

EXHIBIT E - VALUE ENGINEERING 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 - Based on documents provided and ProFloors, LLC scope direction through Exhibit A reissue

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1. PURPOSE AND REVIEW LIMITS

This Exhibit E identifies value engineering items affecting Divisions 03, 09, and 12 only, including flooring, tile, resilient base, transitions, concrete floor finish items, and directly related substrate/finish coordination. Section 1 is limited to explicit document-identified value engineering language using the terms "Value Engineering," "VE," or "V.E." Section 2 is industry/common-practice interpretive only and is not document-directed, not priced, and not carried unless separately authorized in writing.

2. PROJECT-SPECIFIC BID POSITION NOTES

CO01 and CO02 are by others per ProFloors, LLC. Base in CO01/CO02 areas is estimated. CO03 is carried as in scope. All transitions are estimated as best interpreted and should be qualified/verified prior to bid award. Use of RB06 cannot be located and must be qualified.

3. SECTION 1 - DOCUMENT-IDENTIFIED VALUE ENGINEERING

E-01 - No Applicable Document-Identified VE Located

Search Basis: Reviewed documents were searched for applicable flooring, tile, base, transition, and concrete-finish value engineering directives using the terms "Value Engineering," "VE," and "V.E."

Document-Identified Condition: No applicable document-identified value engineering directive affecting Division 03, Division 09, or Division 12 flooring/tile/base/transition/concrete-finish scope was located in the reviewed documents.

Commercial Impact: No alternate material, deleted finish, substitution, product reduction, revised finish standard, or document-directed VE credit is established by the reviewed documents for the flooring/tile/base/transition/concrete-finish scope.

Bid Position if Unresolved: No document-identified VE is carried. Any later VE request, substitution, deletion, product change, or scope reduction must be issued in writing with revised pricing, schedule impact, warranty impact, and final finish responsibility confirmed before award or procurement.

4. SECTION 2 - INDUSTRY / COMMON PRACTICE - INTERPRETIVE ONLY

E-02 - CO01 / CO02 Scope Boundary - Not a VE Credit

Classification: Industry / Common Practice - Interpretive; scope boundary only; not document-directed VE.

Condition: CO01 and CO02 are shown in finish groups and finish notes; however, per ProFloors, LLC, CO01 and CO02 floor finish work is by others. Base in CO01/CO02 areas remains estimated.

Bid Position if Unresolved: CO01 and CO02 floor finish work is excluded/by others. Base in those areas is carried where shown/scheduled. This is not to be treated as a VE credit unless the original bid value expressly included CO01/CO02 floor finish work.

E-03 - CO03 Included Scope with Substrate Prep Exclusions Preserved

Classification: Industry / Common Practice - Interpretive; bid qualification; not document-directed VE.

Condition: CO03 is carried as in scope. Floor prep, substrate correction, grinding, shot blasting, self-leveling, moisture mitigation, slab correction, and similar remediation are not included unless expressly carried elsewhere in Exhibit A.

Bid Position if Unresolved: CO03 is included only as the finish scope stated in Exhibit A. Substrate correction and remediation remain excluded/qualification-only unless added by written direction and price revision.

E-04 - Transition Scope Must Remain Qualification-Based

Classification: Industry / Common Practice - Interpretive; coordination risk; not document-directed VE.

Condition: Transition details identify multiple possible assemblies and require coordination/verification. The documents do not provide a complete transition-by-transition map assigning every profile, height condition, floor fill, patching, or leveler responsibility.

Bid Position if Unresolved: All transitions are estimated as best interpreted and must be qualified/verified prior to bid award. Floor fill, leveling, elevation correction, patching, and substrate build-up are not included unless expressly carried in Exhibit A.

E-05 - RB06 Use Cannot Be Located

Classification: Industry / Common Practice - Interpretive; missing-use qualification; not document-directed VE.

Condition: Use of RB06 could not be located in the reviewed finish plan information. No reliable measurable location is established for RB06 installation from the reviewed documents.

Bid Position if Unresolved: RB06 is not carried as a located base scope unless a written location, finish assignment, and measurable quantity basis are provided before award. RB06 must be qualified.

5. GOVERNING COMMERCIAL POSITION

This Exhibit E does not create contractor-proposed VE pricing and does not authorize substitutions, deletions, downgraded products, reduced installation requirements, or scope reductions. Document-identified VE is not carried because no applicable directive was located. Interpretive items in Section 2 are commercial qualifications only and must be converted to written owner/architect/GC direction before they affect contract value, product selection, warranty responsibility, or installation scope.