

SECTION 012300

ALTERNATES

PART 1 – GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section

1.2 SUMMARY

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

1.3 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.
 - 1. Alternates described in this Section are part of the Work only if enumerated in the Agreement.
 - 2. 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.

1.4 PROCEDURES

- A. Coordination: Revise or adjust affected adjacent work as necessary to completely integrate work of the alternate into Project.
 - 1. 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 revisions to alternates.

- C. Execute accepted alternates under the same conditions as other work of the Contract.
- D. Schedule: A schedule of alternates and deduct alternates is included at the end of this Section. Specification Sections referenced in schedule contain requirements for materials necessary to achieve the work described under each alternate and deduct alternate.

PART 2 - PRODUCTS (Not Used)

PART 3 – EXECUTION

3.1 SCHEDULE OF ALTERNATES

- A. Site Alternate No. 1: Playground Area
 - a. Base Bid: Not included
 - b. Alternate Bid: All work within area as indicated in Site Alternate Diagram
- B. Site Alternate No. 2: Courts Area
 - a. Base Bid: Not included
 - b. Alternate Bid: All work within area as indicated in Site Alternate Diagram
- C. Site Alternate No. 3: Grove Area
 - a. Base Bid: Not included
 - b. Alternate Bid: All work within area as indicated in Site Alternate Diagram
- D. Site Alternate No. 4: Walking Loop
 - a. Base Bid: Not included
 - b. Alternate Bid: All work within area as indicated in Site Alternate Diagram and Right of Way improvements shown on Civil and Landscape sheets.
- E. Site Alternate No. 5a: Clubhouse Roof
 - a. Base Bid: Not included
 - b. Alternate Bid: Building 2 Roof scope only as shown on A2.21
- F. Site Alternate No. 5b: Clubhouse Interior Scope
 - a. Base Bid: Not included
 - b. Alternate Bid: All work on interior of Building 2 as shown or referenced on A2.21
- G. Alternate No. 6: Overhang at Addition Entry
 - a. Base Bid: As documented
 - b. Alternate Bid: Remove steel awning at addition entry on south elevation

- H. Alternate No. 7: Addition Masonry Pattern
 - a. Base Bid: As documented
 - b. Alternate Bid: Simplified brick running bond pattern

- I. Alternate No. 8: Addition Masonry Brick Size
 - a. Base Bid: As documented
 - b. Alternate Bid: Standard Brick in lieu of MV-B1A & MV-B2A

- J. Alternate No. 9: Addition Translucent Panel
 - a. Base Bid: As documented
 - b. Alternate Bid: Reduced Translucent Panel – sketch to be issued

- K. Alternate No. 10: Ground Face Block at Hallway
 - a. Base Bid: As documented
 - b. Alternate Bid: Swap ground face block for painted CMU at main hallway

- L. Alternate No. 11: Operable partition between rooms 106 and 107
 - a. Base Bid: As documented
 - b. Alternate Bid: Removal of partition and associated structural members

