

EXHIBIT D - CONTRADICTIONS REPORT

Project: EDCATL 12 | 13

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

Issue: Initial Release - Full Document Review

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1. PURPOSE / COMMERCIAL POSITION

This Exhibit D identifies contradictions, conflicts, and unresolved coordination conditions located within the reviewed documents that affect Divisions 03, 09, and 12 scope as it relates to commercial flooring, tile, resilient base, transitions, concrete flooring treatment, floor prep, and finish-support conditions. The contradictions are documented, not resolved. This report does not add scope, complete missing design, or override Exhibit A. Unless expressly carried in Exhibit A, no scope is included for conflicting conditions identified below.

Bid Position if Unresolved: Carry only the scope expressly identified in Exhibit A. Conditions below require written clarification prior to bid award, procurement, or installation. If no clarification is issued, the governing bid position stated in each item shall control.

2. DOCUMENTED CONTRADICTIONS / UNRESOLVED COORDINATION CONDITIONS

1. CO01 / CO02 / CO03 finish coding conflicts with referenced specification sections

Location: Project finish legend, finish plans, and specification manual.

Drawing Reference: A600003 Finish Codes; A1F0100 / A1F0200 Overall Finish Plans; A1F011A, A1F011B, A1F021A, and A1F021B enlarged finish plans.

Specification Reference: Specification Sections 09 61 23 Concrete Flooring Treatment, 09 68 13 Tile Carpeting, 09 91 23 Interior Painting, and 09 96 00.13 Exterior High-Performance Coatings as listed/provided in the project manual.

Contradiction: The finish legend identifies concrete-flooring and coating finishes using specification-section references that do not clearly align with the specification manual. CO02 is identified as polished concrete flooring with grind/densifier/sealer language, but the finish legend text is parsed adjacent to Section 09 63 40 / carpet-related content, while the specification manual separately includes Section 09 61 23 for Concrete Flooring Treatment. CO03 is identified as high-performance epoxy coatings with Sherwin Williams ArmorSeal 1000HS, but the finish legend text is parsed adjacent to Section 09 68 13 Tile Carpeting / carpet-product data rather than a clearly coordinated resinous or coating specification section. This creates a direct specification-reference conflict for concrete treatment and epoxy coating scope.

Why It Matters: Incorrect specification-section assignment can move product standards, substrate preparation, mockup requirements, warranty obligations, and installer responsibilities into the wrong scope bucket. It also creates pricing exposure because concrete polishing, concrete sealer, epoxy coating, carpet tile, and painting/coating sections carry different labor, prep, warranty, and closeout requirements.

Required Clarification: Confirm the governing specification section for CO01, CO02, and CO03. Confirm whether CO02 is governed by Section 09 61 23 Concrete Flooring Treatment and whether CO03 is governed by a coating/resinous-flooring requirement or by another section not clearly coordinated in the reviewed documents.

Responsibility: Architect / General Contractor to clarify and issue coordinated finish schedule/specification direction.

Bid Position if Unresolved: CO01 and CO02 are not carried as flooring scope and are treated as by others per ProFloors, LLC direction; base in CO01/CO02 areas remains estimated where shown. CO03 is carried as in-scope only as expressly identified. No additional concrete polishing, densifier, mockup, stain shield, epoxy-prep, or coating system work is carried beyond the Exhibit A bid position without written clarification.

2. General finish notes conflict with finish group and room-specific floor/base tags

Location: Level 01 and Level 02 finish plans, typical finish group areas, and complex finish areas.

Drawing Reference: A1F0100, A1F0200, A1F011A, A1F011B, A1F021A, A1F021B.

Specification Reference: A600003 Finish Codes and applicable Division 09 finish sections.

Contradiction: The finish plan general notes state to provide CO01 concrete floor sealer on all floors, UNO, and RB01 resilient base, UNO. The same finish plans and enlarged plans also identify multiple differing finish conditions, including CO02, CO03, carpet tile, tile, RB03, RB04, RB05, and RB06. The documents therefore create a conflict between broad UNO general-note language and room-specific / tag-specific finish assignments.

Why It Matters: The conflict can cause CO01 and RB01 to be improperly treated as universal, while room tags indicate different floor and base assemblies. This is high-risk for take-off responsibility, base quantities, transition locations, and product procurement.

Required Clarification: Confirm that room-specific finish tags and finish groups govern over the general UNO notes wherever a specific floor/base finish is tagged. Confirm whether any untagged spaces are intended to default to CO01/RB01.

Responsibility: Architect / General Contractor to confirm hierarchy of finish tags, finish groups, and general finish notes.

Bid Position if Unresolved: Estimate by room tag and finish group where expressly shown. Do not globally carry CO01 or RB01 into locations where a different finish/base tag is shown. Untagged or unclear areas require qualification.

3. RB06 is scheduled but its use cannot be located clearly on the finish plans

Location: RB06 finish schedule entry and wall/base finish tagging locations.

