

ARCHITECTURE

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.O-01: Residing of 7 Custom House Street: Provide an alternate for residing the existing 7 Custom House Street. Materials and installation shall be same as Work scope is

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described in Section # 07410 and as indicted on the elevations. Work applies to siding on Custom House Street, Commercial Street and at roof areas.

- B. Alternate No.O-02: Provide alternate Siding Material: Provide an alternate for siding and residing using a custom colored “Petrarch” panel as described in Section # 07410..
- C. Alternate No. O-03: Stair Railings: Provide an alternate for providing mesh guard rails at the stairs to match the existing stairs in 7 Custom House Street versus the railings as detailed.
- D. Alternate No. O-04: 2yr Equipment Warranty: Provide an alternate for providing a two year warranty on all mechanical equipment in lieu of the standard one year warranty. The warranty period shall commence at the date of Substantial Completion and not from the date equipment is first operating.
- E. Alternate No. O-05: Hydronic HVAC System: Provide an alternate for providing a hydronic system.
- F. Alternate No. O-06: Tenant Curved Partitions: Provide an alternate to furnish and install curved partitions in tenant spaces as indicted on the A8 series drawings.
- G. Alternate No. O-07: Kitchenette Granite Tops: Provide an alternate to provide granite countertops in lieu of the plastic laminate currently shown.
- H. Alternate No. O-08: Automatic Flush Valves: Provide an alternate for providing infrared flush valves and lavatory faucets in the toilets.
- I. Alternate No. O-09: Dry Mist Fire Protection: Provide an alternate for providing a dry mist fire protection system in the computer room.
- J. Alternate No. O-10: Roofing TPO: Provide an alternate for providing a TPO white roofing system in lieu of the EPDM specified.
- K. Alternate No. O-11: Floor Coring: Provide an alternate for providing 10 – 3” diameter floor cores per floor, to allow for running of power and data systems to systems furniture below the floor, in lieu of power poles.
- L. Alternate No. O-12: Interior Partitions: Provide an alternate to delete all interior partitions; including doors, frames, hardware, and finishes, that constitutes the tenant fit-up for floors 2 thru 5 and lower level as described on the A8 series drawings; except at stairways, common rooms and toilets. This does not include items as described in Alternate O-06.
- M. Alternate No. O-13. Optional: Contractor/Bidder proposed Alternates
 1. Provide a description of the proposed alternate. Include a statement outlining reasons for the change and the effect of the change on the Work. Provide a complete description of the proposed change. Indicate the effect of the proposed change on the Contract Sum and the Contract Time.
 2. Include a list of quantities of products required or eliminated and unit costs, with total amount of purchases and credits to be made. If requested, furnish survey data to substantiate quantities.
 3. Include costs of labor and supervision directly attributable to the change.

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- N. Alternate No. O-14: 2 Year Warranty: Contractor to provide a 2 year warranty on all systems and construction in lieu of standard 1 year warranty.
- O. Alternate No. O-15: Elevator Door Frames: Contractor to provide an alternate upgrade price for all floors for elevator frames and doors to be stainless, instead of painted, not just the first floor.

END OF SECTION