

SECTION 01230  
ALTERNATES

PART 1 - GENERAL

1.01 SUMMARY

- A. This section identifies the work to be bid as "Alternates" and specifies administrative and procedural requirements for Alternates. Alternates are scheduled in Part 3 of this section.
- B. Related Work:
  - 1. Specifications for base bid and alternate work: Referenced specification sections.
  - 2. Contract modification procedures: Section 01250.

1.02 CONTRACTOR'S RESPONSIBILITIES

- A. Examine the scope of each Alternate on the Drawings, in the applicable Specification sections, and in the field, and take responsibility for identifying modifications to other Work caused by the Alternate, whether or not all affected trades are mentioned.
  - 1. Descriptions of work in the Schedule at the end of this section, are provided to clarify the general scope and effect of each alternate, but are not intended to be complete in detail; and the listing of types of work in this section shall not relieve the Contractor and Sub-Contractors of their responsibility for identifying and performing all Work required to make the alternate complete.
- B. The "Alternate Price" listed on the Bid Form shall be a complete price for the Work of the Alternate including, in addition to the work explicitly described in the Contract Documents:
  - 1. The cost of miscellaneous materials, accessories and similar items incidental to or required for a complete installation, whether or not specifically mentioned in the Specifications or shown on the Drawings.
  - 2. The cost of coordination with related work and modifications to and adjustment of related Work caused by the Alternate.
  - 3. Overhead and profit.
  - 4. Where the Alternate involves replacing one material, item of equipment or system with another, the "Alternate Price" shall reflect a credit for the work included in the Base Bid which will not be performed if the Alternate is accepted.
- C. If the Owner decides to accept an Alternate, the value of the alternate will be added to or deducted from the Base Bid to establish the Contract Price.
- D. Notification: Immediately following the award of the Contract, prepare and distribute to each party involved notification that an Alternate has been accepted, rejected or deferred for consideration at a later date. Include a complete description of negotiated modifications to Alternates.

- E. Perform the work required by an Alternate in accordance with applicable provisions of these Contract Documents. Coordinate related work and modify or adjust adjacent and other work affected by the Alternate as necessary to ensure that each accepted Alternate is complete and fully integrated into the project.

## PART 2 – PRODUCTS - Not Used

## PART 3 - EXECUTION

### 3.01 SCHEDULE OF ALTERNATES

- A. Alternate 1: Elevator
  - 1. Base Bid: Jack-hole and shaft through existing three stories is already in place. Complete construction of the shaft to top of the addition.
  - 2. Alternate: Furnish and install elevator system, including hydraulic system and jack, elevator operating system and controls, car and car finishes, hoistway entrances, sills and sill supports, signal and communications systems, shaft ventilation, fire protection sprinklers at top and bottom of shaft, and associated electrical work.
- B. Alternate 2: Existing HVAC Systems Controls Upgrade:
  - 1. Base Bid: No modifications to existing HVAC systems controls.
  - 2. Alternate: Upgrade HVAC systems controls in the existing science wing as described in Division 15 specifications. (Note: This control system is General Contractor's work.)
- C. Alternate 3: Damper for existing AHU 2 outside air intake:
  - 1. Base Bid: No work at existing AHU-2 air intake.
  - 2. Alternate: Install new tight shut-off damper in the AHU-2 air intake between the IFB coil and the intake louver as shown. Include related intake plenum modifications, appropriate damper operators and controls as described in Division 15 specifications. Remove existing large exterior louver to provide access for this work. Clean louver, reinstall it, and seal perimeter.
- D. Alternate 4: Chilled Water Tie-In
  - 1. Base Bid: No tie-in.
  - 2. Alternate: Cross tie the Phase I Biosciences wing chilled water system to the existing Science Building chilled water system as shown on Mechanical Drawings and specified in Division 15.
- E. Alternate 5: Science Wing Exhaust System
  - 1. Base Bid: No work associated with Science Wing exhaust system.

2. Alternate:
  - a. Addition of high plume dilution exhaust fan with heat recovery run-around coil.
  - b. Modifications to exhaust system as specified in Division 15 and shown on Mechanical Drawings.
  - c. Relocate existing roof drain as specified in Division 15 and shown on Plumbing Drawings.
  - d. Rip-off and replacement of roofing on Science Wing roof in the area disturbed by installation of exhaust system and exhaust system ductwork.
  - e. Cutting and patching of roof deck at penetrations associated with this work.
  - f. Piping connections to existing energy recovery glycol loop with automatic isolation valves and shut off valves.
  - f. Electrical work associated with the added exhaust fan.
  - g. Minor interior alterations, including fire protection and plumbing alternations, associated with routing of ductwork.
  
- F. Alternate 6: Concrete coating on existing building facades.
  1. Base Bid: High performance coating on concrete, as specified in Section 07240, on exterior of existing Stair No. 6; no application on Science Building facades. Extent of work under the base bid is shown on Drawings.
  2. Alternate: High-performance coating on concrete, as specified in Section 07240, on existing concrete facades of the Science Building, including surface preparation and replacing sealant in control joints. Extent of work under the Alternate is shown on Drawings.
  3. Note that Alternates 6 and 7 are mutually exclusive; only one will be selected.
  
- G. Alternate 7: Thin brick system applied to existing building facades.
  1. Base Bid: No thin brick application in the base bid.
  2. Alternate: Thin brick systems as specified in Section 04812 applied to facades of the existing Science Building. Extent is shown on Drawings. Work under this Alternate includes surface preparation, application of air- and water-barrier, and furnishing and installation of thin brick system.
  3. Note that Alternates 6 and 7 are mutually exclusive; only one will be selected.

END OF SECTION 01230