

**SECTION 01230
ALTERNATES**

PART I. GENERAL

A. RELATED DOCUMENTS

1. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

B. SUMMARY

1. Section includes administrative and procedural requirements for alternates.

C. DEFINITIONS

1. **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.
 - a. Alternates described in this Section are part of the Work only if enumerated in the Agreement.
 - b. 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.

D. PROCEDURES

1. **Coordination:** Modify or adjust affected adjacent work as necessary to completely integrate work of the alternate into Project.
 - a. 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.
2. **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.
3. **Execute accepted alternates** under the same conditions as other work of the Contract.
4. **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 II. BID ALTERNATES - THE FOLLOWING IS A LISTING OF THE GENERAL BID ALTERNATES

A. DEDUCT ALTERNATE NO. 1

1. Gym building. Should Deduct Alternate no. 1 be accepted, finish off the gable end of the Classroom wing per the gable end of one of the Patient Room “pods” without the indentation. At Deduct Alternate no. 1, install doors N116-2 at end of Corridor N103.

B. DEDUCT ALTERNATE NO. 2

1. “pod ‘D’” (all rooms ‘ND’ and Clean Workroom ‘N140’). Should Deduct Alternate no. 2 be accepted, do no work this area except to extend the sanitary sewer waste outside the building. Finish off plan east wall of Nurse Station N101 with a 6” stud wall clad with “Hardi panels outside and 5/8” gyp. bd. inside. Insulate walls per other exterior walls.
- C. **DEDUCT ALTERNATE NO. 3**
1. Base bid is “Hardi” Primed for paint “Artisan” panels with 7 1/4” exposure and mitred corners. Deduct Alternate no. 3 is: “Hardi” Primed for paint “HardiPlank” Custom Beaded Smooth with 7” exposure and corner boards.
- D. **DEDUCT ALTERNATE NO. 4**
1. Base bid is Austin limestone 4” veneer in random ashlar pattern where large units shown on elevations. Deduct Alternate no. 4 is normal weight, colored, nominal 8”x4”x16” CMU where large units shown on elevations.
2. **DEDUCT ALTERNATE NO. 4A** - is for yellow clay tile masonry units in lieu of limestone.
- E. **DEDUCT ALTERNATE NO. 5**
1. Base bid is concrete paving throughout. Deduct Alternate no. 5 is asphalt paving at roads and parking lots except for 8’-0” apron of 7” concrete paving at dumpster and loading dock. Asphalt paving to have concrete curb and gutter.
- F. **ADD ALTERNATE NO. 6**
1. Add Alternate no. 6 is for an MBCI 20-year Single Source Weathertightness Warranty to include plan review and 10%, 50%, and final field inspections. An MBCI Licensed Installer is required for this Alternate.
- G. **ADD ALTERNATE NO. 7**
1. Base bid is unsanded grout at tile joints up to 1/8” and sanded grout at joints up to 3/16”. Add Alternate no. 9 is epoxy grout at Kitchen area (rooms D102-108) floors and at all Patient Bathrooms, walls and floors.
- H. **ADD ALTERNATE NO. 8**
1. Base bid provision and installation of overhead structure for three fixed basketball goals and provision and installation of one goal only on the east wall of the gym. Add Alternate no. 10 is provision and installation of two additional goals as shown on the north and south walls of the gym.

PART III. Information: Questions concerning the bid alternates and construction documents should be directed to the Architect.

END OF SECTION 01230