

SLAB CONDITIONS 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: Full Review - Slab Conditions / Flooring Substrate Risk

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1. PURPOSE

This report identifies slab-related conditions, substrate requirements, and commercial exposure affecting Division 03, Division 09, and Division 12 flooring-related work. The report is document-driven and is limited to flooring, tile, base, transitions, concrete flooring treatment, slab-on-grade / topping coordination, underlayment, waterproofing/crack isolation where tied to tile assemblies, and related substrate readiness conditions. This report does not add scope beyond Exhibit A and does not resolve design or trade responsibility conflicts.

Bid Position if Unresolved: Unless expressly carried in Exhibit A, slab correction, slab remediation, self-leveling, moisture mitigation, crack isolation, waterproofing, mud beds, floor depressions, slope corrections, contaminant removal, curing compound removal, and concrete repairs are excluded from estimating and must be qualified at bid time.

2. GLOBAL REPORT POSITION

- CO01 and CO02 are by others per ProFloors, LLC. Base in CO01 and CO02 areas is estimated only where shown/scheduled.
- CO03 is carried as in scope where shown/scheduled, subject to slab condition, manufacturer requirements, and the exclusions stated in this report.
- All transitions are estimated as best interpreted from the provided documents and should be qualified / verified prior to bid award.
- Use of RB06 cannot be located in the reviewed finish plans and must be qualified if RB06 is requested after bid.
- No global floor preparation allowance is carried unless specifically stated in Exhibit A. Floor prep language in specifications and details is treated as a substrate readiness requirement and commercial qualification, not as a carried remediation allowance.

3. DETAILED SLAB CONDITIONS

1. Concrete Slab Substrate Readiness - General Flooring Interface

Location: All rooms and areas receiving floor finishes or exposed concrete treatment, including Level 01 and Level 02 areas shown on finish plans.

Drawing Reference: A1F0100, A1F0200, A1F011A/B, A1F021A/B, A6Z0001, A5000028 transition/detail series, and structural slab-on-grade / framing sheets including S5B0001.

Specification Reference: 03 30 00 Cast-In-Place Concrete; 03 54 16 Hydraulic Cement Underlayment; 07 26 16 Under-Slab-On-Grade Vapor Retarder; 09 61 23 Concrete Flooring Treatment; 09 65 13 Resilient Base and Accessories; 09 68 13 Tile Carpeting.

Condition: The documents require finish-ready substrates, including clean, true, dry, smooth, level, and compatible surfaces. The finish plans instruct that surfaces receiving finishes must be clean, true, and free of irregularities, and that work is not to proceed until unsatisfactory conditions have been corrected.

Commercial Impact: These requirements create exposure if the actual slab is not finish-ready at time of flooring installation. The estimate does not include converting non-compliant concrete into a finish-ready substrate unless the condition is expressly quantified and carried in Exhibit A.

Responsibility: General Contractor / concrete trade / responsible substrate provider to deliver acceptable substrate conditions before flooring installation.

Bid Position if Unresolved: Exclude slab remediation, grinding, patching, topping correction, concrete repair, contaminant removal, moisture mitigation, and self-leveling unless specifically stated in Exhibit A. Qualify that flooring pricing assumes acceptable substrates furnished by others.

2. CO01 and CO02 Concrete Flooring - By Others with Base / Transition Exposure

Location: CO01 and CO02 areas shown throughout the finish plans and finish schedule, including exposed concrete flooring and polished concrete areas.

Drawing Reference: Finish Group Legend and finish plans; A6Z0001 Interior Materials Schedule.

Specification Reference: 09 61 23 Concrete Flooring Treatment and finish schedule references to CO01 / CO02 concrete flooring treatments.

Condition: CO01 is scheduled as concrete flooring - sealed. CO02 is scheduled as concrete flooring - polished, including grinding to sand-size aggregate, densifier, sealer, burnishing, divot/pocket infill, and mockup requirements. Per ProFloors, LLC direction, CO01 and CO02 are by others.

Commercial Impact: Although CO01 and CO02 floor treatment work is excluded, resilient base and transitions adjacent to these concrete areas remain affected by actual concrete elevation, finish thickness, edge condition, floor flatness, and final surface profile.

Responsibility: CO01 / CO02 concrete treatment by others. Flooring estimator carries base only in these areas where shown/scheduled. Transition coordination remains a qualification item.

