

STAIRS 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: Initial Release - Full Document Review

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1. PURPOSE AND REPORT LIMITATION

This Stairs Report identifies stair-related flooring, base, transition, concrete finish, and adjacent finish exposure located in the reviewed documents. The report is limited to the commercial flooring / Division 09 bid position and associated Division 03 slab or concrete-finish support only where those items affect flooring scope.

Report Position: Structural stair assemblies, stair framing, steel stairs, precast stairs, metal grating stairs, concrete-filled metal pans, abrasive nosings, handrails, guardrails, delegated design, shop drawings, engineering, structural attachments, and special inspections are not flooring scope unless they are expressly assigned in the final subcontract scope. This report does not carry those items as part of flooring estimate scope.

Floor prep, waterproofing, crack isolation, mud beds, slab depressions, self-leveling, moisture mitigation, concrete correction, and substrate remediation are noted only where identified by the documents and remain excluded by estimating unless specifically directed otherwise. Any related quantities or conditions must be qualified at bid time and are not carried as included work by this report.

2. DOCUMENT-BASED STAIR REFERENCES LOCATED

The architectural drawing index identifies dedicated enlarged stair sheets A4B0001 through A4B0007 for Stair 01, Stair 02, Stair 03, Stair 03.1, Stair 04, Stair 05, and Stair 05.1, plus A4E0001 and A4E0002 for Freight Elevator 1 / Stair 6 and Freight Elevator 1.1 / Stair 6.1. These sheets establish vertical circulation geometry and stair construction references, but they do not by themselves create flooring scope beyond finish work that is clearly scheduled or tagged.

Finish plans identify multiple Fire Staircase rooms, including visible examples of Fire Staircase 1, Fire Staircase 1.1, Fire Staircase 2, Fire Staircase 6, and Fire Staircase 6.1. Where visible in the finish plans, stair/fire-stair rooms are generally associated with FG01 or direct CO01 / PT01 / RB01 finish callouts.

The finish plan general notes require surfaces receiving finishes to be clean, true, and free of irregularities, and state not to proceed until unsatisfactory conditions have been corrected. This is a substrate condition requirement, not a global flooring allowance for slab correction, leveling, grinding, patching, moisture mitigation, or remediation.

3. STAIR FINISH POSITION - FLOORING SCOPE

CO01 and CO02 Position: CO01 and CO02 are by others per ProFloors, LLC. Flooring estimate scope shall not carry CO01 or CO02 concrete flooring treatment at stairs, stair landings, adjacent corridors, or fire-stair rooms unless later directed in writing. Base in CO01 / CO02 areas is estimated.

CO03 Position: CO03 is carried as in scope only where expressly shown, scheduled, or located in the documents. No stair flight or stair landing location has been expanded to receive CO03 by inference.

RB01 is generally shown as the default resilient base, including where finish groups show FG01 = CO01 / PT01 / RB01. Base at stair enclosures and adjacent rooms is carried only where the finish plans/schedules support RB01 or another expressly identified base finish. RB06 use cannot be located and must be qualified prior to bid award.

All transitions are estimated as best interpreted and should be qualified and verified prior to bid award. Transition scope at stair thresholds, elevator/stair interfaces, landings, and adjacent finish changes is not to be treated as fully coordinated unless the exact transition type, finish adjacency, and elevation condition are clearly shown.

4. STAIR / VERTICAL CIRCULATION CONDITIONS

The following conditions should govern the flooring bid position. These are document-driven locations and scope-risk positions, not quantity take-off instructions.

4.1 Stair 01 / Fire Staircase 1 - Sheets A4B0001, A1F011B, A1F021B

Location: Fire Staircase 1 / Fire Staircase 1.1, visible on Level 01 and Level 02 finish plans, with enlarged stair reference A4B0001.

Drawing / Specification Reference: A4B0001; A1F011B; A1F021B; Finish Group Legend; Section 05 51 00; Section 05 51 19 where applicable.

Document Condition: Finish plans show the stair/fire-stair room condition associated with FG01 or direct CO01 / PT01 / RB01 finish callouts where visible. Enlarged stair drawings identify stair geometry and intermediate landings/risers, but do not clearly assign a separate flooring finish system to all treads, risers, intermediate landings, and thresholds.

Report Position: Carry only resilient base where supported by the finish plans/schedules. Do not carry CO01 or CO02 concrete treatment; CO01 and CO02 are by others per ProFloors, LLC. Do not carry stair structural assemblies, metal pans, concrete fill, abrasive nosings, handrails, guardrails, delegated design, or stair engineering as flooring scope.

Bid Position if Unresolved: Qualify base as estimated at CO01 / CO02 areas. Qualify all stair transitions and any finish at treads, risers, intermediate landings, and threshold conditions as best interpreted pending written clarification.

