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.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 SCHEDULE OF ALTERNATES

A. Alternate No. : 1 (Additive):

1. Add materials and labor to the scope of work for the following:

a. Remove and replace, per specification, all hot and cold water piping including the shut-off valves in the community restrooms on the first floor of each building, as identified in the drawings. Gypsum board will be removed and replaced as needed to accomplish work. All patchwork shall match existing construction.

B. Alternate No. 2 (Additive):

1. Add materials and labor to the scope of work for the following:

a. Remove and replace, per specification, all hot and cold water piping including the shut-off valves in the community kitchen on the first floor of each building, as identified in the drawings. Gypsum board will be removed and replaced as needed to accomplish work. All patchwork shall match existing construction.

C. Alternate No. 3 (Additive):

1. Add materials and labor to the scope of work for the following:

a. Remove and replace, per specification, cold water piping to drinking fountains, as identified in the drawings. Gypsum board will be removed and replaced as needed to accomplish work. All patchwork shall match existing construction.

D. Alternate No. 4 (Additive):

1. Add materials and labor to the scope of work for the following:

a. Remove and replace, per specification, hot and cold water piping to service sinks in janitorial closets on each floor, as identified in the drawings. Also, install pneumatic trap primer to service sink p-trap. All patch work shall match existing construction.

END OF SECTION 012300