

PRE-CONSTRUCTION INTELLIGENCE REPORT

Project: EDCATL 12 | 13 - 4852 Stonewall Tell Rd, Units 12 & 13, Union City, GA 30291

Documents Reviewed: Choate Construction Company Subcontract - 2024; C2540-ECX-ATL12-STR_ISSUE FOR PERMIT; C2540-ECXATL12-GENS-ARCH_R24_JRseal_1; C2540-ECXATL12-GENS-ARCH_R24_JRseal_2; ATL 12 - SPECS - ARCH COMBINED; all Compass Global exhibits and reports produced for this project to date

Issue: Initial Release - Full Reporting Intelligence Summary

Created By: Compass Global | Powered by SQUARES AI Platform

1. PURPOSE / REPORT POSITION

This Pre-Construction Intelligence Report consolidates the findings from the exhibits and specialty reports produced for the EDCATL 12 | 13 project. It is not a replacement for the governing report documents. It is a direct executive-level index of what the reporting package found, what was not produced, and where the bid position must remain protected.

This report is document-driven. It does not add scope, resolve design conflicts, create alternates, create value engineering, or convert qualification items into carried estimating scope.

Project Intelligence Position: HIGH RISK. The project remains a qualified bid position due to permit-level document status, concrete finish scope split, unresolved transition interpretation, RB06 location uncertainty, tile/shower/mudbed coordination, slab/substrate risk, access flooring specification presence, and subcontract language that transfers coordination and notice risk downstream.

Bid Position if Unresolved: Carry only the scope expressly included in Exhibit A and the estimate. Do not absorb missing design, slab correction, moisture mitigation, access flooring, mud beds, waterproofing, crack isolation, transition elevation correction, RB06, or by-others concrete finish work without written direction before bid award.

2. GLOBAL PROJECT FINDINGS

Document status is a governing risk. The architectural set is permit-level and marked not for construction. Final construction documents, addenda, bid forms, GC exhibits, or subcontract exhibits may change scope. Pricing must be qualified accordingly.

CO01 and CO02 are not carried as flooring scope. CO01 and CO02 concrete finish work are by others per ProFloors, LLC. Base in CO01/CO02 areas is estimated only where shown/scheduled.

CO03 is carried in scope where shown. CO03 remains in scope only where clearly tagged/scheduled and remains subject to manufacturer, substrate, and slab condition requirements.

Transitions are not fully coordinated. All transitions are estimated as best interpreted and must be qualified/verified prior to bid award. Elevation correction, ramping, concrete fill, and undocumented substrate correction are not included unless separately directed.

RB06 remains unresolved. Use of RB06 cannot be located with sufficient certainty in the reviewed finish plans. RB06 must be qualified and not carried unless written locations and extents are issued.

Floor prep and slab remediation are exclusion risks. Standard installation prep is not the same as slab correction, moisture mitigation, self-leveling, grinding, shot blasting, contaminant removal, or elevation repair. These items require separate written direction.

3. EXHIBITS PRODUCED - DIRECT FINDINGS

Exhibit A - Scope of Work Report: Establishes the governing bid scope. CO01/CO02 are by others per ProFloors, LLC; base in those areas is estimated; CO03 is carried where shown; transitions are best interpreted and must be verified; RB06 use cannot be located and must be qualified. Exhibit A is the controlling scope document for the estimate.

Exhibit B - Alternates Report: No document-identified in-scope flooring, tile, resilient base, transition, concrete flooring treatment, floor prep/underlayment, slab-related finish support, or entrance mat/frame alternates were located. Structural chiller-platform alternate content was reviewed but is not flooring/tile/concrete finish scope.

Exhibit C - Attic Stock Report: Attic stock/extra/maintenance material requirements were identified for flooring/tile-related categories where expressly stated. The report captures tile, resilient base/accessories, carpet tile, carpet remnants, and closeout maintenance-material obligations. CO01/CO02 by-others, CO03 in-scope, transitions, and RB06 qualifications are carried forward.

Exhibit D - Contradictions Report: Identifies conflicts and unresolved coordination issues affecting finish scope, including CO01/CO02/CO03 specification alignment, broad UNO finish notes versus room/finish tags, RB06 scheduled use without clear plan location, transition detailing, tile assembly requirements, slab/substrate responsibility, and subcontract risk language. The contradictions are documented, not resolved.

Exhibit E - Value Engineering Report: No document-identified Value Engineering, VE, or V.E. directive was located for Division 03, Division 09, or Division 12 flooring/tile/concrete-related scope. Substitution procedures are not VE. No deductive or contractor-recommended VE is created by the report.

Exhibit F - SQUARES RA Report: Establishes an 8.7 / 10 Project Risk Value and classifies the project as HIGH RISK. Time to Turn is 10 days. The risk is driven by permit-level documents, scope split for concrete finishes, transition uncertainty, RB06 uncertainty, tile/depression/shower coordination, slab/substrate exposure, access flooring scope, and subcontract obligations.

