

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. Alternates described in this Section are part of the Work only if enumerated in the Agreement.
 - 2. 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.

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.
- 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.
- 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.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 SCHEDULE OF ALTERNATES

A. ALTERNATE NO. 1: MAIN ENTRANCE ADDITIONAL WORK

1. Description: In lieu of minimal main entrance work at First Floor Area B by Base Bid, provide addition and alterations Work associated with main entrance addition, including all associated demolition and preparation. Provide complete and finished systems.
2. This Alternate affects more than one Contract, as follows:
 - a. CONTRACT 1 SC – SITE CONSTRUCTION WORK: Provide all Site Construction Work associated with this alternate as indicated by Contract Documents.
 - b. CONTRACT 2 GC - GENERAL CONSTRUCTION WORK: Provide all General Construction Work associated with this alternate as indicated by Contract Documents.
 - c. CONTRACT 3 PC – PLUMBING CONSTRUCTION WORK: Provide all Plumbing Construction Work associated with this alternate as indicated by Contract Documents.
 - d. CONTRACT 4 HC – HVAC CONSTRUCTION WORK: Provide all HVAC Construction Work associated with this alternate as indicated by Contract Documents.
 - e. CONTRACT 5 EC – ELECTRICAL CONSTRUCTION WORK: Provide all Electrical Construction Work associated with this alternate as indicated by Contract Documents.
 - f. CONTRACT 6 AB – HAZARDOUS MATERIALS WORK: Provide all Hazardous Materials Work associated with this alternate as indicated by Contract Documents.
 - g. CONTRACT 7 CE – CASEWORK: Provide all Casework Work associated with this alternate as indicated by Contract Documents.
 - h. CONTRACT 8 RR – ROOFING RENOVATION CONSTRUCTION WORK: Provide all Roofing Renovation Construction Work associated with this alternate as indicated by Contract Documents.

B. ALTERNATE NO. 2: ULTRA-HIGH PERFORMANCE CONCRETE PANEL WORK

1. Description: In lieu of masonry veneer by Base Bid, provide all Work associated with ultra-high performance concrete panels. Provide complete and finished systems.

2. This Alternate affects one Contract, as follows:
 - a. CONTRACT 2 GC - GENERAL CONSTRUCTION WORK: Provide all General Construction Work associated with this alternate as indicated by Contract Documents.

C. ALTERNATE NO. 3: STONE VENEER WORK

1. Description: In lieu of cast stone masonry veneer by Base Bid, provide all Work associated with anchored limestone masonry veneer. Provide complete and finished systems.
2. This Alternate affects one Contract, as follows:
 - a. CONTRACT 2 GC - GENERAL CONSTRUCTION WORK: Provide all General Construction Work associated with this alternate as indicated by Contract Documents.

D. ALTERNATE NO. 4: WOOD CASEWORK WORK

1. Description: In lieu of plastic laminate casework by Base Bid, provide all Work associated with wood casework. Provide complete and finished systems.
2. This Alternate affects one Contract, as follows:
 - a. CONTRACT 7 CE – CASEWORK: Provide all Casework Work associated with this alternate as indicated by Contract Documents.

E. ALTERNATE NO. 5: SOLID SURFACING WORK

1. Description: In lieu of plastic laminate countertops, backsplashes and window stools by Base Bid, provide all Work associated with solid surfacing countertops, backsplashes and window stools (except at Library/Media Center 350). Provide complete and finished systems. Science rooms are to remain epoxy resin.
2. This Alternate affects one Contract, as follows:
 - a. CONTRACT 7 CE – CASEWORK: In lieu of plastic laminate casework by Base Bid, provide all Work associated with wood casework.

F. ALTERNATE NO. 6A: LOWER LEVEL ADDITIONAL DOOR WORK

1. Description: In addition to door Work by Base Bid, provide all Work associated with additional door replacement on Lower Level. Provide complete and finished systems.
2. This Alternate affects one Contract, as follows:
 - a. CONTRACT 2 GC - GENERAL CONSTRUCTION WORK: Provide all General Construction Work associated with this alternate as indicated by Contract Documents.

