

SECTION 01 23 00

ALTERNATES

PART 1 GENERAL

1.01 REQUIREMENTS INCLUDED

- A. This section identifies each Alternate by number and describes the basic changes to be incorporated into the work only when that Alternate is made a part of the work by specific provisions in the Owner-Contractor Agreement.
- B. Contractor shall coordinate related work and modify surrounding work as required to completely and properly integrate the work under each Alternate for the complete construction required by the Contract Documents. Include as part of each Alternate, any miscellaneous devices, accessory objects and similar items incidental to, or required for, a complete installation, whether or not indicated as part of the Alternate.
- C. Related requirements specified elsewhere:
 - 1. Bidding Documents: Method of quotation of the cost of each Alternate and the basis of the Owner's acceptance of Alternate.
 - 2. Owner-Contractor Agreement: Incorporation of Alternates into the work.
 - 3. Bid Form and Bid Schedule.
 - 4. Sections of the Specifications as listed under the respective Alternates. Referenced Sections of Specifications stipulate pertinent requirements for products and methods to achieve the work stipulated under each Alternate.

1.02 PROCEDURES

- A. Definition: Alternate is the 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 the 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 the Alternate into the work. No other adjustments are made to the Contract Sum.
- B. Alternates will be accepted as follows, unless otherwise modified by the General or Supplementary Conditions to the Contract.
 - 1. Alternates will be accepted in any order.
- C. The Owner will consider the price quotation for each Alternate, in addition to the Base Bid, in determining the apparent Low Bidder, unless otherwise modified by the General or Supplementary Conditions to the Contract. Refer to Information for Bidders.
- D. 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.
- E. Contractor shall execute accepted Alternates under the same conditions as other work of the Contract.

PART 2 PRODUCTS

Not used.

PART 3 EXECUTION

3.01 SCHEDULE OF ALTERNATES

- A. **Alternate No. 1 (Add):** Raise existing ducts over bays approximately 16" (to be higher than existing door).
- B. **Alternate No. 2 (Add):** Furnish and install all components required for new in-slab hot water heating, including but not limited to piping, boiler and insulation.

END OF SECTION