

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: 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: 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 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

3.1 SCHEDULE OF ALTERNATES

A. **Add Alternate No. 1: EXTERIOR WINDOWS**

1. Description of Alternate: Remove existing windows and interior sills, and prep for new window installation. Provide and install new window/storefront assembly and associated flashings, trim, and new solid surface sills at interior. Abatement work required at windows in Original 1969 wing per abatement specifications.
2. Base Bid Work: Existing windows and sills to remain. Provide new window treatments at all renovated spaces.
Abatement contractor shall refer to Architectural Drawings for windows/storefronts that are included in base bid verses Add-Alternate No.1.
3. Contracts Involved in this Alternate:
 - a. Contract No. 1 – General Construction Work
 - b. Contract No. 2 – Abatement Work

B. **Add Alternate No. 2A: RENOVATIONS TO EXISTING GROUND FLOOR CLASSROOMS/OFFICES – AREA A**

1. Description of Alternate: Demolition of existing classrooms including removals of finishes, fixtures, abatement, plumbing, mechanical and electrical equipment as noted on the drawings. Renovation work including new finishes (flooring, paint, ceilings), window treatments, casework/millwork, mechanical and electrical work and all associated work as noted on the drawings.
2. Alternate Area A = Classrooms 129, 131, 133, 137, 139, 141 and Offices 135, 135A, 135B, 143 and 143A; along with adjacent areas as required for the new work.
3. Base Bid Work: Existing conditions to remain.
4. Contracts Involved in this Alternate:
 - a. Contract No. 1 – General Construction Work
 - b. Contract No. 2 – Abatement Work
 - c. Contract No. 5 – Mechanical Work
 - d. Contract No. 6 – Electrical Work

C. **Add Alternate No. 2B: RENOVATIONS TO EXISTING GROUND FLOOR CLASSROOMS/RESOURCE ROOMS – AREA B**

1. Description of Alternate: Demolition of existing classrooms including removals of finishes, fixtures, abatement, plumbing, mechanical and electrical equipment as noted on the drawings. Renovation work including new finishes (flooring, paint, ceilings), window treatments, casework/millwork, mechanical and electrical work and all associated work as noted on the drawings.
2. Alternate Area B = Classrooms 111, 113, 123, 125 and Converting existing Classroom 115 to Resource Rooms 118 and 120; along with adjacent areas as required for the new work.

3. Base Bid Work: Existing conditions to remain.
4. Contracts Involved in this Alternate:
 - a. Contract No. 1 – General Construction Work
 - b. Contract No. 2 – Abatement Work
 - c. Contract No. 5 – Mechanical Work
 - d. Contract No. 6 – Electrical Work

D. Add Alternate No. 2C: RENOVATIONS TO EXISTING GROUND FLOOR CLASSROOMS – AREA C

1. Description of Alternate: Demolition of existing classrooms including removals of finishes, fixtures, abatement, plumbing, mechanical and electrical equipment as noted on the drawings. Renovation work including new finishes (flooring, paint, ceilings), window treatments, casework/millwork, mechanical and electrical work and all associated work as noted on the drawings.
2. Alternate Area C = Classrooms 103, 105, 107; along with adjacent areas as required for the new work.
3. Base Bid Work: Existing conditions to remain.
4. Contracts Involved in this Alternate:
 - a. Contract No. 1 – General Construction Work
 - b. Contract No. 2 – Abatement Work
 - c. Contract No. 5 – Mechanical Work
 - d. Contract No. 6 – Electrical Work

E. Add Alternate No. 3: RENOVATIONS TO EXISTING POOL AND ADJACENT TOILET ROOM SPACES

1. Description of Alternate: Gut Demolition of existing pool and adjacent Toilet Room Spaces including removals of finishes, fixtures, pool equipment and accessories, abatement, plumbing, mechanical and electrical equipment as noted on the drawings. Renovation work including infill of pool for new concrete floor slab, new finishes (flooring, paint, ceilings), modifications to toilet rooms to create storage spaces, plumbing, mechanical and electrical work and all associated work as noted on the drawings.
Note: Room labeled Life Skills 250 is the existing pool. The existing pool shall be renovated to become Life Skills 250 as part of this add alternate.
Note: Rooms labeled Storage 248 and Storage 249 are existing toilet rooms. The existing Toilet Rooms shall be renovated to become Storage Rooms 248 and 249 as part of this add alternate.
2. Base Bid Work: Existing conditions to remain.
3. Contracts Involved in this Alternate:
 - a. Contract No. 1 – General Construction Work
 - b. Contract No. 2 – Abatement Work
 - c. Contract No. 3 – Roofing Work
 - d. Contract No. 4 – Plumbing Work
 - e. Contract No. 5 – Mechanical Work
 - f. Contract No. 6 – Electrical Work

F. Add Alternate No. 4: EXTERIOR PLAZA RENOVATIONS

1. Description of Alternate: In lieu of new concrete paving/sidewalk at courtyard/plaza around New Addition, Contractor to provide triangular pavers, landscape elements, plantings, benches, planters, greenwall and additional lighting as noted on the drawings.
2. Base Bid Work: Removals at existing plaza as noted including concrete pavement, curbs, planters, drainage, utilities, and equipment as noted on drawings. Provide new concrete paving/sidewalks, curbs, fences, pads, flag pole, plantings, grading, drainage and utilities as noted on drawings.
3. Contracts Involved in this Alternate:
 - a. Contract No. 1 – General Construction Work
 - b. Contract No. 6 – Electrical Work

G. Add Alternate No. 5: MECHANICAL EQUIPMENT

1. Description of Alternate: In lieu of owner furnished mechanical equipment, the Mechanical Contractor (Contract #5) shall provide and install mechanical equipment, and perform all testing, start up, adjusting, field quality control, training and demonstration.
Equipment includes Packaged Indoor and Outdoor Fixed Plate Energy Recovery Units, Packaged Small Capacity and Large Capacity Rooftop Air Conditioning Units, Split System Air Conditioners, Variable Refrigerant Flow HVAC Systems, Hydronic Air Coils, Fan Coil Units and Unit Ventilators.
See further descriptions included in Bid Addendum #5.
2. Base Bid Work: Owner furnished equipment for installation by Mechanical Contractor.
3. Contracts Involved in this Alternate:
 - a. Contract No. 5 – Mechanical Work

END OF SECTION 012300 ALTERNATES