G. ALTERNATE NO. 6B: FIRST FLOOR ADDITIONAL DOOR WORK

1. Description: In addition to door Work by Base Bid, provide all Work associated with additional door replacement on First Floor. Provide complete and finished systems.
2. This Alternate affects one Contract, as follows:
 - a. CONTRACT 2 GC - GENERAL CONSTRUCTION WORK: Provide all General Construction Work associated with this alternate as indicated by Contract Documents.

H. ALTERNATE NO. 6C: SECOND AND THIRD FLOORS ADDITIONAL DOOR WORK

1. Description: In addition to door Work by Base Bid, provide all Work associated with additional door replacement on Second and Third Floors. Provide complete and finished systems.
2. This Alternate affects one Contract, as follows:
 - a. CONTRACT 2 GC - GENERAL CONSTRUCTION WORK: Provide all General Construction Work associated with this alternate as indicated by Contract Documents.

I. ALTERNATE NO. 7: ADDITIONAL VCT FLOORING WORK – EXCEPT 1930's BUILDING

1. Description: In addition to flooring Work by Base Bid, provide all Work associated with additional VCT flooring and rubber wall base at corridors only of Lower Level and First and Second Floors, Areas A, B and C, including all associated demolition and preparation. Provide complete and finished systems. *This does not apply to the original circa 1930s vintage of building.*
2. This Alternate affects one Contract, as follows:
 - a. CONTRACT 2 GC - GENERAL CONSTRUCTION WORK: Provide all General Construction Work associated with this alternate as indicated by Contract Documents.

J. ALTERNATE NO. 8: ADDITIONAL VCT FLOORING WORK – 1930's BUILDING ONLY

1. Description: In addition to flooring work by Base Bid, provide all Work associated with additional VCT flooring and rubber wall base at corridors only of Lower Level, First, Second and Third Floors, Area A, including all associated demolition and preparation Work. Provide complete and finished systems. *This only applies to the original circa 1930s vintage of building.*
2. This Alternate affects one Contract, as follows:
 - a. CONTRACT 2 GC - GENERAL CONSTRUCTION WORK: Provide all General Construction Work associated with this alternate as indicated by Contract Documents.

K. ALTERNATE NO. 9: EPOXY TERRAZZO FLOORING ADDITIONAL WORK – EXCEPT 1930's BUILDING

1. Description: In lieu of additional VCT flooring Work by Alternate No. 7, provide all Work associated with additional crack isolation membrane, epoxy flooring system and wall base at corridors only of Lower Level and First and Second Floors, Areas A, B and C, including all associated demolition and preparation. Provide complete and finished systems. *This does not apply to the original circa 1930s vintage of building.*
2. This Alternate affects one Contract, as follows:
 - a. CONTRACT 2 GC - GENERAL CONSTRUCTION WORK: Provide all General Construction Work associated with this alternate as indicated by Contract Documents.

L. ALTERNATE NO. 10: CAFETERIA ACOUSTICAL PANEL ADDITIONAL WORK

1. Description: In addition to Work by Base Bid, provide all additional Work associated with acoustical panels at Cafeteria 140. Provide complete and finished systems.
2. This Alternate affects one Contract, as follows:
 - a. CONTRACT 7 CE – CASEWORK: Provide all Work associated with this alternate as indicated by Contract Documents.

M. ALTERNATE NO. 11: RESILIENT WOOD FLOORING ASSEMBLY WORK

1. Description: In lieu of floor refinishing Work by Base Bid, provide all Work associated with replacement of existing wood flooring system and associated components at 2-Station Gymnasium 240, including all associated demolition and preparation. Provide complete and finished systems.
2. This Alternate affects one Contract, as follows:
 - a. CONTRACT 2 GC - GENERAL CONSTRUCTION WORK: Provide all General Construction Work associated with this alternate as indicated by Contract Documents.