Bid Position if Unresolved: Carry base in CO01/CO02 areas only. Exclude CO01/CO02 grinding, polishing, densifier, sealer, burnishing, mockups, slab repair, divot filling, elevation correction, and related concrete surface treatment. Qualify all transitions adjacent to CO01/CO02 prior to bid award.

3. CO03 High-Performance Epoxy Coating - In Scope Subject to Slab Acceptance

Location: CO03 locations shown by Finish Group FG04 and finish schedule, including Liquid Management Room, restrooms, janitor closets, and other CO03-tagged locations shown on the finish plans.

Drawing Reference: A1F0100, A1F011A/B, A1F0200, A1F021A/B, and A6Z0001.

Specification Reference: Finish schedule identifying CO03 as Sherwin Williams ArmorSeal 1000HS high-performance epoxy coating; related substrate requirements under 09 61 23 and manufacturer requirements.

Condition: CO03 is carried as in scope. However, epoxy coating performance depends on the concrete substrate being dry, clean, compatible, properly profiled, free of contaminants, and within manufacturer-required moisture/alkalinity limits.

Commercial Impact: If concrete moisture, curing compounds, laitance, contaminants, surface hardness, cracks, divots, construction joints, or profile conditions exceed normal coating preparation, additional work may be required before CO03 can be installed.

Responsibility: Flooring/coating scope carries CO03 coating installation only as priced. Substrate defects, moisture conditions, structural slab conditions, and concrete corrections remain by others unless expressly carried.

Bid Position if Unresolved: Carry CO03 coating at scheduled locations. Exclude moisture mitigation, shot blasting beyond normal prep, crack repair, joint repair, slab replacement, hydrostatic pressure correction, self-leveling, and concrete elevation correction unless separately directed and priced.

4. Carpet Tile Areas - Moisture, Alkalinity, Adhesive Bond, and Slab Prep Requirements

Location: All CP-series carpet tile areas shown on finish plans.

Drawing Reference: Finish plans A1F series and finish schedule A6Z0001.

Specification Reference: 09 68 13 Tile Carpeting.

Condition: Specifications require concrete substrate moisture and alkalinity verification, with testing frequency not less than once every 1,000 square feet, unless manufacturer-approved alternate procedures are accepted. Concrete subfloors must be dry and free of curing compounds, sealers, hardeners, incompatible coatings, adhesive residues, wax, oil, silicone, and other substances that may interfere with adhesive bond.

Commercial Impact: The specification creates testing and substrate-readiness obligations but does not provide a defined remediation scope or quantity for defective slab conditions. Flooring pricing is exposed if slab conditions require large-scale mechanical preparation, grinding, floor sealer systems, patching, or moisture mitigation.

Responsibility: General Contractor / substrate provider to deliver compatible concrete substrate. Flooring installer to perform manufacturer-required review/testing before installation as applicable to carried flooring scope.

Bid Position if Unresolved: Carry standard carpet tile installation only. Exclude large-scale slab preparation, adhesive residue removal, curing compound removal, moisture mitigation, concrete grinding, floor leveling, and substrate correction unless expressly included in Exhibit A or issued as a priced change.

5. Tile Floor Assemblies - Crack Isolation, Thickset/Mortar Bed, Slope, and Elevation Build-Up

Location: Tile floor and wet-area locations shown on finish plans and details, including toilet, shower, and other TL-tagged areas.

Drawing Reference: A1F series finish plans; A5000028 flooring transition/detail series; restroom/shower enlarged details where applicable.

Specification Reference: 09 30 00 Tiling; 07 14 16 Cold Fluid-Applied Waterproofing where linked to ceramic tile waterproof membranes; 03 54 16 Hydraulic Cement Underlayment where floor leveling/patching is implicated.

Condition: Details indicate tile-related build-up conditions including thinset mortar, crack isolation membrane, thickset mortar bed, grout, elastomeric sealant, tile base, and transitions such as Schluter Schiene / Reno-U. The documents identify assembly components but do not clearly quantify slab depression depth, mortar bed thickness by room, waterproofing extent, crack-isolation extent, or slope correction responsibility in a way that can be priced without qualification.

Commercial Impact: Tile build-up and slab recess/depression conditions affect finished elevation, transition profile, door clearances, and adjacent flooring tie-ins. Undefined crack isolation, waterproofing, mud bed, and slope requirements create bid exposure if carried by assumption.

