

MUD BED & SLAB DEPRESSIONS 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; previously issued Compass Global Exhibit A-H and related reports for this project.

Issue: Full-review mud bed, slab depression, topping slab, slope-to-drain, waterproofing, underlayment, and finish-elevation coordination review.

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1. REPORT PURPOSE

This report identifies document conditions related to mud beds, slab depressions, topping slabs, slope-to-drain conditions, hydraulic cement underlayment, waterproofing below topping slabs, transition build-up, and finish-elevation coordination where those items affect Division 03, Division 09, and Division 12 flooring or tile scope.

This report does not convert unspecified slab correction, slab depressions, concrete fill, self-leveling, waterproofing, crack isolation, slope correction, or mud bed scope into carried estimating scope. These items are identified for qualification and clarification unless the bid creator expressly elects to carry them.

2. GLOBAL BID POSITION

Mud beds, slab depressions, waterproofing, crack isolation, hydraulic cement underlayment, concrete fill-to-level, self-leveling, transition elevation correction, and slope-to-drain work are not carried by estimating unless expressly instructed otherwise. Where quantities or locations are later requested, they must be treated as qualification-only unless the bid scope is revised in writing.

Bid Position if Unresolved: Carry flooring, base, tile, and transitions only as expressly included in Exhibit A and the take-off basis. Exclude slab depression creation, recessed slab correction, mud beds, topping slab coordination, waterproofing, crack isolation, floor leveling, and slope-to-drain correction unless specifically added by written direction.

3. TILE THICKSET / MUD BED DETAIL SHOWN WITHOUT COMPLETE LOCATION AND DEPRESSION CONTROL

Location: Tile floor and tile base conditions where porcelain / ceramic tile is shown or scheduled, including wet areas and tile-to-carpet or tile-to-resilient transitions.

Drawing Reference: A5000028 series flooring transition details; finish plans A1F011A, A1F011B, A1F021A, A1F021B; finish schedules referenced from A600003.

Specification Reference: Section 09 30 00 Tiling; Section 03 54 16 Hydraulic Cement Underlayment where leveling is required; related Division 07 waterproofing references where membranes occur.

Condition: The transition details show ceramic tile, grout, thinset mortar, crack isolation membrane, and a labeled 09 30 00 thickset mortar bed. The documents do not provide a coordinated, finish-by-finish depression matrix identifying where thickset beds are required, the required mud bed thickness at each room, or the structural depression depth needed to receive each assembly flush with adjacent finishes.

Commercial Impact: Without depression depths and room-specific mud bed requirements, the flooring/tile estimate cannot safely absorb slab recessing, concrete correction, or mud bed build-up. The exposure is not tile material; the exposure is the unknown assembly depth, substrate correction, and transition elevation liability.

Required Clarification: Architect / GC to confirm each location requiring thickset mortar bed, required finished elevation, slab depression depth, mud bed thickness, transition profile, waterproofing/crack isolation requirement, and whether this scope is carried by concrete, GC, or tile contractor.

Responsibility: Architect / GC / Structural Engineer / Concrete Contractor to define slab depression and substrate condition; Tile Contractor only for explicitly carried tile installation scope after substrate is acceptable.

Bid Position if Unresolved: Mud bed and slab depression work are not carried. Tile installation is carried only where expressly included in Exhibit A. Any thickset bed, structural recess, slab correction, leveling, or elevation build-up must be qualified and priced only by written direction.

4. SLAB EDGE PLAN NOTES REQUIRE SLOPE, FLOOR DRAINS, TRENCH DRAINS, AND RECESSED SLAB COORDINATION

Location: Level 01 and Level 02 slab edge conditions, wet areas, restrooms, locker/shower areas, kitchen/cafe-related wet areas, and showers including Shower 1 and Shower 2.

Drawing Reference: A1S0100 Slab Edge Plan - Level 01 - Overall; A1S0200 Slab Edge Plan - Level 02 - Overall; typical restroom and shower diagrams; finish plans for room finish assignments.

Specification Reference: Section 09 30 00 Tiling; Division 03 structural concrete / topping slab requirements; Division 07 waterproofing where applicable.

Condition: Slab edge plan notes state that slabs slope 1/4 inch per foot unless noted otherwise, require coordination of mechanical and plumbing penetrations, require reference to structural drawings for recessed slab reinforcing and details, require waterproofing membranes below topping slabs, require double layer drains at topping slab / split slab conditions, require adequate floor drains at wet areas, and require trench drains at showers. The documents do not provide a clear flooring/tile bid matrix showing which depressions, slopes, trench drain interfaces, or shower substrate build-ups are assigned to the flooring/tile scope.

Commercial Impact: The notes create a material commercial exposure because slope creation, trench drain interface, recessed slab construction, and waterproofing below topping slabs can exceed normal tile setting scope. These items are structural / concrete / plumbing / waterproofing coordination items unless expressly assigned.

