

# EXHIBIT D – CONTRADICTIONS REPORT

Project: Oconee Overlook Hotel

Documents Reviewed: Architectural Prints (permit set dated 11/08/2024); Interior Prints (issue for construction / permit set dated 11/08/2024); Plumbing Prints (permit set dated 11/08/2024); Structural Prints (permit set dated 11/08/2024); Oconee Overlook Hotel IFC Specifications dated 04/05/2024; guest room model room package reviewed only for contradiction/coordination comparison where applicable.

Issue: Construction Documents Coordination Review – Division 03, Division 09, and Division 12 references limited to flooring, tile floors, tile walls, base, transitions, and concrete-related finish support only

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## PURPOSE

This Exhibit documents contradictions identified in the reviewed documents and does not resolve them. Findings are sheet-tied and limited to Division 03, Division 09, and Division 12 conditions affecting flooring, tile, base, transitions, and concrete-related finish support. No scope has been carried for conflicting conditions unless expressly stated in Exhibit A.

### 1. Lobby Bar floor finish assignment conflict

**Location:** Lobby Bar, Room 209.

**Drawing Reference:** ID-22.20 Lobby Bar enlarged floor finish plan; A720 interior finish schedule / room finish assignment for Lobby Bar.

**Specification Reference:** Section 09 6431 where wood flooring is assigned; Section 09 3000 where tile flooring is assigned; transition coordination requirements in the applicable finish sections.

**Contradiction:** ID-22.20 identifies the public-facing Lobby Bar floor as WD-120 wood flooring, while A720 calls Room 209 Lobby Bar out as porcelain tile. The same room therefore carries two different floor finish directions within the issued document set.

**Why It Matters:** This is a direct material contradiction affecting product buyout, substrate preparation, transitions, labor approach, and final quantity takeoff. Pricing wood flooring and pricing porcelain tile do not produce the same scope or installation assembly.

**Required Clarification:** Confirm the correct finished floor material for the public-facing Lobby Bar and revise either the room finish schedule or the enlarged finish plan so both documents align. Also confirm the exact boundary between front-of-bar and behind-counter floor finishes.

**Responsibility:** Architect / Interior Designer.

**Bid Position if Unresolved:** No contradictory floor finish has been combined. Unless expressly revised elsewhere, public Lobby Bar floor finish should remain qualified as unresolved, and no unilateral substitution from tile to wood or wood to tile should be made.

### 2. BOH finish legend incompleteness versus tagged room finish assignments

**Location:** BOH finish schedule and tagged BOH rooms, including Laundry Chute Termination 137G and other BOH rooms requiring porcelain tile, concrete sealer, and epoxy-related finish references.

**Drawing Reference:** A720 BOH finish legend and BOH room finish assignments; A110 / BOH room references where finish tags are applied.

**Specification Reference:** Section 03 3000 for slab-on-grade concrete support references; Section 09 3000 for tile; Section 09 9000 for paint where the schedule redirects exposed structure / coating references.

**Contradiction:** The BOH finish schedule uses or implies finish categories such as porcelain tile floors, concrete sealer, and epoxy-related coating references, but the BOH legend does not fully surface the corresponding basis information or clean room-by-room application logic. The room tags and the legend are not fully coordinated.

**Why It Matters:** This prevents a clean finish takeoff and creates conflicting interpretation as to what material is actually being carried in BOH areas. A legend that does not fully support the room tags leaves the bidder unable to price like-for-like from the issued schedule alone.

**Required Clarification:** Issue a fully coordinated BOH finish schedule/legend identifying every finish used by BOH room tag, including tile, concrete sealer, and any epoxy or specialty finish references, with room-by-room assignments and product/basis information.

**Responsibility:** Architect / Interior Designer.

**Bid Position if Unresolved:** No unsupported BOH finish category should be inferred. Only finish conditions that are fully identified and assignable in the issued documents should be carried; unsupported BOH tags remain excluded or qualified pending revision.

### 3. Pour epoxy coating reference without room application assignment

**Location:** BOH finish schedule / legend and BOH finish application areas.

**Drawing Reference:** A720 BOH finish schedule and legend.

**Specification Reference:** Section 03 3000 and Section 09 9000 as referenced by the design team for concrete slab and paint-related conditions; no clean room application surfaced in the issued BOH finish schedule as reviewed.

**Contradiction:** The schedule framework references pour epoxy coating as a finish concept, but the issued BOH finish schedule does not clearly identify what rooms, if any, actually receive that finish. The finish language and room application data are not coordinated.

**Why It Matters:** This directly affects material scope, installation system, surface preparation, and pricing. Epoxy coating cannot be reliably carried where the schedule does not identify where it applies.

**Required Clarification:** Confirm whether any BOH rooms receive a poured epoxy coating and, if so, identify each room and the intended system. If none receive it, remove the finish reference from the coordinated schedule package.

