

EXHIBIT A - SCOPE OF WORK 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
Issue: Initial Release - Full Document Review
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1. REPORT BASIS / COMMERCIAL POSITION

This Exhibit A is a document-driven commercial flooring, tile, resilient base, transition, and directly related Division 03/09/12 finish-scope position. It is based on all uploaded documents identified above. It does not create design intent, resolve document conflicts, complete missing detailing, assign unissued scope, or expand the estimate beyond finish IDs, specifications, sheets, and conditions expressly shown in the reviewed documents.

The architectural cover identifies the set as Issue for Permit dated April 28, 2026 and states that the set is for permitting purposes only and not to be used for construction. This report is therefore a permit-level bid-position document and must be qualified until final construction/bid documents, addenda, GC scope exhibits, and subcontract exhibits are issued.

The specification manual is now included in this review. Division 09 sections reviewed include Tiling, Concrete Flooring Treatment, Resilient Wall Base and Accessories, Tile Carpeting, and Access Flooring; Division 12 includes Entrance Floor Mats and Frames. Division 03 concrete references are reviewed only for slab/substrate coordination and exclusion control, not as carried flooring scope.

ProFloors, LLC Direction / Bid Clarification: CO01 and CO02 concrete finish work is by others per ProFloors, LLC and is not carried as flooring finish installation scope in this Exhibit A. Resilient base in CO01 and CO02 areas is estimated where shown, scheduled, or governed by the finish plan UNO base requirements. CO03 is carried as in-scope where tagged/scheduled.

Transition Clarification: All transitions are estimated as best interpreted from the reviewed documents and should be qualified and verified prior to bid award. Transition pricing does not create responsibility for field elevation correction, slab leveling, concrete fill, ramping, undocumented substrate correction, or transition conditions not clearly detailed.

RB06 Clarification: RB06 is listed in the finish schedule as Tarkett Johnsonite Wall Base, Brown, color 47, typical at WC02 walls UNO. Use of RB06 cannot be located with sufficient certainty in the reviewed finish plans/elevations. RB06 use must be qualified prior to bid award and should not be carried unless written direction identifies actual RB06 locations.

Bid Position if Unresolved: Carry only the finish products, systems, and accessories expressly identified below. Qualify final finish coordination, slab depressions, moisture testing, pH/RH testing, substrate remediation, waterproofing, crack isolation, mud beds, self-leveling, and transition/elevation correction as excluded unless specifically added by written directive.

2. DRAWING, SHEET, AND SPECIFICATION BASIS

- Finish plans and room finish tags: A1F0100, A1F0200, A1F011A, A1F011B, A1F021A, and A1F021B. Finish group legend identifies FG01 as CO01/PT01/RB01, FG02 as CO01/PT03/RB01, FG03 as CO02/PT01/RB01, FG04 as CO03/PT06/RB01, and FG05 as TL02/TL01.

- Finish schedule / finish legend: A6Z0001 / A600003 references as shown in the architectural set. The drawing index identifies A6Z0001 as Schedules - Architectural Finishes. Several finish-plan notes direct contractor to A600003 for finish codes; this mismatch is treated as a document coordination issue, not a basis to infer unlisted scope.

- General finish plan notes require surfaces receiving finishes to be clean, true, and free of irregularities; require correction of unsatisfactory conditions before proceeding; provide straight, flush resilient base at carpeted areas and coved, top-set resilient base at resilient or concrete flooring UNO; provide CO01 concrete floor sealer on all floors UNO; and provide RB01 resilient base UNO. ProFloors, LLC direction controls the CO01/CO02 bid treatment in this Exhibit A.

- Base and transition details: A5Z0005 Details - Base & Transitions. Referenced details include carpet to concrete transitions, carpet transitions at doors, carpet to resilient transitions, porcelain/stone to carpet transitions, tile-to-tile corner transitions, tile-to-gypsum corner transitions, tile base, porcelain tile to concrete, rubber transition strip, Schluter Schiene, Schluter Reno-U, aluminum Schluter ramp transition strip, metal edge strip, thinset, grout, crack isolation membrane, thickset mortar bed, and 12 in wide Johnsonite subfloor leveler as required to level tile to carpet.

- Specifications reviewed for scope control: 03 30 00 Cast-In-Place Concrete, 03 53 00 Concrete Topping, 03 54 16 Hydraulic Cement Underlayment, 07 14 16 Cold Fluid-Applied Waterproofing, 09 30 00 Tiling, 09 61 23 Concrete Flooring Treatment, 09 65 13 Resilient Wall Base and Accessories, 09 68 13 Tile Carpeting, 09 69 00 Access Flooring, and 12 48 13 Entrance Floor Mats and Frames. Specification sections are used only to identify requirements and risk; they do not override ProFloors, LLC direction regarding CO01/CO02.

