

SECTION 01 23 00 - ALTERNATES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General 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. 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.
 - 2. Alternate prices shall be all inclusive of the cost of materials, work, overhead, profit, bonds, insurances, supervision, administration, time, and any and all other costs in connection therewith for work in place and accepted or omitted as the case may be, and shall hold for the same period as the Bid.
- B. Alternates are defined as alternate products, materials, equipment, systems, methods, units of work or major elements of the construction, which may, at Owner's option and under terms established by Instructions to Bidders and in the Contract or Agreement, be selected for the work in lieu of corresponding requirements of Contract Documents. Selection may occur prior to Contract Date, or may, by the Agreement, be deferred for possible selection at a subsequent date. Alternates may or may not change scope and general character of the work substantially. Requirements of this section may be related to, but must not be confused with, requirements of Contract Documents related to Unit Prices, Change Orders, Substitutions, and similar provisions.

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.
 - 2. Each Alternate price filled in on the Bid Form shall include all costs of related coordination, modification or adjustment required due to any deviations from the Basis of Design or Base Bid product. Costs incurred by other Contractors to incorporate their work into the project due to deviations from the Basis of Design due to the Alternate Bid, shall be incorporated into the Alternate Bid price and will not be borne by the Owner for the Work of that 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.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 SCHEDULE OF ALTERNATES

- A. General: The description herein for each alternate is recognized to be incomplete and abbreviated, but implies that each change must be complete for the scope of work affected. Refer to applicable Specification Sections (Divisions 02 through 33), and to applicable Drawings, for specific requirements of the work, regardless of whether references are so noted in description of each Alternate. It is recognized that descriptions of Alternates are primarily scope definitions, and do not necessarily detail full range of materials and processes needed to complete the work as required.

3.2 CONTRACT NO. 1 – GENERAL CONSTRUCTION

A. ALTERNATE A100 – DELETE STORAGE ROOM

The cost to provide all work to construct new Storage Room 290, including work in Corridor A-120, as shown on Drawing A-14 and elsewhere in the Documents **is included** in the Base Bid. This Alternate shall comprise the total **deduct** to the Contract sum to eliminate this scope of Work from the Project.

B. ALTERNATE A150 – IN-HOUSE SCHEDULING

The cost to provide construction scheduling (Division 01 Section "Construction Progress Documentation") by an independent scheduling consultant **is included** in the Base Bid. This Alternate shall comprise the total **change in cost** to the Contract sum to eliminate the requirement for an independent scheduling consultant and to provide all required construction scheduling services by qualified personnel (Contractor shall be able to demonstrate the same through a formal submittal) in the employ of the General Contractor in accordance with all requirements of Division 01 Section "Construction Progress Documentation" and other related requirements contained in the Construction Documents.

C. ALTERNATE A400 – MASONRY CLEANING

The cost to provide cleaning and sealing of existing CMU is limited to the area indicated on Drawing A-C2 and **is included** in the Base Bid. This Alternate shall comprise the total **Additional** cost to provide all work to clean and seal all exterior masonry (brick veneer, split face CMU, etc.) on the entire building, including the removal and replacement of all sealants in all control joints and at the perimeter of all windows, doors, other openings, transitions to other materials, control joints, etc. in accordance with Division 04 Section "Masonry Cleaning" and Division 07 Section "Joint Sealants."

D. ALTERNATE SERIES A900 – LUXURY VINYL TILE

The cost to provide luxury vinyl tile **shall not be** included in the Base Bid. The Base Bid shall include all slab preparation, underlayment, etc. This Alternate shall comprise the total **Additional** cost to furnish and install the products of one of the following manufacturers into the Project as indicated on the Drawings and as specified in Division 9 Section "Resilient Tile Flooring."

Alternates included in this series are hereby enumerated as follows:

1. Alt. No. A901: "Amtico Wood, Stone or Abstracts" by Mannington Mills, Inc.
2. Alt. No. A902: "Level Set Collection LVT, Natural Woodgrains & Stones" by Interface Flooring

E. ALTERNATE SERIES A950 – CARPET

The cost to provide carpet **shall not be** included in the Base Bid. The Base Bid shall include all slab preparation, underlayment, etc. This Alternate shall comprise the total **Additional** cost to furnish and install the products of one of the following manufacturers into the Project as indicated on the Drawings and as specified in Division 09 Section "Carpeting."

Alternates included in this series are hereby enumerated as follows:

1. Alt. No. A951: Carpet by Interface.
2. Alt. No. A952: Carpet by Mannington.

F. ALTERNATE SERIES A1200 – PLASTIC-LAMINATE-FACED CASEWORK

The cost for providing Plastic Laminate-Faced Casework **shall not be** included in the Base Bid. Furnishing and installing plastic laminate-faced and simulated stone countertops as shown on the Drawings and as specified in Division 06 Section "Finish Carpentry" is included in the Base Bid and is not part of this Alternate. This Alternate shall comprise the total **Additional** cost to furnish and install the products of one of the following manufacturers into the Project as shown and scheduled on the Drawings, and as specified in Division 12 Section "Plastic Laminate-Faced Casework" and related sections.

