



Built AI
The Plant Room™

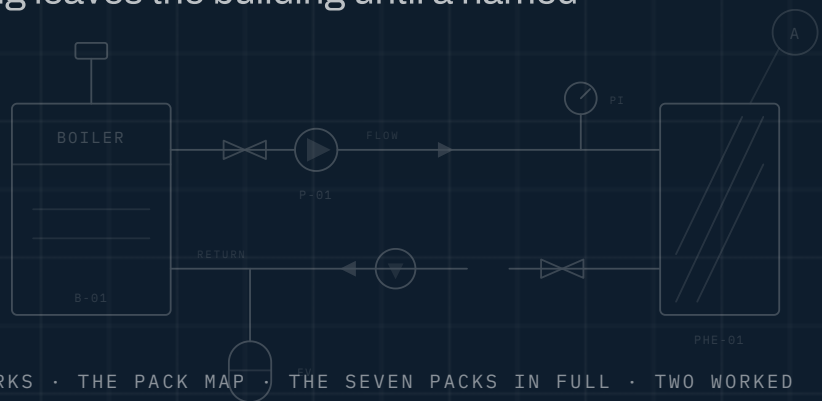


REAL GENERATED OUTPUTS • B99 MALTHOUSE

— THE GOVERNED AI OPERATOR PLATFORM

Real documents. Real grounding. Human sign-off.

Seven governed workflow packs for M&E, construction and FM operators — from tender intake to margin instrumentation. Every output traced to source. Nothing leaves the building until a named competent person signs.



INSIDE WHY GOVERNED • HOW A RUN WORKS • THE PACK MAP • THE SEVEN PACKS IN FULL • TWO WORKED CASES • GOVERNANCE

FIG. 1 - LTHW HEATING CIRCUIT • SCHEMATIC • NTS

MACHINES DRAFT. PEOPLE SIGN.



§01 · WHY GOVERNED

AI that drafts like your best operator — and never signs for itself.

Anyone can generate a document. In this industry, documents carry liability — a priced bill, a method statement, a variation notice. The Plant Room is built around one rule: **the machine computes and flags; it never fabricates, and it never signs.**

01 · GROUNDED

Built from your documents

Every run reads the actual tender, spec, contract and drawings. Every figure is traced back to a source page — and anything the source doesn't support is flagged, never invented.

02 · STAGED

Workflows, not chat

Each pack runs your process stage by stage — intake, analysis, pricing, QA — producing the working documents your team already uses: registers, BoQs, RAMS, board packs.

03 · GATED

Draft until signed

Every output carries DRAFT-FOR-REVIEW until a named competent person signs it off. Open questions stay visibly marked — [VERIFY] means verify.

04 · ON RECORD

Full provenance

Who ran what, on which sources, who signed, and when — a complete lineage for every document, ready for audit the day it's asked for.

**62/62**

QA checks passed before one tender left the door

**100%**

of requirements source-traced on a live bid

**19**

RFIs raised & tracked to close before pricing

§02 · HOW A RUN WORKS

From source documents to signed deliverable.

1

Intake

You load the job's real documents — ITT, spec, drawings, contract, site information. The pack builds its register and confirms what it has and what's missing.

2

Grounded run, stage by stage

The pack works through its stages — triage, requirements extraction, RFIs, pricing, QA — the way your best operator would, with every claim mapped to a source page.

3

Draft with flags

Out comes the working document — with every gap, assumption and unsupported figure visibly marked [VERIFY] or [CONFIRM]. Nothing is smoothed over.

4

Human gate

A named competent person reviews, resolves the flags and signs. Until then the document carries DRAFT-FOR-REVIEW — on screen, in print, in every export.

5

Signed output — in the formats you use

The cleared deliverable ships as formatted documents and live-formula workbooks — with its full lineage attached: sources read, stages run, who signed, when.

THE RULE

Compute and flag, never fabricate. If the source doesn't support it, a person decides — not the model.

§03 · THE AUDIT-GRADE DOCUMENT

Every figure traced. Every gap flagged.

A real generated priced bill — not a mockup. Each rate is tied to the exact clause it came from; where the tender is silent, the line is flagged for a competent person rather than guessed.

