

SECTION 01230 - ALTERNATES

PART 1 - GENERAL

1.1 SUMMARY

- A. This 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. 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. 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

3.0 BASE BID

- A. ***Include in the Base Bid all grading needed to bring the site to required subgrade and construction of the full length of the segmented block retaining wall along the south property line. [Add3-4.a]***

3.1 SCHEDULE OF ALTERNATES

- A. Alternate No. 1: Construct eastern half of concrete parking with associated landscaping, site lighting, irrigation, striping, etc. Refer to Sheet ~~AS1-04~~ for dimensional limits of Base Bid and Alternate.
In Paragraph 3.1A, change the reference to Sheet A0.02 for denotation of alternates. [Add2-9]
- B. Alternate No. 2: Finish out northwest quarter of tenant / laboratory space on Second Floor of building to include labs and support spaces indicated. Alternate to include all finishes, casework, mechanical, electrical:
 - 1. Rooms 210A, 210B, 212A, 212B, 214A, 214B, 216A, and 216B.
- C. Alternate No. 3: Finish out southern half of tenant / laboratory space on Second Floor of building to include labs and support spaces indicated. Alternate to include all finishes, casework, mechanical, electrical:
 - 1. Rooms 203A, 203B, 205A, 205B, 207A, 207B, 209A, 209B, 211A, 211B, 213A, 231B, 215A, 215B, 217A, and 217B.

D. Additive Alternate No. 4: In lieu of waxed concrete, provide linoleum and tile finish upgrades as indicated on Sheet A0.003. [Add3-4.b]

END OF SECTION 03300