

SECTION 012300 - 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 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 alternates into the Work. No other adjustments are made to the Contract Sum.

1.3 PROCEDURES

- A. Coordination: Revise 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. Execute accepted alternates under the same conditions as other work of the Contract.
- C. 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. : Add Alternates A1-A8 below. Base Bid drawing is provided on A2.0B, Alternate drawing is provided on A2.0A .
1. ADD ALT A1 Coffee Millwork Buildout. Includes cabinets, counter, and foot rail.
 2. ADD ALT A2 South Wall Plaza. Base bid - stabilized soil and mulch bed. Alternate concrete slab 'patio' per structural drawings.
 3. ADD ALT A3 Interior Storefront in Flexible Research Office. In lieu of painted sheetrock walls.
 4. ADD ALT A4 Operable Partition Walls. Steel support beams are provided as a part of base bid and are shown in structural drawings.
 5. ADD ALT A5 Lower Breezeway Presentation Wall and Ceiling - REF Partition Schedule for Details. Base bid to preserve existing electrical and hard ceiling.
 6. ADD ALT A6 Owner-Preferred Door Hardware - REF 087100.
 7. ADD ALT A7 Office Millwork Buildout. Includes shelving only.
 8. ADD ALT A8 K12 Millwork Buildout.

END OF SECTION 012300