BuiltAI

● CONFIDENTIAL

PRICED BILL OF QUANTITIES · SECTION D

B99 Malthouse Block — Boiler House Replacement

Kettlewick School · Rev 1 · DRAFT-FOR-REVIEW until signed

ITEM	DESCRIPTION	RATE	TOTAL
D-38	LTHW pipework, 65mm, incl. insulation	£24.18	£4,449.12
D-39	Condensing boiler, 250kW, floor-standing	£18,640.00	£37,280.00
D-40	Flue system, twin-wall stainless, riser route [VERIFY]	£212.40	£2,548.80
D-41	Plate heat exchanger, 300kW	£4,120.00	£4,120.00
D-42	BMS points, boiler house — supply & commission	£96.50	£4,439.00
D-43	Asbestos interface — licensed removal attendance [VERIFY]	£3,800.00	£3,800.00

Section D carried to summary **£56,636.92**

£24.18
..... Dotted = **traced to source**. Hover in the live product to read the exact clause.

[VERIFY] **Flagged, never invented** — routed to a competent person before sign-off.

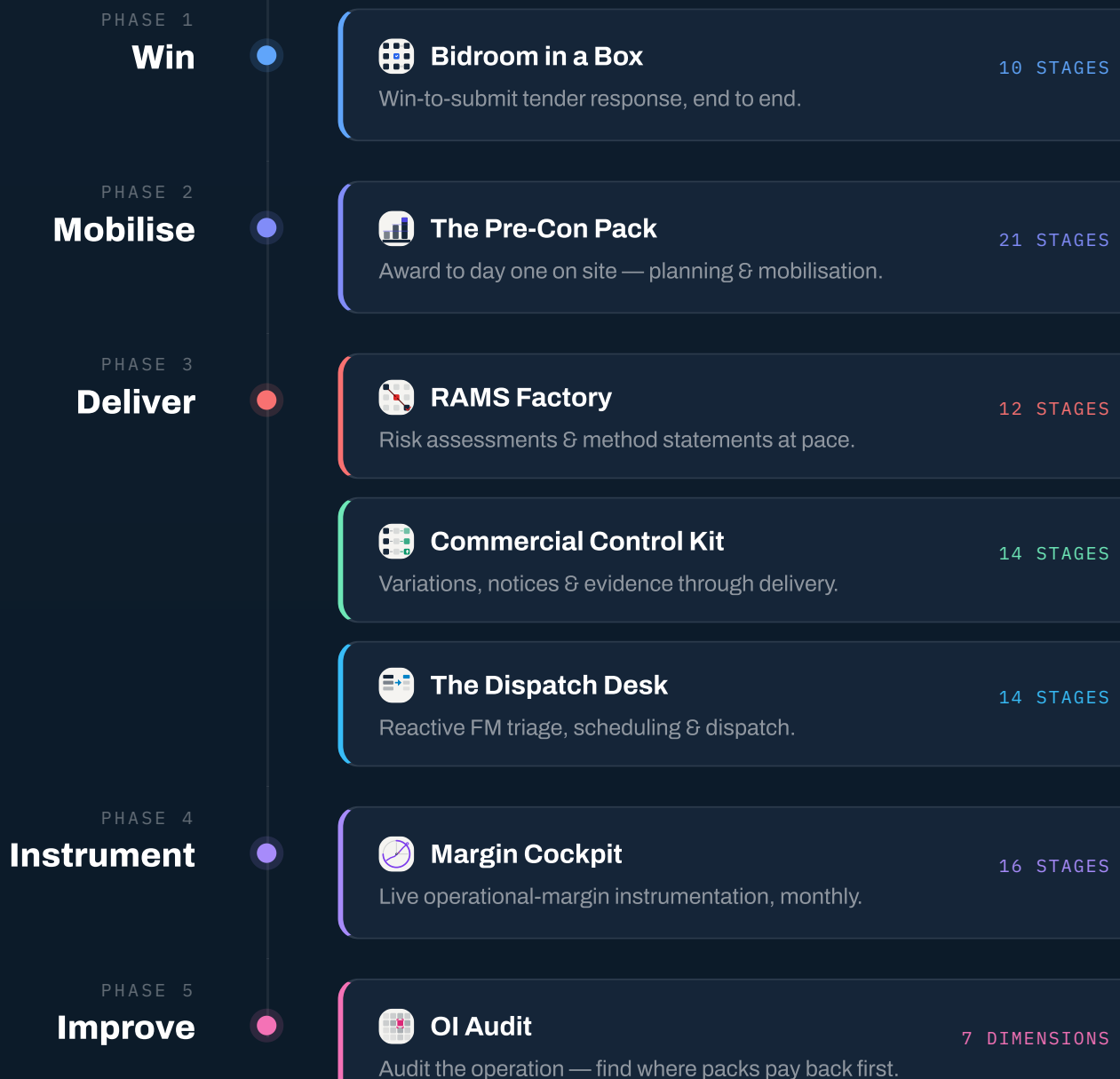
“It priced the bill the way my best estimator would — then flagged the two lines it couldn’t stand behind, instead of guessing.”

