

EXHIBIT B - ALTERNATES 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

Issue: Initial Release

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1. REPORT BASIS / COMMERCIAL POSITION

This Exhibit B is a document-driven alternates review for Divisions 01, 03, 09, and 12 only, limited to flooring, tile floors, tile walls, resilient base, transitions, concrete finish conditions, and related finish-support scope expressly shown in the reviewed documents. This report does not create alternates, infer alternates, price voluntary substitutions, or expand the estimate beyond alternates expressly identified in the reviewed documents.

The reviewed 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 Exhibit B is therefore based on the permit-level documents provided and must be reconciled against any final construction documents, addenda, formal bid forms, GC scope exhibits, and owner-issued alternate instructions prior to award.

Search Basis: The reviewed documents were searched for document-identified alternate language, including "Alternate," "Alternates," and "ALT," and then filtered to the applicable flooring/tile/concrete/base/transition scope limits of this Exhibit.

Bid Position if Unresolved: No alternate pricing is carried for flooring, tile, resilient base, transitions, or concrete finish work unless a formal issued alternate, addendum, bid form, or GC written direction expressly identifies the alternate scope and confirms that it is to be carried by ProFloors, LLC.

2. FLOORING / TILE / CONCRETE ALTERNATES IDENTIFIED

Finding: No document-identified alternates were located in the reviewed permit-level documents that expressly add, delete, substitute, or separately price flooring, tile, resilient base, transition, or concrete finish scope.

Scope Position: No flooring, tile, resilient base, transition, or concrete finish alternates are carried in the base estimate from the reviewed documents.

Commercial Impact: Any later-issued alternate affecting finish IDs, floor finish assignments, base, tile, concrete finish systems, transitions, slab depressions, substrate preparation, or moisture-related work must be issued in writing and priced separately. The current report does not reserve labor, material, procurement, schedule, or transition/elevation correction scope for unissued alternates.

Bid Position if Unresolved: Carry base bid scope only as established in Exhibit A. Do not carry unissued alternates or inferred finish substitutions.

3. REVIEWED BUT NOT CARRIED - OUTSIDE APPLICABLE ALTERNATE SCOPE

3.1 Structural ALT Mesh Wall / Alternate Bay

Reference: Structural drawing S5Z0003, Steel Framing Details - ALT Mesh Wall; detail title references Mesh Wall Elevation - Alternate Bay.

Condition: The alternate reference is tied to structural/metal mesh wall framing and connections. It is not a flooring, tile, resilient base, transition, or concrete finish alternate within the scope limits of this Exhibit B.

Report Position: Reviewed but not carried. Excluded from Division 09 flooring/tile/base/transition scope and not priced as a flooring alternate.

Bid Position if Unresolved: If the GC intends any floor finish, base, transition, or concrete finish work to be associated with this alternate bay, written scope direction is required before pricing or award.

3.2 Structural Alternate Fastening Pattern Language

Reference: Structural roof framing/decking notes requiring formal review and approval for any proposed alternate fastening pattern.

Condition: This language is an approval requirement for deviations to structural metal deck fastening. It is not an owner/architect bid alternate and does not modify flooring, tile, base, transition, or concrete finish scope.

Report Position: Reviewed but not carried. Excluded from the flooring/tile/concrete finish alternate position.

Bid Position if Unresolved: Any structural deck fastening deviation, delegated design, inspection, or engineering cost remains outside the flooring estimate unless expressly assigned by written contract direction.

4. RELATED BID CLARIFICATIONS - NOT ALTERNATES

CO01 / CO02 / CO03 Position: CO01 and CO02 concrete finish work is by others per ProFloors, LLC and is not carried as flooring finish scope. Base in CO01 and CO02 areas is estimated where shown/scheduled or governed by the finish plan UNO base requirements. CO03 epoxy coating is carried as in-scope where tagged/scheduled. This is a bid clarification and not an alternate.

Transition Position: All transitions are estimated as best interpreted from the reviewed permit-level documents and must be qualified and verified prior to bid award. Transition pricing does not include undocumented elevation correction, slab leveling, concrete fill, ramping, substrate remediation, or transition conditions not clearly detailed. This is a scope qualification and not an alternate.

RB06 Position: Use of RB06 cannot be located in the reviewed finish plans and must be qualified prior to bid award. No alternate has been created for RB06 unless later written direction identifies a specific location, finish condition, and pricing instruction.

5. FINAL ALTERNATE POSITION

No applicable flooring/tile/concrete alternates are carried from the reviewed documents. Any future alternate, addendum, RFI response, or GC exhibit that changes flooring, tile, resilient base, transition, or concrete finish scope must be priced separately and cannot be treated as included in this Exhibit B unless expressly added by written directive.