

RFI CONVERSION REPORT

Project: Village at Belmar (Ascent VAB) - Community Refresh - Lakewood, Colorado

Documents Reviewed: 26.09.15_Village at Belmar Bid Drawings - Aneka Interiors Bid Set dated 09/15/2026; 26-00866C Village at Belmar (Ascent VAB) - Scope of Work - Subcontractor Bid Package - BlueTeam / BBMK Contracting, LLC; current governing estimator notes.

Issue: Draft RFIs for Written Bid Clarification

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1. Purpose and Use

This report converts document-supported contradictions, scope gaps, product / profile conflicts, substrate-preparation boundaries, installation-pattern uncertainties, transition geometry, procurement ambiguities, missing pricing documents, attic-stock uncertainty, tile-installation gaps, and scope-boundary exposures into draft written RFIs for project-team review and submission. Each RFI is intentionally separated so that a response can be tracked and incorporated into the estimate without expanding unrelated scope.

Bid Position if Unresolved: Preserve the qualified Exhibit A baseline and governing estimator notes. A missing response does not convert conflicting corridor notes, wall-base contradictions, undefined MTS profiles, floor preparation beyond the accepted basis, unapproved pattern / seaming direction, carpet cushion, curved transition fabrication, undefined tile assemblies, attic stock, moisture mitigation, missing Takeoff lines, or excluded areas into included work.

2. RFI Index

RFI	RFI Type	Subject
RFI-001	Scope Conflict / Corridor Flooring Clarification	Reconcile Level 03 "NO CORRIDOR WORK" Notes with LVT-2 Herringbone Corridor Scope
RFI-002	Base Demolition / Replacement Clarification	Confirm Existing Wall Base to Remain Versus Remove / Replace with WB-1
RFI-003	Transition Product / Profile Clarification	Confirm Final MTS-1 / MTS-2 Product Codes, Profiles, Sizes, and Uses
RFI-004	Scope Responsibility / Floor Preparation Clarification	Define Floor-Preparation, Leveling, Material-Furnishing, and Corrective-Work Limits
RFI-005	Design Intent / Finish-Break Clarification	Define AL Dining / Center Corridor Serpentine Finish Break and Transition Geometry
RFI-006	Pattern / Lay Direction / Seaming Clarification	Confirm Final Flooring Lay Directions, Start Points, Seaming, and LVT Pattern Boundaries
RFI-007	Broadloom / Pattern / Installation Clarification	Confirm CPT-1 / CPT-2 / CPT-3 Direct-Glue Basis, Carpet Cushion Requirement, and Pattern-Repeat Procurement
RFI-008	Decorative Tile / Setting / Grout / Trim Clarification	Finalize T-1 / T-2 / T-3 Grout, Setting Material, Trim Profiles, and Substrate Responsibility
RFI-009	Attic Stock / Owner Turnover Clarification	Confirm Required Flooring, Base, and Tile Attic Stock / Spare Material Quantities
RFI-010	Moisture / pH / Substrate Acceptance Clarification	Define Moisture / pH Testing, Acceptance Criteria, and Mitigation Responsibility for Bonded Flooring
RFI-011	Document / Pricing Basis Clarification	Issue the Referenced Trade Takeoff (To Be Priced) and Confirm Governing Line-Item Scope
RFI-012	Scope Boundary / Exclusion Clarification	Confirm Zone, Level, NO WORK, NOT IN SCOPE, Existing-to-Remain, and NO MATERIAL ESTIMATED Boundaries

Submission Control: Submit each RFI independently. Update scope, price, material yield, waste, accessory counts, prep allowances, transition quantities, procurement, or schedule only where the written response changes the current qualified bid basis.