Drawing Reference: A600003 Finish Codes; Level 01 and Level 02 finish plans and enlarged finish plans.

Specification Reference: Section 09 65 13 Resilient Base and Accessories.

Contradiction: The finish schedule identifies RB06 as Johnsonite wall base, 4 inch, color 47 Brown, and states its location as typical at all WC02 walls U.N.O. The finish plans reviewed show many room-based base tags such as RB01, RB03, RB04, and RB05, and WC wall-covering tags, but the exact extent/use of RB06 is not clearly located as a measurable base condition. This creates a contradiction between a scheduled product/location note and the absence of a clear plan-based quantity/location tag.

Why It Matters: RB06 cannot be reliably quantified or carried if it is not tied to a clear room, wall extent, elevation, or finish plan tag. Treating every WC02 wall as requiring RB06 without a confirmed base line could overstate the bid; omitting it without qualification could understate the bid.

Required Clarification: Confirm all rooms, walls, elevations, and linear-foot extents where RB06 is required. Confirm whether RB06 applies to all WC02 wall-covering conditions or only specific elevations/details.

Responsibility: Architect / General Contractor to clarify RB06 locations and extent.

Bid Position if Unresolved: Use of RB06 cannot be located and must be qualified prior to bid award. No RB06 scope is carried except where expressly included in Exhibit A or otherwise clarified in writing.

4. Flooring transition details require assemblies not fully coordinated with finish plans

Location: Floor transitions between carpet, concrete, resilient, and tile flooring conditions.

Drawing Reference: A5000028 series flooring transition details as referenced by finish plan notes; finish plans A1F0100, A1F0200, A1F011A, A1F011B, A1F021A, A1F021B.

Specification Reference: Sections 09 30 00 Tiling, 09 65 13 Resilient Base and Accessories, 09 68 13 Tile Carpeting, and referenced leveling/patching/transition materials.

Contradiction: The finish plans direct the contractor to refer to the A5000028 series for flooring transition details and to coordinate transitions with the Architect. The transition details include multiple assemblies and products, including rubber transition strips, Schluter Schiene, Schluter Reno-U, metal edge strips, Johnsonite subfloor leveler, crack isolation membrane, thickset mortar bed, thinset mortar, grout, resilient tile, and floor fill to level at a maximum 1:48 slope. The finish plans do not clearly tag each transition occurrence to a specific transition detail or confirm where each leveling/fill condition is required.

Why It Matters: Without a transition-by-transition key, the estimator must interpret which assembly applies at each interface. This exposes the flooring scope to missed trims, inappropriate profiles, uncarried floor fill, uncarried leveling, and unclear responsibility for elevation correction.

Required Clarification: Provide a transition schedule or keyed transition plan identifying each transition type, product/profile, finish interface, floor elevation delta, and responsible trade for leveling/fill conditions.

Responsibility: Architect / General Contractor to coordinate transition type and responsibility.

Bid Position if Unresolved: All transitions are estimated as best interpreted and should be qualified/verified prior to bid award. Floor fill, slab correction, self-leveling, patching beyond standard installation prep, and elevation correction are not carried unless expressly stated in Exhibit A.

5. Tile transition/details reference crack isolation, thickset mortar bed, and waterproofing conditions without clear scope limits

Location: Tile floors, shower/toilet areas, janitor/restroom conditions, and tile-to-carpet/resilient/concrete transitions.

Drawing Reference: Finish plans and A5000028 series transition/details where tile assemblies are shown.

Specification Reference: Section 09 30 00 Tiling; Section 07 14 16 Cold Fluid-Applied Waterproofing where related to tile waterproof membranes.

Contradiction: The tile details and specifications reference crack isolation membrane, thickset mortar bed, thinset mortar, grout, tile movement joints, tile transitions, and waterproofing beneath ceramic tile. The documents do not clearly distinguish which of these assemblies are required at each tile room or interface, and they do not provide a location-specific scope matrix separating tile installation work from waterproofing, floor fill, crack isolation, and mortar-bed/depression requirements.

Why It Matters: Tile scope can expand materially if waterproofing, crack isolation, mortar beds, floor fill, depression work, or slope correction are assumed globally instead of carried only where expressly documented. These are high-cost, high-risk items when not clearly located.

Required Clarification: Confirm which tile rooms and details require waterproofing, crack isolation, thickset mortar bed, floor fill, and slope/depression work. Confirm responsible trade for substrate correction and membrane work.

Responsibility: Architect / General Contractor to clarify tile assembly scope and limits.

Bid Position if Unresolved: Tile product and standard installation are carried only as expressly identified in Exhibit A. Waterproofing, crack isolation, mud beds, slab depressions, floor fill, self-leveling, and slope/elevation correction are excluded unless specifically carried and must be qualified if identified.

6. Complex spaces are not fully color-coded on the overall finish plans but require coordination with sector plans and schedules

Location: Complex spaces across Level 01 and Level 02.