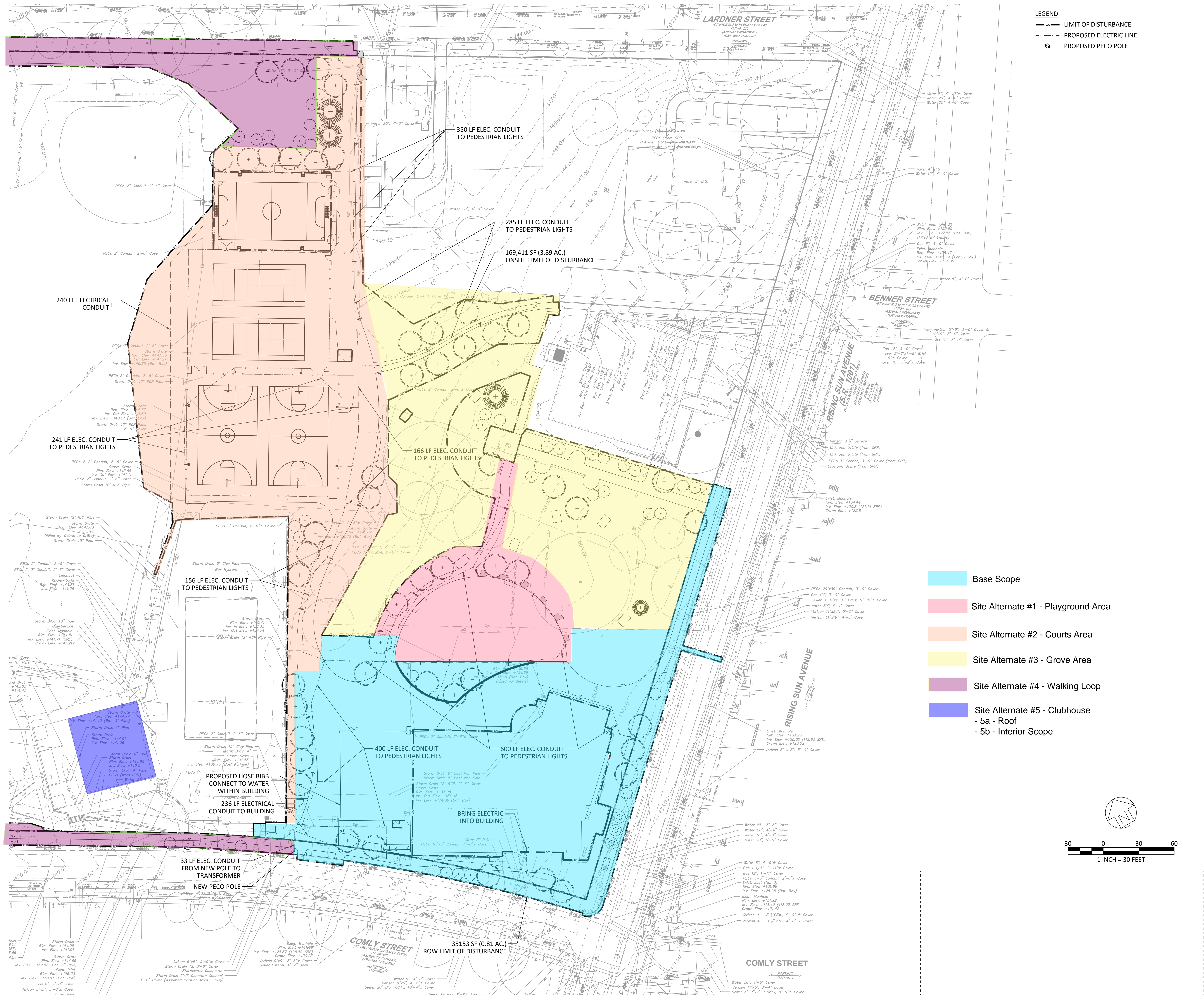
- M. Alternate No. 12: Single Ply Roof Membrane at Existing Gym Roof
 - a. Base Bid: As documented
 - b. Alternate Bid: Single ply roof membrane in lieu of 3-ply roof membrane at existing gym roof (RF-3) only

PART 4 – ATTACHMENTS

Attachment 1 – Site Alternates Diagram

END OF SECTION 012300

INCLUDES IMPROVEMENTS ALONG LARDNER, HASBROOK AND COMLY AS SHOWN ON CIVIL & LANDSCAPE SHEETS



- Base Scope
- Site Alternate #1 - Playground Area
- Site Alternate #2 - Courts Area
- Site Alternate #3 - Grove Area
- Site Alternate #4 - Walking Loop
- Site Alternate #5 - Clubhouse
- 5a - Roof
- 5b - Interior Scope

LAWNCREST RECREATION CENTER

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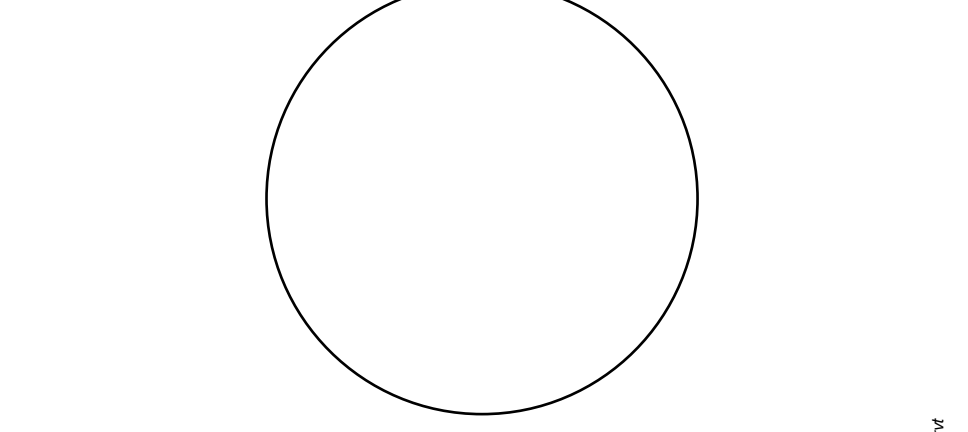
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PROJECT NO: 24-009

ISSUED FOR 100% CONSTRUCTION DOCUMENTS
03/08/2024

SCALE: 1" = 40'

UTILITY PLAN

C7.00