RFI CONVERSION REPORT

RFI-001 - Reconcile Level 03 "NO CORRIDOR WORK" Notes with LVT-2 Herringbone Corridor Scope

Project: Village at Belmar (Ascent VAB) - Community Refresh - Lakewood, Colorado

RFI Type: Scope Conflict / Corridor Flooring Clarification

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Field Clarification

Field	Clarification
RFI Type	Scope Conflict / Corridor Flooring Clarification
References	ID 103.A-E - Demo Plan, Level 03 Zone A; ID 203.A - Floor / Finish Plan, Level 03 Zone A; ID 000 - LVT-2; BlueTeam Section 5.5, Takeoff 33 and 35; BlueTeam Bid Drawing Index.
RFI Question	Please confirm whether the Level 03 AL North Corridor 3006, AL Center Corridor 3001, and AL West Corridor 3015 are to receive new LVT-2 in herringbone. Define the intended meaning and limits of the "NO WORK IN CORRIDORS" / "NO CORRIDOR WORK" notes and identify any corridor areas or demolition operations intended to remain excluded.
Reason for Request	The Level 03 demolition information states that there is no work in corridors, while ID 203.A assigns LVT-2 and herringbone installation to the corridor system. BlueTeam separately includes LVT-2 material for Level 03 corridors and a herringbone installation line for the North / Center / West corridors.
Commercial Impact	The conflict changes demolition extent, substrate exposure, LVT quantity, pattern labor, phasing, transitions, protection, and the boundary between existing-to-remain and new work.
Bid Position if Unresolved	Carry LVT-2 herringbone only at the Level 03 corridor locations shown on ID 203.A and identified by the BlueTeam flooring scope, while expressly qualifying the conflicting demolition note. Do not expand corridor demolition or substrate correction beyond the written new-flooring limits without clarification.

Submission Note: This RFI converts a document-supported contradiction, scope gap, procurement ambiguity, or flooring / tile interface condition into a written clarification request. It does not resolve design intent, assign unshown quantities, or expand the estimate by assumption.

RFI CONVERSION REPORT

RFI-002 - Confirm Existing Wall Base to Remain Versus Remove / Replace with WB-1

Project: Village at Belmar (Ascent VAB) - Community Refresh - Lakewood, Colorado

RFI Type: Base Demolition / Replacement Clarification

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Field Clarification

Field	Clarification
RFI Type	Base Demolition / Replacement Clarification
References	ID 101.A-D - Demo Plan, Level 01 Zone A; ID 103.A-E - Demo Plan, Level 03 Zone A; ID 000 - WB-1; ID 201.A / ID 203.A; BlueTeam Section 5.1 Takeoff 4 and Section 5.5 Takeoff 38.1 / 38.2.
RFI Question	Please identify, room by room, which existing wall base is to remain and which is to be removed and replaced with WB-1. Confirm whether BlueTeam's instruction to remove existing wall base and install WB-1 at all refinished rooms supersedes the demolition-plan notes stating "WALL BASE TO REMAIN."
Reason for Request	Multiple demolition callouts retain existing wall base at flooring-removal locations. BlueTeam Takeoff 4 requires removal of existing resilient / wood wall base at all refinished rooms, while Takeoff 38.1 / 38.2 and ID 000 require WB-1 at all refinished rooms.
Commercial Impact	The unresolved condition affects base quantity, demolition labor, wall repair, paint touch-up, protection of existing-to-remain finishes, sequencing, and responsibility for damage at walls.
Bid Position if Unresolved	Carry WB-1 at areas receiving new finishes per the written BlueTeam scope and governing estimator note, but qualify all locations where demolition drawings state that base remains. Do not assume concealed wall repair or finish restoration beyond the documented base work.

Submission Note: This RFI converts a document-supported contradiction, scope gap, procurement ambiguity, or flooring / tile interface condition into a written clarification request. It does not resolve design intent, assign unshown quantities, or expand the estimate by assumption.

RFI CONVERSION REPORT

RFI-003 - Confirm Final MTS-1 / MTS-2 Product Codes, Profiles, Sizes, and Uses

Project: Village at Belmar (Ascent VAB) - Community Refresh - Lakewood, Colorado

RFI Type: Transition Product / Profile Clarification

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Field Clarification

Field	Clarification
RFI Type	Transition Product / Profile Clarification
References	ID 000 - MTS-1 / MTS-2 finish material schedule; ID 201.A / ID 203.A - General Floor Finish Notes 5-6; ID 500 - interior elevations; BlueTeam Section 5.4 Takeoff 26 and Section 5.5 Takeoff 39-40.
RFI Question	Please issue a location-specific transition / trim schedule identifying the exact Schluter product, code, profile, size, finish, and adjoining materials at each floor transition and tile-edge condition. Confirm which code is Jolly, which is Schiene or VINPRO-S, and which profile applies to LVT-to-carpet, tile-edge, outside-corner, and other documented interfaces.
Reason for Request	ID 000 contains internally inconsistent MTS-1 / MTS-2 descriptions: floor-transition and wall-tile edge terminology reference Jolly, Schiene, and VINPRO-S in ways that are not location-specific. BlueTeam groups MTS-1 / MTS-2 together for flooring transitions and tile trim.
Commercial Impact	The profiles are not interchangeable. The final selection affects thickness compatibility, edge protection, finish, fabrication, special-order requirements, mock-ups, ordering, and unit cost.
Bid Position if Unresolved	Carry transition and trim scope only at documented interfaces. Final profile, size, finish, and product code remain qualified pending approved submittal / mock-up. Do not treat MTS-1 and MTS-2 as interchangeable.

