SECTION 012300 - 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: Modify 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 modifications to alternates.

C. Execute accepted alternates under the same conditions as other work of the Contract.

1. Alternates will be accepted concurrently.

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 (Deduct)1:

1. Remove materials and labor from the scope of work for the following:
   a. Demo and removal of existing baseboard heaters and associated thermostats as described in the drawings.
   b. Labor and materials associated with patch back at removal of baseboard heaters and thermostats.
   c. Demo and removal of existing fireplace insert, trim, and metal cover as described in the drawings.
   d. Labor and materials associated with in-fill, patching, and finishing at removal of fireplace insert.

B. Alternate No. 2 (Additive):

1. Add materials and labor from the scope of work for the following:
   a. Add materials and labor to permanently disconnect and cap electrical connections to baseboard heaters and thermostats.
   b. Add materials and labor to make necessary penetration into fireplace insert to allow pass through of HVAC ductwork as described in the drawings.

2. Add materials and labor (including that of licensed and Department of Public Works approved, mechanical (HVAC) contractor) to an install volume control dampers in supply branches as shown on Sheet M2.1, Sheet Note 5.

END OF SECTION 012300