

## SECTION 01 23 00 – ALTERNATES

### PART 1 - GENERAL

#### 1.1 SUMMARY

- A. This Section specifies administrative and procedural requirements for Alternates.
- B. Definition: An Alternate is an amount proposed by Bidders and stated on the Proposal Form for certain construction activities defined in the Bidding Requirements that may be added to or deducted from 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 Contract Documents.
- C. Coordination: Coordinate related Work and modify or adjust adjacent Work as necessary to ensure that Work affected by each accepted Alternate is complete and fully integrated into the project. Costs for the coordination, modification, or adjustment necessary for each alternate are included in the costs for each Alternate.
- D. Alternate pricing submitted on the bid proposal form shall be held by the Contractor for the duration of the Contract with no increase or decrease in cost if the College elects to execute an alternate during the contract duration.

#### 1.2 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 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.
- E. If bidding Lump Sum General Construction, provide lump sum (inclusive of all trades) for each ADD and DEDUCT alternate.
- F. If bidding for a single trade, provide lump sum for each ADD and DEDUCT as it relates to your trade and scope of work defined. When an alternate does not include scope related to your trade, insert “NOT APPLICABLE TO MY TRADE” in the space provided.

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### **1.3 SCHEDULE OF ALTERNATES**

#### **A. Add Alternates:**

1. ADD ALTERNATE NO. 1: Remove exterior set of doors and infill with masonry and new window. See details 07/08 on drawing A6.16G. Scope to include solar shade and fascia, foam insulation, head framing, metal furring and gypsum, SS through wall flashing, and custom fin-tube grilles.
2. ADD ALTERNATE NO. 2: Provide gypsum board fur-out partitions (see wall tags) over existing CMU walls to finish space and conceal utilities. Scope to include finishing and painting.

#### **B. Deduct Alternates:**

1. DEDUCT ALTERNATE NO. 1: Delete VCT preparation and VCT flooring and clean slab and seal.
2. DEDUCT ALTERNATE NO. 2: Delete acoustical ceiling. Ceiling will be exposed and unpainted.
3. DEDUCT ALTERNATE NO. 3: Delete architectural woodwork. Loose furniture will be provided and installed by others.
4. DEDUCT ALTERNATE NO. 4: Delete overhead service carrier. Scope to be deleted is double T-slotted aluminum frame and multi-channel raceway with electrical wiring and receptacles.
5. DEDUCT ALTERNATE NO. 5: Furnish and install fin-tube FTR-F in lieu of ceiling radiant panel RP-3.
6. DEDUCT ALTERNATE NO. 6: Delete specialty gas regulators and accessories from scope.

**- END OF SECTION 01 23 00 -**