COMMERCIAL DIRECTOR · M&E CONTRACTOR · ANONYMISED

§04 · THE PACK MAP

One lifecycle, covered end to end.

Every pack sits on the same job lifecycle. Win the work, mobilise it, deliver it safely, control the money, instrument the margin — and audit the whole operation.





Bidroom in a Box

Every tender answered like your best bid team wrote it.

ITT in the inbox to a submission-ready pack — triage, requirements, RFIs, first-principles pricing and a hard QA gate, with five client-facing deliverables in the client's own format.

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FIRST-PRINCIPLES COST STACK · TENDER SUMMARY

B99 Malthouse Block — Boiler House

Kettlewick School · Rev 1 · DRAFT-FOR-REVIEW until signed

Materials	£198,420
Labour	£142,880
Plant & access	£34,150
Preliminaries	£41,300
Subcontract — specialist [VERIFY]	£20,600
Insurances & bonds	£6,200
Overhead & profit	£28,540
Risk / contingency	£9,864
Tender total · reconciled	£481,954

8 COST LAYERS · RECONCILED TO THE PENNY

COST STACK · B99 MALTHOUSE

SCALE — NTS

Every layer built from first principles and source-traced; the specialist line flagged [VERIFY], never assumed. Full priced BoQ on Sheet 04.

INSIDE THE RUN

- **Front Desk** — triage, bid/no-bid score, drawing register
- **Roll Call** — 78 requirements, 100% source-traced
- **Question Time** — 19 numbered RFIs, tracked to close
- **Cost Stack** — 8 cost layers, first principles
- **Programme** — method, risk, hold-points
- **Last Look** — 62/62 QA checks before the door

WHAT COMES OUT

CS	Client Summary	13 pp
TLP	Tender Letter	35 pp
PDP	Delivery Plan	44 pp
BoQ	Priced BoQ	39 pp
PRG	Programme	11 pp

£482k

tender priced & reconciled

43

ACE items recorded

62/62

QA checks at the gate



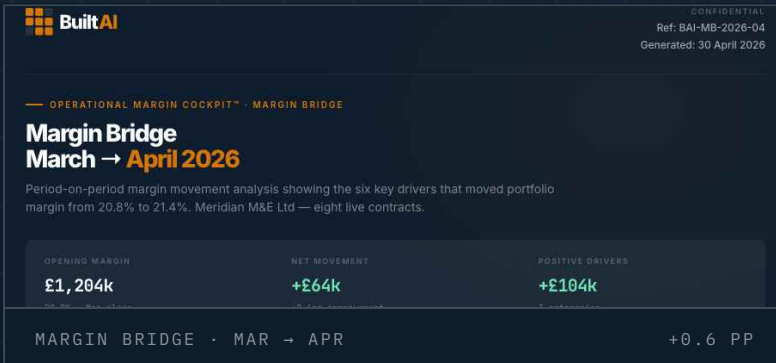
FLAGSHIP PACK · WORKFLOW 05 · 16 STAGES

★ FLAGSHIP

Margin Cockpit

The portfolio instrumented — margin explained, month after month.

