

## SECTION 01 23 00 - 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 are part of the Work when 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: Forty-eight (48) hours 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

- A. SCHEDULE OF ALTERNATES
  - 1. **Alternate No. 1:** Site Lighting
    - a. Base bid: No lighting at road connecting to Hardy.
    - b. Alternate: Lighting at road connecting to Hardy.
  - 2. **Alternate No. 2:** Site Entrance
    - a. Base bid: No track entrance at Cypresswood, including lighting, security.

- b. Alternate: Track entrance at Cypresswood, including lighting, security.
- 3. **Alternate No. 3:** Not Used
- 4. **Alternate No. 4:** Not Used
- 5. **Alternate No. 5:** Not Used
- 6. **Alternate No. 6:** Lighting Controls
  - a. Base bid: Lighting controls integrated with BAS per documents.
  - b. Alternate: Code minimum lighting controls.
- 7. **Alternate No. 7:** Paving
  - a. Base bid: Traditional concrete paving.
  - b. Alternate: Rolled paving throughout with broom finish at parking lot.
- 8. **Alternate No. 8:** Counter Finishes
  - a. Base bid: Quartz counter tops throughout.
  - b. Alternate: Plastic laminate counters in workroom.
- 9. **Alternate No. 9:** Business Office
  - a. Base bid: CMU walls for entire perimeter of Business Office.
  - b. Alternate: Light gauge framing in lieu of CMU.
- 10. **Alternate No. 10:** Restroom Tiling
  - a. Base bid: Full height tile throughout per documents.
  - b. Alternate: 8' of tile on wet wall only.
- 11. **Alternate No. 11:** Single Occupant Restroom Tiling
  - a. Base bid: Tile on entire wall to ceiling
  - b. Alternate: Tile only up to 4' high on all walls
- 12. **Alternate No. 12:** Large Classroom
  - a. Base bid: Standard gyp and stud wall, structure for folding partition above ceiling.
  - b. Alternate: Folding partition and associated furr-downs and pockets.
- 13. **Alternate No. 13:** HVAC
  - a. Base bid: Gas-fired boilers and hydronic heating, per documents.
  - b. Alternate: Electric heat at Fan Powered Thermal Units (FPT), delete boilers, gas to building, and related hydronic piping.
- 14. **Alternate No. 14:** Irrigation
  - a. Base bid: Irrigation tap from MUD water supply, per documents.
  - b. Alternate: Retention pond and pump, in lieu of a detention pond, to serve irrigation needs. Include separate line item for chain-link fence to surround pond.
- 15. **Alternate No. 15:** Acoustic Insulation in Exterior Walls
  - a. Base bid: No batts insulation in exterior walls.
  - b. Alternate: Acoustic insulation batts in exterior walls.

**END OF SECTION 01 23 00**