Submission Note: This RFI converts a document-supported contradiction, scope gap, procurement ambiguity, or flooring / tile interface condition into a written clarification request. It does not resolve design intent, assign unshown quantities, or expand the estimate by assumption.

RFI CONVERSION REPORT

RFI-004 - Define Floor-Preparation, Leveling, Material-Furnishing, and Corrective-Work Limits

Project: Village at Belmar (Ascent VAB) - Community Refresh - Lakewood, Colorado

RFI Type: Scope Responsibility / Floor Preparation Clarification

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Field Clarification

Field	Clarification
RFI Type	Scope Responsibility / Floor Preparation Clarification
References	ID 201.A / ID 203.A - General Floor Finish Notes 3-5; BlueTeam Section 5.5, Takeoff 37.1 and 37.2; governing estimator floor-prep exclusions.
RFI Question	Please define the flooring subcontractor's measurable floor-preparation responsibility. Confirm who furnishes primer, patch / self-leveling compound, and related materials; who performs scraping, skim / flash-patching, and leveling; and the area, depth, and tolerance limits. Identify responsibility for broad self-leveling, grinding, heavy adhesive removal, slab remediation, elevation correction, moisture-related remediation, and hidden defects.
Reason for Request	The finish-plan notes require flash-patching where floors are not level or true and state that the General Contractor is responsible for scraping and floor leveling. BlueTeam nevertheless lists a GC-procured floor-prep material line and a floor-prep labor line within the subcontract pricing package while repeating that the GC is responsible for leveling.
Commercial Impact	Without a measurable boundary, routine installation prep can be converted into unlimited corrective slab work or duplicated between the flooring subcontractor and GC, materially changing labor, material, schedule, containment, transition elevations, and warranty responsibility.
Bid Position if Unresolved	Carry only floor preparation expressly included in the estimator's accepted pricing basis. Major or minor floor prep, self-leveling, grinding, broad substrate correction, moisture mitigation, and slab remediation remain excluded unless specifically added by written direction and price.

Submission Note: This RFI converts a document-supported contradiction, scope gap, procurement ambiguity, or flooring / tile interface condition into a written clarification request. It does not resolve design intent, assign unshown quantities, or expand the estimate by assumption.

RFI CONVERSION REPORT

RFI-005 - Define AL Dining / Center Corridor Serpentine Finish Break and Transition Geometry

Project: Village at Belmar (Ascent VAB) - Community Refresh - Lakewood, Colorado

RFI Type: Design Intent / Finish-Break Clarification

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Field Clarification

Field	Clarification
RFI Type	Design Intent / Finish-Break Clarification
References	ID 203.A - Floor / Finish Plan, Level 03 Zone A; ID 000 - CPT-1 / LVT-2 / transition schedule; BlueTeam Section 5.5 Takeoff 35 and 39-40; governing estimator note.
RFI Question	Please confirm the exact finish-break line between AL Dining 3000 and AL Center Corridor 3001 at the serpentine / curved interface. Identify whether the transition is to be straight, segmented, curved, concealed, or otherwise detailed; identify the required profile and finish; and confirm the herringbone termination / border condition, CPT-1 edge or seam relationship, and WB-1 continuity through the interface.
Reason for Request	The plan establishes CPT-1 in AL Dining and LVT-2 in the corridor, but the curved architectural geometry does not provide a sufficiently explicit location-specific detail showing how the finish break and herringbone field terminate.
Commercial Impact	A curved or segmented finish break can materially change transition fabrication, waste, herringbone set-out, carpet seam placement, base termination, labor, appearance, and procurement.
Bid Position if Unresolved	Carry a qualified transition condition only. Do not fabricate a curved / segmented transition, alter the herringbone set-out, or finalize carpet seams at this interface until written design intent and an approved layout are issued.

