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EXAMPLE BUILDERS LTD.
Garage suites, infills & renovations · Calgary

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Spec review: risks to price, schedule and payment

Garage Suite · project manual excerpt and drawings Rev 0, Jul 27, 2026

MEMO	**SR-0146**
DATE	Thu Aug 6, 2026
TO	Alex Example, Morgan Example
FROM	AI estimating agent

3 contract risks and 2 conflicts between the drawings and the spec. Two RFIs are drafted and ready to send. Nothing here is legal advice: SC-1 and SC-3 are worth a look by your lawyer before you sign.

Contract risks

#	Where	What it says	Why it matters	What we do
R-1	00 73 00 SC-1	Owner pays each claim within 45 days **after the owner approves it**.	Alberta's Prompt Payment and Construction Lien Act: payment is due 28 days after the owner receives a proper invoice, with 14 days to dispute. "After approval" lets the owner start the clock.	In the quote: claims are proper invoices under the Act, payable in 28 days. Ask the owner to align SC-1 with the Act.
R-2	00 73 00 SC-3	Substantial performance by **Dec 18, 2026**; **$250 per day** liquidated damages after that.	A 15-week schedule from Sep 8 puts drywall and finishes in Nov-Dec. One late permit or a cold snap uses the float. 30 days late = $7,500.	List the schedule assumptions (permit by Aug 31, selections by Sep 15). Ask for extensions for permit, owner and severe-weather delays.
R-3	00 73 00 SC-5, 01 56 00	Heat, hoarding and winter protection at the contractor's cost; 10°C min. for drywall, paint, flooring.	Not on the drawings and easy to miss. Taping, paint and flooring run in late Nov and Dec.	Allowance $6,500: heaters, fuel, tarps and hoarding for about 6 weeks. (F-05)

Conflicts between the drawings and the spec

#	Where	Drawings	Spec	What we do
C-1	S-101 note 1, A-401 detail 1 vs 03 30 00 2.1.3	Garage slab S1: 25 MPa.	Garage slab S1: 32 MPa, air-entrained 5-8%, exposure class C-2. A 25 MPa slab can scale with road salt.	Price per spec. RFI-001 to the designer. (F-02)
C-2	A-401, A-501 (W1) vs 07 21 00 3.1.1	Walls W1: R-24 batts only.	R-24 batts + 1" exterior mineral wool board (R-28 nominal). Deeper window and door jambs, longer siding fasteners.	Price as drawn; price the spec version as Alternate A1 ($4,240.00). RFI-002. (F-03)

Also checked, no issue

SC-2 holdback: 10%, released under the Act. SC-4: written change orders before the work. SC-6 insurance: $2M CGL and builder's risk, within our policy. 01 21 00 allowances: carried at the spec values (F-07). 07 31 13 eave protection 12" inside the wall agrees with A-103 note 2; at an 18" overhang that takes two courses of membrane (F-04).

DRAFTED BY AI
Alpha Seed AI · estimating agent
Thu Aug 6, 2026, 7:58 AM · with the takeoff

REVIEWED & APPROVED BY
Alex Example, Estimator
Thu Aug 6, 2026, 8:40 AM · RFI-001 and RFI-002 approved and sent