4.2 Stair 02 / Fire Staircase 2 - Sheet A4B0002

Location: Fire Staircase 2 / Level 02 stair condition visible in the architectural stair sheets and finish-plan context.

Drawing / Specification Reference: A4B0002; Level 02 finish plans; Section 05 51 00; Section 05 51 19 where applicable.

Document Condition: A4B0002 shows enlarged plans and stair sections, including riser/tread geometry and landings. The enlarged stair sheet does not clearly convert the stair flight into a separate flooring-finish scope item independent of the finish plans.

Report Position: Carry flooring/base only where supported by the finish plans and finish schedules. Treat metal stair assembly, concrete-filled pan construction, abrasive nosings, structural support, and delegated design as excluded from flooring scope.

Bid Position if Unresolved: Require clarification before carrying any stair tread finish, riser finish, landing topping, nosing, or transition condition beyond identified resilient base / finish-plan scope.

4.3 Stair 03 and Stair 03.1 - Sheets A4B0003 and A4B0004

Location: Stair 03 and Stair 03.1, including vertical circulation extending through Level 01, Level 02, roof/parapet, stair tower roof, and equipment platform conditions where shown.

Drawing / Specification Reference: A4B0003; A4B0004; structural and architectural stair references; Sections 05 51 00 and 05 51 19.

Document Condition: A4B0003 identifies multiple stair runs, riser groupings, landings, roof/parapet/stair tower roof/equipment platform elevations, and section references. This creates coordination exposure at elevated / roof / equipment platform stair conditions where finish flooring scope is not clearly assigned.

Report Position: Do not carry roof/equipment-platform crossover stair finish work, metal grating stair work, structural stair work, or metal stair assemblies as flooring scope. Carry only documented resilient base or interior finish transitions where expressly supported by finish plans.

Bid Position if Unresolved: Exclude stair assembly and elevated stair construction scope. Qualify any flooring/base/transition at Stair 03 and Stair 03.1 as limited to finish-plan-supported interior areas only.

4.4 Stair 04, Stair 05, and Stair 05.1 - Sheets A4B0005, A4B0006, and A4B0007

Location: Stair 04, Stair 05, and Stair 05.1 / fire staircase conditions shown in the drawing index and finish plans.

Drawing / Specification Reference: A4B0005; A4B0006; A4B0007; Level 01 and Level 02 finish plans; Finish Group Legend.

Document Condition: Overall and area finish plans show fire staircase locations in larger data hall / electrical / PDU / mechanical gallery areas, with FG01 visible at multiple surrounding rooms and fire-stair locations. The documents do not clearly break down every tread, riser, landing, and threshold finish on a stair-by-stair basis.

Report Position: Base is carried where the finish plan/schedule supports RB01 or another identified base finish. CO01/CO02 treatments remain by others per ProFloors, LLC. No additional stair finish system is carried by inference.

Bid Position if Unresolved: Qualify all Stair 04 / 05 / 05.1 landings and transitions as best interpreted. Written clarification is required before adding stair tread/riser finish, nosing systems, or special stair flooring scope.

4.5 Stair 6 / Stair 6.1 and Freight Elevator Interface - Sheets A4E0001 and A4E0002

Location: Freight Elevator 1 and Stair 6; Freight Elevator 1.1 and Stair 6.1.

Drawing / Specification Reference: A4E0001; A4E0002; A1F011B; A1F021A; A1F021B; transition details A5000028 series as referenced by finish plan notes.

Document Condition: Finish plans visibly identify Fire Staircase 6 / 6.1 and adjacent freight/control/lift areas. Several adjacent areas carry FG01 or direct CO01 / PT01 / RB01 callouts. Interface conditions at freight elevator/stair thresholds are exposure points because transitions and elevation coordination are not fully resolved by the finish plans alone.

Report Position: Carry resilient base only where supported. Do not carry CO01/CO02 concrete treatment. Do not carry elevator thresholds, structural stair assemblies, freight elevator components, or transition/elevation correction beyond standard interpreted flooring transition scope.

Bid Position if Unresolved: Qualify all Stair 6 / 6.1 and freight elevator interface transitions as best interpreted and subject to verification prior to bid award.

4.6 Crossover / Roof / Equipment Platform Stair Conditions

Location: Roof, equipment platform, and crossover stair support conditions shown in the structural documents.

Drawing / Specification Reference: Structural notes and details referencing posts supporting crossover stairs; structural responsibility notes for steel stairs, precast stairs, handrails, and guardrails; Section 05 51 19 Metal Grating Stairs.

