



**Flagship Enterprise Center**  
Accelerator Building  
Anderson, Indiana

**Alternate Clarification**

**All contractors bidding on the project need to review and bid accordingly the attached alternates as listed in spec section 01030 (2 pages) . All work associated with alternates #2 and #3, including underslab rough-ins, needs to be included in the alternate price. Alternate #8 will affect the general contractors bidding only. If you have any questions, please contact us.**

**TO:** Contractors  
**FROM:** Chirag Patel  
**DATE:** March 29, 2010  
**BID DATE:** April 6, 2010 by 2:00pm

The construction documents for the above referenced projects are out to bid. Brandt Construction, Inc. (BCI) will be accepting bids on **The Accelerator Building** which is a 80,000 square foot new facility consisting of mainly warehouse space. Brandt Construction, Inc. will be taking bids on all of the following scopes:

**Accelerator Building:** site clearing; soil poisoning; earthwork; landscaping; asphalt paving; storm drainage systems & utilities; concrete work; structural precast concrete; structural steel; steel joist; metal decking; metal fabrications; rough carpentry; shelving; insulation; EIFS; fire stopping; aluminum composite panels; metal wall panels; TPO roofing; roof hatch; flashing & sheet metal; joint sealers; steel doors & frames; wood doors; overhead doors; aluminum entrance & storefront; finish hardware; glass & glazing; insulating glass & glazing; aluminum window wall; non load bearing steel framing; gypsum drywall; resilient flooring; carpeting and floor finishes; painting; toilet partitions; toilet accessories; fire extinguishers and cabinets; dock leveler and bumpers; dock shelter; fire sprinkler system; plumbing; HVAC; electrical; and electronic safety & security.

**OTHER:** This project does have a wage scale and is tax exempt.

**ALTERNATES:** (8) Alternates, See Specification Section 01030.

**SCHEDULE:** Start Date: April 12, 2010 Completion Date: September 1, 2010

**DOCUMENTS:** Construction Documents are available at Eastern Engineering or can be examined/ copied at our corporate office. They can also be viewed or downloaded off of our website at [www.brandtconstruction.com](http://www.brandtconstruction.com) under "Bidding Opportunities". The login name is "subcontractor" and the password is "brandt". This Invitation to Bid, along with any future addenda and/or other important project information will be posted to this website. Please contact Staci Woodyard at our office for additional information, if needed, on bidding documents

*Successful bidders will be required to execute Brandt Construction, Inc.'s AIA based subcontract agreement which is available for review at Brandt Construction, Inc.'s corporate office.*



General Contractor Construction Manager  
330 East St. Joseph Street Indianapolis, Indiana 46202 (317) 638-3300  
FAX (317) 633-6671

1 SECTION 01030 - ALTERNATES

2

3

4 PART 1 - GENERAL

5

6 RELATED DOCUMENTS:

7

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

10

11

12 IMPORTANCE OF BIDDING ALTERNATES

13

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.

17

18 DESCRIPTION OF REQUIREMENTS:

19

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.

24

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.

33

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.

37

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.

41

42

43 PART 2 - PRODUCTS: (Not Applicable).

44

45 PART 3 - EXECUTION

46

47 SCHEDULE OF ALTERNATES

48

49 **Alternate One – Reduce Building Height By Forty Eight inches (48")**

50

51 Provide a change in price to reduce the height of the building by 48". The height of the  
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"

1  
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.  
40  
41  
42  
43  
44 END OF SECTION