

SECTION 01 23 00

ALTERNATES

PART 1 GENERAL

1.1 SUMMARY

- A. Section Includes:
 - 1. 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: 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. 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 revisions to alternates.
- C. Execute accepted alternates under the same conditions as other work of the Contract.

1.4 ALTERNATES

- A. Schedule of Alternates listed on following pages:

SCHEDULE OF ALTERNATES

Alternate Number	Description	Details	Trade Affected						Add or Deduct
			C	S	A	P	M	E	
4	Gymnasium	The Base Bid does not include the gymnasium; This alternate is to add the gymnasium, performance platform, office, and storage rooms to the scope of work. The CMU wall running North/South at Column Line 4 is to be CMU with Face brick in the base bid, including the 14'-0" by 10'-0" opening, exterior grade fire shutter overhead door, vestibule and doors 101C, 101D, & 109. The base bid will also include all service tie-ins for future addition of the gym; ducts, sprinkler and electrical mains will be routed into the gym demising wall and topped for future tie-ins. The alternate would be to add a new 12" CMU wall to the west of column line 3 and entire gym as shown in construction documents.	✓	✓	✓	✓	✓	✓	Add
2	Demolish Existing High School	This alternate is to evaluate the cost associated with demolishing the entire existing Jones Sr. high school. Exclusive of site demo which is covered in Alt.3	✓		✓				Add
3	Site work demolition at Existing High School	This alternate is dependent upon Alt. 2 and is to evaluate the cost associated with demolishing and removing all site related items at the existing high school, including all sidewalks, paved areas outside of bus parking, etc.	✓		✓				Add
4	Solar PV Panels - ground mount vs roof	The base bid is to install PV panels as ground mount at location of existing High School, which shall also include fencing and other requirements normally present with ground-mount solar. The alternate is to place the PV panels on the roof of the new school building.	✓		✓			✓	Add
5	Finish on Bathroom Walls	This alternate is to provide porcelain tile finish on the North, East and West walls of the 3 main bathroom blocks, see finish schedule for details.			✓				Add

Alternate Number	Description	Details	Trade Affected						Add or Deduct
			C	S	A	P	M	E	
6A	Bus Parking - Seal & Stripe	The base bid is to leave the bus parking completely as is, Alternate 6A is to seal & stripe the bus parking lot.	✓						Add
6B	Bus Parking - Resurface & Stripe	Alternate 6B is to resurface & stripe the bus parking lot.	✓						Add
7	New Greenhouse, Horticulture Sheds, and Tractor Storage pad	This alternate is to include the design, sitework augmentation, and installation of a new 30' x 48' greenhouse, a new tractor storage pad with carport, and two (2) 120 sf horticulture sheds. Additional items needed to be included in this are foundation work, electrical and plumbing connections for greenhouse, hose bib, two (2) additional security cameras, concrete sidewalks for access. Base bid to be just hose bib and electrical connection at location of future greenhouse.	✓	✓	✓	✓	✓	✓	Add
8	Digital vs Manual Display Street Sign	This alternate is to provide a digital display street sign in lieu of manual one.	✓	-	✓	-	-	-	Add
9	EIFS vs. Composite Metal Panels	The base bid is to provide EIFS in all locations on the plans that composite metal panels are shown. The alternate is to provide composite metal panels.			✓				Add
10	TPO Roof vs Fibertite Roof	The base bid is TPO, if alternate is selected, install Fibertite Roof with minimum 30 year warranty, and 5 year installers warranty in lieu of TPO.			✓				Add
11	TPO Roof vs Fluid Applied Roof	The base bid is TPO, if alternate is selected, install Fluid Applied Roof with minimum 40 year warranty, and 5 year installers warranty in lieu of TPO.			✓				Add
12	Ballistic Glazing	This alternate is to provide ballistic film for curtain wall on North and South of building, to provide UL Level 1 protection from film at 3 main entries of building. See Sheet A-202 for locations and level of protection required.			✓				Add

Alternate Number	Description	Details	Trade Affected						Add or Deduct
			C	S	A	P	M	E	
13	Brick sills vs Precast Sills	This alternate is to provide precast window sills in lieu of brick rowlock course window sills.		✓	✓				Add
14	Blue Stone Window Stools vs Slate Stools	This alternate is to evaluate cost of using Slate window stools in lieu of bluestone window stools.			✓				Add or Deduct
15	Electrochromic Glazing vs Sun Shades for classrooms	This alternate is to provide electrochromic glazing in lieu of sun shades for all classrooms.	-	-	✓	-	-	✓	Add
16	Cylinder Door Locks vs Electronic Controls	The base bid is per the hardware specification and hardware schedule. The alternate is to provide electronically controlled door locks with card reader access (similar to Set 1.0 of base bid) in lieu of cylinder door locks in Door Sets: 4.0, 15.0, 16.0, 19.0, 21.0, 24.0, & 25.0..			✓			✓	Add
17	HVAC – VAV Box Unit Pricing (2 to 1 vs 1 to 1)	This alternate is to get unit pricing on VAV boxes to evaluate cost or potential savings.	-	-	✓	✓	✓	✓	Add or Deduct
18	Porcelain Tile vs LVT Flooring	This alternate is to provide porcelain tile in lieu of LVT flooring. See finish plan and legend for extents and layout, as well as basis of design for tile.			✓				Add
19	Epoxy Terrazzo vs LVT Flooring	This alternate is to provide 5/8" Epoxy Terrazzo in lieu of LVT flooring. See finish plan and legend for extents and layout, as well as terrazzo color matrix. If this alternate is selected, Terrazzo will also be provided in each of the main 4 gang restrooms in lieu of tile. Terrazzo floor needs to be provided with a 15 year warranty against unbinding.			✓				Add

Alternate Number	Description	Details	Trade Affected						Add or Deduct
			C	S	A	P	M	E	
20	Canopy to Existing Gymnasium	This alternate is to provide a Canopy to the existing gym, included in this alternate is a 10'-0" high brick wall, an 8'-0" wide prefinished metal canopy at 10'-0" high and additional lighting fixtures. Base bid will be just the sidewalk and site lighting connecting to the existing gym.	✓	✓	✓			✓	Add
21	Demolish Existing Trenton Elementary & Jones Middle Schools	This alternate is to demolish the existing Trenton ES & Jones Middle School	✓						Add
22	Fire Pump	This alternate is to evaluate the cost of adding Fire Pump to project, The Fire Pump is to be in the base bid per the plans, with the alternate being the removal of said fire pump provided the flow from the main in HWY 58 provides enough pressure.	✓		✓	✓		✓	Deduct
23	Domestic Water Booster Pump	This alternate is to evaluate the cost of adding Domestic Water Booster Pump to project, The Booster Pump is to be in the base bid per the plans, with the alternate being the removal of said pump provided the flow from the main in HWY 58 provides enough pressure.	✓		✓	✓		✓	Deduct
24	Ductless split system for Data Rooms	This alternate is to provide ductless split systems for data rooms 218, 403A, 503A, & 603A.					✓	✓	Deduct

PART 2 PRODUCTS

Not Used.

PART 3 EXECUTION

Not Used.

END OF SECTION