Required Clarification: Confirm the trade responsible for forming, reinforcing, depressing, sloping, waterproofing, and preparing shower and wet-area slab conditions before tile installation. Confirm if trench drain coordination is fully by plumbing/concrete or if tile is expected to include any slope correction or mud bed work.

Responsibility: GC / Architect / Structural Engineer / Plumbing / Concrete Contractor to define and provide substrate, drains, and slope-to-drain conditions. Tile Contractor only to install tile over acceptable prepared substrate unless separately instructed.

Bid Position if Unresolved: No slab depression, slope-to-drain work, drain-body coordination, double-layer drain system, or wet-area substrate reconstruction is carried. Qualify all shower and wet-area slab conditions prior to bid award.

5. WATERPROOFING, CRACK ISOLATION, AND TILE MEMBRANE REQUIREMENTS ARE DOCUMENTED BUT NOT QUANTIFIED BY FLOOR LOCATION

Location: Toilet rooms, showers, kitchen/cafe-related tile areas, horizontal tile areas, and tile transitions where waterproofing/crack isolation is required.

Drawing Reference: Finish plans A1F011A, A1F011B, A1F021A, A1F021B; slab edge notes A1S0100/A1S0200; flooring transition details A5000028 series.

Specification Reference: Section 09 30 00 Tiling; Section 07 14 16 Cold Fluid-Applied Waterproofing; related Division 07 waterproofing sections.

Condition: The specifications identify waterproofing for toilet room, shower, and kitchen tile installations, crack isolation membranes for tile, and testing requirements before tile over waterproofing. However, the drawings do not provide a complete room-by-room waterproofing and crack isolation plan tied to slab depressions, mud bed thickness, or finish transitions.

Commercial Impact: Waterproofing and crack isolation can materially change labor, sequencing, cure time, substrate acceptance, and liability. Carrying these without location limits would shift unbounded substrate and waterproofing risk into the flooring/tile number.

Required Clarification: Provide a room-by-room and detail-by-detail waterproofing/crack isolation schedule, including limits, membrane type, drain tie-ins, flood testing requirements, and whether these systems are carried by tile, waterproofing, concrete, or GC.

Responsibility: Architect / GC to define scope assignment. Waterproofing trade / tile trade responsibilities must be separated before award.

Bid Position if Unresolved: Waterproofing and crack isolation are excluded by estimating unless explicitly instructed otherwise. Where mentioned in specifications or details, they must be qualified as not carried / clarify before award.

6. TRANSITION DETAILS REQUIRE FIELD THICKNESS VERIFICATION AND LEVELING / FILL TO ALIGN FINISHES

Location: Carpet-to-concrete, carpet-to-tile, tile-to-resilient, concrete-to-resilient, and door transition conditions throughout Level 01 and Level 02 finish areas.

Drawing Reference: A5000028 series flooring transition details; finish plans A1F011A, A1F011B, A1F021A, A1F021B.

Specification Reference: Section 09 65 13 Resilient Base and Accessories; Section 09 30 00 Tiling; Section 03 54 16 Hydraulic Cement Underlayment where leveling is required.

Condition: Transition details identify multiple profiles and conditions, including rubber transition strips, Schluter Schiene, Schluter Reno-U, aluminum ramp transition strip, Johnsonite subfloor leveler as required to level tile to carpet, leveling and patching compound, and concrete floor fill to level with 1:48 maximum slope. Several details direct the GC to verify assembly thickness.

Commercial Impact: The transition work cannot be treated as a clean accessory-only condition because finish build-up, adjacent slab elevation, and concrete fill-to-level may be required. This is a substrate/elevation-control issue, not just a strip selection issue.

Required Clarification: Confirm final transition types, locations, adjacent finish thicknesses, required ramp conditions, responsibility for concrete fill/leveling, and whether elevation correction is to be included in flooring scope or provided by GC/concrete.

Responsibility: GC / Architect to verify finish elevations and assign concrete fill or leveling responsibility. Flooring contractor to provide only transitions specifically carried and only where substrate elevations are acceptable.

Bid Position if Unresolved: All transitions are estimated as best interpreted and should be qualified / verified prior to bid award. Transition strips may be carried where expressly included, but concrete fill-to-level, self-leveling, ramp build-up, and slab correction are excluded unless added by written instruction.

7. LEVEL 02 FIELD-PLACED TOPPING SLAB HAS VARIABLE THICKNESS AND CAMBER-RELATED LEVELNESS EXPOSURE

Location: Level 02 field-placed cast-in-place topping slab over precast double tees and inverted tee girders; data halls and other Level 02 areas where finishes or access flooring may interface with topping slab elevations.

Drawing Reference: Structural framing plans and precast framing notes, including Level 02 / roof-related topping slab notes where field-placed topping slab engages precast framing.

Specification Reference: Division 03 Concrete Topping; Section 03 54 16 Hydraulic Cement Underlayment; finish specifications where floor coverings require substrate tolerance.

