

SECTION 012300 - ALTERNATES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. This 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: 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.

PEARL PLACE 2

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 SCHEDULE OF ALTERNATES

- A. Alternate No. 1: Solar Hot Water Collection System.
 - 1. Base Bid: Do not provide Solar Hot Water Collection System.
 - 2. Alternate: Provide Solar Hot Water Collection System.

- B. Alternate No. 2: Additional Thermal Insulation.
 - 1. Base Bid: Provide R-6 thickness of spray foam insulation at exterior wall.
 - 2. Alternate: Provide and additional R-8 thickness of spray foam insulation at exterior wall.

- C. Alternate No. 3: Flooring Upgrades.
 - 1. Base Bid: Provide VCT and SV-1 as indicated in the Contract Documents.
 - 2. Alternate: Provide quartz tile in lieu of VCT at Type A units and provide SV-2 in lieu of SV-1.

- D. Alternate No. 4: White EPDM Roofing Membrane.
 - 1. Base Bid: Provide Black EPDM Roofing Membrane.
 - 2. Alternate: Provide White EPDM Roofing Membrane in lieu of white.

- E. Alternate No. 5: Additional Landscaping.
 - 1. Base Bid: Do not provide additional landscaping.
 - 2. Alternate: Provide additional landscaping, including concrete pavement and trees, as indicated in the Contract Documents.

END OF SECTION 012300