Submission Note: This RFI converts a document-supported contradiction, scope gap, procurement ambiguity, or flooring / tile interface condition into a written clarification request. It does not resolve design intent, assign unshown quantities, or expand the estimate by assumption.

RFI CONVERSION REPORT

RFI-006 - Confirm Final Flooring Lay Directions, Start Points, Seaming, and LVT Pattern Boundaries

Project: Village at Belmar (Ascent VAB) - Community Refresh - Lakewood, Colorado

RFI Type: Pattern / Lay Direction / Seaming Clarification

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Field Clarification

Field	Clarification
RFI Type	Pattern / Lay Direction / Seaming Clarification
References	ID 000 - flooring schedule; ID 201.A / ID 203.A - General Floor Finish Notes 1-2 and finish-plan pattern callouts; BlueTeam Section 2 submittal / mock-up requirements; BlueTeam Section 5.5 Takeoff 27-35; governing estimator note.
RFI Question	Please confirm final installation direction and starting-point requirements for TCPT-1, CPT-1, CPT-2, CPT-3, LVT-1, and LVT-2 at all in-scope locations. For LVT-2, confirm the exact limits of straight-lay versus herringbone, herringbone orientation, border / set-out, and alignment at transitions. For broadloom, confirm seam direction and any location-specific seam restrictions. For TCPT-1, confirm module orientation for the staggered pattern.
Reason for Request	The documents identify straight, staggered, and herringbone installation conditions and require approved seaming / layout information before material order, but not every start point, orientation, border, seam position, or transition alignment is fully established.
Commercial Impact	Changes to direction or pattern can change yield, pattern-match waste, seam count, border cuts, labor, appearance, transition alignment, and material-order quantities.
Bid Position if Unresolved	Qualify all final lay directions and installation patterns. Carry the documented straight, staggered, and herringbone bases by location only. Any approved layout change that affects material yield, seam count, waste, or labor requires scope and price review before ordering.

Submission Note: This RFI converts a document-supported contradiction, scope gap, procurement ambiguity, or flooring / tile interface condition into a written clarification request. It does not resolve design intent, assign unshown quantities, or expand the estimate by assumption.

RFI CONVERSION REPORT

RFI-007 - Confirm CPT-1 / CPT-2 / CPT-3 Direct-Glue Basis, Carpet Cushion Requirement, and Pattern-Repeat Procurement

Project: Village at Belmar (Ascent VAB) - Community Refresh - Lakewood, Colorado

RFI Type: Broadloom / Pattern / Installation Clarification

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Field Clarification

Field	Clarification
RFI Type	Broadloom / Pattern / Installation Clarification
References	ID 000 - CPT-1, CPT-2, CPT-3; ID 201.A / ID 203.A finish plans; BlueTeam Section 5.5 Takeoff 27-29; General Floor Finish Note 2; governing estimator note.
RFI Question	Please confirm the final installation system for CPT-1, CPT-2, and CPT-3. The current estimate is based on direct glue-down. Confirm whether any carpet pad / cushion, double-stick, stretch-in, or other system is required. Also confirm the published pattern repeats - CPT-1 72 in. x 71 in., CPT-2 72 in. x 71 in., and CPT-3 75 in. x 88 in. - and whether procurement is to be based on approved seaming diagrams and field-verified pattern matching rather than a generic waste percentage.
Reason for Request	BlueTeam expressly calls the broadloom installation direct glue-down and requires butt-matched seams and approved seaming diagrams. ID 000 publishes large pattern repeats for all three products. The use of carpet pad / cushion is not separately established in the reviewed documents and must be qualified rather than treated as an absolute design requirement.
Commercial Impact	A later cushion requirement or more demanding pattern-match layout can change transition height, adhesive system, material yield, roll sequencing, seam labor, installation time, and procurement cost.
Bid Position if Unresolved	Estimate CPT-1, CPT-2, and CPT-3 on a direct-glue basis and treat all three as high-waste patterned broadloom. Qualify carpet pad / cushion pending written confirmation. Final order quantities remain subject to field dimensions and approved seaming plans.

