

SECTION 01 23 00 - ALTERNATES

PART 1 - GENERAL

1.1 SUMMARY

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

1.2 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. 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 alternate into the Work. No other adjustments are made to the Contract Sum.

1.3 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. 1: Air Ventilation and Exhaust System

1. Provide the following work associated with providing outside air ventilation and a new exhaust system for floors 2, 3 and 4.
 - a. Architectural: Provide identified concrete slab openings, provide new acoustical panel ceilings in corridors, and provide gypsum board ceiling openings and patching within offices.
 - b. HVAC: Provide rooftop ERV units, associated ductwork and piping, and all other system components associated with the new outside air ventilation system serving floors 2, 3, and 4.
 - c. Electrical: Provide electrical work to support new HVAC systems.

B. Alternate No. 2: Piping Mains

1. HVAC - Replace existing piping mains as indicated on the drawings.

C. Alternate No. 3: Boiler Pump

1. HVAC - Replace boiler pump in lower level.

D. Alternate No. 4: Lighting

1. Electrical: Replace lower level lighting as indicated on the drawings.

E. Alternate No. 5: Electrical Panels

1. Electrical: Replace Electrical Panels on floors 2, 3, and 4 as indicated on the drawings.

F. Alternate No. 6: Finishes

1. Provide finishes update to corridors on floors 2, 3 and 4 including wall, door, and frame paint, new bumprail, and floor finish cleaning and waxing.

G. Alternate No. 7: Energy Management System

1. HVAC: Temperature control: Upgrade the supervisory level controller as described in the specifications.

H. Alternate No 8: Heat Panels and associated Piping

1. Provide radiant heat panels and associated piping and controls at select perimeter locations.

- I. Alternate No. 9: Secondary Chilled Water Pump and Variable Frequency Drives
 - 1. Replace existing SCWP-1 and SCWP-2 and associated VFD's and electrical service.
- J. Alternate No. 10: Secondary Heating Water Pump and Variable Frequency Drives
 - 1. Replace existing SHWP-1 and SHWP-2 and associated VFD's and electrical service.
- K. Alternate No. 11: Patio Room 1201 Finishes Renovation
 - 1. Remove ceramic tile floor finish and provide sheet vinyl floor finish.
 - 2. Provide wall mounted roller shades along windows on east, south and west walls.
 - 3. Remove wood window sill and trim on the entire length of the east, south and west walls and provide ½" solid surface sill with 1x4 finished wood trim below.

END OF SECTION 01 23 00