- Structural set reviewed for slab/substrate risk only. Structural drawings identify slab-on-grade assemblies, Level 2 precast floor framing, and variable field-placed cast-in-place topping conditions. Structural concrete, topping slab design, camber correction, slab reinforcement, delegated design, special inspections, and slab flatness/leveling remediation are not carried as flooring scope.

3. INCLUDED BASE BID SCOPE - DOCUMENT-IDENTIFIED FINISH SYSTEMS

3.1 Modular Carpet Tile / Carpet Tile / Entrance Mat Systems

Provide modular carpet tile and entrance mat systems only where expressly shown by finish plans, finish groups, finish schedule, and referenced details. Do not carry product based solely on schedule listing unless the location is shown or directed. Section 09 68 13 identifies shop drawing requirements for carpet locations, installation patterns, edge/transition strips, pile direction, and transition details; it also identifies moisture/alkalinity testing and substrate preparation requirements. Those requirements are identified below but are not open-ended floor-prep allowances.

CP01 - Tile Carpeting - Modular

Specified Product / Requirement: Bentley Mills Recruited II; color Double Dribble; 18 in x 36 in; Afirma II Hardback; ashlar installation pattern; color no. 410014; location noted typical open office.

Sheets / Location Basis: A6Z0001 / architectural finish schedule; Level 01 and Level 02 finish plans where CP01 is tagged.

Adhesive / Floor Prep / Moisture / Substrate Requirement Identified: Section 09 68 13 requires CRI 104 compliance, carpet shop drawings, edge/transition/accessory strip coordination, moisture content verification and alkalinity testing at not less than once every 1,000 SF unless manufacturer accepts alternate procedures, and compatible adhesive/VOC compliance. Specification also references removal of incompatible coatings/residues, bond/moisture tests, and leveling/patching compounds recommended by flooring manufacturer. These are identified requirements, but floor prep, moisture mitigation, slab repair, grinding, leveling, and adhesive-residue removal are excluded unless expressly carried.

Bid Position if Unresolved: Carry CP01 only where tagged/scheduled. Qualify final adhesive, moisture, substrate, transition, and floor-prep responsibilities. No floor leveling or remediation is included.

CP02 - Tile Carpeting - Modular

Specified Product / Requirement: Bentley Mills Free Day; product 6AFDT4; color Fresh Eyes; 24 in x 24 in; Afirma II Hardback; ashlar installation pattern; color no. 400072; location noted per finish plans.

Sheets / Location Basis: A6Z0001 / architectural finish schedule; A1F finish plans where CP02 is tagged.

Adhesive / Floor Prep / Moisture / Substrate Requirement Identified: Section 09 68 13 requires CRI 104 compliance, carpet shop drawings, edge/transition/accessory strip coordination, moisture content verification and alkalinity testing at not less than once every 1,000 SF unless manufacturer accepts alternate procedures, and compatible adhesive/VOC compliance. Specification also references removal of incompatible coatings/residues, bond/moisture tests, and leveling/patching compounds recommended by flooring manufacturer. These are identified requirements, but floor prep, moisture mitigation, slab repair, grinding, leveling, and adhesive-residue removal are excluded unless expressly carried.

Bid Position if Unresolved: Carry CP02 only where tagged/scheduled. Qualify final adhesive, moisture, substrate, transition, and floor-prep responsibilities. No floor leveling or remediation is included.

CP03 - Tile Carpeting - Modular

Specified Product / Requirement: Interface Cap Rock; color Oat; 1 m x 1 m; CQuest Bio backing; ashlar installation pattern; color no. 108129.

Sheets / Location Basis: A6Z0001 / architectural finish schedule; A1F finish plans where CP03 is tagged.

Adhesive / Floor Prep / Moisture / Substrate Requirement Identified: Section 09 68 13 requires CRI 104 compliance, carpet shop drawings, edge/transition/accessory strip coordination, moisture content verification and alkalinity testing at not less than once every 1,000 SF unless manufacturer accepts alternate procedures, and compatible adhesive/VOC compliance. Specification also references removal of incompatible coatings/residues, bond/moisture tests, and leveling/patching compounds recommended by flooring manufacturer. These are identified requirements, but floor prep, moisture mitigation, slab repair, grinding, leveling, and adhesive-residue removal are excluded unless expressly carried.

Bid Position if Unresolved: Carry CP03 only where tagged/scheduled. Qualify final adhesive, moisture, substrate, transition, and floor-prep responsibilities. No floor leveling or remediation is included.

CP04 - Tile Carpeting - Modular

Specified Product / Requirement: Interface Desert Veins; product 168290AB00; color Cottonwood; 50 cm x 1 m; CQuest Bio backing; ashlar installation pattern; color no. 108149.

Sheets / Location Basis: A6Z0001 / architectural finish schedule; A1F finish plans where CP04 is tagged.

