

## 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. 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. 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.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 SCHEDULE OF ALTERNATES

A. Deduct Alternate No. 1: Flooring.

1. Base Bid: All flooring, base and accessories furnished and installed by Contractor.
2. Alternate: All flooring, base and accessories furnished and installed by Owner.

B. Deduct Alternate No. 2: Therapy Swing.

1. Base Bid: Provide accommodations for Therapy Swing as indicated in the Contract Documents.
2. Alternate: Do not provide Therapy Swing. Provide typical ACT and light fixtures.

C. Deduct Alternate No. 3: Carpet in Corridors Lobby and Reception.

1. Base Bid: Replace carpet, base and accessories in Corridors Lobby and Reception.
2. Alternate: Existing carpet, base and accessories in Corridors Lobby and Reception to remain. Provide protection during construction.

D. Deduct Alternate No. 4: Transom Windows

1. Base Bid: Provide interior transom windows as indicated in the Contract Documents.
2. Alternate: Do not provide interior transom windows.

E. Deduct Alternate No. 5: Classroom Bookcases

1. Base Bid: Provide Classroom Bookcases as indicated in the Contract Documents.
2. Alternate: Do not provide Classroom Bookcases.

F. Deduct Alternate No. 6: Mechanical Room

1. Base Bid: Provide ERU, condensing unit, DX coil, refrigerant piping, controls, and related electrical power as indicated in the Contract Documents.
2. Alternate: Do not provide ERU, condensing unit, DX coil, refrigerant piping, controls, and related electrical power. The existing AHU will remain as a constant volume system. Provide additional VAV box "BP-2" and other modified controls as indicated.

END OF SECTION 012300