Submission Note: This RFI converts a document-supported contradiction, scope gap, procurement ambiguity, or flooring / tile interface condition into a written clarification request. It does not resolve design intent, assign unshown quantities, or expand the estimate by assumption.

RFI CONVERSION REPORT

RFI-008 - Finalize T-1 / T-2 / T-3 Grout, Setting Material, Trim Profiles, and Substrate Responsibility

Project: Village at Belmar (Ascent VAB) - Community Refresh - Lakewood, Colorado

RFI Type: Decorative Tile / Setting / Grout / Trim Clarification

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Field Clarification

Field	Clarification
RFI Type	Decorative Tile / Setting / Grout / Trim Clarification
References	ID 000 - T-1, T-2, T-3 and grout / MTS entries; ID 500 - Bistro / Discovery interior elevations; ID 203.A - T-3 locations; BlueTeam Section 5.4 Takeoff 22-26.
RFI Question	Please issue final installation information for T-1, T-2, and T-3, including grout manufacturer / type / color / joint requirements, setting-material requirements, Schluter / bullnose / corner / cove trim profile and finish by location, pattern orientation, edge termination, and substrate / backing-panel responsibility. Confirm whether any waterproofing, crack-isolation, backing-panel, or specialty substrate system is required at these wall-tile locations.
Reason for Request	The schedule identifies the tile products and states that grout is TBD, while BlueTeam requires decorative-pattern labor, thinset, sealed grout, all trim pieces, electrical-outlet coordination, and physical mock-ups. The reviewed documents do not fully define every trim and substrate assembly.
Commercial Impact	Unresolved grout, setting, substrate, and trim requirements can change material selection, thickness, edge conditions, labor, lead time, warranty, electrical coordination, and procurement.
Bid Position if Unresolved	Carry only the location-specific decorative wall tile shown in the reviewed documents and only the installation materials expressly included in the estimate. Waterproofing, crack isolation, backing panels, mud beds, and unspecified substrate remediation remain excluded unless specifically issued and priced.

Submission Note: This RFI converts a document-supported contradiction, scope gap, procurement ambiguity, or flooring / tile interface condition into a written clarification request. It does not resolve design intent, assign unshown quantities, or expand the estimate by assumption.

RFI CONVERSION REPORT

RFI-009 - Confirm Required Flooring, Base, and Tile Attic Stock / Spare Material Quantities

Project: Village at Belmar (Ascent VAB) - Community Refresh - Lakewood, Colorado

RFI Type: Attic Stock / Owner Turnover Clarification

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Field Clarification

Field	Clarification
RFI Type	Attic Stock / Owner Turnover Clarification
References	ID 000 Interior Finish Material Schedule; ID 201.A / ID 203.A; BlueTeam Sections 2, 5.4, 5.5, and 6; reviewed bid package - no separate attic-stock / spare-material quantity identified.
RFI Question	Please confirm whether Owner turnover / attic stock is required for TCPT-1, CPT-1, CPT-2, CPT-3, LVT-1, LVT-2, WB-1, RB-1 alternate, T-1, T-2, T-3, grout, or transition profiles. If required, state the exact percentage or unit quantity by product, required full-carton / full-roll / full-length packaging, labeling, dye-lot / production-lot requirements, and whether usable installation remnants may count toward the turnover quantity.
Reason for Request	No separate attic-stock or maintenance-material quantity was identified in the reviewed bid drawings or BlueTeam scope. Installation waste required for pattern matching or field cuts is not the same obligation as Owner spare material.
Commercial Impact	An undefined spare-material requirement can materially change purchasing, freight, storage, packaging, turnover documentation, and final cost, particularly for high-repeat broadloom and special-order transition products.
Bid Position if Unresolved	Carry no additional Owner attic stock beyond material required for the as-estimated installation and waste basis unless a written quantity is issued. Do not convert estimating waste or usable remnants into a formal turnover obligation by assumption.

Submission Note: This RFI converts a document-supported contradiction, scope gap, procurement ambiguity, or flooring / tile interface condition into a written clarification request. It does not resolve design intent, assign unshown quantities, or expand the estimate by assumption.

