

SECTION 012300

ALTERNATES

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes:

1. 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. General: Execute accepted alternates under the same conditions as other work of the Contract.

B. 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.

C. 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.

- 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: Lobby Stair.

1. Base Bid: Provide Lobby Stair as indicated.
2. Provide, as deductive Alternate 1, the cost to delete Lobby Stair as specified and as follows:
 - a. Delete complete stair assembly, including structural framing as shown on 15/S0303, treads, raised base, railing system, and all finishes.
 - b. Provide thickened slab footing as shown on structural drawings for future stair installation.
 - c. Extend all piping, control, alarm, and power for future installation of headwalls. Stub out and cap in wall space.
 - d. Document location of thickened slab footing on Record Drawings.
 - e. Provide wood floor finish as specified in Section 096400.
 - f. Provide painted gypsum panels as specified in Section 092900, with paint finish as specified in Section 099223.

B. Alternate No. #2: Atrium Smoke Control System

1. Base Bid: Provide smoke control system as indicated.
2. Provide, as deductive Alternate 2, the cost to delete atrium smoke control system as specified and as follows:
 - a. Delete smoke control system, including all mechanical, fire alarm/detection, and electrical components.

- b. Delete generator, generator pad, ATS, panel "1LEH1", panel "1LEL1" and associated feeders. Delete wiring to exhaust fans EF-5, EF-6, EF-6 and EF-7. All circuits shown wired to emergency panels shall be wired to normal power panels. Emergency light fixtures shall be installed with emergency ballasts.
- c. Delete System including Exhaust Fans EF-5, EF-6, EF-7, and EF-8, and all associated ductwork, grilles, controls (including controls related to automatic door opening devices), power wiring, and other devices required only for the operation of the Smoke Evacuation Fan system. Fans, ductwork and grilles are shown on Drawing M0102. Controls are shown in Detail 6 on Drawing M0601.
- d. Delete all supplemental steel framing associated with roof level openings adjacent to Grid D/4, as well as two new roof openings in existing roof framing.
- e. Provide extend metal decking and roof assembly over prior opening.
- f. Provide finishes to match adjacent surfaces.

C. Alternate No. #3 - Floor Finishes.

- 1. Base Bid: Base Bid shall include floor finishes as specified in Sections 096400, 096515, and 096813, and as shown on drawings.
- 2. Provide, as deductive Alternate 3, the cost to delete Floor Finishes as specified in Sections 096400, 096515, and 096813 at locations shown on drawings. Replace with polished concrete as specified in Section 033510 and as follows:
 - a. Provide specified polished concrete flooring system at structural slab at locations previously shows as resilient, wood and carpet flooring. Drawings do not show all required components of polished concrete Alternate. Contractor shall include in Alternate cost all provisions necessary for a complete installation, including all transitions to other flooring, slab preparation, sealants and accessories required for a complete installation.
 - b. Provide wall base and wall protection as shown in Base Bid.

D. Alternate No. #4. Exterior Wall Finishes

1. Base Bid: Base bid shall include panel assemblies as specified in Sections 074456, 074213.13, 074245, and as shown on drawings.
2. Provide, as deductive Alternate 4, the cost to delete panel assemblies as shown and as specified. Replace with cement plaster as follows:
 - a. Provide cement plaster assembly as shown at other locations in the work, and as specified in Section 092400. Drawings do not show all required components of cement plaster Alternate. Contractor shall include in Alternate cost all provisions necessary for a complete installation, including all transitions, drip screeds, drift joints, flashings, sealants and accessories required for a complete installation.
 - b. Plaster finish coat shall match panel color.
 - c. Provide continuous insulation as shown at metal and cementitious assemblies, modified as required for z-clip furring, sized and spaced as required for lath anchorage.
 - d. Provide exterior sheathing and weather barrier as specified and shown on drawings at metal and cementitious panel assemblies.

E. Alternate No. #5.

1. Base Bid: Base Bid shall include stainless steel grating railing system as specified in Section 055000 and as shown on drawings.
2. Provide, as deductive Alternate 5, the cost to delete stainless steel grating guardrail and handrail at all exterior steps, ramps and raised platforms and landings. Replace with painted pipe handrail and guard rail assembly as specified in Section 055000 and as follows:
 - a. Provide metal pipe railings system complying with all applicable regulations, including structural loads as required California Building Code.
 - b. Drawings do not show required components of metal railing Alternate. Contractor shall include in Alternate cost all provisions necessary for a complete installation, including all embeds, welding finishing and painting, sealants and accessories required for a complete installation.
 - c. Provide painting as specified in Section 099600.

