

ACCESS FLOORING 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: Full Review - Access Flooring Scope

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1. PURPOSE / REPORT POSITION

This report identifies access flooring requirements, coordination gaps, and bid-position exposure based only on the uploaded subcontract, architectural drawings, structural drawings, and architectural specifications. This report does not create quantities, does not assign undocumented scope, and does not expand the flooring estimate beyond the scope expressly carried by the estimator.

Report Position: Section 09 69 00 Access Flooring is present in the specification manual. Access flooring is a specialty raised-floor system package and shall not be treated as standard floor covering installation unless ProFloors, LLC specifically directs that access flooring is included. Standard flooring scope remains limited to floor finishes, base, and transitions expressly carried in Exhibit A.

Bid Position if Unresolved: Exclude access-flooring panels, pedestals, understructure, anchors, cutouts, service outlets, diffusers, cavity dividers, vertical closures, ramps, steps, railings, grounding, manufacturer supervision, shop drawings, structural/performance testing, and protection unless a separate written directive confirms that ProFloors, LLC is carrying the access flooring package.

2. DOCUMENT-IDENTIFIED ACCESS FLOORING REQUIREMENTS

Specification Reference: Section 09 69 00 - Access Flooring.

Specified Scope: The specification identifies access-flooring panels, understructure, and floor panel coverings.

Manufacturer / Basis of Design: The specification identifies Tate Access Floors products specified in the Interior Finish Schedule and references AF01 and AF02. The access flooring product schedule information must be confirmed against the final finish schedule and approved submittals before procurement.

Submittals: Product data, shop drawings, field-verified dimensions, exposed-finish samples, embodied carbon submittals, and product test reports are required.

Quality Requirements: NFPA 75 compliance, mockups, and a pre-installation conference are required.

Bid Position if Unresolved: Do not carry access flooring based solely on the existence of Section 09 69 00. If access flooring is intended to be included, the estimator must receive written confirmation of exact locations, AF01/AF02 product assignment, height requirements, finish covering, penetrations, service outlet coordination, and transition conditions.

3. ACCESS FLOORING PRODUCT / SYSTEM SCOPE

Location: Access flooring locations are not quantified in this report. The documents reference AF01 and AF02 in Section 09 69 00, but the reviewed finish-plan data requires final coordination with the Interior Finish Schedule and sector plans before carrying scope.

Drawing Reference: Finish plans and finish codes, including A1F-series sheets and A600003 finish information, require coordination for exact AF01 / AF02 locations. Electrical and technology symbols include raised floor boxes, but these do not by themselves establish flooring contractor scope.

Specification Reference: 09 69 00 Access Flooring; Division 26 for electrical receptacles and wiring associated with service outlets; related structural and architectural coordination notes.

Document Condition: Section 09 69 00 specifies a proprietary portable modular access-floor system with nominal 24 inch by 24 inch panels, bolted panel attachment to pedestal heads, formed-steel perforated panels, pedestals, leveling mechanisms, post-installed expansion anchors, and related accessories.

Why It Matters: Access flooring is not carpet, resilient flooring, tile, base, or concrete sealer. It is a complete specialty system with performance, layout, MEP, grounding, airflow, underfloor cavity, and structural interface requirements. Carrying it as normal flooring scope without a separate scope directive creates major pricing and responsibility exposure.

Required Clarification: Confirm whether ProFloors, LLC is to carry access flooring at all. If yes, confirm AF01 and AF02 product data, room-by-room locations, access floor height, underfloor clearance, finish covering, pedestals, stringers, panels, anchors, cutouts, service outlets, diffusers, cavity dividers, closures, ramps, steps, railings, and manufacturer supervision.

Responsibility: Access flooring specialty vendor / access flooring subcontractor unless ProFloors, LLC expressly accepts the scope in writing.

Bid Position if Unresolved: No access flooring system is carried by the flooring estimate. Carry only floor finishes, base, and transitions expressly included in Exhibit A and qualify access flooring as excluded / by separate specialty contractor.

4. STRUCTURAL AND SUBSTRATE COORDINATION RISK

Location: Areas where access flooring may occur above slab-on-grade or Level 02 structural framing / topping conditions.

Drawing Reference: Structural Level 02 framing plan notes identify precast double tees, delegated design precast members, and variable field-placed cast-in-place topping slab thickness due to camber in precast double tees.

Specification Reference: 09 69 00 requires pedestal attachment, preparation, and leveling; structural documents govern structural support and coordination.

Document Condition: Access flooring requires the subfloor to accept pedestal anchorage and layout. Section 09 69 00 requires pedestal adhesion field testing where applicable, subfloor preparation, vacuum cleaning, post-installed expansion anchors, and installation under manufacturer-authorized supervision.

Why It Matters: Variable topping thickness, camber, slab tolerances, embedded items, post-installed anchors, and underfloor MEP routing can directly affect access floor pedestal layout, floor levelness, and system performance. These are not standard flooring prep items.

Required Clarification: Confirm slab readiness, structural limitations, anchor restrictions, underfloor clearances, topping thickness, access floor finished elevation, and whether any slab correction, leveling, grinding, patching, or coordination survey is required before access floor installation.