Adhesive / Floor Prep / Moisture / Substrate Requirement Identified: Section 09 68 13 requires CRI 104 compliance, carpet shop drawings, edge/transition/accessory strip coordination, moisture content verification and alkalinity testing at not less than once every 1,000 SF unless manufacturer accepts alternate procedures, and compatible adhesive/VOC compliance. Specification also references removal of incompatible coatings/residues, bond/moisture tests, and leveling/patching compounds recommended by flooring manufacturer. These are identified requirements, but floor prep, moisture mitigation, slab repair, grinding, leveling, and adhesive-residue removal are excluded unless expressly carried.

Bid Position if Unresolved: Carry CP04 only where tagged/scheduled. Qualify final adhesive, moisture, substrate, transition, and floor-prep responsibilities. No floor leveling or remediation is included.

CP05 - Tile Carpeting - Modular

Specified Product / Requirement: Interface Cap Rock; product 108122; color Ebony; 1 m x 1 m; CQuest Bio backing; ashlar installation pattern.

Sheets / Location Basis: A6Z0001 / architectural finish schedule; A1F finish plans and ECX SOC / meeting / office areas where CP05 is tagged.

Adhesive / Floor Prep / Moisture / Substrate Requirement Identified: Section 09 68 13 requires CRI 104 compliance, carpet shop drawings, edge/transition/accessory strip coordination, moisture content verification and alkalinity testing at not less than once every 1,000 SF unless manufacturer accepts alternate procedures, and compatible adhesive/VOC compliance. Specification also references removal of incompatible coatings/residues, bond/moisture tests, and leveling/patching compounds recommended by flooring manufacturer. These are identified requirements, but floor prep, moisture mitigation, slab repair, grinding, leveling, and adhesive-residue removal are excluded unless expressly carried.

Bid Position if Unresolved: Carry CP05 only where tagged/scheduled. Qualify final adhesive, moisture, substrate, transition, and floor-prep responsibilities. No floor leveling or remediation is included.

CP06 - Tile Carpeting - Modular

Specified Product / Requirement: Interface Accent Hour; product 140910AK00; color Oat; 25 cm x 1 m; CQuest Bio backing; ashlar installation pattern; installation method notes recessed into slab - 3/4 in depression typical UNO; location note: lobby.

Sheets / Location Basis: A6Z0001 / architectural finish schedule; A1F011A/A1F011B and lobby/entry areas where CP06 is tagged.

Adhesive / Floor Prep / Moisture / Substrate Requirement Identified: Section 09 68 13 requires CRI 104 compliance, carpet shop drawings, edge/transition/accessory strip coordination, moisture content verification and alkalinity testing at not less than once every 1,000 SF unless manufacturer accepts alternate procedures, and compatible adhesive/VOC compliance. Specification also references removal of incompatible coatings/residues, bond/moisture tests, and leveling/patching compounds recommended by flooring manufacturer. These are identified requirements, but floor prep, moisture mitigation, slab repair, grinding, leveling, and adhesive-residue removal are excluded unless expressly carried. Recessed 3/4 in slab depression is identified in the finish schedule but is not carried as flooring finish scope unless expressly added.

Bid Position if Unresolved: Carry CP06 finish only where tagged. Slab depression, recess forming, concrete fill, transition build-up, leveling, and substrate correction are excluded unless separately directed.

CP07 - Entrance / Walk-Off Mat System

Specified Product / Requirement: CS Group Watershield Mats; color Charcoal; rubber border; square pattern; schedule notes 36 in x 144 in at single doors and 72 in x 144 in at double doors.

Sheets / Location Basis: A6Z0001 / architectural finish schedule; carry only where shown by final finish plan or entrance/walk-off detail.

Adhesive / Floor Prep / Moisture / Substrate Requirement Identified: Section 12 48 13 governs entrance mats/frames. Recess, frame, perimeter condition, ADA flushness, and adjacent finish interfaces must be coordinated with final details. Slab recess, depression construction, concrete cutting, concrete correction, and leveling are excluded unless expressly carried.

Bid Position if Unresolved: Carry only if specifically shown/tagged in final finish plan or written scope. Do not expand by assumption. Qualify recess/slab work and transition elevation conditions.

CP08 - Entrance Mat / Frame System

Specified Product / Requirement: CS Group Pedimat M1 Entry Mat; 9325 Graphite carpet inserts; mill rail/frame; aluminum frame with Monotuft HD heavy-duty carpet tread inserts; recessed into slab - 3/4 in depression typical UNO.

Sheets / Location Basis: A6Z0001 / architectural finish schedule; A1F011A/A1F011B where CP08 is tagged; Section 12 48 13.

Adhesive / Floor Prep / Moisture / Substrate Requirement Identified: Section 12 48 13 requires mat frames/mats installed so tops of mats are flush with adjoining finished flooring. Recessed mat frames, perimeter floor moldings/frames, ADA compliance, and mat divisions are identified. Slab recess construction, concrete correction, field leveling, and transition build-up are excluded unless specifically carried.

