

SECTION 012300 - ALTERNATES

PART I - GENERAL

I.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division I Specification Sections, apply to this Section.

I.2 SUMMARY

- A. This Section includes administrative and procedural requirements for alternates.

I.3 DEFINITIONS

- A. Alternate: An amount proposed by bidders and stated on the Bid Form for certain work defined in the Bidding Requirements that may be added to or deducted from the Base Bid amount if Owner decides to accept a corresponding change either in the amount of construction to be completed or in the products, materials, equipment, systems, or installation methods described in the Contract Documents.
 - I. The cost or credit for each alternate is the net addition to or deduction from the Contract Sum to incorporate alternate into the Work. No other adjustments are made to the Contract Sum.

I.4 PROCEDURES

- A. Coordination: Modify or adjust affected adjacent work as necessary to completely integrate work of the alternate into Project.
 - I. Include as part of each alternate, miscellaneous devices, accessory objects, and similar items incidental to or required for a complete installation whether or not indicated as part of alternate.
- B. Notification: Immediately following award of the Contract, notify each party involved, in writing, of the status of each alternate. Indicate if alternates have been accepted, rejected, or deferred for later consideration. Include a complete description of negotiated modifications to alternates.
- C. Execute accepted alternates under the same conditions as other work of the Contract.
- D. Schedule: A Schedule of Alternates is included at the end of this Section. Specification Sections referenced in the schedule contain requirements for materials to achieve the work described under each alternative.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 SCHEDULE OF ALTERNATES

The drawings show alternate items in place. The Base Bid does NOT include these alternate items, each of which is ADDITIVE:

- A. Alternate Bid No. 1: Two Covered Entries outside of the Lobby and the Break Room on the North side.
 - 1. Base Bid: The Base Bid shall include the renovation of a 3,000 square foot bay in an existing 30,000 square foot metal building into an office facility for the City of Page Public Works Department. The building is located at 1950 Industrial Drive, Page, Arizona. This tenant improvement project will include a public lobby, offices, conference room, break room, storage, men's and women's staff toilets and a public toilet room. The Base Bid shall also include the required saw cutting, trenching and patching as required for the installation of the new underground waste lines in the first bay of the existing building.
 - 2. Alternate: The Alternate Additive Bid shall include the two covered exterior entry structures each approximately 300 square feet. The structure consists of concrete footings, steel tube columns & steel tube beams. The columns have a metal stud and stone veneer at the base and a precast cap. The roof framing is comprised of 2x8 D.F. purlins spaced at 24" o.c. with 1/2" plywood sheathing. The roofs are a single ply TPO over a 1/4" cover board. The concrete slab under the entry structures is part of the base bid.

- B. Alternate Bid No. 2: Colonnade connecting the two covered entries.
 - 1. Alternate: The Alternate Additive Bid shall include a colonnade type structure of approximately 560 square feet connecting the two covered entries. The column structure is similar to Alternate Bid. No. 1. This structure has 2 x 6 inch steel tube purlins spaced 2'-2" on center. This portion is a shade structure and has no roof.

END OF SECTION 012300