

SECTION 01230

ALTERNATES

PART 1 - GENERAL

1.1 SUMMARY

- A. This Section includes administrative and procedural requirements for alternates.

1.2 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.

1.3 PROCEDURES

- A. Coordination: Modify 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 modifications 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.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 SCHEDULE OF ALTERNATES

- A. Alternate No. 1: Metal Mesh Awning
  - 1. Base Bid: Provide metal mesh awning at fifth floor of Building 2 as drawn and specified in the Construction Documents.
  - 2. Alternate: Delete metal mesh awning at fifth floor of Building 2.
  
- B. Alternate No. 2: AC unit in the Community Room.
  - 1. Base Bid: Do not provide AC unit.
  - 2. Alternate: Provide AC unit in the Community Room.
  
- C. Alternate No. 3: Linoleum Flooring.
  - 1. Base Bid: Provide VCT and sheet vinyl flooring.
  - 2. Alternate: Provide linoleum flooring in lieu of VCT and sheet vinyl flooring.
  
- D. Alternate No. 4: Fiberglass Windows.
  - 1. Base Bid: Provide vinyl-clad wood windows.
  - 2. Alternate: Provide fiberglass windows in lieu of vinyl-clad wood windows.

END OF SECTION