

SECTION 01 23 00 - ALTERNATES

PART 1 - GENERAL

1.1 SUMMARY

- A. 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. 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.

1.3 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. Alternate No. 1: Internal renovations of existing PACU and OR suite (west of Column line 11).
1. Deduct Alternate: For the base bid, provide internal renovations to the existing PACU and OR suite as shown in the Construction Drawings in the area identified on drawing A03-04A for Alternate #1. The deduct alternate would leave the existing patient bay, clean supply room, meds and nourishment areas as they are. All associated demolition, MEPFP work and medical equipment reorganization in this area would be removed from the scope.
- B. Alternate No. 2: Restricted corridor connection (north of Column line B).
1. Deduct Alternate: For the base bid, provide a restricted corridor connection as shown in the Construction Drawings in the area identified on drawing A03-04A for Alternate #2. The deduct alternate would leave the existing sub-sterile and scrub sink in place between the existing ORs west of column line 8. Doors between the existing ORs and the new sub-sterile rooms (20100 and 20102) would be removed. A new door from the corridor to sub-sterile 20102 would be added. The associated medical equipment connections would be removed. Floor, wall and ceiling finishes would remain as specified. The two rooms would be used for equipment storage.
- C. Alternate No. 3: Re-work of corridor in southwest corner of Bean.
1. Deduct Alternate: For the base bid, provide a new family waiting, office, registration and greeter station as shown in the Construction Drawings in the area identified on drawing A03-04A for Alternate #3. The deduct alternate would leave the existing therapy gym, offices, conference room, toilet room and perimeter corridor. The area south of the existing therapy gym would be reworked to include a smaller greeter desk, office, and waiting area.
- D. Alternate No. 4: Build-out over roof (north of Bean elevators/ Column line G).
1. Add Alternate: For the base bid, the existing exterior wall as shown in the Construction Drawings on D4/ A02-04 would remain in place. There will be no demolition of the exterior wall and no new construction of a floor, curtainwall, roof and associated interior work to create a new conference room. If Alternate #4 is accepted, provide a new conference room with associated architectural and MEPFP work as shown in the Construction Drawings in the area identified on drawing A03-04A for Alternate #4.
- E. Alternate No. 5: Removal of AC-70 & AC-71 and Add AHU - 148.
1. Base Bid: For the base bid, provide a 6 inch high housekeeping pad for the future installation of AHU-148 (refer to M04-04B). Provide valved and capped connections at main piping branch take-offs required to serve AHU-148 for steam, chilled water and condensate return in the future (Refer to M05-04B). Relocate the existing control panels serving AC-71 to allow access to the new penthouse. (Refer to M02-04AD).

2. Add Alternate: Remove the existing air handling units, AC-70 and AC-71 in their entirety, including all associated electrical connections, controls and ductwork as indicated on M02-04AD. Piping serving AC-70 and 71 is to be capped at main take-offs, as indicated on M03-04AD. Remove existing concrete housekeeping pads. Provide AHU-148, including all ductwork, piping and controls as indicated on AKF's drawings. Housekeeping pad and all piping isolation valves are part of the base bid. Provide all electrical connections as indicated on AKF drawings, as well as associated duct smoke detectors indicated.
- F. Alternate No. 6: *(Not Used)*
- G. Alternate No. 7: Cage and Shelving system at Penthouse.
1. Add Alternate: For the base bid, do not provide wire mesh partitions or associated doors for rooms 40102, 40104, 40106, 40108, 40110, 40112, 40114, 40116 on Level 4 Mechanical. If Alternate #7 is accepted, provide wire mesh partitions and associated doors as shown in the Construction Drawings on A03-05.
- H. Alternate No. 8: Protected Membrane Roof and Paver System at Areaway and Mechanical Wells.
1. Base Bid: The base bid roof system for all new roof areas (Refer to sheets A03-05, A03-06 and A03-07) is a fully adhered Thermoplastic Polyolefin (TPO) roof system. (Refer to detail C4/A11-53) Reference Specification Section 075423 – "Thermoplastic Polyolefin (TPO) Roofing".
 2. Add Alternate: The Alternate No. 8 – Protected Membrane Roof (PMR) and Paver System, is proposed for the Areaway (Room No. 4369) and for the two Mechanical wells (Room No. 4369) in lieu of the TPO system. (Refer to detail A4/A11-53). Reference Specification Section 075556 – "Fluid-Applied Protected Membrane Roofing".
- I. Alternate No. 9: Snowmelt System *(Can only be taken if ALT#8 is accepted)*.
1. Add Alternate: Alternate No. 9 (Refer to detail B4/A11-53). Add the hydronic snowmelt tubing system beneath the ballasting pavers. Reference Mechanical drawings and specifications for the hydronic system.
- J. Alternate No. 10: Bird netting system.
1. Add Alternate: The Bird netting system alternate is proposed for the Areaway (Room No. 4369 and the Mechanical Wells (Room No. 4369 and is designed with the intent to keep pigeons from gathering/roosting in the Areaway and Mechanical louver and roof areas. The 1-1/8" square bird netting system is supported by a stainless steel cable system attached to the perimeter parapets of the Areaway and Mechanical wells with corner eye-lit anchors and with intermediate anchors along the length and width of these areas. The intermediate and corner eye-lit anchors will be attached to the existing brick façade of Bean 5 at the west elevation of the areaway. All anchor penetrations will be sealed to prevent water infiltration. (Refer to sheet A03-07) The Basis of Design for this Alternate is manufactured by Bird Barrier America.
- K. Alternate No. 11: Electrical Riser.

Maine Medical Center
Bean 2 Roof Addition
For Construction
Issued for Permit

PERKINS+WILL
C140135461 (MMC) /152168.00 (P+W)
June 14, 2013
February 07, 2014

1. Add Alternate: Electrical contractor shall prepare a separate itemized cost estimate to provide panels "DP4CR2A", "DP4CR2B" AND "DP4N2" as 400a rated panels. All circuit breaker sizes and quantities shall remain as shown in panel schedules. This cost shall also include providing automatic transfer switches "ATS-CR1-B2" AND "ATS-CR1-B1" as 400a bypass isolation switches. All feeders shall be provided as 4#600 & 1#3G IN 4"C. Main breakers in existing electrical distribution equipment shall be 400a-3p breakers.

END OF SECTION