Responsibility: Design team / General Contractor to clarify substrate elevation, waterproofing, crack isolation, mortar bed, and slope requirements before award. Flooring/tile estimator does not assume hidden slab-depression correction.

Bid Position if Unresolved: Exclude crack isolation, waterproofing, mud beds, floor depressions, slope correction, and slab build-up correction unless expressly carried in Exhibit A. Tile installation is priced only to the defined finish scope; assembly conflicts or additional substrate work require written clarification and separate pricing.

6. Hydraulic Cement Underlayment / Self-Leveling - Specification Exists but No Global Quantity Located

Location: Potentially applicable wherever substrate correction or elevation transition is required, but no global flooring underlayment area or quantity was located in the reviewed documents.

Drawing Reference: Finish plans and transition details; A5000028 series where leveling and patching compounds are shown at transitions.

Specification Reference: 03 54 16 Hydraulic Cement Underlayment.

Condition: The specification includes hydraulic-cement-based, polymer-modified, self-leveling underlayment capable of a minimum 1/4 inch uniform thickness and feathered edges, with 4,000 psi compressive strength and substrate preparation requirements. This is a performance/specification availability condition, not a clearly defined global quantity.

Commercial Impact: If the slab is not within flooring tolerance or if transitions require floating/leveling, additional material and labor may be required. The documents do not define locations, depths, or quantities sufficient to carry a reliable self-leveling allowance.

Responsibility: General Contractor / design team to identify exact underlayment locations and depths before pricing or award.

Bid Position if Unresolved: No global hydraulic cement underlayment, self-leveling, or slab floating is carried. Treat any required underlayment beyond minor manufacturer-recommended patching as additional scope requiring written direction and pricing.

7. Level 02 Precast / Topping Slab Conditions - Camber and Variable Thickness Risk

Location: Level 02 finish areas over precast floor framing.

Drawing Reference: Structural framing plans for Level 02, including S1F series; finish plans A1F0200 and A1F021A/B.

Specification Reference: 03 53 00 Concrete Topping; 03 30 00 Cast-In-Place Concrete; 09 61 23 / 09 68 13 finish substrate provisions.

Condition: Structural notes indicate Level 02 precast framing and field-placed cast-in-place topping slab with variable thickness resulting from camber in the precast double tee members. Finish plans then place finish systems over Level 02 areas.

Commercial Impact: Variable topping thickness and camber-driven conditions may affect flatness, levelness, transitions, and substrate readiness for carpet tile, concrete treatment, base, and tile finish installations.

Responsibility: Concrete / topping / structural substrate provider to deliver finish-ready substrate acceptable to flooring manufacturers.

Bid Position if Unresolved: Exclude correction of camber-related slab elevation differences, topping irregularities, grinding, topping repair, leveling, and transition elevation correction unless specifically carried. Qualify Level 02 flooring as based on acceptable substrate by others.

8. Under-Slab Vapor Retarder / Moisture Mitigation Boundary

Location: Slab-on-grade areas.

Drawing Reference: Structural slab-on-grade details and foundation plans; architectural/finish plans where finishes are applied over slab-on-grade.

Specification Reference: 07 26 16 Under-Slab-On-Grade Vapor Retarder; 09 61 23 Concrete Flooring Treatment; 09 68 13 Tile Carpeting.

Condition: Specifications include an under-slab-on-grade vapor retarder, including Class A performance, 15 mil minimum thickness, continuous installation, sealed laps, sealed penetrations, and repair of damaged areas. The structural notes also indicate that under-slab vapor mitigation systems, if required, are not shown and are to be designed by others.

Commercial Impact: A vapor retarder below the slab does not eliminate the need to test concrete moisture before flooring or coating installation. It also does not define or include flooring moisture mitigation systems if post-placement slab moisture exceeds manufacturer limits.

Responsibility: General Contractor / concrete trade / vapor retarder installer for under-slab vapor retarder continuity. Flooring installer to follow manufacturer testing requirements for installed finish systems.

Bid Position if Unresolved: No moisture mitigation system is carried. Flooring pricing assumes substrate moisture conditions comply with manufacturer limits at time of installation. Moisture mitigation, pH correction, topical barriers, or slab drying delays are excluded unless separately directed and priced.

9. Control Joints, Construction Joints, Slab Steps, Ramps, and Dock-Related Slab Interfaces

Location: Slab-on-grade areas, dock areas, ramps, slab step transitions, isolation joints, control joints, and penetrations shown in structural slab details.