N. ALTERNATE NO. 12: LIFT STATION PUMP REMOVAL SYSTEM WORK

1. Description: In addition to Work by Base Bid, provide all additional Work associated with lift station pump removal system. Provide complete and finished systems. *Guide-rail support system is by Base Bid.*
2. This Alternate affects more than one Contract, as follows:
 - a. CONTRACT 3 PC – PLUMBING CONSTRUCTION WORK: Provide all Plumbing Construction Work associated with this alternate as indicated by Contract Documents.

O. ALTERNATE NO. 13: SPRAY BOOTH SYSTEMS ADDITIONAL WORK

1. Description: In lieu of no spray booth systems Work by Base Bid, provide all additional Work associated with spray booths at Lower Level Area D. Provide complete and finished systems.
2. This Alternate affects more than one Contract, as follows:
 - a. CONTRACT 3 PC – PLUMBING CONSTRUCTION WORK: Provide all Plumbing Construction Work associated with this alternate as indicated by Contract Documents.
 - b. CONTRACT 4 HC – HVAC CONSTRUCTION WORK: Provide all HVAC Construction Work associated with this alternate as indicated by Contract Documents.
 - c. CONTRACT 5 EC – ELECTRICAL CONSTRUCTION WORK: Provide all Electrical Construction Work associated with this alternate as indicated by Contract Documents.

P. ALTERNATE NO. 14: STAGE 206 AND AUDITORIUM 207 ADDITIONAL COOLING WORK

1. Description: Base Bid includes structural steel reinforcement and rooftop units with Dx cooling coils as scheduled. In addition to Work by Base Bid, provide all additional Work needed for cooling of Stage 206 and Auditorium 207, including remote condensing units, refrigerant piping and accompanying Work. Provide complete and finished systems.
2. This Alternate affects more than one Contract, as follows:
 - a. CONTRACT 4 HC – HVAC CONSTRUCTION WORK: Provide all HVAC Construction Work associated with this alternate as indicated by Contract Documents.
 - b. CONTRACT 5 EC – ELECTRICAL CONSTRUCTION WORK: Provide all Electrical Construction Work associated with this alternate as indicated by Contract Documents.
 - c. CONTRACT 8 RR – ROOFING RENOVATION CONSTRUCTION WORK: Provide all Roofing Renovation Construction Work associated with this alternate as indicated by Contract Documents.

Q. ALTERNATE NO. 15: GYMNASIUM 240 ADDITIONAL COOLING WORK

1. Description: Base Bid includes structural steel reinforcement and air handling units with Dx cooling coils as scheduled. In addition to Work by Base Bid, provide all additional Work needed for cooling of 2-Station Gymnasium 240, including remote condensing units, refrigerant piping and accompanying Work. Provide complete and finished systems.

2. This Alternate affects more than one Contract, as follows:
 - a. CONTRACT 4 HC – HVAC CONSTRUCTION WORK: Provide all HVAC Construction Work associated with this alternate as indicated by Contract Documents.
 - b. CONTRACT 5 EC – ELECTRICAL CONSTRUCTION WORK: Provide all Electrical Construction Work associated with this alternate as indicated by Contract Documents.
 - c. CONTRACT 8 RR – ROOFING RENOVATION CONSTRUCTION WORK: Provide all Roofing Renovation Construction Work associated with this alternate as indicated by Contract Documents.

R. ALTERNATE NO. 16: MISCELLANEOUS ADDITIONAL COOLING WORK

1. Description: Base Bid includes structural steel reinforcement and blower coil units with Dx cooling coils as scheduled. In addition to Work by Base Bid, provide all additional Work needed for cooling of miscellaneous spaces, including remote condensing units, refrigerant piping and accompanying Work. Provide complete and finished systems.
2. This Alternate affects more than one Contract, as follows:
 - a. CONTRACT 2 GC - GENERAL CONSTRUCTION WORK: Provide all General Construction Work associated with this alternate as indicated by Contract Documents.
 - b. CONTRACT 3 PC – PLUMBING CONSTRUCTION WORK: Provide all Plumbing Construction Work associated with this alternate as indicated by Contract Documents.
 - c. CONTRACT 4 HC – HVAC CONSTRUCTION WORK: Provide all HVAC Construction Work associated with this alternate as indicated by Contract Documents.
 - d. CONTRACT 5 EC – ELECTRICAL CONSTRUCTION WORK: Provide all Electrical Construction Work associated with this alternate as indicated by Contract Documents.
 - e. CONTRACT 8 RR – ROOFING RENOVATION CONSTRUCTION WORK: Provide all Roofing Renovation Construction Work associated with this alternate as indicated by Contract Documents.

