

PRE-BID ADDENDUM #03

DATE 2026-01-20

PROJECT NAME Ferndale Martin Road Park Service Building

PROJECT NUMBER 2024008

DISTRIBUTION

The following revisions and/or additions to the plans and specifications are issued before the award of the contract and are to be included in the original Bid Package Drawings and Specifications, dated 2025-12-30, Pre-Bid Addendum No.01, dated 2026-01-08, and Pre-Bid Addendum No.02, dated 2026-01-16. This Pre-Bid Addendum shall take precedence over anything contrary to the original drawings and specifications and shall be referred to hereinafter as part of the contract documents.

All revisions to the drawings have a cloud around the revision. All revisions in the specifications are noted in bold and/or with strikethroughs.

The following documents are being reissued with this Addendum. All changes are indicated in the following written text.

- Specifications: 00 0110, 00 4100, 01 2100, 01 2300
- Civil Drawings: None
- Landscape Drawings: None
- Architectural Drawings: A000, AS101
- Structural Drawings: None
- Mechanical/Electrical Drawings: E004

No other drawings, specifications or other documents are being revised. All changes are indicated in the following written descriptions.

Contact architect if additional clarification is required.

Include all costs in the bid proposal (base bid and alternate bids.)

All Addendum revisions are indicated on the drawings unless otherwise noted.

CORRECTIONS/CLARIFICATIONS

Item No. 1

- A. Correction to Pre-Bid Question #4 in Pre-Bid Addendum 02, Alternate #1 is being converted to Allowance #1.
 - a. Scope of work outlined to be covered by the allowance of \$100,000 remains the same.
 - b. Refer to updated Specification section 00 4100 Bid Form
 - c. Refer to Specification section 01 2100 Allowances which is issued as part of this addendum.

ARCHITECTURAL SPECIFICATIONS

Item No. 1

Refer to Specification(s) 00 0110 – Table of Contents

- A. **Updated to include PRE-BID ADDENDUM 03.**

PRE-BID ADDENDUM #03

Project Name: Ferndale Martin Road Park Service Building

Project Number: 2024008

Date: 2026-01-20

Page 2

Item No. 2

Refer to Specification(s) 00 4100 – Bid Form

- A. Section updated to convert Alternate #1 to Allowance #1.

Item No. 3

Refer to Specification(s) 01 2100 - Allowances

- A. Section added for PRE-BID ADDENDUM 03.

Item No. 4

Refer to Specification(s) 01 2300 - Alternates

- A. Section updated to remove Alternate #1 from the project.

ARCHITECTURAL DRAWINGS

Item No. 1

Refer to Sheet(s) A000

- A. Updated to include PRE-BID ADDENDUM 03.
- B. Updated to convert Alternate #1 to Allowance #1. Refer to Specifications for additional information.

Item No. 2

Refer to Sheet(s) AS101

- A. Updated to convert Alternate #1 to Allowance #1. Refer to Specifications for additional information.

ELECTRICAL DRAWINGS

Item No. 1

Refer to Sheet(s) E004

- A. Updated to convert Alternate #1 to Allowance #1. Refer to Specifications for additional information.

Bids and Permits Revised December 31, 2025	Pre-Bid Addendum 2 January 16, 2026	Pre-Bid Addendum 3 January 20, 2026	Firm	Section	Title
				Division 00 – Procurement and Contracting	
X			N/S	00 0101	Project Title Sheet
X			N/S	00 0107	Seals Page
X	X	X	N/S	00 0110	Table of Contents
X			N/S	00 1113	Advertisement for Bids
X			N/S	00 2113	Instructions to Bidders
X		X	N/S	00 4100	Bid Form
X			N/S	00 4325	Substitution Procedures During Bidding
	X		GW	00 4343	Wage Rates
X			N/S	00 5200	Agreement Form
X			N/S	00 7200	General Conditions
X			N/S	00 7300	Supplementary Conditions
X			CSC	00 3132	Geotechnical Data
				Division 01 – General Requirements	
X			N/S	01 1100	Summary of Work
		X	N/S	01 2100	Allowances
X		X	N/S	01 2300	Alternates
X			N/S	01 2500	Substitution Procedures
X			N/S	01 2500.13	Substitution Request Form
X			N/S	01 2600	Contract Modification Procedures
X			N/S	01 2613	Requests for Interpretation (RFI)
X			N/S	01 2900	Payment Procedures
X			N/S	01 3113	Project Coordination
X			N/S	01 3119	Project Meetings
X			N/S	01 3323	Shop Drawings, Product Data and Samples
X			N/S	01 3323.13	Authorization for Release of Electronic File Transfer
X			N/S	01 4000	Quality Requirements
X			N/S	01 4216	Definitions
X			N/S	01 5000	Temporary Facilities and Controls
X			N/S	01 6000	Common Product Requirements
X			N/S	01 7123	Field Engineering
X			N/S	01 7329	Cutting and Patching
X			N/S	01 7423	Final Cleaning
X			N/S	01 7700	Closeout Procedures
X			N/S	01 7829	Final Site Survey
X			N/S	01 7839	Project Record Documents
				Division 02 – Existing Conditions	
X			N/S	02 4116	Structure Demolition
				Division 03 - Concrete	
X			CSC	03 3300	Cast-In-Place Concrete
X			N/S	03 3313	Architectural Cast-In-Place Concrete
X			N/S	03 4846	Precast Concrete Copings and Sills
				Division 04 - Masonry	
X			N/S	04 2000	Unit Masonry
X			CSC	04 2010	Reinforced Unit Masonry
				Division 05 - Metals	