**Responsibility:** Architect.

**Bid Position if Unresolved:** No poured epoxy coating has been carried where the issued schedule does not assign it to a room. Any later directive adding epoxy finish scope shall be treated as added scope.

### 4. Corridor finish package conflict – corridor wainscot versus base-and-chair-rail-only condition

**Location:** Guestroom corridors and guest elevator lobby related corridor package.

**Drawing Reference:** ID-00.18 guestroom finish schedule and corridor finish material listings including WD-204 Wainscot Profile @ Corridor, WD-203 Chair Rail @ Corridor, and WD-206 Wood Base @ Corridor; corridor/elevator lobby finish package on the ID-80 series.

**Specification Reference:** Division 12 wood trim / millwork finish references as scheduled through the interior finish package.

**Contradiction:** The interior finish material schedule includes WD-204 as a corridor wainscot profile, while later finish coordination indicates the corridor package is base and chair rail only, with no corridor wainscot. The corridor package is therefore not internally aligned as to whether a wainscot element exists at all.

**Why It Matters:** This changes the linear footage, trim buyout, wall build-up, labor, and finish boundary pricing at the tower corridors and elevator lobby approach. Carrying wainscot and deleting wainscot are materially different commercial positions.

**Required Clarification:** Confirm whether WD-204 corridor wainscot is intended anywhere in the hotel corridor package. If not intended, remove it from the corridor finish package and reissue the affected finish schedule/elevation references. Also confirm the final base profile and height where the corridor package is only chair rail and base.

**Responsibility:** Interior Designer.

**Bid Position if Unresolved:** No corridor wainscot should be assumed solely because WD-204 appears in the finish material schedule. Corridor wall finish scope remains qualified to chair rail and base only unless corridor wainscot is expressly reissued on the controlling finish drawings.

### 5. Global 5 percent attic stock note versus section-specific closeout quantities

**Location:** General interior finish notes compared against product-specific flooring and tile specifications.

**Drawing Reference:** ID-00.02 Interior general finish notes requiring 5 percent attic stock for all finishes.

**Specification Reference:** Sections 09 6431, 09 6514, 09 6521, 09 6566, 09 6813, 09 6816, and 09 3000 closeout / maintenance material requirements.

**Contradiction:** ID-00.02 directs the contractor to provide 5 percent attic stock for all finishes, while multiple product-specific specification sections establish different maintenance material quantities, including 2 percent minimum-carton requirements, 10 percent wood flooring, and other section-specific quantities. The general note and the product sections do not match.

**Why It Matters:** This creates competing procurement quantities for the same installed finish systems. Pricing the global note across all finish families will not match pricing the section-specific maintenance material requirements.

**Required Clarification:** Confirm whether the contract intends the section-specific maintenance material quantities to govern over the global interior note for each product family, or whether a blanket 5 percent rule is intended notwithstanding the product sections.

**Responsibility:** Architect / Specifications Consultant / Interior Designer.

**Bid Position if Unresolved:** Where a product-specific section states a quantified maintenance-material requirement, that product-specific section should govern. The global 5 percent note should not be used to override more specific flooring and tile specification quantities without written clarification.

## **6. Model room release-status conflict affecting finish reliance**

**Location:** Guest room model room package.

**Drawing Reference:** MA000 and MA111 architectural model room sheets marked Issued for Construction / 04/19/24, compared to MR-00.00 and MR-00.02 interior model room sheets marked Not Released for Construction – Model Room Set.

**Specification Reference:** Model room finish schedule and architectural model room references where flooring, wall finish, and base selections would otherwise be used for procurement comparison.

**Contradiction:** Within the model room package, the architectural model room sheets are issued for construction while the companion interior model room sheets are expressly marked not released for construction. The same package therefore presents conflicting release status on the finish-defining documents needed to buy flooring, tile, and related finish materials.

**Why It Matters:** This affects whether the model room finish schedule can be relied upon for material selection, mock-up procurement, or comparison against the hotel IFC set. It is a document-status contradiction, not merely a preference issue.

**Required Clarification:** Confirm whether any model room interior finish sheets are contract documents for procurement or comparison use. If not contract documents, they should be clearly excluded from any buyout, Exhibit A carry, or finish comparison unless formally incorporated.

**Responsibility:** Architect / Interior Designer / Owner.

**Bid Position if Unresolved:** No model room interior finish selections marked not released for construction have been carried into the base hotel scope. Any attempt to use the model room interior package as controlling finish direction should be rejected unless formally reissued.

## **COMMERCIAL POSITION**

This Exhibit documents contradictions only. It does not resolve them. Where the documents conflict, no broader finish scope, product substitution, finish reassignment, or quantity expansion should be assumed beyond the express bid position stated in each item above. Any later clarification that changes material type, finish extent, or finish assignment shall be treated as a document revision with commercial impact.