Exhibit G - Overall Finish Schedule: Consolidates finish IDs and scope status. It preserves CO01/CO02 by-others, CO03 in-scope, RB06 qualification, and transition qualification language. This schedule is a coordination tool and does not override Exhibit A.

Exhibit H - Document Presence Report: Confirms the presence and limitations of the specification manual, finish schedule, finish floor plans, interior print set, and vertical circulation pages. It identifies document availability for bid intelligence; it does not confirm that the documents are complete or construction-ready.

4. SPECIALTY REPORTS PRODUCED - DIRECT FINDINGS

Scope Gap Report: Identifies scope gaps tied to CO01/CO02 by-others interface, CO03 carry status, RB06 location, transitions, slab preparation, tile/depression/shower coordination, access flooring specification presence, and contractual/document ambiguity. It establishes that unresolved gaps are not carried unless expressly included in Exhibit A.

Slab Conditions Report: Identifies slab and substrate exposure affecting flooring and tile. CO01/CO02 are by others; CO03 is carried where shown; slab correction, self-leveling, moisture mitigation, contaminant removal, grinding, shot blasting, crack isolation, waterproofing, and non-standard substrate correction are excluded unless separately directed.

Mud Bed & Slab Depressions Report: Identifies tile/shower/depression/topping/slope-to-drain risks. Mud beds, slab depressions, waterproofing, crack isolation, hydraulic cement underlayment, concrete fill-to-level, transition elevation correction, and slope correction are not carried by estimating unless expressly instructed.

Stairs Report: Identifies stair-related finish exposure and excludes structural stair assemblies, pans, treads, risers, nosings, handrails, guardrails, delegated design, shop drawings, engineering, and structural attachments unless expressly assigned in the final subcontract scope. Flooring/base/transition conditions at stairs remain qualified by final finish documents.

Tub and Shower Report: No bathtub conditions were located. The report addresses shower conditions only. Shower floor tile, slope, drain coordination, waterproofing, mud beds, slab depressions, accessories, plumbing fixtures, and substrate work are qualification risks unless expressly carried.

Access Flooring Report: Section 09 69 00 Access Flooring is present. Access flooring is a specialty raised-floor system and is excluded unless ProFloors, LLC separately directs that it is included. Panels, pedestals, understructure, anchors, cutouts, service outlets, cavity dividers, vertical closures, ramps, steps, grounding, supervision, and testing are not standard flooring scope.

5. REPORTS NOT PRODUCED FOR THIS PROJECT

Slab on Grade vs Gypcrete Report: Not produced. The current reporting package includes slab conditions and mud bed/slab depression review, but a dedicated SOG vs Gypcrete report has not been issued.

Exhibit X - Addendums, Bulletins & ASIs Report: Not produced. No dedicated addendum/bulletin/ASI comparison report has been issued for this project in the current reporting package.

Exhibit Q - Contract Administration Review: Not produced. The Choate subcontract was reviewed for risk language within other reports, but a dedicated Exhibit Q contract administration report has not been issued.

RFI Conversion Report: Not produced. Contradictions, scope gaps, and risk items have not yet been converted into a formal RFI log in this reporting package.

Unit Counts Report: Not produced. No unit-count deliverable has been issued for this project.

Product Specification Manual: Not produced. The specification manual was reviewed as a source document, but no separate Compass Global product specification manual has been issued.

Final Pricing Submission / Quantities Report: Not produced. This reporting package does not include final pricing, quantities, or a proposal amount.

Checklist status: Exhibits A, B, C, D, E, F, G, H were produced. Slab Conditions, Mud Bed & Slab Depressions, Stairs, Showers/Tub and Shower, Scope Gap, and Access Flooring reports were produced. Slab on Grade vs Gypcrete was not produced.

6. COMMERCIAL BID POSITION

The bid should be submitted as a qualified flooring/tile/base/transition scope. The project should not be priced as fully coordinated or construction-ready based on the documents reviewed.

Carry: Scope expressly included in Exhibit A, including identified flooring, tile, resilient base, transitions as best interpreted, and CO03 where shown/scheduled.

Exclude / qualify: CO01 and CO02 concrete finish work, RB06 unless locations are issued, access flooring unless separately assigned, slab correction, self-leveling, moisture mitigation, crack isolation, waterproofing, mud beds, slab depressions, slope correction, transition elevation correction, field leveling, concrete remediation, contaminant removal, and unissued scope.

Required before award: Written confirmation of concrete finish responsibility, transition types/elevations/locations, RB06 locations and extents, access flooring responsibility, tile/shower waterproofing and mudbed responsibility, slab readiness responsibility, and final construction document governance.

7. NON-RESPONSE POSITION

If no written clarification is issued before bid award, the bid should proceed only under the qualified positions stated in Exhibit A and the supporting reports. Missing or conflicting document conditions should not be converted into included scope by silence.

Any later directive that adds, revises, clarifies, or transfers scope after bid submission should be treated as a scope change unless already expressly carried in the estimate and Exhibit A.