Bids and Permits Revised December 31, 2025	Pre-Bid Addendum 2 January 16, 2026	Pre-Bid Addendum 3 January 20, 2026			
			Firm	Section	Title
X			CSC	05 1200	Structural Steel
X			N/S	05 1213	Architecturally Exposed Structural Steel Framing
X			CSC	05 3100	Steel Roof Deck
X			N/S	05 4000	Cold-Formed Metal Framing
X			N/S	05 5000	Metal Fabrications
X			N/S	05 5133	Prefabricated Ladders
X			CSC	05 8010	Post-Installed Anchors
				Division 06 - Wood, Plastics and Composites	
X			N/S	06 1000	Rough Carpentry
X			N/S	06 1643	Gypsum Board Sheathing
				Division 07 - Thermal and Moisture Protection	
X			N/S	07 1113	Bituminous Dampproofing
X			N/S	07 2100	Thermal Insulation
X			N/S	07 2700	Air Barriers
X			N/S	07 4213	Metal Wall Panels
X			N/S	07 5400	Thermoplastic Membrane Roofing
X			N/S	07 6200	Sheet Metal Flashing and Trim
X			N/S	07 7100	Roof Specialties
X			N/S	07 7123	Manufactured Gutters and Downspouts
X			N/S	07 8600	Firestopping
X			N/S	07 9200	Joint Sealants
				Division 08 - Openings	
X			N/S	08 1113	Hollow Metal Doors and Frames
X			N/S	08 4113	Aluminum Framed Entrances and Storefronts
X			N/S	08 5619	Pass-Thru Windows
X			N/S	08 7100	Door Hardware
X			N/S	08 8000	Glazing
				Division 09 - Finishes	
X			N/S	09 0561	Common Work Results for Flooring Preparation
X			N/S	09 2116	Gypsum Board Assemblies
X			N/S	09 5100	Acoustical Ceilings
X			N/S	09 6500	Resilient Flooring
X			N/S	09 6723	Fluid-Applied Flooring
X			N/S	09 6813	Tile Carpeting
X			N/S	09 9100	Painting
X			N/S	09 9600	High Performance Coatings
X			N/S	09 9713.13	Thermal Barrier Coating
X			N/S	09 9723.16	Concrete Floor Sealer
				Division 10 - Specialties	
X			N/S	10 1419	Dimensional Letter Signage
X			N/S	10 1423	Panel Signage
X			N/S	10 2113.19	Plastic Toilet Compartments
X			N/S	10 2813	Toilet Accessories
X			N/S	10 4116	Emergency Key Cabinets
X			N/S	10 4400	Fire Protection Specialties
				Division 11 - Equipment - Not Used	