Responsibility: General Contractor / structural design team / access flooring specialty vendor. Flooring estimator does not carry structural correction, slab leveling, anchor engineering, or access floor pedestal coordination unless expressly directed.

Bid Position if Unresolved: Exclude slab correction, self-leveling, moisture mitigation, grinding, shot blasting, topping correction, pedestal anchorage engineering, and access-floor substrate remediation. Qualify all access-floor substrate requirements before bid award.

5. ACCESSORIES, PENETRATIONS, AND MEP INTERFACES

Location: All locations where access floor panels interface with power, data, HVAC, underfloor cavity, service outlets, diffusers, partitions, ramps, vertical closures, or adjacent floor finishes.

Drawing Reference: General symbol legend includes raised floor boxes for combination power, voice/data, and A/V; final locations must be coordinated with electrical, technology, mechanical, and access flooring shop drawings.

Specification Reference: 09 69 00 Access Flooring; Division 26 for receptacles and wiring; Section 05 52 13 for railings where required at ramps or open-sided perimeters.

Document Condition: The specification includes cutouts, grommet covers, cutout seals, service outlets, plastic diffusers, cavity dividers, vertical closures, ramps, steps, railings, panel lifting devices, and perimeter support at transitions to adjoining floor coverings.

Why It Matters: These components are not incidental carpet/base accessories. They require manufacturer layout, MEP coordination, airflow/underfloor cavity coordination, and specialty installation. Missed scope here becomes a high-value change-order dispute.

Required Clarification: Confirm whether accessories and MEP interfaces are by the access flooring vendor, electrical contractor, mechanical contractor, GC, or flooring contractor. Confirm whether any access floor service outlets, diffusers, ramps, steps, rails, or perimeter supports are required in ProFloors scope.

Responsibility: Access flooring vendor / MEP trades / General Contractor unless expressly assigned to ProFloors, LLC.

Bid Position if Unresolved: Exclude access flooring accessories and MEP-integrated components. Include only flooring transitions expressly carried by Exhibit A; all transitions remain estimated as best interpreted and must be qualified/verified prior to bid award.

6. FINISH INTERFACE / TRANSITION POSITION

Location: Interfaces between access flooring and adjoining carpet, tile, concrete sealer, coated concrete, resilient base, doors, ramps, and vertical closures.

Drawing Reference: A5000028-series transition details are referenced by finish plan notes; finish plans require coordination of transitions with Architect.

Specification Reference: 09 69 00 perimeter support and transition between access flooring and adjoining floor covering; 09 65 13 resilient base/accessories; 09 68 13 carpet tile; 09 30 00 tiling; 09 61 23 concrete flooring treatment.

Document Condition: Access flooring specification requires perimeter support at transitions between access flooring and adjoining floor covering, but the exact project-specific transition conditions, profile selections, and trade responsibility are not fully resolved in the documents reviewed.

Why It Matters: Access flooring creates finished elevation changes and perimeter conditions that can affect transition strips, base termination, door clearance, ramps, and adjacent floor finish build-up. These conditions must not be guessed.

Required Clarification: Confirm final finished floor elevations, access floor height, adjacent finish thicknesses, door thresholds, transition profiles, perimeter closure responsibility, and whether transition material is carried by flooring, access flooring, or GC.

Responsibility: General Contractor / Architect / access flooring vendor to define; flooring contractor to carry only transitions expressly included and qualified.

Bid Position if Unresolved: All transitions are estimated as best interpreted and shall be qualified/verified prior to bid award. No access-floor perimeter support, vertical closure, ramp, or elevation correction is carried unless expressly included in the final written scope.

7. PROJECT STANDING QUALIFICATIONS CARRIED INTO THIS REPORT

CO01 / CO02: CO01 and CO02 are by others per ProFloors, LLC. Base in these areas is estimated where expressly shown/scheduled. Access flooring does not change that bid position unless separately directed.

CO03: CO03 is carried as in scope only where expressly shown and assigned in the documents and take-off position.

RB06: Use of RB06 cannot be located and must be qualified prior to bid award.

Floor Prep / Moisture / Leveling: Floor prep, waterproofing, crack isolation, mud beds, slab depressions, self-leveling, moisture mitigation, concrete repair, grinding, shot blasting, and access-floor substrate correction are excluded unless expressly directed. If encountered, qualify before bid award.

Access Flooring: No access flooring package is carried unless ProFloors, LLC gives a separate written directive. Access flooring is a specialty system and should be priced by a specialty vendor if included.

8. GLOBAL BID POSITION IF UNRESOLVED

Access flooring is excluded from the flooring estimate unless a written scope directive states otherwise. The presence of Section 09 69 00, AF01 / AF02 references, raised floor box symbols, or underfloor coordination notes does not automatically place the access flooring system into ProFloors, LLC floor covering scope.

If the Owner, GC, or Architect intends access flooring to be included in ProFloors, LLC scope, written clarification must be issued before bid award identifying exact locations, products, quantities, elevations, accessories, MEP interfaces, transition responsibility, substrate conditions, protection requirements, and manufacturer/vendor responsibilities.