Alternates included in this series are hereby enumerated as follows:

1. Alt. No. A1201: Stevens Industries, Inc.
2. Alt. No. A1202: Case Systems.
3. Alt. No. A1203: TMI Systems Design Corporation.

G. ALTERNATE SERIES A1250 – LIBRARY FURNITURE

The cost for providing library furniture **shall not be** included in the Base Bid. This Alternate Series shall comprise the total **Additional** cost to furnish and install the specified products of one of the following manufacturers into the Project as shown and scheduled on the Drawings, and as specified in Division 12 Section "Library Furniture" and related sections.

Alternates included in this series are hereby enumerated as follows:

1. Alt. No. A1251: Brodart Company; Contract Library Furniture Design.
2. Alt. No. A1252: Liat.
3. Alt. No. A1253: The Worden Company.

3.3 CONTRACT NO. 2 – PLUMBING CONSTRUCTION

A. ALTERNATE P100 – DELETE STORAGE ROOM

The cost to provide all plumbing work to construct new Storage Room 290 as shown on Drawing A-14 and elsewhere in the Documents **is included** in the Base Bid. This Alternate shall comprise the total **change in cost** to the Contract sum to eliminate this scope of Work from the Project.

3.4 CONTRACT NO. 3 – HVAC CONSTRUCTION

A. ALTERNATE H100 – DELETE STORAGE ROOM

The cost to provide all HVAC work to construct new Storage Room 290 as shown on Drawing A-14 and elsewhere in the Documents **is included** in the Base Bid. This Alternate shall comprise the total **change in cost** to the Contract sum to eliminate this scope of Work from the Project.

B. ALTERNATE SERIES H2300 – AIR HANDLING EQUIPMENT

The Base Bid includes furnishing and installing Modular Air Handling Units and Packaged Outdoor Air Handling Units manufactured by “Carrier” and Packaged Energy Recovery Units manufactured by “Annexair.” This Alternate shall comprise the total **change in cost** to furnish and install this air handling equipment by one of the approved alternate manufacturers listed below and as specified in Division 23 Sections “Packaged Energy Recovery Units,” “Modular Air Handling Units,” and “Packaged Outdoor Air Handling Units.”

Alternates included in this series are hereby enumerated as follows:

1. Alt. No. H2301: Modular Air Handling Units and Packaged Outdoor Air Handling Units by “York/Johnson Controls” and Packaged Energy Recovery Units manufactured by “Aaon.”
2. Alt. No. H2302: Modular Air Handling Units and Packaged Outdoor Air Handling Units by “Trane” and Packaged Energy Recovery Units manufactured by “Trane.”

3.5 CONTRACT NO. 4 – ELECTRICAL CONSTRUCTION

A. ALTERNATE E100 – DELETE STORAGE ROOM

The cost to provide all electrical work to construct new Storage Room 290 as shown on Drawings A-14, E-B1, and E-B3, and elsewhere in the Documents **is included** in the Base Bid. This Alternate shall comprise the total **change in cost** to the Contract sum to eliminate this scope of Work from the Project.

B. ALTERNATE SERIES E2600 – EMERGENCY GENERATOR

The Base Bid includes furnishing and installing an emergency generator by Kohler. This Alternate shall comprise the total **change in cost** to furnish and install an emergency generator by one of the approved alternate manufacturers listed below and as specified in Division 26 Section “Generator Set.”

Alternates included in this series are hereby enumerated as follows:

1. Alt. No. E2601: Emergency Generator by Cummins

C. ALTERNATE SERIES E2610 – PANELBOARDS, TRANSFORMERS, SWITCHES AND CONTROLLERS

The Base Bid includes furnishing and installing disconnect switches, enclosed motor controllers, switch boards, and panel boards by Square D. This Alternate shall comprise the total **change in cost** to furnish and install disconnect switches, enclosed motor controllers, switch boards, and panel boards by one of the approved alternate manufacturers listed below and as specified in Division 26 Sections "Disconnect Switches," "Panelboards," "Enclosed Motor Controllers," "Low-Voltage Dry-Type Transformers."

Alternates included in this series are hereby enumerated as follows:

1. Alt. No. E2611: Panelboards, Transformers, Switches, and Starters by General Electric.

D. ALTERNATE SERIES E2620 – THEATRICAL LIGHTING AND CONTROL SYSTEMS

The Base Bid includes furnishing and installing a theatrical lighting and control system by Electronic Theatre Controls, Inc. This Alternate shall comprise the total **change in cost** to furnish and install a theatrical lighting and control system by one of the approved alternate manufacturers listed below and as specified in Division 26 Section "Theatrical Lighting and Control Systems."

Alternates included in this series are hereby enumerated as follows:

1. Alt. No. E2621: Theatrical Lighting and Control System by Lehigh Electronic Products Company.

END OF SECTION 01 23 00