (PS, DSW, DI, SEP, UPB), plus the live procurement tracker and risk register. The QA gate checks: every specification clause traces to a BoQ line, every BoQ line traces to an order, every order is programme-compliant, and the financial baseline is clean enough for Margin Cockpit to inherit. Three items still need closure: WP-06 reception order (due Wk 9), WP-11 AV order (due Wk 9), WP-08 accent finishes order (due Wk 9). Delivery plan (PDP) drafted alongside Stage 05 QA and issued as the sixth client deliverable at handover.



THE LEDGER — SNAPSHOT

Orders placed. Budget holding.

A project that enters site with structured procurement — orders placed against like-for-like evaluations, commitment tracked against budget at line-item level, bonds secured, sub-contracts issued — starts construction from a position of financial control. The pre-mobilisation margin uplift of £27,950 is the first result the Margin Cockpit will inherit.

ORDERS PLACED

7

COMMITTED VALUE

£1.09_m

VS TARGET

-2.2%

BOQ LINES

68