Bid Position if Unresolved: Carry CP08 mat/frame finish where tagged. Qualify 3/4 in recess, flushness, field slab condition, adjacent transition, and slab depression work prior to bid award.

3.2 Concrete Flooring / Sealed Concrete / Polished Concrete / Epoxy Coating

Concrete finish tags are present throughout finish plans and finish group legends. ProFloors, LLC direction governs estimating treatment: CO01 and CO02 are by others; CO03 is carried as in-scope. Base in CO01/CO02 areas remains estimated where shown, scheduled, or governed by UNO notes.

CO01 - Concrete Flooring - Sealed Concrete

Specified Product / Requirement: Seal Bond Concrete Densifier and Dust Reducer, product MA-279; typical at exposed concrete flooring UNO; finish plan general note also states CO01 concrete floor sealer on all floors UNO.

Sheets / Location Basis: A6Z0001 finish schedule; finish group FG01/FG02; A1F0100, A1F0200, A1F011A/B, A1F021A/B.

Adhesive / Floor Prep / Moisture / Substrate Requirement Identified: Identified as concrete flooring treatment; however CO01 is by others per ProFloors, LLC. Any concrete substrate preparation, grinding, cleaning, moisture testing, densifier/sealer application, slab repair, or polishing is not carried by flooring scope. Base in CO01 areas is estimated.

Bid Position if Unresolved: Do not carry CO01 finish work. Carry only resilient base in CO01 areas where shown/scheduled/UNO. Qualify any attempt to shift concrete sealer or slab preparation into flooring scope.

CO02 - Concrete Flooring - Polished Concrete

Specified Product / Requirement: Grind to sand-size aggregate; apply densifier; polish with 400 grit; finish treatment Concrete Polishing Solutions Armor Stain Shield MFL sealer or comparable and burnish with hog hair pad; infill pockets/divots with grout to match adjacent concrete/aggregate; coordinate with Owner and Architect; mockup required.

Sheets / Location Basis: A6Z0001 finish schedule; FG03; corridor and other CO02-tagged locations on A1F finish plans.

Adhesive / Floor Prep / Moisture / Substrate Requirement Identified: CO02 is by others per ProFloors, LLC. The schedule identifies grinding, polishing, divot/pocket infill, mockup, and owner/architect coordination. These are not carried. Base in CO02 areas is estimated.

Bid Position if Unresolved: Do not carry CO02 finish work. Carry only resilient base in CO02 areas where shown/scheduled/UNO. Qualify any polishing, grinding, infill, mockup, sealer, or floor-prep requirement as by others unless written scope changes are issued.

CO03 - High-Performance Epoxy Coating

Specified Product / Requirement: Sherwin Williams ArmorSeal 1000HS; color White, match PT01; location: Liquid Management Room, restrooms, janitor closets - refer finish plans.

Sheets / Location Basis: A6Z0001 finish schedule; FG04; A1F finish plans where CO03 is tagged, including liquid management, restroom, janitor, toilet/service areas as shown.

Adhesive / Floor Prep / Moisture / Substrate Requirement Identified: CO03 is carried as in-scope where tagged/scheduled. The finish schedule lists specification section 09 63 40, but the uploaded specification table of contents does not clearly include a 09 63 40 section. Final coating system preparation, primer, slab profile, moisture/pH limits, and manufacturer installation requirements must be issued/confirmed. Moisture mitigation, shot blasting, slab repair, concrete correction, and leveling are excluded unless specifically carried.

Bid Position if Unresolved: Carry CO03 coating where tagged/scheduled, subject to final system requirements. Qualify missing/unclear 09 63 40 specification, substrate profile, moisture conditions, floor prep limits, and any slab remediation before bid award.

3.3 Tile Flooring / Wall Tile / Shower Tile

Provide tile finishes expressly identified by finish plans, enlarged restroom/shower/elevation sheets, finish schedule, and Section 09 30 00. Tile scope includes tile floors, wall tile, shower floor tile, grout, thinset, and trim only to the extent specifically shown and carried. Waterproofing, crack isolation, mud beds, shower slope build-up, recessed slab/depression work, and substrate correction are excluded unless expressly added.

TL01 - Wall Tiling

Specified Product / Requirement: Trinity Surfaces Speckle porcelain; color Grey; matte finish; 24 in x 24 in; 1/16 in joint; Laticrete 89 Smoke Grey grout; location: restroom walls.

Sheets / Location Basis: A6Z0001 finish schedule; A1F finish plans; A4Z restroom/shower enlarged plans and elevations where TL01 is shown.

Adhesive / Floor Prep / Moisture / Substrate Requirement Identified: Section 09 30 00 identifies movement joints per TCNA EJ171, metal edge strips, divider/transition/movement joint strips, grout sealer, underlayment products for leveling/patching floors indicated to receive tile, waterproofing installation to ANSI A108.13, crack isolation membrane to ANSI A108.17, thinset tile over concrete slabs, thinset over waterproof membrane at toilet rooms, and grouting no sooner than 48 hours after tile is firmly set. These requirements are identified; waterproofing, crack isolation, mud beds, leveling/patching, slope correction, and substrate remediation are excluded unless expressly carried.