Eleven standing reports from monthly snapshot to board narrative — aged WIP, completed-not-invoiced and the variation pipeline, with a bridge that accounts for every movement in margin.



Real generated outputs. The bridge names every basis point between last month and this — no figure asserted, all reconciled to the QS's registers.

INSIDE THE RUN

- **Snapshot** — this month's margin, contract by contract
- **Bridge** — the waterfall from last month, every move named
- **Cash friction** — aged WIP, CNI, invoice-blocker taxonomy
- **Upside** — variation pipeline & unclaimed register
- **Governance** — forecast vs actual, QBR narrative

WHAT COMES OUT

MMS	Margin Snapshot	MONTHLY
BRG	Margin Bridge	MONTHLY
WIP	Aged WIP	MONTHLY
CNI	Completed-Not-Inv.	MONTHLY
QBR	Board Narrative	QUARTERLY

11

standing reports

£14.2m

portfolio instrumented

21.4%

margin, explained vs 22%

§05 · THE PACK SCHEDULE

Seven packs, one register.

The complete schedule — every pack, where it sits on the job lifecycle, what it runs and the worked engagement behind it. The two flagships are profiled on the preceding sheets; the rest run on the same platform, governance model and document lineage.

PACK	PHASE	SCOPE	KEY OUTPUTS	WORKED PROOF
 01 Bidroom in a Box ★ PROFILED Every tender answered like your best bid team wrote it.	Win	10 stages	CS · TLP · PDP BoQ · PRG	B99 Malthouse £481,954 priced · 62/62 QA
 02 The Pre-Con Pack From award letter to day one on site — nothing left to memory.	Mobilise	21 stages	PS · DSW · DI SEP · UPB	Northgate Cat-B 8 client-grade deliverables
 03 RAMS Factory Competent-person RAMS at pace — with the evidence behind them.	Deliver	12 stages	RAMS · HAZ · COSHH PPE · PRM	St Aldwyns +2 3 full packs shipped
 04 Commercial Control Kit Every variation captured, evidenced and submitted — from the record.	Deliver	14 stages	Var Reg · Event Log Notice · Submission	Greystone FM VAR-014 end to end
 05 Margin Cockpit ★ PROFILED The portfolio instrumented — margin explained, month after month.	Instrument	16 stages	MMS · BRG · WIP CNI · QBR	Meridian M&E £14.2m · 21.4% vs 22%
 06 The Dispatch Desk Reactive FM triaged like an operation, not an inbox.	Deliver	14 stages	TAX · TRI · 00H TKT · SLA	Harland FM monthly SLA, QA-scored
 07 OI Audit Before you automate the operation, understand it.	Improve	7 dims	DIM · FND RNK · RDM	In-app ranked adoption plan

Start with the pack that hurts most. Add the rest as they earn their place.

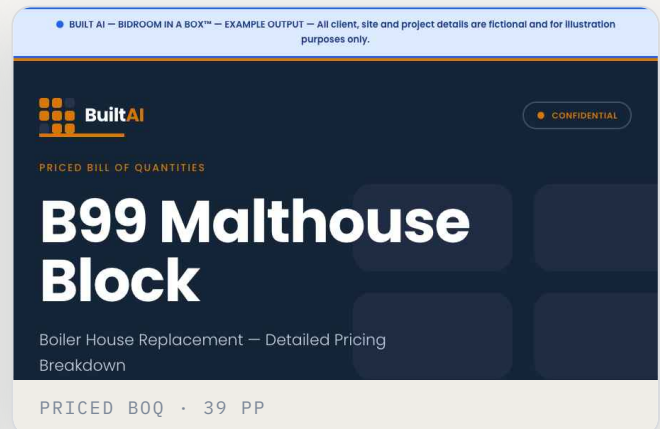
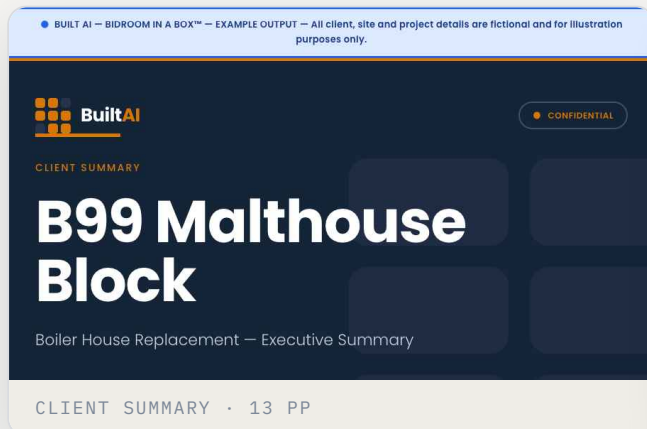
69 docs in corpus**6** engagements**62/62** QA at one gate

