

EXHIBIT F - SQUARES RA 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; Exhibit A; Exhibit B; Exhibit C; Exhibit D; Exhibit E; Exhibit G; Exhibit H; Scope Gap Report; Slab Conditions Report; Mud Bed
& Slab Depressions Report; Stairs Report; Tub and Shower Report; Access Flooring Report
Issue: Initial Release - Full Reporting Review
Created By: Compass Global | Powered by SQUARES AI Platform

Project Risk Value: 8.7 / 10	HIGH RISK	Time to Turn: 10 days
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1. EXECUTIVE RISK POSITION

SQUARES RA classifies this project as **HIGH RISK** for commercial flooring, tile, resilient base, access flooring interface, concrete-finish coordination, and subcontract exposure. The risk is not driven by one isolated condition. It is driven by the combined effect of permit-level documents, concrete-finish scope split by ProFloors direction, unresolved transition interpretation, RB06 location uncertainty, tile/thickset/depression coordination gaps, slab/topping/camber exposure, access-flooring specification presence, and contract language that pushes discrepancy, quantity, quality, schedule, and claim-notice risk onto the subcontractor.

Bid Position if Unresolved: Treat the estimate as a qualified bid position only. Do not convert document ambiguity into included scope. Carry only the finish products, base, transitions, and CO03 items expressly identified in Exhibit A, and qualify all unresolved floor prep, substrate correction, moisture mitigation, slab elevation correction, access flooring, shower slope/depression, and transition conditions before bid award.

2. REPORTING INPUTS REVIEWED

The risk score is based on the completed reporting package: Exhibit A Scope of Work, Exhibit B Alternates, Exhibit C Attic Stock, Exhibit D Contradictions, Exhibit E Value Engineering, Exhibit G Overall Finish Schedule, Exhibit H Document Presence, Scope Gap Report, Slab Conditions Report, Mud Bed & Slab Depressions Report, Stairs Report, Tub and Shower Report, and Access Flooring Report. This Exhibit F is a risk consolidation report and does not replace the governing scope positions in those exhibits.

3. SQUARES RA RISK REGISTER

Risk Driver	Severity	Reporting Basis / Commercial Impact	Bid Position if Unresolved
Permit-Level Document Status	HIGH RISK	Architectural set is Issue for Permit and not for construction. Final bid/construction drawings, addenda, GC scope exhibits, and subcontract exhibits may alter finish scope, transition conditions, concrete finish responsibility, access flooring, and tile assemblies.	Qualify the proposal as based on permit-level documents. Do not absorb later revisions without written pricing or scope adjustment.
CO01 / CO02 / CO03 Scope Split	HIGH RISK	CO01 and CO02 are by others per ProFloors, LLC; base in CO01/CO02 areas is estimated. CO03 is carried as in scope where tagged/scheduled. This creates a scope-interface risk between concrete finishing, base installation, floor protection, and final acceptance.	Exclude CO01 and CO02 concrete finish work. Carry base where shown. Carry CO03 only where clearly identified. Require written confirmation before award.
Transitions Estimated as Best Interpreted	HIGH RISK	Transition details and finish plans do not create a fully coordinated transition-by-location matrix. Field elevation correction, ramping, concrete fill, leveling, and undocumented substrate correction remain unresolved.	Qualify all transitions. Verify final transition types, quantities, elevations, and responsibility before bid award.
RB06 Location Cannot Be Located	MODERATE RISK	RB06 is listed in finish information, but its use cannot be located with sufficient certainty in the reviewed finish plans/elevations.	Do not carry RB06 unless written direction identifies actual locations. Qualify RB06 as unresolved.
Tile / Thickset / Depression Coordination	HIGH RISK	Tile details and reports identify TL01/TL02/TL03/TL04, 3/4 in. recess/depression references, thickset/mortar bed implications, crack isolation, waterproofing, shower-floor slope, and trench-drain coordination, but the documents do not provide a complete depression matrix by room and finish.	Carry tile finish only where shown. Exclude slab depression correction, slope correction, mud beds, waterproofing, crack isolation, and substrate remediation unless expressly directed.
Slab / Substrate / Moisture Exposure	HIGH RISK	Finish notes require clean, true, irregularity-free surfaces before finishes. Specifications require manufacturer and substrate compliance. Structural documents identify slab-on-grade, topping, camber/leveling material allowances, and geotechnical responsibilities. These requirements do not create a flooring allowance for slab correction or moisture mitigation.	Exclude slab correction, grinding, leveling, patching beyond standard install prep, moisture mitigation, pH/RH remediation, and contaminant removal unless separately directed.
Access Flooring Specification Presence	HIGH RISK	Section 09 69 00 is present and references access-flooring systems, AF01/AF02, Tate basis-of-design products, submittals, mockups, NFPA 75, service interfaces, and specialty system requirements. The Access Flooring Report protects standard flooring scope from being expanded into a raised-floor package.	Exclude access-flooring panels, pedestals, understructure, anchors, cutouts, service outlets, grounding, ramps, closures, and manufacturer supervision unless ProFloors gives separate written direction.
Subcontract Better Quality / Greater Quantity Language	HIGH RISK	Choate subcontract language requires better quality/greater quantity and more stringent requirements in discrepancies, incorporates prime-contract obligations, imposes strict claim notice requirements, and may automatically incorporate later revisions.	Do not rely on exclusions buried in estimate notes alone. Carry hard qualifications into proposal and subcontract exhibits before execution.
Attic Stock / Maintenance Materials	MODERATE RISK	Exhibit C identified document-driven extra material obligations for tile, resilient base/accessories, and carpet tile/remnants. These can be missed if treated as closeout-only items.	Carry only documented attic stock/maintenance material requirements for products actually included in scope; qualify excluded/by-others items.
Stairs / Vertical Circulation	MODERATE RISK	Stair reports identify multiple stair sheets and fire stair finish references, but structural stair assemblies, metal stairs, pans, nosings, handrails, guardrails, and delegated design are not flooring scope unless expressly assigned.	Carry only expressly shown finish/base items. Exclude stair assemblies, nosings, pans, structural attachments, and delegated design.