Bid Position if Unresolved: Carry TL01 wall tile only where shown. Do not include wall backing correction, waterproofing, crack isolation, layout redesign, or substrate remediation unless specifically directed.

TL02 - Floor Tiling

Specified Product / Requirement: Trinity Surfaces Arvida porcelain; color Night; matte finish; 12 in x 12 in; 1/16 in joint; Laticrete 22 Midnight Black grout; location: restroom floor; notes recessed into slab - 3/4 in depression typical UNO.

Sheets / Location Basis: A6Z0001 finish schedule; A1F finish plans; A4Z restroom sheets where TL02 is shown.

Adhesive / Floor Prep / Moisture / Substrate Requirement Identified: Section 09 30 00 identifies movement joints per TCNA EJ171, metal edge strips, divider/transition/movement joint strips, grout sealer, underlayment products for leveling/patching floors indicated to receive tile, waterproofing installation to ANSI A108.13, crack isolation membrane to ANSI A108.17, thinset tile over concrete slabs, thinset over waterproof membrane at toilet rooms, and grouting no sooner than 48 hours after tile is firmly set. These requirements are identified; waterproofing, crack isolation, mud beds, leveling/patching, slope correction, and substrate remediation are excluded unless expressly carried. The 3/4 in slab depression note is identified but not carried as flooring scope unless separately assigned.

Bid Position if Unresolved: Carry TL02 tile finish only where tagged. Exclude slab depression construction, slab infill, floor leveling, waterproofing, crack isolation, and thickset mortar bed unless expressly included. Qualify transitions before bid award.

TL03 - Shower Floor Tiling

Specified Product / Requirement: Daltile Keystone penny round; color Black/Ebony; matte finish; 1/16 in joint; natural grout; location: shower floors.

Sheets / Location Basis: A6Z0001 finish schedule; A1F finish plans; A4Z shower sheets where TL03 is shown.

Adhesive / Floor Prep / Moisture / Substrate Requirement Identified: Section 09 30 00 identifies movement joints per TCNA EJ171, metal edge strips, divider/transition/movement joint strips, grout sealer, underlayment products for leveling/patching floors indicated to receive tile, waterproofing installation to ANSI A108.13, crack isolation membrane to ANSI A108.17, thinset tile over concrete slabs, thinset over waterproof membrane at toilet rooms, and grouting no sooner than 48 hours after tile is firmly set. These requirements are identified; waterproofing, crack isolation, mud beds, leveling/patching, slope correction, and substrate remediation are excluded unless expressly carried. Shower waterproofing/flood testing and slope to drain are identified project risks but not carried unless explicitly included.

Bid Position if Unresolved: Carry TL03 shower floor tile finish only. Exclude shower pan waterproofing, flood testing, drain/slope build-up, mud bed, trench/drain coordination, recessed slab work, and substrate correction unless expressly carried.

TL04 / WC06 - Wall Tile / Backsplash Coordination Item

Specified Product / Requirement: Trinity Surfaces Radiance; color Avio; Lines - Glossy finish; 2 in x 4 in; 1/8 in joint; Laticrete 53 Twilight Blue grout; spacers required. The extracted finish schedule text associates this product with WC06 and TL04 backsplash references, creating a label coordination issue.

Sheets / Location Basis: A6Z0001 finish schedule; interior elevations including A5M0022 and related elevations where TL04/WC06 tile is shown.

Adhesive / Floor Prep / Moisture / Substrate Requirement Identified: Section 09 30 00 identifies movement joints per TCNA EJ171, metal edge strips, divider/transition/movement joint strips, grout sealer, underlayment products for leveling/patching floors indicated to receive tile, waterproofing installation to ANSI A108.13, crack isolation membrane to ANSI A108.17, thinset tile over concrete slabs, thinset over waterproof membrane at toilet rooms, and grouting no sooner than 48 hours after tile is firmly set. These requirements are identified; waterproofing, crack isolation, mud beds, leveling/patching, slope correction, and substrate remediation are excluded unless expressly carried.

Bid Position if Unresolved: Carry the Trinity Radiance tile only where the finish/elevation clearly calls for TL04/WC06 tile. Qualify the finish ID labeling conflict before procurement. Do not carry non-tile wallcoverings as tile scope.

3.4 Resilient Wall Base and Accessories

Provide resilient wall base where tagged and where finish plan UNO notes govern. Finish plan note D requires straight, flush resilient base at carpeted areas and coved, top-set resilient base at resilient or concrete flooring, UNO. Finish plan note I requires RB01 UNO. Section 09 65 13 requires rubber wall base, continuous coils to minimize butt joints, manufacturer-recommended water-resistant adhesive, substrate examination, substrate preparation per manufacturer recommendations, temperature conditioning, continuous adhesion, corners, and reducer/molding accessories where shown. Base in CO01 and CO02 areas is estimated even though CO01 and CO02 finish work is by others.