Bids and Permits Revised December 31, 2025	Pre-Bid Addendum 2 January 16, 2026	Pre-Bid Addendum 3 January 20, 2026			
			Firm	Section	Title
				Division 12 - Furnishings	
X			N/S	12 2400	Roller Window Shades
				Divisions 13 through 19 - Not Used	
				Division 20 - Mechanical General Requirements	
X			PBA	20 0500	Mechanical General Requirements
X			PBA	20 0510	Basic Mechanical Materials and Methods
X			PBA	20 0513	Motors
X			PBA	20 0519	Meters and Gages
X			PBA	20 0529	Hangers and Supports
X			PBA	20 0547	Mechanical Vibration Controls
X			PBA	20 0553	Mechanical Identification
X			PBA	20 0700	Mechanical Insulation
				Division 21 - Fire Suppression - Not Used	
				Division 22 - Plumbing	
X			PBA	22 0523	General Duty Valves for Plumbing
X			PBA	22 1116	Domestic Water Piping
X			PBA	22 1119	Domestic Water Piping Specialties
X			PBA	22 1123	Domestic Water Circulation Pumps
X			PBA	22 1316	Sanitary Waste and Vent Piping
X			PBA	22 1319	Drainage Piping Specialties
X			PBA	22 1413	Storm Drainage Piping
X			PBA	22 3300	Electric Domestic Water Heaters
X			PBA	22 4200	Plumbing Fixtures
X			PBA	22 4500	Emergency Plumbing Fixtures
X			PBA	22 4700	Drinking Fountains, Water Coolers and Cuspidors
				Division 23 - Heating, Ventilating, and Air Conditioning (HVAC)	
X			PBA	23 0500	Common Work Results for HVAC
X			PBA	23 0593	Testing, Adjusting, and Balancing
X			PBA	23 0933	Temperature Controls
X			PBA	23 2300	Refrigerant Piping
X			PBA	23 3113	Metal Ducts
X			PBA	23 3300	Duct Accessories
X			PBA	23 3433	Air Curtains and Door Heaters
X			PBA	23 3713	Diffusers, Registers, and Grilles
X			PBA	23 7210	Light Commercial Air-To-Air Energy Recovery Equipment
X			PBA	23 8126	Split-System Air-Conditioning Units
X			PBA	23 8219	Fan-Coil Units
X			PBA	23 8239	Electrical Wall and Ceiling Heaters
X			PBA	23 8241	Propeller Fan Unit Heaters - Steam, Hot Water, Electric
				Divisions 24 and 25 - Not Used	
				Division 26 - Electrical	
X			PBA	26 0010	Electrical General Requirements
X			PBA	26 0519	Conductors and Cables
X			PBA	26 0526	Grounding and Bonding
X			PBA	26 0529	Hangers and Supports for Electrical Systems
X			PBA	26 0533	Raceways and Boxes

Bids and Permits Revised December 31, 2025	Pre-Bid Addendum 2 January 16, 2026	Pre-Bid Addendum 3 January 20, 2026			
			Firm	Section	Title
X			PBA	26 0553	Electrical Identification
X			PBA	26 0923	Lighting Control Devices
X			PBA	26 0943	Lighting Control Systems
X			PBA	26 2200	Dry-Type Transformers (600 V and Less)
X			PBA	26 2416	Panelboards
X			PBA	26 2726	Wiring Devices
X			PBA	26 2813	Fuses
X			PBA	26 2816	Enclosed Switches and Circuit Breakers
X			PBA	26 5119	LED Interior Lighting
X			PBA	26 5700	Luminaire Product Data
			Divisions 27 Through 30 – Not Used		
			Divisions 31 – Earthwork		
X			CSC	31 2020	Earthwork For Buildings
			Divisions 31 – Earthwork		

SECTION 00 4100 - BID FORM

CONTRACT:GENERAL CONTRACT

PROJECT: Martin Road Park Service Building

Ferndale, Michigan 48220

BIDDER:

COMPANY NAME: _____

ADDRESS: _____

TELEPHONE (_____) _____

CONTACT _____

TO:

City Clerk's Office

RE: Request for Proposals Martin Road Park Service Building

300 E. Nine Mile Road

Ferndale, MI 48220

BID FOR:

General Contract

Martin Road Park Service Building

LUMP SUM BASE BID

The Undersigned, having familiarized itself with all local conditions to be encountered affecting the cost of the work and having examined the Contract Documents does hereby propose to enter into an agreement with the Owner to provide all of the labor, materials, tools, equipment, and services necessary to complete the General Trades Contract Work for Martin Road Park Service Building all in accordance with the Contract Documents dated _____, 20____.

For the Lump Sum Base Bid price of:

_____ Dollars (\$ _____)

The amount shown above shall be both in words and in figures. In case of discrepancy, the amount shown in words shall govern.

Said Lump Sum Base Bid price to be subject to all of the terms and conditions of the Contract Documents..

The Undersigned affirms the bid is based upon the materials and construction, equipment, etc., named or described in the drawings or in the specifications unless otherwise indicated under "Exceptions to Documents".

TAXES

The Undersigned affirms all Federal, State and Local taxes of whatever character and description are included in the Lump Sum Base Bid price.

PERMITS AND FEES

The Undersigned affirms all costs for all permits and fees, including the General Building Permit, required by authorities having jurisdiction are included in the Lump Sum Base Bid price.

ALLOWANCES

The Undersigned affirms the following allowances have been included in the Lump Sum Base Bid price. The difference in cost between the actual cost and the allowance will be modified by Change Order.

Refer to Section 01 2100 - Allowances, for additional requirements.

Allowance No 1: Include the stipulated sum of \$100,000 for the following:

Demolition of existing pavilion concrete slab and foundations complete,

Preparation of area for new slab and foundations including compacted fill and repairs to existing grading as outlined in Civil documents.

Provide underground electrical conduit and wire to supply power to the proposed pavilion from the new building. Refer to Electrical documents for any additional requirements.

Provide new concrete slab and foundations for the proposed pavilion per pavilion manufacturer recommendations. Refer to Civil and Structural documents for any additional requirements.

