

SQUARES RA RISK MODEL 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); IFC Specifications dated 04/05/2024; model room documents reviewed for comparison only and excluded where marked not released for construction.

Issue: Construction Documents Risk Model Review - Divisions 03, 09, and 12 only

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Overall Risk Rating	Project Risk Value	Time to Turn In
HIGH / MODERATE RISK	7.4 / 10	Not Evaluated

PROJECT RISK SUMMARY

The reviewed document stack carries meaningful pricing and execution risk in finish-support scope because several critical conditions are real but not fully closed: acoustical underlayment scope is not fully bounded at wood finish areas, multiple transitions are shown as architect-directed, shower waterproofing and build-up logic are distributed across details rather than issued in one location matrix, and the model room package contains useful comparison information but is expressly marked not released for construction. The project is biddable, but only with hardened commercial qualifications and controlled scope boundaries.

RISK MODEL

Risk Category	Likelihood	Impact	Score	Primary Driver
Substrate & Underlayment	4	4	16	Sound-control underlayment exists, but full extent at wood areas is not fully bounded.
Shower / Wet-Area Build-Up	4	4	16	Recessed slab, waterproofing, slope, and mortar-bed logic exist, but assignment is spread across multiple sheets.
Transitions & Edge Conditions	4	3	12	Multiple finish transitions defer final direction, leaving edge ownership and profile responsibility soft.
Stair Finish Assignment	3	4	12	Stair locations are clear, but tread, riser, nosing, and landing finish assignment is not fully locked for all locations.
Model Room Contamination Risk	3	3	9	Model room references are useful, but the set is marked not released for construction and cannot govern production work.
Waterproofing Scope Boundary	3	4	12	Shower waterproofing is real, but non-shower wet-area membrane extents are not fully centralized.
Document Administrative Maturity	3	3	9	Several sections retain open-ended language and leave room for interpretation drift.

PRIMARY RISK DRIVERS

1. Acoustical underlayment scope is real but boundary-soft

Risk Classification: HIGH RISK

Location: Guestroom and wood-finish floor assemblies.

Reference: Spec 09 6205 Sound Control Floor Underlayment; wood-floor transition details; interior finish plans.

Why It Matters: When the exact extent of sound-control underlayment is not fully mapped, bidders can materially diverge on quantity, transition height, and threshold treatment.

Commercial Exposure: Unpriced underlayment continuation beneath ancillary wood areas, closets, or mixed-finish thresholds can shift cost and create post-award disputes.

Bid Position if Unresolved: Carry acoustical underlayment only beneath clearly documented wood finish extents and exclude any full-room or cross-finish continuation not expressly issued.

2. Shower and wet-area assemblies are supported, but not fully centralized

Risk Classification: HIGH RISK

Location: Guest baths, accessible showers, and other tiled wet areas.

Reference: Guest bath enlarged details; Spec 09 3000 Interior Tiling; interior wet-area details.

Why It Matters: The work is there: waterproofing, recessed slab logic, slope, mortar bed, and drain coordination. The risk is that not every room type is assigned in one clean issued matrix.

Commercial Exposure: Different bidders may price different recess depths, membrane extents, or mud-bed quantities for the same wet-room condition.

Bid Position if Unresolved: Carry only directly documented wet-area build-up and waterproofing scope. Exclude undocumented slab correction, receptor changes, and full-room waterproofing.

3. Transition authority is repeatedly handed back to the architect

Risk Classification: MODERATE RISK

Location: Public-area mixed-finish transitions and select interior finish boundaries.

Reference: Interior enlarged floor finish plans and architectural threshold details.

Why It Matters: A transition shown but not fully assigned is a classic gap. Somebody ends up owning the profile, the edge build-up, the ADA height compliance, and the tie-in to adjacent finish.

Commercial Exposure: Custom metals, edge trims, profile changes, and substrate feathering can show up late if transition responsibility is not assigned early.

Bid Position if Unresolved: Carry only issued standard transition materials directly identified in the documents and exclude custom architect-directed transition solutions not yet published.

4. Model room information is helpful but dangerous

Risk Classification: MODERATE RISK

Location: Guestroom comparison conditions.

Reference: Model room package marked not released for construction.

Why It Matters: The model room can quietly contaminate production scope if teams start treating it like governing construction criteria.

Commercial Exposure: Scope can drift into unissued production requirements for showers, transitions, hardware, and finishes.

Bid Position if Unresolved: Use model room documents for comparison only and exclude model-room-only requirements unless expressly incorporated into the main hotel issue set.

COMMERCIAL POSITION

The document set can be bid, but only with tightened scope boundaries. The highest-risk path is to price beyond what is actually issued. The correct commercial posture is to carry documented substrate, waterproofing, tile, underlayment, and transition scope only where clearly shown or specified, and to exclude architect-directed, model-room-only, or not-yet-assigned conditions until formally clarified.