RFI CONVERSION REPORT

RFI-010 - Define Moisture / pH Testing, Acceptance Criteria, and Mitigation Responsibility for Bonded Flooring

Project: Village at Belmar (Ascent VAB) - Community Refresh - Lakewood, Colorado

RFI Type: Moisture / pH / Substrate Acceptance Clarification

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Field Clarification

Field	Clarification
RFI Type	Moisture / pH / Substrate Acceptance Clarification
References	ID 201.A / ID 203.A - General Floor Finish Notes; ID 000 flooring products; BlueTeam Section 5.5 Takeoff 27-37; reviewed bid package - no project-specific moisture / pH test package identified.
RFI Question	Please identify who is responsible for concrete moisture / pH testing and provide any existing test results for areas receiving direct-glue broadloom, carpet tile, and LVT. Confirm the required manufacturer acceptance criteria and who is responsible for moisture mitigation, pH correction, vapor suppression, adhesive upgrades, or related remediation if the existing substrate does not meet those criteria.
Reason for Request	The flooring systems are bonded installations, but the reviewed documents do not provide project-specific test results or a quantified moisture-mitigation scope. Floor-prep notes address levelness and cleaning but do not establish a moisture-correction allowance.
Commercial Impact	Failed moisture or pH conditions can materially change adhesive selection, substrate preparation, schedule, warranty, cost, and responsibility before installation.
Bid Position if Unresolved	No moisture mitigation, pH correction, vapor suppression, or failed-condition remediation is carried from the reviewed documents alone. Any such work requires documented testing, written direction, and separate pricing before installation.

Submission Note: This RFI converts a document-supported contradiction, scope gap, procurement ambiguity, or flooring / tile interface condition into a written clarification request. It does not resolve design intent, assign unshown quantities, or expand the estimate by assumption.

RFI CONVERSION REPORT

RFI-011 - Issue the Referenced Trade Takeoff (To Be Priced) and Confirm Governing Line-Item Scope

Project: Village at Belmar (Ascent VAB) - Community Refresh - Lakewood, Colorado

RFI Type: Document / Pricing Basis Clarification

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Field Clarification

Field	Clarification
RFI Type	Document / Pricing Basis Clarification
References	BlueTeam Project Overview, Section 3 Bidding Instructions, and trade-by-trade Takeoff numbering; BlueTeam document identifies the Trade Takeoff (To Be Priced) pricing form as part of the bid package; current review did not include that Excel form.
RFI Question	Please issue the referenced Trade Takeoff (To Be Priced) Excel form and confirm that its line items do not add flooring, base, transition, tile, floor-prep, demolition, attic-stock, or accessory requirements beyond the reviewed bid drawings and BlueTeam written scope. Identify any line item whose quantity, unit, material / labor split, alternate status, or responsibility is intended to govern the flooring / tile bid.
Reason for Request	BlueTeam instructs bidders to price corresponding Takeoff rows and field-verify all quantities, but the referenced pricing form was not part of the document set reviewed for this report. Its line items therefore cannot be independently checked against the drawings and written scope.
Commercial Impact	An unreviewed pricing form can contain units, quantity assumptions, material / labor splits, allowance logic, alternates, or scope descriptions that materially affect the bid basis.
Bid Position if Unresolved	Do not reconstruct or certify missing pricing-form line items by assumption. Carry only the scope supported by the documents actually reviewed and the estimator's qualified takeoff. Any later-issued line item that changes scope or responsibility requires corresponding bid review.

Submission Note: This RFI converts a document-supported contradiction, scope gap, procurement ambiguity, or flooring / tile interface condition into a written clarification request. It does not resolve design intent, assign unshown quantities, or expand the estimate by assumption.

RFI CONVERSION REPORT

RFI-012 - Confirm Zone, Level, NO WORK, NOT IN SCOPE, Existing-to-Remain, and NO MATERIAL ESTIMATED Boundaries

Project: Village at Belmar (Ascent VAB) - Community Refresh - Lakewood, Colorado
RFI Type: Scope Boundary / Exclusion Clarification
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Field Clarification