Install Owner furnished pavilion structure per pavilion manufacturer's recommendations.

Provide outdoor electrical outlets and lighting for the proposed pavilion. Refer to Electrical documents for any additional requirements.

Provide any additional materials or work required to successfully complete the installation of the proposed pavilion not otherwise noted in this outline.

ALTERNATE PRICES

The Undersigned submits for consideration by the Owner, the following Alternate Prices. If the Alternate Price is accepted by the Owner, the variation becomes part of the Contract and the amount quoted is added to or deducted from the Lump Sum Base Bid Price.

Refer to Section 01 2300 - Alternates, for additional requirements.

Alternate No. 1 (NOT USED)

~~Provide electrical power and lighting for Owner's prefabricated pavilion. Coordinate installation of electrical with Owners vendor. Coordinate installation of electrical with Owner's pavilion vendor. Coordinate with Owner and Owner's vendor for installation of pavilion. Refer to Electrical documents for additional information.~~

~~Add \$ _____~~

Alternate No. 2

Provide 6 inch deep circular concrete sidewalk and connection to pavilion (Alternate No. 1), including all excavation and sub base work. Refer to Drawings and Specification sections for location and configuration.

Add \$ _____

Alternate No. 3

Remove Panelboard RP-K from project scope. All devices currently circuited to RP-K shall be re-circuited to LP-BB. Maintain same type of circuit breakers for each device as originally specified for RP-K. Refer to Electrical Documents for additional information.

Deduct \$ _____

SEPARATE PRICES

The Undersigned offers such separate prices listed below as an advisory price to the Owner for accounting purposes.

Separate prices shall be part of (and included in) the Lump Sum Base Bid Price.

Each separate price shall include all costs of incorporating the separate price materials and/or workmanship into the Project, including the cost of coordination and supervision, General and Supplementary Conditions, and all other incidental items.

Number	Description	Write in separate price below
Separate Price No.1	Demolition and Earthwork/Site Prep	
Separate Price No. 2	Building Construction	

Separate Price No. 3	Access Pathway/Paving	
Separate Price No. 4	Utilities	
Separate Price No. 5	Landscaping/Site Restoration	
Separate Price No. 6	Signage	

BID SECURITY

Accompanying this Bid is a / Certified Check / Money Order / Bid Bond / payable to the Owner, in the amount of 5 percent of the Lump Sum Base Bid:

_____ Dollars (\$ _____).

The amount shown above shall be both in words and in figures. In case of discrepancy, the amount shown in words shall govern.

PERFORMANCE AND PAYMENT BOND

Deliver to the Owner, within 15 calendar days after Notice of Award , the executed Performance and Payment Bonds, in an amount equal to 100% of the Lump Sum Base Bid Price, naming the Owner, in accordance with the General and Supplementary Conditions.

The Undersigned affirms that the cost of said Bonds is \$ _____ and is included in the Lump Sum Base Bid Price.

The submittal form for the Performance and Payment Bonds shall be A.I.A. Form A312 or similar form acceptable to the Owner.

ADDENDA

The Undersigned acknowledges the following Addenda, covering revisions to the Contract Documents, and the cost, if any, of such revisions has been included in the quoted Lump Sum Base Bid proposal:

Addendum No. _____ Dated _____
Addendum No. _____ Dated _____
Addendum No. _____ Dated _____

CONTRACTOR AND MAJOR SUBCONTRACTOR BREAKDOWN

The Undersigned submits the following list of major Subcontractors for the work of this Project in accordance with the General Conditions, and attests these will be the Subcontractors performing the work under the following list of trades and work categories. The list shall include the full name of the firm. The Undersigned attests that no Subcontractor shall be substituted for one listed herein, except by written approval of the Owner.

The Owner reserves the right to reject any and all Subcontractors prior to award of Contract.

Trade or Work Category	Proposed Sub-Contractor
Contract Conditions and General Requirements	
General Trades Work, excluding below:	
Site Work, including Excavation Work	
Foundation Work	
Unit Masonry Work	
Structural Steel and Metal Deck Work	
Manufactured Wall Panels	
Preformed Metal Siding	
Roofing	

Trade or Work Category	Proposed Sub-Contractor
☐ Glass and Glazing	
Mechanical Trades Work	
☐ Plumbing	
☐ HVAC	
Electrical Trades Work	

LOCAL BUSINESS /UNION PARTICIPATION

The City of Ferndale shall procure goods and services by competitive bidding and preferences shall be granted to Ferndale businesses and/or Union businesses whenever feasible.