— §06 · WORKED CASE 01 · WINNING THE WORK

B99 Malthouse Block: a tender, end to end.

A boiler-house replacement for a working school: heritage constraints, an asbestos interface, heat continuity through term time, and a Principal Contractor with a deadline. Bidroom in a Box ran the whole response — every figure below is from the generated pack.

8 → 78 → 19 → £481,954 → 62/62 → 5
TENDER DOCS IN REQS TRACED RFIS CLOSED PRICED & RECONCILED QA AT THE GATE DELIVERABLES OUT



ALSO IN THE PACK: TENDER LETTER PROPOSAL (35 PP) · PROJECT DELIVERY PLAN (44 PP) · PROGRAMME (11 PP)

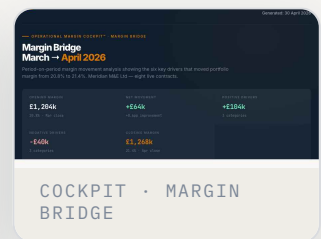
The flue route wasn't in the drawings, so the platform didn't guess — it priced on a recorded assumption, raised RFI-17, and flagged the line [VERIFY] for the reviewer. The asbestos survey wasn't issued, so attendance went in as a provisional sum: ACE item 31.

Six VE options were priced alongside the base offer — up to £56,737 of saving — and the whole pack cleared 62 of 62 QA checks before a named person signed it out the door. All client, site and project details are fictional demonstration content.

— \$06 · WORKED CASE 02 · RUNNING THE OPERATION

Delivery, money and margin — three desks, one record.

Three delivery-side worked engagements: a contested variation controlled through the Commercial Control Kit, a reactive FM desk run by the Dispatch Desk, and an eight-contract portfolio instrumented by the Margin Cockpit.



Greystone FM · VAR-014

Change event logged the day it happened; notice served inside the contractual window; evidence bundle indexed; narrative, time-impact note and client submission pack drafted from the registers.

Harland Properties · FM desk

Every call classified against the taxonomy, safety-screened and priority-mapped; dispatch-ready tickets an engineer can act on; the month closed with a QA-scored SLA report.

Meridian M&E · month 7

£14.2m across 8 contracts at 21.4% against a 22% target — with the bridge naming every movement, and the QBR narrative reconciling to the same ledger the QS keeps.

All worked examples are anonymised demonstration scenarios produced by the platform's packs.

§07 · GOVERNANCE IN THE PRODUCT

Your name goes on the work. The platform respects that.

DRAFT-FOR-REVIEW

Priced Bill of Quantities — Rev 1

BAI-B0Q-001

- Section D · line 42 — rate traced to spec §4.3.2, page 87
- Section F · line 9 — [VERIFY] flue route not confirmed in drawings; routed to reviewer
- Arithmetic — 9 section sub-totals reconciled to the tender total

Signed: named competent person · role · date — recorded on the document

CLEARED

Enforced, not promised

The guardrails live in the platform itself — grounding, flags, sign-off gates and lineage aren't a policy document, they're how every run works.

Your workspace, fenced

Each workspace is isolated with role-based access. Your documents ground your runs — they don't train anyone else's.

— NEXT STEP

See a pack run on your own tender.

Bring a live or recent tender to a walkthrough. We'll run Bidroom in a Box against it and you can judge the output the way you'd judge your own team's — page by page, figure by figure.

[Book a walkthrough — built-ai.io](https://built-ai.io)



SCAN TO WATCH
THE 2-MIN RUN



SEVEN PACKS · ONE GOVERNANCE MODEL



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