Drawing Reference: S5B0001 Slab on Grade Sections and Details; dock leveler / slab sections; architectural transition/detail sheets.

Specification Reference: 03 30 00 Cast-In-Place Concrete; 07 92 00 Joint Sealants where applicable; 09 30 00 / 09 65 13 / 09 68 13 for finish transition interface conditions.

Condition: Structural drawings identify slab-on-grade sections, ramp transitions, slab step transitions, isolation joints, control joints, construction joints, reinforcing around slab openings, and dock leveler slab conditions. Finish details also include transition strips, leveler at transitions, and tile/carpet/concrete interface conditions.

Commercial Impact: Joint locations and slab elevation changes may create finish conflicts, telegraphing, required joint treatment, transition changes, or additional leveling. The flooring scope cannot absorb structural joint correction or slab geometry changes by assumption.

Responsibility: General Contractor / concrete trade to coordinate slab joints and elevations with finish requirements before flooring installation.

Bid Position if Unresolved: Exclude structural joint correction, joint filling, slab step/ramp correction, dock leveler edge coordination, and finish elevation correction unless expressly carried. Transitions remain best interpreted and must be verified prior to bid award.

10. Subcontract Risk Language - Greater Quantity / More Stringent Requirement Exposure

Location: Contractual conditions affecting all flooring, tile, base, transition, coating, and slab-interface scope.

Drawing Reference: All reviewed drawings and specifications.

Specification / Contract Reference: Choate Subcontract Article I and Article II; Division 01 summary and coordination requirements.

Condition: The subcontract and Division 01 documents create risk that drawings, specifications, later-issued documents, and more stringent requirements may govern. This creates commercial exposure where slab preparation language exists in specifications but exact flooring remediation quantities are not shown on the drawings.

Commercial Impact: Without a written bid qualification, undefined slab conditions may be pushed into the flooring scope after award. This is especially material where CO01/CO02 are by others, CO03 is in scope, transitions are interpretive, and manufacturer requirements control flooring installation conditions.

Responsibility: Bidder to qualify unresolved slab and substrate exposure. General Contractor/design team to clarify prior to award.

Bid Position if Unresolved: Submit bid with explicit exclusion of hidden or undefined slab correction and require written clarification for any substrate remediation, floor preparation, moisture mitigation, leveling, or transition elevation correction not expressly included in Exhibit A.

4. GLOBAL EXCLUSIONS / COMMERCIAL POSITION

- No slab correction, slab remediation, concrete repair, substrate correction, or substrate replacement is included unless expressly identified in Exhibit A.
- No floor preparation allowance is included beyond standard manufacturer-required installation preparation for carried finish materials, unless expressly quantified and carried in Exhibit A.
- No moisture mitigation, pH correction, topical vapor barrier, or slab drying acceleration is included.
- No self-leveling, hydraulic cement underlayment, patching beyond minor installation-prep touch-up, grinding, shot blasting, scarifying, or contaminant removal is included unless expressly stated.
- No waterproofing, crack isolation, mud bed, slab depression, shower slope, or tile elevation build-up correction is included unless expressly carried in Exhibit A.
- CO01 and CO02 concrete flooring treatments are by others per ProFloors, LLC. Base in those areas is estimated. CO03 is in scope subject to substrate acceptance.
- Transitions are estimated as best interpreted and must be qualified / verified prior to bid award.
- RB06 use cannot be located and must be qualified if requested.

5. REQUIRED BID QUALIFICATION LANGUAGE

- Pricing assumes all concrete substrates are clean, dry, cured, compatible, structurally sound, properly profiled, free of contaminants, and acceptable to finish manufacturers at time of installation.
- Slab remediation, floor prep beyond standard installation preparation, moisture mitigation, self-leveling, crack repair, joint repair, waterproofing, crack isolation, mud beds, slope correction, slab depressions, and transition elevation correction are excluded unless specifically carried in Exhibit A.
- CO01 and CO02 are by others per ProFloors, LLC; base in these areas is included where shown/scheduled. CO03 is included where shown/scheduled, excluding substrate remediation and moisture-related corrective work.
- All transitions are estimated as best interpreted from the documents and shall be verified prior to bid award. Any change required after verification shall be treated as a clarification or change in scope.
- RB06 use could not be located in the reviewed documents and is excluded/qualified unless later clarified in writing.