Is your business located in the City of Ferndale? (Please check one)

_____ YES _____ NO

Does your Business employ union workers (Please check one)

_____ YES _____ NO

If Yes, please state Union and Local _____

REFERENCES

Contractor shall provide three recent references for work performed similar in nature to the proposed work. Contractors bidding this project shall have a minimum of ten (10) years of experience in construction projects of this size, scope and complexity. Bidder may submit on separate form.

1	Municipality	Contact person	Phone Number	Type and amount of work
2				
3				
4				

CHANGES IN THE WORK

For authorized changes in the work, involving additions to or omissions from the work, the Undersigned agrees to perform or omit, or to cause to be performed or omitted by his Sub-Bidder's, such authorized work at net cost to him, plus the following percentages to be added to the cost or credit to the Owner.

Such fees shall constitute the full compensation payable to the Contractor and shall include all the Contractor's cost for on-site superintendence, supervision, overhead and profit. Charges for taxes, social security payments and insurance shall be computed separately and shall not be subject to percentage fee.

Additions/Omissions

Work performed by Bidder's own forces; maximum 15 % for additions.

Additions	Omissions
%	%

Work performed by Sub-Bidders own forces; maximum 15 % for additions.

Additions	Omissions
%	%

Sub-Bidder's percentage fees for Contract Modification's shall be as follows:

Work performed by Sub-Bidders own forces; maximum 15 % for additions.

Additions	Omissions
%	%

The Undersigned agrees the percentage fee the Sub-Bidder adds or deletes for its work shall not exceed the amount indicated above.

Maximum difference of percentage fee stated above between Additions and Omissions shall be 5 percent.

TIME OF COMPLETION

The Undersigned agrees, if awarded the Contract, to complete the whole of work within _____ consecutive calendar days from the date of the notice to proceed, in accordance with requirements of the General Conditions.

SUBSTITUTIONS

The Undersigned submits for consideration of the Owner and/or the Architect the following Substitutions. Each item being offered is a substitute for the referenced specified item used in compiling the Lump Sum Base Bid price. Each addition and/or deduction in price shall have been computed in conformance with the requirements of the General Conditions.

The additions/deductions in price are separate from, and are not part of the Lump Sum Base Bid price.

Substitutions shall be accepted by the Owner 10 working days prior to Bid Due Date.

Refer to Section 00 4325 - Substitution Request Form - During Procurement.

Proposed Item	Proposed Substitution	ADD	DEDUCT
_____	_____	\$ _____	\$ _____
_____	_____	\$ _____	\$ _____
_____	_____	\$ _____	\$ _____
_____	_____	\$ _____	\$ _____

EXCEPTIONS TO DOCUMENTS

State whether any exceptions to the drawings and specifications are taken. Include a brief explanation of each item. Quote an addition or deduction for each item. If no exceptions are submitted, it will be understood that the Proposal conforms to the specifications. (Bidder may attach other sheets as required.)

BID TO REMAIN FIRM

The Lump Sum Base Bid Price stated in this Bid Form is guaranteed for a period of not less than 90 calendar days from the date hereof, and if authorized to proceed within that period, the Undersigned agrees to complete the Work covered by this Bid Form at the said Lump Sum Base Bid Price and as may be adjusted on the basis of finalized quantities and Unit Prices.

ACCEPTANCE AND CONTRACT

The Undersigned has carefully examined the Bidding and Contract Documents, including the Instructions to Bidders, General Conditions and Supplementary General Conditions, Drawings, Specifications and any and all Addenda issued, and agrees to be bound by all requirements thereof in the submission of this Bid, and in the performance of the Contract, if awarded the Contract based on this Bid.

Terms used in this Bid which are defined in the General Conditions or Instructions will have the meanings indicated in the General Conditions or Instructions.

AGREEMENT

The Undersigned agrees to execute a Contract with the Owner within 15 calendar days after Notice of Award.

The Undersigned affirms he is familiar with all Federal, State, and Local laws and regulations governing this Project.

EXECUTION OF CONTRACT

The Undersigned agrees:

The Owner reserves the right to reject any and all Bids, to waive any irregularities, and to award the Contract with whomever it may elect.

To enter into a formal Contract with the Owner for the performance of the awarded Work. Failure to enter into a formal Contract with the Owner, if selected, will result in forfeiture of Bid Security.

To furnish to the Owner immediately after award, Certificates of Insurance as required by the General and Supplementary Conditions.

SUBCONTRACTORS AND SUPPLIERS

The Owner reserves the right to reject any Subcontractor, Sub-subcontractor or Supplier for any reason during Bid Review and Contract Negotiation. Upon notice, the General Contractor shall remove the rejected entity and procure the services of the next highest bidder. The Owner shall adjust the General Contractor's bid accordingly. The revised General Contractor's bid shall be used in determining low bid.

