



Document Review Report

Project: Example Community Center Renovation

Project type: Commercial renovation

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Overall review priority: High

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Executive Summary

SpecRisk AI highlighted 8 potential review items from the available project text.

Insurance and bonding requirements

Insurance or bonding requirement (Medium priority)

Reference: Section 00 73 16 - 1.02.A / 1.03.A

Review item: The text references additional insured status, waiver of subrogation, primary and non-contributory coverage, or bonding requirements.

Why review: Insurance endorsements and bonds may add cost, require broker confirmation, or affect bid qualification.

Recommended for further review: Send the insurance exhibit to the broker and confirm premiums, endorsement availability, and bond requirements before final pricing.

Warranty provisions

Extended warranty provision (Medium priority)

Reference: Section 07 54 23 - 1.08.A

Review item: Warranty language appears to exceed a standard one-year correction period or includes labor and material coverage.

Why review: Extended warranties can affect subcontractor buyout, manufacturer eligibility, and service assumptions.

Recommended for further review: Confirm warranty duration, start date, covered parties, pass-through terms, and whether manufacturer warranties satisfy the requirement.

Schedule constraints / liquidated damages

Liquidated damages or schedule language (High priority)

Reference: Section 00 73 00 - 1.04.B / 1.04.C

Review item: The available text appears to include daily damages or late-completion language.

Why review: Late delivery language may affect schedule contingency, qualifications, or bid assumptions.

Recommended for further review: Confirm the substantial completion date, damages amount, weather-day rules, and whether phased milestones carry separate damages.

Owner-furnished or contractor-installed requirements

Owner-furnished contractor-installed requirement (Medium priority)

Reference: Section 01 10 00 - 1.07.A

Review item: The text suggests the contractor may need to receive, store, protect, coordinate, or install owner-furnished items.

Why review: OFCI scope may add handling, layout, protection, schedule coordination, or missing-parts considerations.

Recommended for further review: Clarify delivery dates, unloading responsibility, storage conditions, damage responsibility, and whether installation accessories are included.

Unusual products/material specs

Product coordination item (Medium priority)

Reference: Section 01 10 00 - 1.07.A / Section 07 54 23 - 2.01.C

Review item: Owner-furnished or restricted product language may constrain normal procurement and substitution options.

Why review: Limited product flexibility may affect lead times, substitutions, or subcontractor pricing.

Recommended for further review: Confirm approved products, alternates, substitutions, and who carries delay risk for late owner-furnished items.

Unusual product or procurement requirement (Medium priority)

Reference: Section 07 54 23 - 2.01.C / Section 01 78 00 - 1.06.A

Review item: The available text indicates possible sole-source, no-substitution, mock-up, attic stock, spare parts, or long-lead requirements.

Why review: Procurement restrictions may reduce bid flexibility and affect material, schedule, or coordination assumptions.

Recommended for further review: Confirm acceptable substitutions, lead times, attic stock quantities, and whether mock-ups are paid or incidental.

Submittal and closeout requirements

Submittal or closeout requirement (Medium priority)

Reference: Section 01 33 00 - 1.03.D / Section 01 78 00 - 1.06.A

Review item: The available text references submittal, closeout, O&M, record document, attic stock, or spare-parts requirements.

Why review: Submittal and closeout obligations may affect administrative effort, schedule closeout, and subcontractor scope alignment.

Recommended for further review: Confirm required submittal logs, closeout deliverables, quantities, due dates, and whether costs are included in subcontract scopes.

Ambiguous or conflicting language

Ambiguous or conflicting requirement language (High priority)

Reference: Section 01 10 00 - 1.09.B

Review item: The text includes conflict, discrepancy, or more-stringent-at-no-cost language.

Why review: Ambiguous precedence clauses may affect pricing assumptions, scope alignment, or post-bid clarification.

Recommended for further review: Identify affected project manual sections, then issue RFIs before bid for any quantity, quality, or precedence conflict.

Suggested RFIs/questions

- Confirm whether any bid-impacting addenda, alternates, allowances, or unit prices modify the reviewed requirements.
- Please confirm the liquidated damages amount, milestone dates, and whether damages apply per calendar day or work day.
- Can the Owner provide the required insurance endorsement forms and minimum carrier rating requirements?
- Please clarify whether the extended warranty must include both labor and material and when the warranty period begins.
- Where project manual sections conflict, which requirement controls for pricing purposes?
- Please confirm the required closeout deliverables, quantities, format, and due dates for this scope.

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