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 1 Specification Sections, apply to this Section.

1.2 SUMMARY

A. This Section includes administrative and procedural requirements governing Alternates.

1.3 DEFINITIONS

A. Definition: An alternate is 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 the Owner decides to accept a corresponding change in either the amount of construction to be completed, or in the products, materials, equipment, systems, or installation methods described in the Contract Documents.
   1. The cost or credit for each alternate is the net addition to or deduction from the Contract Sum to incorporate the Alternate into the Work. No other adjustments are made to the Contract Sum.

1.4 PROCEDURES

A. Coordination: Modify or adjust affected adjacent Work as necessary to completely and fully integrate that Work into the 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 mentioned as part of the Alternate.

B. Notification: Immediately following the award of the Contract, notify each party involved, in writing, of the status of each alternate. Indicate whether 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 this 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 necessary to achieve the Work described under each alternate.

PART 2 - PRODUCTS (Not Applicable)

PART 3 - EXECUTION

3.1 SCHEDULE OF ALTERNATES

A. Alternate No. A1: 80-foot by 50-foot Service Building
   1. Alternate No. 1 shall include the additional cost to provide an enlarged Service Building having nominal overall dimensions of 80 feet by 50 feet in lieu of the Base Bid Service Building configuration of 20-feet by 50-feet.
   2. The Alternate shall include all work shown on the Alternate Service Building Drawings, including but not limited to:
      a. Additional building floor area.
      b. Structural foundation and slab modifications.
      c. Exterior wall and roof system modifications.
      d. Architectural finishes and accessories.
      e. HVAC systems sized for the enlarged facility (not included in this item but shall be paid out of the HVAC allowance).
      f. Plumbing systems and fixtures.
      g. Electrical service, power distribution, lighting, grounding, and associated raceways.
      h. Instrumentation, controls, and SCADA accommodations.
      i. Blower room, workshop, electrical room, mechanical room, restroom, and related support spaces as indicated on the Alternate Drawings.
      j. Site grading, foundations, paving, drainage, and utility work required to accommodate the enlarged structure.
      k. Any additional work required to provide a complete and fully operational facility.
   3. Refer to Alternate Service Building Drawings identified as:
      a. 40A-00 ALT – Notes and Abbreviations
      b. 40A-01 ALT – Plans
      c. 40A-02 ALT – Elevations
      d. 40A-03 ALT – Sections
      e. and all associated process, structural, mechanical, plumbing, electrical, and instrumentation drawings affected by the Alternate.

B. Alternate No. A2: Screen Alternate
   1. This alternate includes the removal of the proposed screen building and all associated components, including the building structure, mechanical screen, electrical systems, controls, and appurtenant work related to the screening facility.
   2. Acceptance of this alternate shall result in the deletion of the Screen Weather Protection Shelter from the Work. The associated allowance for the Screen Weather Protection Shelter and related improvements shall also be deducted from the Contract Amount.
   3. This alternate also includes the installation of a manual bar screen and associated piping modifications as shown on Sheet 01C-06A.

END OF SECTION 012300