RB01 - Resilient Wall Base

Specified Product / Requirement: Tarkett Johnsonite Wall Base; color Icicle; 4 in; location typical at all PT01 and PT02 walls UNO.

Sheets / Location Basis: A6Z0001 finish schedule; finish plan general note I; A1F finish plans and room tags; includes applicable CO01/CO02 areas where base is estimated.

Adhesive / Floor Prep / Moisture / Substrate Requirement Identified: Section 09 65 13 requires resilient base products to comply with ASTM F1861, continuous coils where possible, coved base at resilient/concrete flooring unless otherwise indicated, water-resistant manufacturer-recommended adhesive, VOC compliance, substrate examination, manufacturer substrate preparation, 48-hour material acclimation, continuous adhesion, preformed/job-formed corners, and resilient molding accessories where shown. Substrate repair, wall correction, backing correction, and field remediation are excluded unless carried.

Bid Position if Unresolved: Carry RB01 where tagged or governed by UNO notes, including CO01/CO02 areas. Qualify substrate condition, wall irregularities, adhesive compatibility, and unissued final base details.

RB03 - Resilient Wall Base

Specified Product / Requirement: Tarkett Johnsonite Wall Base; color Burnt Umber B; color no. 63; 4 in; location typical at all PT03 walls UNO.

Sheets / Location Basis: A6Z0001 finish schedule; A1F finish plans and room/wall tags where RB03/PT03 is shown.

Adhesive / Floor Prep / Moisture / Substrate Requirement Identified: Section 09 65 13 requires resilient base products to comply with ASTM F1861, continuous coils where possible, coved base at resilient/concrete flooring unless otherwise indicated, water-resistant manufacturer-recommended adhesive, VOC compliance, substrate examination, manufacturer substrate preparation, 48-hour material acclimation, continuous adhesion, preformed/job-formed corners, and resilient molding accessories where shown. Substrate repair, wall correction, backing correction, and field remediation are excluded unless carried.

Bid Position if Unresolved: Carry RB03 where tagged/scheduled only. Qualify substrate condition, adhesive compatibility, and final wall/finish coordination.

RB04 - Resilient Wall Base

Specified Product / Requirement: Burke resilient wall base; color Dark Teal; color no. 253; 4 in; location typical at all PT04 walls UNO.

Sheets / Location Basis: A6Z0001 finish schedule; A1F finish plans and elevations where RB04/PT04 is shown.

Adhesive / Floor Prep / Moisture / Substrate Requirement Identified: Section 09 65 13 requires resilient base products to comply with ASTM F1861, continuous coils where possible, coved base at resilient/concrete flooring unless otherwise indicated, water-resistant manufacturer-recommended adhesive, VOC compliance, substrate examination, manufacturer substrate preparation, 48-hour material acclimation, continuous adhesion, preformed/job-formed corners, and resilient molding accessories where shown. Substrate repair, wall correction, backing correction, and field remediation are excluded unless carried.

Bid Position if Unresolved: Carry RB04 where tagged/scheduled only. Note coordination overlap with RB05 at PT04 walls; written clarification is required before procurement if both tags are implicated.

RB05 - Resilient Wall Base

Specified Product / Requirement: Tarkett Johnsonite Wall Base; color Blue Jeans; color no. 84; 4 in; location note typical at PT04 walls UNO.

Sheets / Location Basis: A6Z0001 finish schedule; A1F finish plans/elevations where RB05 is specifically shown.

Adhesive / Floor Prep / Moisture / Substrate Requirement Identified: Section 09 65 13 requires resilient base products to comply with ASTM F1861, continuous coils where possible, coved base at resilient/concrete flooring unless otherwise indicated, water-resistant manufacturer-recommended adhesive, VOC compliance, substrate examination, manufacturer substrate preparation, 48-hour material acclimation, continuous adhesion, preformed/job-formed corners, and resilient molding accessories where shown. Substrate repair, wall correction, backing correction, and field remediation are excluded unless carried.

Bid Position if Unresolved: Carry RB05 only where specifically tagged. Do not substitute RB05 for RB04 without clarification. Qualify RB04/RB05 overlap before bid award.

RB06 - Resilient Wall Base

Specified Product / Requirement: Tarkett Johnsonite Wall Base; color Brown; color no. 47; 4 in; location note typical at all WC02 walls UNO.

Sheets / Location Basis: A6Z0001 finish schedule. Actual use could not be located with sufficient certainty in reviewed finish plans/elevations.

