

**PART 1 - GENERAL**

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. This Section includes administrative and procedural requirements for alternates.

1.3 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. 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.

1.4 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.
- 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. A001 Cornice, provide a reinforced fiberglass cornice and related support elements to parapet at the west wing.
- B. Alternate No. A002 Provide ceramic tile in lieu of the base-bid linoleum at unit bathrooms and kitchens.
- C. Alternate No. A003 Provide new wood flooring and substrate in living rooms of basement units
- D. Alternate No. C001: Provide alternate to replace existing concrete stairs and handrail per detail 03/C603 as depicted on Sheet C201.

- E. Alternate No. L001: Landscaping at South. All landscaping as indicated on sheet L-502.
- F. Alternate No. L002: Landscaping at North. All landscaping as indicated on sheet L-502.

**END OF SECTION 012300**