Condition: Structural notes identify variable topping slab thickness resulting from camber in precast double tee members, minimum and nominal topping thicknesses, topping slab design by specialty precast engineer, leave-out strips, and post-placement evaluation of floor flatness and levelness. Finished floor elevations, slopes, crickets, and drain locations are to be coordinated with architectural drawings.

Commercial Impact: Variable topping thickness and camber can create finish elevation and transition risk. If floor flatness/levelness is not achieved before finish installation, correction could be pushed downstream into flooring scope unless expressly qualified.

Required Clarification: Confirm that GC / concrete / precast team will deliver topping slab flatness, levelness, slopes, drains, and finished elevation compatibility before flooring or tile installation. Confirm no flooring contractor responsibility for structural topping correction or camber compensation.

Responsibility: Specialty precast engineer / concrete contractor / GC for topping slab design, placement, FF/FL compliance, slopes, crickets, and drain coordination. Flooring/tile contractor only after substrate acceptance.

Bid Position if Unresolved: No Level 02 topping slab correction, camber correction, FF/FL remediation, leave-out strip correction, or slope/cricket work is carried in flooring/tile estimating.

8. HYDRAULIC CEMENT UNDERLAYMENT IS SPECIFIED BUT NOT LOCATED OR QUANTIFIED FOR ESTIMATING

Location: Interior floor covering areas where substrate conditions require self-leveling underlayment or leveling/patching to meet carpet, resilient, tile, or access flooring tolerances.

Drawing Reference: Finish plans and transition details; no complete underlayment area plan located in the reviewed documents.

Specification Reference: Section 03 54 16 Hydraulic Cement Underlayment.

Condition: The specification describes hydraulic-cement-based, polymer-modified, self-leveling underlayment below interior floor coverings, including shop drawings showing substrates, locations, and average depths based on survey of substrate conditions. It also requires moisture vapor testing, pH/alkalinity and adhesion testing, crack treatment, void filling, primer, minimum 1/4 inch application, feathered edges, and FF/FL tolerances. The documents do not identify exact locations, depths, or quantities to be carried in the flooring estimate.

Commercial Impact: The specification establishes a possible correction system, but without survey data and locations it is not a defined bid scope. Carrying it globally would convert unknown slab condition risk into the flooring number.

Required Clarification: Provide a substrate survey, required underlayment locations, average depths, finish-specific tolerances, and responsibility assignment before pricing underlayment or floor leveling.

Responsibility: GC / concrete contractor / architect to establish substrate condition and assign underlayment. Flooring contractor only if specifically directed and priced as a defined scope item.

Bid Position if Unresolved: Hydraulic cement underlayment, self-leveling, patching, void filling, crack treatment, and slab correction are excluded unless specifically added by written direction with locations and depths.

9. SHOWER AND WET-AREA TILE CONDITIONS REQUIRE SEPARATE CLARIFICATION BEFORE BID AWARD

Location: Shower 1, Shower 2, toilet rooms, janitor/wet areas, and other wet areas shown on finish plans.

Drawing Reference: Finish plans A1F011A/A1F011B and A1F021A/A1F021B; slab edge plans A1S0100/A1S0200; typical restroom and shower diagrams.

Specification Reference: Section 09 30 00 Tiling; Division 07 waterproofing references; Division 03 slab/topping requirements.

Condition: The drawings and specifications collectively identify showers, wet-area tile, slope requirements, trench drains, waterproofing, tile membranes, and substrate acceptance requirements, but do not provide a consolidated shower assembly matrix identifying whether tile contractor scope includes mud bed, pre-slope, drain tie-in, waterproofing, flood testing, recessed slab coordination, or slab depression correction.

Commercial Impact: Showers are high-risk scope because slope, drain, waterproofing, membrane continuity, tile assembly thickness, and substrate condition must be coordinated. Without a matrix, the risk is undefined and should not be absorbed into the tile bid by assumption.

Required Clarification: Issue a shower/tile wet-area scope matrix confirming all trades and components: recessed slab, trench drain, waterproofing, mud bed/pre-slope, crack isolation, setting materials, grout, movement joints, and final tile installation.

Responsibility: GC / Architect / Plumbing / Waterproofing / Concrete to define and coordinate. Tile contractor only for clearly assigned tile installation work unless separately instructed.

Bid Position if Unresolved: Qualify all shower and wet-area mud bed, waterproofing, drain, pre-slope, and slab depression work as excluded unless expressly added.

10. ESTIMATING QUALIFICATION LANGUAGE TO CARRY FORWARD

Carry this qualification with the bid package unless formally resolved: Mud beds, slab depressions, shower pre-slope, waterproofing, crack isolation membranes, hydraulic cement underlayment, self-leveling, concrete fill-to-level, floor flatness/levelness correction, transition ramp build-up, slope-to-drain correction, trench drain interface work, and topping slab correction are excluded from the flooring/tile estimate unless specifically listed as included in Exhibit A or separately directed in writing.

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