

SECTION 012300 - ALTERNATES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. 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 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.

1.4 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 Part 3 "Schedule of Alternates" Article 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: Alcove Casework/Walls in Corridor C223.
1. Base Bid: Base bid does not include Alcove Casework/Walls in Corridor C223.
  2. Alternate: Install new interior partitions, doors, frames hardware, and shelving in alcoves in Corridor C223 as indicated on Drawings and as specified.
- B. Alternate No. 2: Fellowship Hall Remove/Refinish/Reinstall Doors and Hardware.
1. Base Bid: Base bid does not include Fellowship Hall Remove/Refinish/Reinstall Doors and Hardware.
  2. Alternate: Remove, refinish and reinstall Fellowship Hall Doors and Hardware as indicated on Drawings and as specified.
- C. Alternate No. 3: Fellowship Hall Replace Doors and Hardware.
1. Base Bid: Base bid does not include Fellowship Hall Replace Doors and Hardware.
  2. Alternate: Replace Fellowship Hall Doors and Hardware as indicated on Drawings and as specified.
- ~~D. Alternate No. 4: Deleted. Fellowship Hall Doors Magnetic Hold Opens and Fire Alarm tie in.~~
- ~~1. Base Bid: Base bid does not include Fellowship Hall Doors Magnetic Hold Opens and Fire Alarm tie in.~~
  - ~~2. Alternate: Install magnetic hold opens at Fellowship Hall Doors and tie in to existing fire alarm system as indicated on Drawings and as specified.~~
- E. Alternate No. 5: Second Floor Replace Other Doors and Hardware.
1. Base Bid: Base bid does not include Second Floor Replace Other Doors and Hardware.
  2. Alternate: Replace other Second Floor Doors and Hardware as indicated on Drawings and as specified. This Alternate does not include Fellowship Hall Doors. See Alternates 2, 3 and 4 for Fellowship Hall Doors.
- F. Alternate No. 6: Fellowship Hall LED Lighting.
1. Base Bid: Base bid does not include Fellowship Hall LED Lighting.
  2. Alternate: Remove existing lighting and GWB at bulkheads; install new LED lighting and new GWB at bulkheads and paint new GWB in Fellowship Hall as indicated on Drawings and as specified.
- G. Alternate No. 7: Preferred Alternate – Door Hardware.
1. Base Bid: Door hardware by scheduled and acceptable manufacturers as specified in Specification Section 087100 “Door Hardware”.

2. Alternate: Alternate for door hardware to match door hardware installed in Phase 1A:  
Exit devices, closers, trim, locksets and cylinders by Sargent.

END OF SECTION 012300