4. RISK SCORING RATIONALE

Document Completeness / Coordination: 9.0 / 10. Permit-level drawings and full specifications are present, but the finish package still requires qualification because several scope-critical items are not fully coordinated by location, assignment, or final construction-detail condition.

Scope Assignment Risk: 9.0 / 10. CO01 and CO02 are expressly by others per ProFloors, while base remains estimated and CO03 is carried. This creates a real boundary condition that must be written into the bid and subcontract scope.

Substrate / Slab / Floor Prep Risk: 9.2 / 10. The documents contain slab-on-grade, topping, recess, leveling-material, clean/true substrate, and moisture-sensitive finish implications. Flooring should not absorb undefined substrate remediation or elevation correction.

Finish Identification Risk: 8.0 / 10. Finish plans, finish schedules, and specifications identify many products, but RB06 use cannot be located, transitions require best-interpretation estimating, and tile/shower conditions require coordinated depression/slope verification.

Contractual Risk: 9.3 / 10. Choate subcontract language materially increases exposure through downstream prime-contract incorporation, more stringent/better quality/greater quantity language, automatic incorporation of later revisions, schedule obligations, and strict written notice requirements.

Overall Risk Value: 8.7 / 10. Classification: **HIGH RISK**. This is not a no-bid classification. It is a qualification-required classification. The project can be priced, but only if the exclusions and unresolved conditions are pushed into the bid proposal and preserved through subcontract review.

5. CRITICAL QUALIFICATIONS TO CARRY FORWARD

1. CO01 and CO02 concrete finish work is by others per ProFloors, LLC; resilient base in CO01/CO02 areas is estimated only where shown/scheduled or governed by UNO requirements.
2. CO03 is carried as in scope only where tagged/scheduled and only to the extent included in the estimate.
3. All transitions are estimated as best interpreted and must be qualified/verified prior to bid award; transition pricing excludes undocumented field elevation correction, ramping, slab leveling, concrete fill, substrate correction, and unissued conditions.
4. RB06 use cannot be located with sufficient certainty. RB06 must be qualified and should not be carried unless written direction identifies actual locations.
5. Floor prep, waterproofing, crack isolation, mud beds, slab depressions, self-leveling, moisture mitigation, concrete correction, slope correction, and substrate remediation are excluded unless specifically directed otherwise. Any quantities or conditions are qualification-only and not carried as included work.
6. Access flooring is excluded as a specialty package unless ProFloors, LLC issues written direction to carry Section 09 69 00 access-flooring scope, including panels, understructure, pedestals, service interfaces, ramps, closures, grounding, mockups, and manufacturer supervision.
7. Structural stair assemblies, metal stairs, concrete-filled pans, nosings, handrails, guardrails, delegated design, and structural attachments are excluded unless expressly assigned in final subcontract scope.

6. SUBCONTRACT / AWARD RISK CONTROL

Before subcontract execution, the proposal should attach or incorporate the governing Exhibits A through H, Scope Gap Report, Slab Conditions Report, Mud Bed & Slab Depressions Report, Stairs Report, Tub and Shower Report, and Access Flooring Report as scope-control documents. If the subcontract requires a broader scope than the reporting package, that broader scope must be priced separately or struck from the subcontract exhibit.

Bid Position if Unresolved: The final subcontract must not override the estimate qualifications. If Choate scope exhibits, later drawings, addenda, or subcontract language require greater quantity, better quality, more stringent assemblies, access flooring, substrate remediation, tile waterproofing/mud beds, or additional transition/elevation correction, those items are excluded unless specifically added by written change in price and scope.

7. FINAL SQUARES RA POSITION

This project should be treated as bid-capable but commercially sensitive. The documents are sufficiently developed to establish a defensible flooring/tile/base bid position, but they are not clean enough to bid unqualified. The highest exposure is not product selection; it is responsibility creep at the slab, transition, tile assembly, access flooring, and subcontract language levels.

Final RA Classification: **HIGH RISK**. Carry the estimate only with written qualifications, ProFloors-directed scope boundaries, and subcontract exhibit protection.