

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 A300 – CRAWLSPACE CONCRETE SLAB

The cost to provide a vapor barrier covered with 4 inches of stone fill is included in the Base Bid. This Alternate shall comprise the total change in cost to eliminate the layer of stone fill and to replace it with a monolithic, minimum 3-inch-thick concrete slab as indicated on the Drawings and as specified in Division 03 Section "Cast-in-Place Concrete".

B. ALTERNATE SERIES A900 – LUXURY VINYL TILE

The Base Bid **shall include** furnishing and installing "Level Set Collection LVT, Woodgrains & Stone" luxury vinyl tile as manufactured by Interface Flooring. This Alternate shall comprise the **total change** in cost to incorporate the products of one of the following manufacturers into the Project as indicated on the Drawings and as specified in Division 09 Section "Resilient Tile Flooring".

1. Base Bid: "Level Set Collection LVT, Woodgrains & Stone" by Interface Flooring
2. Alt. No. A901: "Access – Wood, Stone or Abstracts" LVT (4mm) by Mannington.
3. Alt. No. A902: "Hot and Heavy – Grown Up, Secoya, and Bolder" LVT by Mohawk Group.

C. ALTERNATE SERIES A910 – LUXURY VINYL TILE – OFFICE AREAS

The cost to provide LVT in the delineated portions of the office area is **not included** in the Base Bid. This Alternate shall comprise the total **additional cost** to incorporate the products of one of the following manufacturers into the Project as indicated on the Drawings and as specified in Division 09 Section "Resilient Tile Flooring". Including all flooring removal, slab preparation, underlayment, etc.

1. Alt. No. A911: "Level Set Collection LVT, Woodgrains & Stone" by Interface Flooring.
2. Alt. No. A912: "Access - Wood, Abstracts, or Stone" LVT 4mm by Mannington Mills, Inc.
3. Alt. No. A913: "Hot and Heavy – Grown up, Secoya, or Bolder" LVT by Mohawk Group

D. ALTERNATE SERIES A950 – CARPET

The cost to provide carpet **shall be** included in the Base Bid which includes all slab preparation, underlayment, etc. This Alternate shall comprise the total **change in cost** to furnish and install the products of one of the following alternate manufacturers into the Project as indicated on the Drawings and as specified in Division 09 Section "Carpeting."

1. Base Bid: "Architectural Plans" and "Step Repeat" collections carpet by Interface.
2. Alt. No. A951: "Exchange 2" and "Nature's Course" collections carpet by Mannington.
3. Alt. No. A952: "Taking Steps" and "Tuff Stuff II" collections carpet by Mohawk Group

E. ALTERNATE SERIES A960 – CARPET – OFFICE AREAS

The cost to provide carpet in the delineated portions of the office is **not included** in the Base Bid. This Alternate shall comprise the total **additional cost** to furnish and install the products of one of the following alternate manufacturers into the Project as indicated on the Drawings and as specified in Division 09 Section "Carpeting" including all flooring removal, slab preparation, underlayment, etc.

1. Alt. No. A961: "Architectural Plans" collection carpet by Interface.
2. Alt. No. A962: "Exchange 2" collection carpet by Mannington.
3. Alt. No. A963: "Taking Steps" collection carpet by Mohawk Group.

F. ALTERNATE A1100 – FOOD SERVICE CONTRACTOR

The cost to provide all food service equipment is **included** in the Base Bid. This Alternate shall comprise the total **change in cost** to select Singer Equipment Company as the Food Service Contractor for the Project

G. ALTERNATE NO. A1200 – PLASTIC-LAMINATE-FACED CASEWORK

The Base Bid shall include furnishing and installing plastic laminate casework by Stevens Advantage Furnishings. This Alternate shall comprise the total change in cost to incorporate the products of one of the other listed manufacturers into the Project as shown and scheduled on the Drawings and as specified in Division 12 Section "Plastic Laminate Casework".

Alternates included in this series are hereby enumerated as follows:

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

H. ALTERNATE SERIES A1210 – FIXED AUDIENCE SEATING

The Base Bid **does not** include furnishing and installing fixed audience seating. This Alternate shall comprise the total **additional** cost to incorporate the products of one of the listed manufacturers into the Project as shown and scheduled on the Drawings and as specified in Division 12 Section "Fixed Audience Seating."

Alternates included in this series are hereby enumerated as follows:

1. Alt. No. A1211: Irwin Seating Company; "Citation" and "Dimension"

I. ALTERNATE SERIES A3200 – AREAWAY PAVERS

The cost to provide new pervious pavers in the two areaways as indicated on the Drawings and Division 32 Section – Porous Unit Paving, **including** and all associated drainage stone, piping, inlets, etc., is included in the Base Bid. This Alternate shall comprise the total **deduct** in cost to eliminate this work from the Project.

J. ALTERNATE SERIES A3210 – COURTYARD PAVERS

The cost to provide new pervious pavers in the courtyard area as indicated on the Drawings and Division 32 Section – Porous Unit Paving, including all associated drainage stone, piping, inlets, etc., is **included** in the Base Bid. This Alternate shall comprise the total **deduct** in cost to eliminate this work from the Project.

3.3 CONTRACT NO. 2 – PLUMBING CONSTRUCTION

No alternates at present...

3.4 CONTRACT NO.3 – HVAC CONSTRUCTION

A. ALTERNATE SERIES H2300- HVAC EQUIPMENT

The Base Bid includes furnishing and installing Air-Cooled Chiller and Modular Air Handling Units manufactured by “Carrier” and Packaged Outdoor Air Handling Units manufactured by “Aeon.” This Alternate shall comprise the total **change in cost** to furnish and install this HVAC equipment by one of the approved alternate manufacturers listed below and as specified in Division 23 Sections “Air Cooled Scroll Chillers,” “Modular Air Handling Units,” “Packaged Outdoor DX Air-Handling Units,” and “Packaged Outdoor Air Handling Units.”

Alternates included in this series are hereby enumerated as follows:

1. Alt. No. H2301: Air-Cooled Chiller and Modular Air Handling Units by “York/Johnson Controls” and Packaged Outdoor Air Handling Units by “Aeon.”
2. Alt. No. H2302: Air-Cooled Chiller and Modular Air Handling Units by “Trane” and Packaged Outdoor Air Handling Units by “Trane.”

3.5 CONTRACT NO. 4 – ELECTRICAL CONSTRUCTION

A. 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.

B. 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.

C. 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