- d. Provide all required engineering design and calculations, signed and stamped by structural engineer registered in California.

F. Alternate No. #6.

1. Base Bid: Base Bid shall include magnetic dry erase board as specified in Section 101113 and as shown on drawings.
2. Provide, as deductive Alternate 6, the cost to delete magnetic glass dry-erase boards as specified and as follows:
 - a. Provide painted gypsum panels as specified in Section 092900, with paint finish as specified in Section 099223.

G. Alternate No. #7.

1. Base Bid: Base bid shall include headwalls as specified in Section 102513.
2. Provide, as deductive Alternate 7, the cost to delete headwalls as specified and as follows:
 - a. Provide backing as required to install headwalls at future date.
 - b. Extend all piping, control, alarm, and power for future installation of headwalls. Stub out and cap in wall space.
 - c. Document location of stub outs on Record Drawings.
 - d. Provide painted gypsum panels as specified in Section 092900, with paint finish as specified in Section 099223.

H. Alternate No. #8: Composite Wood Wall Panel

1. Base Bid: Provide wood wall panels as specified in Section 064600 and as indicated.
2. Provide, as deductive Alternate 8, the cost to delete composite wood panels as specified and as follows:
 - a. Delete panels, including all trim, fasteners, and finishing.
 - b. Provide backing in wall framing for future installation of panels.
 - c. Provide painted gypsum panels as specified in Section 092900, with paint finish as specified in Section 099223.

I. Alternate No. #9: Exterior Sun Control System

1. Base Bid: Provide exterior sun control system as specified in Section 107113 and as indicated.

2. Provide, as deductive Alternate 9, the cost to delete sun control system as specified and as follows:
 - a. Delete sun control components, including all trim, fasteners, and anchorage/attachments.
 - b. Delete supplemental structural framing shown in 4/S1505.
 - c. Provide complete wall finishes as required to maintain weather and waterproof exterior enclosure and to match adjacent surfaces.
- J. Alternate No. #10: Porcelain Wall Tiles
1. Base Bid: Provide porcelain wall tile as specified in Section 0093013 and as indicated.
 2. Provide, as deductive Alternate 10, the cost to delete porcelain wall tile as specified and as follows:
 - a. Delete wall tile assembly, including all corner trim, sealant, and finishing.
 - b. Provide painted gypsum panels as specified in Section 092900, with semi-gloss paint finish as specified in Section 099223.
- K. Alternate No. #11: Fabric Wrapped Wall Panel
1. Base Bid: Provide fabric wrapped wall panels as specified in Section 097723 and as indicated.
 2. Provide, as deductive Alternate 11, the cost to delete fabric wrapped panels as specified and as follows:
 - a. Delete panels, including all trim and fasteners.
 - b. Provide backing in wall framing for future installation of panels.
 - c. Provide painted gypsum panels as specified in Section 092900, with paint finish as specified in Section 099223.
- L. Alternate No. #12: Flush Wood Veneer Paneling - Acoustical Wall Panel
1. Base Bid: Provide flush wood veneer wall panels as specified in Section 064216 and as indicated.
 2. Provide, as deductive Alternate 12, the cost to delete wood veneer panels as specified and as follows:
 - a. Delete panels, including all trim, fasteners, and finishing.
 - b. Provide backing in wall framing for future installation of panels.

- c. Provide painted gypsum panels as specified in Section 092900, with paint finish as specified in Section 099223.

M. Alternate No. #13: Telecommunication Site Cabling

1. Base Bid: Re-pull all existing cabling from room FB-333 in Building 100 Basement level to Room IRMS Room #120 in Building 105.
2. Provide, as deductive Alternate 13, the cost to eliminate the telecommunications cabling scope from Building 100 Room FB-333 to Room 120 IRMS room in Building 105 alter as follows:
 - a. Eliminate the telecommunications cabling scope of removing existing telecommunications cable from Building 100 to Telecom MH-19.
 - b. Revise the telecommunications cabling scope to run from IRMS Room #120 in Building 105 to Telecom MH-19.
 - c. Revise the telecommunications cabling scope to splice the new telecommunications cable from IRMS Room #120 in Building 105 to Telecom MH-19 to the existing telecommunications cable not removed in item a.

END OF SECTION 012300