

1 SECTION 01030 - ALTERNATES

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4 PART 1 - GENERAL

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6 RELATED DOCUMENTS:

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8 Drawings and general provisions of Contract, including General and Supplementary
9 Conditions and Division-1 Specification sections, apply to work of this section.

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12 IMPORTANCE OF BIDDING ALTERNATES

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14 It is important that all alternates are bid. Omission of and alternate price on a bid
15 form may result in work being awarded to another bidder based on an alternate
16 price.

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18 DESCRIPTION OF REQUIREMENTS:

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20 Definition: An alternate is an amount proposed by Bidders and stated on the Bid Form
21 that will be added to or deducted from Base Bid amount of the Owner decides to accept
22 a corresponding change in either scope of work or in products, materials, equipment,
23 systems or installation methods describe in Contract Documents.

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25 Coordination: Coordinate related work and modify or adjust adjacent work as required to
26 ensure that work affected by each accepted alternate is complete and fully integrated
27 into the project.

28

29 Notification: Immediately following award of Contract, prepare and distribute to each
30 party involved, notification of the status of each alternate. Indicate whether alternates
31 have been accepted, rejected or deferred for consideration at a later date. Include a
32 complete description of negotiated modifications to alternates, if any.

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34 Schedule: A "Schedule of Alternates" is included at the end of this section. Specification
35 sections referenced in the Schedule contain requirements for materials and methods
36 necessary to achieve the work described under each alternate.

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38 Include as part of each alternate, miscellaneous devices, appurtenances and similar
39 items incidental to or required for a complete installation whether or not mentioned as
40 part of the alternate.

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43 PART 2 - PRODUCTS: (Not Applicable).

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45 PART 3 - EXECUTION

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47 SCHEDULE OF ALTERNATES

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49 **Alternate One – Reduce Building Height By Forty Eight inches (48")**
50 Provide a change in price to reduce the height of the building by 48". The height of the
51 precast concrete exterior wall panels is to be reduced by 48". The structural steel,
vertical piping, and all other components are to be reduced in height by 48"

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2 **Alternate Two – Add the West Corner office and restrooms.**
3 The base bid is not to include any offices or restrooms.
4 Provide the change in price to add the group of offices, restrooms, mechanical systems
5 and all other items as required and indicated to add the west group.
6
7 **Alternate Three – Add the East Corner office and restrooms.**
8 The base bid is not to include any offices or restrooms.
9 Provide the change in price to add the group of offices, restrooms, mechanical systems
10 and all other items as required and indicated to add the east group.
11
12 **Alternate Four – Deduct the solar heat collection wall.**
13 Provide the change in price to delete the south side solar heat wall. This includes the
14 elimination of the wall panels, electrical and mechanical connections and all related
15 components. The exterior of the building is to be painted to replace the areas where the
16 panels are deleted.
17
18 **Alternate Five – Delete the canopies**
19 Provide the change in price to delete all of the canopies. This include the deletion of the
20 steel, roofing, drains and all other items related to the canopies. In place of the canopies
21 add back the cost to install the glass and aluminum system that is adjacent to the
22 canopies.
23
24 **Alternate Six – Delete Some Windows**
25 Provide the change in price to delete the following windows:
26 All windows on the south side.
27 All windows on the east and west sides, but the glass curtain wall area is to remain
28 unchanged.
29 Four of the windows an the north side that are approximately 4' x 7'6"
30 In place of the windows provide pre-cast concrete panel material and paint the same as
31 adjacent materials
32
33 **Alternate Seven – Delete the Decorative Panels**
34 Provide the change in price to delete the decorative metal panels which are indicated by
35 note 11 on the elevations.
36
37 **Alternate Eight – Add liquidated damages**
38 Provide the change in price to add a contract cost penalty if the project is not
39 substantially complete by August 1, 2010. The penalty is \$1,000.00 per day.
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43
44 **END OF SECTION**