ADDRESS, LEGAL STATUS, AND SIGNATURE OF BIDDER

The Undersigned does hereby designate the address given below as the legal address to which all notices, directions, or other communications may be served or mailed:

Street _____

City _____ State _____ Zip Code _____

The Undersigned declares it has the legal status checked below:

_____ Individual

_____ Co-Partnership

_____ Corporation

State of Incorporation:

States in which licensed to do business: _____

This Bid Form is submitted in the name of:

(Name of Bidder)

(Signature of person authorized to sign contracts for Bidder)

Title _____

Signed this _____ day of _____, 20____.

END OF DOCUMENT

SECTION 01 2100 - ALLOWANCES

PART 1 GENERAL

1.01 RELATED DOCUMENTS

- A. Division 00 - Procurement and Contracting Requirements, and Division 01 - General Requirements, are hereby made part of this Section.

1.02 SECTION INCLUDES

- A. Allowance for labor and materials.

1.03 ALLOWANCES SCHEDULE

- A. Allowance No 1: Include the stipulated sum of \$100,000 for the following:
 - 1. Demolition of existing pavilion concrete slab and foundations complete,
 - 2. Preparation of area for new slab and foundations including compacted fill and repairs to existing grading as outlined in Civil documents.
 - 3. Provide underground electrical conduit and wire to supply power to the proposed pavilion from the new building. Refer to Electrical documents for any additional requirements.
 - 4. Provide new concrete slab and foundations for the proposed pavilion per pavilion manufacturer recommendations. Refer to Civil and Structural documents for any additional requirements.
 - 5. Install Owner furnished pavilion structure per pavilion manufacturer's recommendations.
 - 6. Provide outdoor electrical outlets and lighting for the proposed pavilion. Refer to Electrical documents for any additional requirements.
 - 7. Provide any additional materials or work required to successfully complete the installation of the proposed pavilion not otherwise noted in this outline.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION - NOT USED

END OF SECTION

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SECTION 01 2300 - ALTERNATES

PART 1 GENERAL

1.01 RELATED DOCUMENTS

- A. Division 00 - Procurement and Contracting Requirements, and Division 01 - General Requirements, are hereby made part of this Section.

1.02 SECTION INCLUDES

- A. Administrative and procedural requirements governing Alternates.
 - 1. The Owner reserves the right to accept or decline alternates.
 - 2. The Owner reserves the right to accept, decline, and/or enter negotiations to modify Voluntary Alternates proposed by the Contractor and/or any subcontractor.

1.03 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 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.

1.04 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 Mandatory 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.
 - 1. Only principle items of Work are highlighted in each mandatory alternate. Include as part of each alternate, miscellaneous devices, appurtenances, and similar items incidental to or required for a complete installation whether or not mentioned as part of the alternate.
 - 2. Voluntary alternates, as proposed by the Bidder, are as shown on the Proposal Form submitted by such Bidder.

PART 2 PRODUCTS (NOT APPLICABLE)

PART 3 EXECUTION

3.01 SCHEDULE OF MANDATORY ALTERNATES

Alternate No. 1: ~~Pavilion~~ **Not Used**

~~Provide electrical power and lighting for Owner's prefabricated pavilion. Coordinate installation of electrical with Owners vendor. Coordinate installation of electrical with Owner's pavilion vendor. Coordinate with Owner and Owner's vendor for installation of pavilion. Refer to Electrical documents for additional information.~~

Alternate No. 2: Sidewalk extension

Provide 6 inch deep circular concrete sidewalk and connection to pavilion (Alternate No. 1), including all excavation and sub base work. Refer to Drawings and Specification sections for location and configuration.

Alternate No. 3: Omit Panel Board RP-K

Remove Panelboard RP-K from project scope. All devices currently circuited to RP-K shall be re-circuited to LP-BB. Maintain same type of circuit breakers for each device as originally specified for RP-K. Refer to Electrical Documents for additional information.

END OF SECTION

FERNDALE MARTIN ROAD PARK SERVICE BUILDING

1615 E LEWISTON AVE, FERNDALE MI 48220

OWNER

CITY OF FERNDAL PARKS & RECREATION DEPARTMENT
300 E. NINE MILE ROAD
FERNDAL, MI 48220
(248) 544-6767

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ALTERNATES

ALTERNATE #1: REMOVE EXISTING CONCRETE PAD AND FOUNDATIONS - COMPLETE. REPLACE WITH NEW FOUNDATIONS AND CONCRETE PAD FOR OWNER-PROVIDED PAVILION STRUCTURE. CONTRACTOR TO INSTALL PAVILION STRUCTURE. PROVIDE NEW POWER AND LIGHTING FOR THE PAVILION. COORDINATE WITH OWNER AND OWNER'S VENDOR FOR INSTALLATION OF THE PAVILION. REFER TO CIVIL DOCUMENTS FOR ADDITIONAL INFORMATION.