S. ALTERNATE NO. 17: BUS LOOP ADDITIONAL PAVING WORK

1. Description: In lieu of minimal Work by Base Bid, provide all Work associated with additional bus circle paving Work. Provide complete and finished systems.
2. This Alternate affects one Contract, as follows:

- a. CONTRACT 2 GC - GENERAL CONSTRUCTION WORK: Provide all General Construction Work associated with this alternate as indicated by Contract Documents.

T. ALTERNATE NO. 18: LOADING DOCK AND ACCESS DRIVE PAVING WORK

1. Description: In lieu of aggregate paving Work by Base Bid at loading dock and access drive, provide all associated Work with heavy duty asphalt paving. Provide complete and finished systems.
2. This Alternate affects one Contract, as follows:
 - a. CONTRACT 1 SC – SITE CONSTRUCTION WORK: Provide all Site Construction Work associated with this alternate as indicated by Contract Documents.

U. ALTERNATE NO. 19: TELESCOPING BLEACHER INSTALLATION WORK

1. Description: In lieu of telescoping bleacher equipment installation by Others as part of Base Bid, install telescoping bleacher system furnished by Owner in 2-Station Gymnasium 240. Provide complete and finished systems. *Electrical Work is by Base Bid.*
2. This Alternate affects one Contract, as follows:
 - a. CONTRACT 2 GC - GENERAL CONSTRUCTION WORK: Provide all General Construction Work associated with this alternate as indicated by Contract Documents.

V. ALTERNATE NO. 20: DUST COLLECTION SYSTEM ADDITIONAL WORK

1. Description: In lieu of no dust collection system Work by Base Bid, provide dust collection system and all related components at Lower Level Area D. Provide complete and finished systems.
2. This Alternate affects more than one Contract, as follows:
 - a. CONTRACT 1 SC – SITE CONSTRUCTION WORK: Provide all Site Construction Work associated with this alternate as indicated by Contract Documents.
 - b. CONTRACT 2 GC - GENERAL CONSTRUCTION WORK: Provide all interior and exterior wall openings, and lintels for this work, as required for Work by other affected Contracts. Coordinate with SC-, PC-, HC-, and EC-series Drawings.
 - c. CONTRACT 3 PC – PLUMBING CONSTRUCTION WORK: Provide all Plumbing Construction Work associated with this alternate as indicated by Contract Documents.
 - d. CONTRACT 4 HC – HVAC CONSTRUCTION WORK: Provide all HVAC Construction Work associated with this alternate as indicated by Contract Documents.

- e. CONTRACT 5 EC – ELECTRICAL CONSTRUCTION WORK: Provide all Electrical Construction Work associated with this alternate as indicated by Contract Documents.

W. ALTERNATE NO. 21: UPGRADED INSURANCE REQUIREMENTS-UMBRELLA

- 1. Description: General Conditions A232 2009, Article 11.1.2.4: In lieu of Base Bid Umbrella Excess Liability, provide \$10 million dollar Umbrella Excess Liability.
- 2. This Alternate affects one Contract, as follows:
 - a. CONTRACT 2 GC - GENERAL CONSTRUCTION WORK.

X. ALTERNATE NO. 22: UPGRADED PERFORMANCE PAYMENT BOND REQUIREMENTS

- 1. THIS ALTERNATE AFFECTS ALL CONTRACTS
- 2. Description: In lieu of Base Bid value, provide upgrade performance payment bond as follows:
 - a. Performance and Payment Bond of 150 percent.
 - b. Instructions to Bidders, Article 8, in lieu of BASE BID Holder rating, provide:
 - 1) Holder rating, and XII or better as to “Financial Size category”, by Best’s Key Rating Guide.

END OF SECTION 01 23 00