Adhesive / Floor Prep / Moisture / Substrate Requirement Identified: Section 09 65 13 requires resilient base products to comply with ASTM F1861, continuous coils where possible, coved base at resilient/concrete flooring unless otherwise indicated, water-resistant manufacturer-recommended adhesive, VOC compliance, substrate examination, manufacturer substrate preparation, 48-hour material acclimation, continuous adhesion, preformed/job-formed corners, and resilient molding accessories where shown. Substrate repair, wall correction, backing correction, and field remediation are excluded unless carried.

Bid Position if Unresolved: Use of RB06 cannot be located. Qualify use prior to bid award and do not carry RB06 unless written direction identifies exact RB06 locations.

3.5 Transitions / Edge Strips / Finish Interfaces

Provide manufactured transition materials only where finish changes are expressly shown or reasonably tied to carried flooring/tile finishes. A5Z0005 identifies carpet-to-concrete, carpet-at-door, carpet-to-resilient, porcelain-to-carpet, stone-to-carpet, tile-to-tile corner, tile-to-gypsum corner, tile base, and porcelain-tile-to-concrete conditions. Materials and assemblies shown include rubber transition strip, Schluter Schiene, Schluter Reno-U, aluminum Schluter ramp transition strip, metal edge strip, Johnsonite subfloor leveler, thinset, grout, crack isolation membrane, thickset mortar bed, ceramic tile base, concrete floor fill to level, and 1:48 maximum slope/ramp conditions.

Transition Clarification: All transitions are estimated as best interpreted and should be qualified/verified prior to bid award. This includes finish-to-finish conditions, carpet-to-concrete, carpet-to-tile, tile-to-concrete, entry mat recess conditions, door transitions, and any ramp/elevation condition shown only diagrammatically or by typical detail.

Bid Position if Unresolved: Include standard manufactured transition strips directly associated with carried flooring/tile finishes where shown and reasonably interpreted. Exclude field elevation correction, slab grinding, concrete fill to level, substrate leveling, Johnsonite subfloor leveler beyond specifically detailed transition strips, crack isolation membrane, thickset mortar bed, ramping, and undocumented assemblies unless specifically included in the estimate and approved scope.

4. FLOOR PREP, MOISTURE, WATERPROOFING, SLAB DEPRESSIONS, AND SUBSTRATE QUALIFICATIONS

- Floor prep is limited to routine installation readiness for products carried in this Exhibit A. The finish plans require surfaces receiving finishes to be clean, true, and free of irregularities and state not to proceed until unsatisfactory conditions have been corrected. That is a prerequisite condition, not an unlimited flooring subcontract allowance.

- Section 09 68 13 identifies carpet moisture-content testing and alkalinity testing, including not less than once every 1,000 SF unless alternate procedures are accepted by the carpet manufacturer. It also identifies removal of incompatible coatings/residues, bond/moisture tests, leveling/patching compounds, and grinding of ridges/roughness/protrusions. These are identified requirements but are not carried unless expressly priced. They must be qualified as excluded or separately carried in writing.

- Section 09 65 13 identifies resilient base substrate examination and manufacturer-recommended substrate preparation to ensure adhesion. It does not convert wall correction, drywall repair, substrate remediation, masonry void correction, or other trade correction into flooring scope unless expressly carried.

- Section 09 30 00 identifies waterproofing installation, crack isolation membrane installation, thinset tile over concrete slabs, thinset tile over waterproof membrane at toilet rooms, grout, grout sealer, movement joints, metal edge strips, and leveling/patching underlayment products. Waterproofing, crack isolation, mud beds, thickset mortar beds, shower pan systems, shower slope build-up, trench/drain build-up, and slab depression infill are excluded unless specifically carried by written scope line.

- Slab depressions are specifically implicated by TL02 restroom floor tile, CP06 lobby carpet tile, and CP08 entrance mat systems. Carry finish materials only unless depression construction, recess construction, or concrete fill is separately assigned and priced.

- CO01 and CO02 concrete finish work is by others per ProFloors, LLC and is not carried as finish installation scope. Base in those areas remains estimated. CO03 epoxy coating is carried as in-scope where tagged/scheduled, subject to final manufacturer/specification requirements and exclusion of substrate remediation unless expressly included.

- Structural drawings identify soil-supported slabs on grade, Level 2 precast framing, and variable field-placed concrete topping slab conditions. Flooring scope does not include structural concrete, topping slab design, precast camber correction, slab flatness/levelness remediation, slab reinforcement, sawcutting, coring, drains, trench drains, or delegated structural design.

Bid Position if Unresolved: If slab elevations, depressions, flatness, moisture, pH, adhesion, waterproofing, or transition conditions do not support the specified finish systems, cost and schedule impact must be addressed by written change directive before procurement or installation.