ALTERNATE #2: PROVIDE 6" DEEP CIRCULAR CONCRETE SIDEWALK AND CONNECTION TO PAVILION (ALTERNATE #1) INCLUDING ALL EXCAVATION AND SUB-BASE WORK. REFER TO CIVIL DRAWINGS AND SPECIFICATIONS FOR LOCATION AND CONFIGURATION.

ALTERNATE #3: PANELBOARD RP-K WILL BE REMOVED FROM THE PROJECT SCOPE. ALL DEVICES CURRENTLY CIRCUITED TO RP-K SHALL BE RE-CIRCUITED TO LP-BB. MAINTAIN THE SAME TYPE OF CIRCUIT BREAKERS FOR EACH DEVICE AS ORIGINALLY SPECIFIED FOR RP-K. REFER TO ELECTRICAL DOCUMENTS FOR ADDITIONAL INFORMATION.

architecture

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FERNDAL MARTIN ROAD PARK

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Seal

Revisions

01.20.2026	PRE-BID ADDENDUM 03
01.16.2026	PRE-BID ADDENDUM 02
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TITLE SHEET

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**FERNDALE MARTIN
ROAD PARK**

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08.15.2025 GRANT REVIEW
PACKAGE

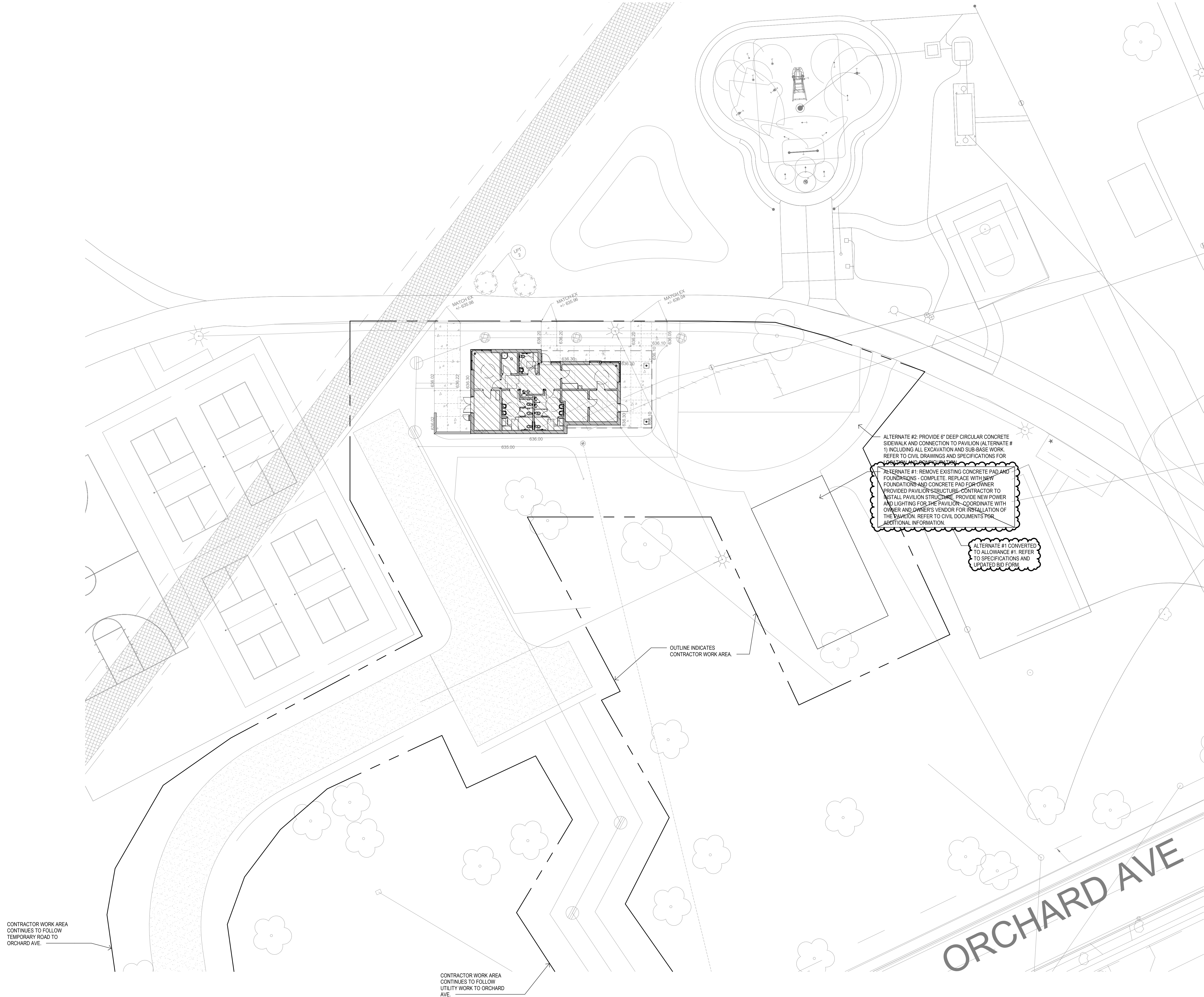
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Title
**ARCHITECTURAL
SITE PLAN**

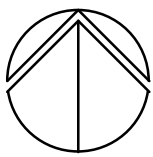
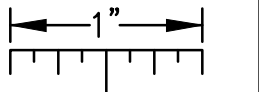
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THE FOLLOWING DIMENSION EQUALS
ONE INCH WHEN PRINTED TO SCALE.