Field	Clarification
RFI Type	Scope Boundary / Exclusion Clarification
References	G-001 - overall plan / Zone A scope boundary; ID 101.A-D / ID 103.A-E demolition plans; ID 201.A / ID 203.A finish plans; BlueTeam Project Scope and Overall Exclusions; governing estimator note.
RFI Question	Please confirm that Level 02, all of Zone B, areas marked NOT IN SCOPE / NO WORK / EXISTING TO REMAIN, and estimator takeoff areas identified as NO MATERIAL ESTIMATED do not receive new flooring, base, wall tile, demolition, or preparation unless a location-specific written instruction states otherwise. Confirm that adjacent finish graphics do not extend new finish scope across those boundaries by implication.
Reason for Request	BlueTeam expressly limits the project to Zone A on Levels 01 and 03 and excludes Level 02, Zone B, and existing finishes in NO WORK / EXISTING TO REMAIN areas. The estimator also uses NO MATERIAL ESTIMATED to prevent product assignment in ambiguous or excluded areas.
Commercial Impact	Unclear boundary interpretation can add material, demolition, prep, base, transition, or tile work after bid and can create scope overlap with existing-to-remain conditions.
Bid Position if Unresolved	Carry no new finish product or related demolition / prep in excluded, NO WORK, NOT IN SCOPE, existing-to-remain, or NO MATERIAL ESTIMATED areas. Any added finish extension requires written direction and a corresponding scope / price adjustment.

Submission Note: This RFI converts a document-supported contradiction, scope gap, procurement ambiguity, or flooring / tile interface condition into a written clarification request. It does not resolve design intent, assign unshown quantities, or expand the estimate by assumption.

RFI CONVERSION REPORT

ESTIMATOR'S BID POSITION

Project: Village at Belmar (Ascent VAB) - Community Refresh - Lakewood, Colorado

Documents Reviewed: 26.09.15_Village at Belmar Bid Drawings - Aneka Interiors Bid Set dated 09/15/2026; 26-00866C Village at Belmar (Ascent VAB) - Scope of Work - Subcontractor Bid Package - BlueTeam / BBMK Contracting, LLC; current governing estimator notes.

Issue: RFI Conversion Bid Position

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The defensible bid basis remains the current Exhibit A and governing estimator notes. Level 03 LVT-2 herringbone corridor scope is carried where shown on ID 203.A and identified by BlueTeam, but the contradictory "NO CORRIDOR WORK" demolition language remains qualified until reconciled in writing. WB-1 is carried at areas receiving new finishes per the written scope while locations marked "WALL BASE TO REMAIN" remain subject to clarification.

MTS-1 / MTS-2 transition and tile-edge scope is carried only at documented interfaces. Exact Schluter product, profile, size, finish, and use remain subject to location-specific clarification and approved mock-ups. The AL Dining / Center Corridor serpentine finish break is not fabricated or laid out by inference; its finish-break geometry, herringbone termination, carpet edge, transition profile, and base continuity require design confirmation.

Floor preparation is limited to the estimator's accepted pricing basis. The reviewed documents do not create an unlimited obligation for self-leveling, broad grinding, heavy adhesive removal, slab remediation, elevation correction, moisture mitigation, or hidden-condition repair. Any work beyond specifically carried preparation requires field verification and written pricing direction.

CPT-1, CPT-2, and CPT-3 are estimated as direct-glue broadloom. The use of carpet pad / cushion remains qualified and is not treated as an absolute project requirement. Their documented pattern repeats are treated as high-waste conditions, and final procurement remains dependent on field dimensions and approved seaming diagrams. TCPT-1 is carried as staggered carpet tile; LVT-1 is carried straight in Fitness; LVT-2 is carried straight at the servery / dining field and herringbone at the documented Level 03 corridors, with final orientations and start points subject to approval.

Decorative wall tile T-1, T-2, and T-3 is carried only at location-specific drawing / elevation callouts. Final grout, setting system, trim profile, substrate, and backing requirements remain qualified. Waterproofing, crack isolation, backing panels, mud beds, and unspecified substrate remediation are not added by inference.

No separate Owner attic-stock quantity or project-specific moisture / pH mitigation scope is carried from the reviewed documents alone. The referenced Trade Takeoff (To Be Priced) form was not part of the document set reviewed for this report and is not reconstructed or certified by assumption.

Level 02, all of Zone B, areas marked NOT IN SCOPE / NO WORK / EXISTING TO REMAIN, and estimator takeoff areas marked NO MATERIAL ESTIMATED remain outside new finish scope unless specifically added in writing. Any RFI response that changes finish location, product form, installation method, base replacement, pattern / lay direction, waste, floor-prep responsibility, transition profile, tile assembly, attic-stock obligation, moisture responsibility, or scope boundary requires corresponding scope, price, procurement, and schedule review before award or material ordering.