5. EXCLUSIONS / NOT CARRIED UNLESS EXPRESSLY ADDED

- CO01 concrete sealer finish and CO02 polished concrete finish work are by others per ProFloors, LLC; however, resilient base in CO01/CO02 areas is estimated where shown, scheduled, or required by UNO notes.
- Demolition, abatement, selective removal, adhesive residue removal, substrate scarification, shot blasting, grinding, floor preparation beyond routine product installation preparation, moisture mitigation, vapor mitigation, vapor retarder systems, pH/RH testing, alkalinity remediation, mitigation primers, and floor leveling/self-leveling.
- Waterproofing, crack isolation membranes, mud beds, thickset mortar beds, shower pan systems, trench/drain slope build-up, flood testing, drain coordination, slab depressions, recessed slab forming, concrete fill to level, sawcutting, coring, and concrete repair.
- Structural concrete, slabs, topping slabs, slab reinforcement, special inspections, delegated design, precast/topping design, slab camber correction, equipment pads, housekeeping pads, sidewalks, stoops, pavement, curbs, drains, trench drains, and plumbing coordination.
- Wallcoverings WC01-WC05, paint PT finishes, glass film GF, glass partitions, countertops, casework, wall protection, corner guards, acoustical products, ceilings, window shades, exterior materials, and non-flooring/non-tile Division 12 items unless expressly requested otherwise. Fry Reglet products are excluded.
- Stair tread systems, stair nosings, stair risers, nosing inserts, handrails, and stair structural work unless a specific flooring finish is shown and expressly carried.
- Temporary protection, cleaning/final cleaning, attic stock, mockups, special inspections, testing agencies, permits, bonds, insurance, BIM, Procore/Egnyte/project-web-site administration, schedule acceleration, overtime, GC administrative obligations, and closeout deliverables unless specifically priced or contractually included.

6. CONTRACT / ADMINISTRATION RISK NOTES FROM SUBCONTRACT AND SPECIFICATIONS

- The Choate subcontract form incorporates the prime contract, exhibits, revisions, addenda, amendments, prime contract change orders, and subcontract change orders into the subcontract documents. Subsequent additional or revised plans/specifications automatically become part of the subcontract documents unless written objection/claim deadlines are met. This is a material change-notice risk.
- The subcontract form requires the better quality, greater quantity, and more stringent requirement in the event of discrepancies. This Exhibit A does not accept unbounded better-quality/greater-quantity obligations for unclear finish conditions, unclear transitions, or missing finish locations.
- Daily reports, meeting minutes, handwritten notes, tracking forms, extra tickets, and email correspondence do not constitute formal subcontract notice. Any change, added scope, substrate condition, moisture issue, or transition discrepancy must be issued as a formal written claim/change notice in the required format.
- Division 01 specifications state that drawings govern specifications for quantity/location, specifications govern drawings for quality/performance, and greater quantity/better quality govern ambiguity/conflict. This reinforces the need to attach this Exhibit A to the bid/subcontract response and carve out unresolved scope expansions.
- Section 01 26 13 establishes RFI requirements and states RFIs must be submitted promptly enough to avoid delay. It also states no Contract Time or Contract Sum adjustment will be granted for failure to submit RFIs with sufficient processing time. Unclear finish, RB06, transition, slab depression, waterproofing, and CO03 specification gaps must be clarified before award or carried only as qualified.

Bid Position if Unresolved: Attach this Exhibit A to any proposal/subcontract response. State that scope is limited to the document-identified finish systems listed herein and that any revised documents, final construction drawings, addenda, subcontract exhibits, slab conditions, waterproofing requirements, substrate conditions, or transition directives issued after this report require review and may change price and schedule.

7. FINAL BID POSITION

Base bid should include only the finish systems expressly identified in Section 3 and only at locations shown on the reviewed finish plans, finish groups, finish schedules, specifications, and referenced transition details. No quantities are included in this Exhibit A. No inferred products, inferred prep, inferred waterproofing, inferred slab corrections, inferred transitions, or inferred field-elevation work are included.

Concrete Finish Scope Clarification: CO01 and CO02 are by others per ProFloors, LLC. Base in CO01/CO02 areas is estimated where shown, scheduled, or governed by UNO requirements. CO03 is carried as in-scope where tagged/scheduled, subject to final specification/manufacture requirements and substrate exclusions.

Transition Scope Clarification: All transitions are estimated as best interpreted and should be qualified/verified prior to bid award. Transition scope is not acceptance of field elevation correction, substrate leveling, ramping, concrete fill, slab depression work, or undocumented transition assemblies.

RB06 Scope Clarification: Use of RB06 cannot be located. RB06 must be qualified prior to bid award and excluded unless written direction identifies exact locations.

Bid Position if Unresolved: Final pricing is based on the uploaded permit-level architectural drawings, structural drawings, Choate subcontract form, and architectural specification manual reviewed for this report. Any final construction documents, addenda, corrected finish schedules, subcontract exhibits, slab depression details, waterproofing directives, moisture/substrate requirements, or transition directives issued after this Exhibit A require review and may change price and schedule.