ELECTRICAL SITE NEW WORK PLAN
SCALE: 1" = 20'

SITE PLAN GENERAL NOTES:

- THESE NOTES ARE GENERIC GUIDELINES ONLY. ELECTRICAL CONTRACTOR'S PERSONNEL ON SITE SHALL BE THOROUGHLY FAMILIAR WITH THE PUBLISHED SPECIFICATIONS FOR EXACT DESCRIPTIONS OF SCOPE, METHODS, AND MATERIAL.
- THESE DRAWINGS REPRESENT THE GENERAL EXTENT AND ARRANGEMENT OF SYSTEMS. COORDINATE EXACT EQUIPMENT LOCATIONS, ELEVATIONS, AND FINAL CONNECTION REQUIREMENTS. PROVIDE EACH SYSTEM COMPLETE, INCLUDING ALL NECESSARY COMPONENTS, FITTINGS AND OFFSETS.
- CONDUCT A SURVEY TO IDENTIFY ALL UNDERGROUND UTILITIES. CALL 811 PRIOR TO EXCAVATION.
- UTILITIES SHOWN ON THESE DRAWINGS ARE FOR REFERENCE ONLY. COORDINATE EXACT LOCATION OF ALL EXISTING UTILITIES, AND ROUTING OF ALL NEW UNDERGROUND UTILITIES PRIOR TO EXCAVATION.
- DEWATER TRENCHES PRIOR TO INSTALLATION OF CONDUITS. PROVIDE WATER TIGHT FITTINGS ON ALL UNDERGROUND CONDUITS.
- COORDINATE DEMOLITION WORK, AND ELECTRICAL AND TELEPHONE SERVICES TO THE SITE, WITH THE RESPECTIVE LOCAL UTILITY COMPANY REPRESENTATIVES PRIOR TO COMMENCEMENT OF WORK. INCLUDE ALL ASSOCIATED COST/FEE'S BY THE UTILITY COMPANIES IN THE BID PRICE.
- INSTALL UNDERGROUND CONDUITS 42" BELOW FINISHED GRADE, MINIMUM, UNLESS NOTED OTHERWISE.
- COORDINATE SERVICE SHUT-DOWNS WITH ALL TRADES INVOLVED ON SITE AND OBTAIN WRITTEN AUTHORIZATION FROM OWNER 72 HOURS PRIOR TO ANY ELECTRICAL AND/OR TELEPHONE SHUT-DOWN.
- REMOVE ALL DE-ENERGIZED CONDUCTORS FROM SITE AT COMPLETION OF THE PROJECT.
- OUTDOOR LIGHTING BRANCH CIRCUIT WIRING SHALL BE MINIMUM #8 AWG CONDUCTORS (XHHW-2), IN MINIMUM 1" DIA. CONDUIT, UNLESS NOTED OTHERWISE.
- SPARE CONDUITS SHALL INCLUDE PULL STRING AND SHALL BE TERMINATED WITH A CAP.
- EXCAVATE THE ENTIRE LENGTH OF TRENCH TO PROPERLY SET DUCT ELEVATIONS.

CONSTRUCTION KEY NOTES:

- PROVIDE HANDHOLE TO PULL NEW CONDUCTORS TO NEW BUILDING.
- ADD ALTERNATE: PROVIDE NEW CONDUIT AND CONDUCTORS FROM CONCESSIONS TO NEW BUILDING.
- CONDUIT PATHWAY IS AN ESTIMATE FIELD VERIFY.
- ALLOWANCE 1: PROVIDE 4 DEDICATED CIRCUITS. 1 CIRCUIT FOR PAVILION LIGHTING, 1 SPARE CIRCUIT FOR SITE LIGHTING, 1 CIRCUIT FOR PAVILION RECEPTACLES AND 1 SPARE CIRCUIT. THE 4 CIRCUITS WILL BE CIRCUITED TO LP-BB-40, LP-BB-42, LP-BB44, LP-BB-46.

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Seal

Key Plan

Revisions

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PLAN**

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**Know what's below.
Call before you dig.**

NO NOT FOR CONSTRUCTION