

SECTION 012300 - ALTERNATES

PART 1 - GENERAL

1.1 SECTION INCLUDES

- A. Submission procedures.
- B. Documentation of changes to Contract Sum/Price and Contract Time.

1.2 RELATED SECTIONS

- A. Proposal Form.
- B. Other sections referencing this section.
- C. All contractual requirements are outlined in the documents.

1.3 SUBMISSION REQUIREMENTS

- A. Submit Alternates on Proposal Forms identifying the effect on adjacent or related components.
- B. Alternates will be reviewed and accepted or rejected at the Owner's option.
- C. Coordinate related work and modify surrounding work to integrate the Work of each Alternate.

1.4 SELECTION AND AWARD OF ALTERNATES

- A. Indicate variation of Bid Price for Alternates listed on the BID FORM. This form requests a "difference" in Bid Price by adding to or deducting from the base Bid Price.
- B. Alternates quoted on BID FORM will be reviewed and accepted or rejected at Owner's option.
- C. Accepted alternates will be identified in Owner-Contractor Agreement.
- D. Bids will be evaluated on the base bid price, plus any combination of alternate items.
- E. The Owner shall have discretion to award based on base bid only, base bid and any or all alternates, or any combination thereof in its best interest.

1.5 WORK FOR ALTERNATES

- A. Work for alternate items selected shall include all related materials, labor, equipment and operations necessary to conduct and complete the alternate work and all other affected work or adjacent areas.
- B. There shall be no change in time or completion date for the selected alternates, unless specified herein or approved in writing by the Architect/Engineer and Owner.
- C. Alternates and associated work shall meet all standards and specifications delineated in the Contract Documents.

- D. Contractor shall coordinate pertinent related Work and modify surrounding Work as required to complete the project under each alternate selected by the Owner.

PART 2 - PRODUCTS

Not Used

PART 3 - EXECUTION

- A. Work for each alternate, related items and collateral work shall be completed in their entirety.
- B. If alternate items are not selected, work for the base bid and collateral work shall be completed in their entirety.
- C. Schedule of Alternates

3.1 SCHEDULE OF ALTERNATES

Contract No. 1 – General Construction (GC)

ADD ALTERNATE GC-1: Pupil Personnel Services - ADD - All hazmat abatement, architectural, structural work related to the PPS space, including demolition, removals, and new work.

ADD ALTERNATE GC-2: Storage - ADD - All hazmat abatement, architectural, structural work related to the Storage space, including demolition, removals and new work.

ADD ALTERNATE GC-3: PPS Exterior - ADD - Exterior asphalt removal, new concrete work and metal canopy.

ADD ALTERNATE GC-4: Makerspace Exterior - ADD - Replace exterior concrete and asphalt with new concrete curb and sidewalk. Provide safety bollards and exterior facade cladding.

Contract No. 2 – Mechanical Construction (MC)

ADD ALTERNATE MC-1: Pupil Personnel Services - ADD - Mechanical work related to the PPS space, including demolition, removals, and new work.

ADD ALTERNATE MC-2: Storage - ADD - Mechanical work related to the Storage space, including demolition, removals and new work.

ADD ALTERNATE MC-3: Dust Collection System - ADD - All work associated with the dust collection system, including but not limited to the equipment, ducts, collection drops, concrete pads, and wall openings.

Contract No. 3 – Electrical Construction (EC)

ADD ALTERNATE EC-1: Pupil Personnel Services - ADD - Electrical work related to the PPS space, including demolition, removals, and new work.

ADD ALTERNATE EC-2: Storage - ADD - Electrical work related to the Storage space, including demolition, removals and new work.

Contract No. 4 – Plumbing Construction (PC)

ADD ALTERNATE PC-1: Pupil Personnel Services - ADD - Plumbing work related to the PPS space, including demolition, removals, and new work.

END OF SECTION 012300