Document Condition: Structural documents reference posts supporting crossover stairs and identify connection requirements to precast double tee framing. Structural notes also state that steel stairs, precast stairs, handrails, and guardrails are not within the structural engineer responsibility and are delegated design / specialty design items.

Report Position: No flooring scope is carried for roof/equipment platform/crossover stairs unless a finish flooring product is expressly shown and assigned. Metal grating stairs, roof stairs, crossover stairs, support posts, anchorage, shims, grout, and specialty stair design are excluded from flooring scope.

Bid Position if Unresolved: Exclude roof/equipment platform/crossover stair work from flooring. If the bidder is expected to furnish any stair finish, landing treatment, coating, or transition associated with these areas, written clarification is required before bid award.

5. SPECIFICATION-DRIVEN STAIR SCOPE CONDITIONS

Section 05 51 00 Metal Stairs includes preassembled steel stairs with concrete-filled treads and requires coordination of anchorages, shop drawings, stair connections, stringers, treads, risers, headers, platforms, supplemental framing, railings, handrails, guardrails, brackets, reinforcements, anchors, and welded/bolted connections. This confirms that the primary stair assembly is metal/structural scope, not flooring scope.

Section 05 51 00 also states that concrete fill is placed into steel pan platforms and treads and then directs reference to Division 09 sections for finish flooring installation. This does not automatically assign flooring scope to all stair treads or landings. It only means that, where finish flooring is actually indicated, Division 09 requirements govern that finish installation.

Section 05 51 19 Metal Grating Stairs includes delegated design submittals and metal grating stair requirements. Metal grating stairs are not resilient flooring, tile, base, or concrete flooring treatment scope and are not carried in the flooring estimate.

Structural documents identify steel stairs, precast stairs, handrails, and guardrails as delegated design or outside the structural engineer scope. That delegation does not move those items into flooring scope. It creates coordination risk that must be excluded or clarified in the subcontract scope.

6. FLOORING / BASE / TRANSITION BID POSITION

Included by Flooring Estimate: Resilient base only where shown/scheduled, including base in CO01 / CO02 areas as directed by ProFloors, LLC. CO03 is carried only where expressly shown/scheduled. Standard flooring transitions are estimated only as best interpreted from available finish plans/details.

Excluded by Flooring Estimate: CO01 and CO02 concrete flooring treatment, stair structural assemblies, steel stairs, precast stairs, grating stairs, metal pan treads, concrete fill to pans, abrasive nosings, stair railings/handrails/guards, structural steel, delegated design, shop drawings/engineering for stairs, stair anchorage, shims, grout below stair base plates, special inspections, roof/crossover stair work, substrate remediation, moisture mitigation, self-leveling, mud beds, slab depressions, and concrete correction.

Transitions at stair thresholds, elevator/stair interfaces, landings, and adjacent finish changes must be qualified and verified prior to bid award. Do not assume elevation correction, recess correction, slab build-up, grinding, or leveling is included with transitions.

RB06 use cannot be located in the reviewed documents and must be qualified. Do not carry RB06 unless written clarification identifies its intended locations.

7. REQUIRED CLARIFICATIONS / RFI CANDIDATES

RFI 1 - Stair Finish Assignment: Confirm whether stair treads, risers, intermediate landings, and stair landings are to receive any finish flooring, coating, sealer, nosing system, or treatment beyond the finish-plan-indicated room finish and base.

RFI 2 - CO01 / CO02 Responsibility: Confirm that CO01 and CO02 are by others and that flooring scope includes only associated resilient base at these areas per ProFloors, LLC.

RFI 3 - Stair Transitions: Confirm all stair threshold and stair/elevator interface transition types, finish adjacency, elevation conditions, and responsibility for elevation correction.

RFI 4 - RB06: Identify the intended locations for RB06 or confirm RB06 is not required.

RFI 5 - Roof / Crossover / Equipment Platform Stairs: Confirm that roof, crossover, and equipment platform stair assemblies, grating, supports, anchorage, shims, grout, handrails, guards, and coatings are excluded from flooring scope unless separately assigned.

8. GLOBAL REPORT POSITION

No stair tread, riser, metal stair, concrete-filled pan, stair nosing, grating stair, handrail, guardrail, delegated design, or structural stair scope is carried in the flooring estimate unless expressly assigned in writing. Flooring scope is limited to document-supported floor finish, base, and transition work within Divisions 03 / 09 / 12 that is clearly applicable to the commercial flooring subcontract scope.

Bid Position if Unresolved: Carry resilient base where supported by the finish plans/schedules. Treat CO01 and CO02 as by others per ProFloors, LLC. Carry CO03 only where expressly shown/scheduled. Qualify all stair transitions as best interpreted and subject to verification prior to bid award. Exclude all structural stair assemblies and unresolved substrate/elevation correction scope.