Drawing Reference: A1F0100 and A1F0200 overall finish plans; A1F011A, A1F011B, A1F021A, A1F021B enlarged/sector finish plans.

Specification Reference: A600003 Finish Codes and Division 09 finish sections.

Contradiction: The overall finish plans state that finish plans are color-coded and labeled by finish group for typical spaces, but also state that complex spaces are not color-coded or labeled on the overall plan and must be reviewed through sector plans and finish schedules. This creates a coordination conflict where the overall finish plan is not sufficient as a standalone finish document for all rooms.

Why It Matters: A bid based only on overall finish groups can miss room-specific carpet, tile, concrete, base, wall/base, and transition conditions shown only in the enlarged/sector plans or schedules.

Required Clarification: Confirm the governing finish information for each complex space and whether the enlarged/sector finish plans override the overall finish-group plan in every conflicting or omitted condition.

Responsibility: Architect / General Contractor to confirm finish hierarchy and provide any missing room-by-room finish assignments.

Bid Position if Unresolved: Estimate based on enlarged/sector plans where provided. Any finish not clearly tied to a room or finish group is qualified and not expanded by assumption.

7. Structural slab/subgrade requirements are not coordinated with flooring substrate acceptance responsibilities

Location: Slab-on-grade and floor areas receiving CO01, CO02, CO03, carpet tile, tile, and access-flooring related conditions.

Drawing Reference: Structural general notes and slab-on-grade details; finish plans and transition details.

Specification Reference: Structural notes; Section 03 30 00 Cast-In-Place Concrete; Section 03 54 16 Hydraulic Cement Underlayment; Section 09 61 23 Concrete Flooring Treatment; Section 09 68 13 Tile Carpeting; Section 09 30 00 Tiling.

Contradiction: Structural documents establish slab-on-grade, prepared subgrade, and geotechnical requirements. Finish and flooring specifications require acceptable substrates, dry slabs, floor preparation, mockups, bonding/adhesion conditions, and flat/level transitions. The reviewed documents do not provide a flooring-specific slab acceptance matrix identifying who owns correction of slab conditions that do not meet flooring, tile, concrete polishing, or transition requirements.

Why It Matters: Flooring contractors are exposed to substrate correction, moisture, slab flatness, grinding, patching, leveling, floor fill, or remediation work that may originate from Division 03 conditions but affect Division 09 installation.

Required Clarification: Confirm responsibility for slab flatness, slab remediation, moisture mitigation, substrate correction, grinding, patching, self-leveling, and elevation correction required to make the substrate acceptable for each finish.

Responsibility: General Contractor / Concrete Contractor / Architect to clarify responsibility and scope handoff.

Bid Position if Unresolved: Standard installation prep only is included where carried in Exhibit A. Slab remediation, moisture mitigation, self-leveling, extensive patching, floor fill, grinding, shot blasting, and substrate correction are excluded unless expressly carried.

8. Subcontract greater-quality / greater-quantity language conflicts with unresolved bid-document contradictions

Location: Choate subcontract flow-down provisions and all unresolved finish-document conflicts identified above.

Drawing Reference: All reviewed drawings and finish documents.

Specification Reference: Choate subcontract Articles I and II; project specifications and Division 01 coordination requirements.

Contradiction: The subcontract requires the subcontractor to provide the better quality, greater quantity, and more stringent requirement in the event of discrepancies. The drawing/specification conflicts identified above are not resolved within the reviewed documents. If accepted without qualification, unresolved finish ambiguities could be converted into a contractual obligation to carry the broadest or most expensive interpretation.

Why It Matters: This is a commercial risk amplifier. Ambiguous finish tags, transition assemblies, substrate correction, and specification-section conflicts can become enforceable scope if not excluded, qualified, or clarified before award.

Required Clarification: Confirm that the flooring bid is governed by the written bid qualifications and Exhibit A scope limits, and that unresolved contradictions will not be interpreted as requiring greater quantity/better quality scope unless specifically accepted by written change or clarification.

Responsibility: General Contractor / Subcontract Administrator to confirm contract/bid qualification precedence.

Bid Position if Unresolved: Bid qualifications, Exhibit A inclusions/exclusions, and this Exhibit D risk position govern unresolved conditions. No broader interpretation is included unless expressly accepted in writing.

3. GLOBAL BID POSITION

This report does not resolve the contradictions listed above. The bid should not absorb uncoordinated scope by silence. Where the documents conflict, are incomplete, or require interpretation, the flooring bid should carry only the expressly identified Exhibit A scope and should qualify all unresolved conditions before bid award.

No additional scope is carried for CO01/CO02 concrete treatment, unlocated RB06, transition assemblies beyond best interpretation, floor fill, slab correction, waterproofing, crack isolation, mud beds, self-leveling, moisture mitigation, or substrate remediation unless expressly included in Exhibit A or clarified by written directive.