

**SECTION 01 23 00**  
**ALTERNATES**

*ΔB-RFI 16: Bidding RFI #16 - 8/5/2015*

**PART 1 - GENERAL**

**1.1 RELATED DOCUMENTS**

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 1 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 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.

**1.4 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.
  - 2. Indicate prices for each alternate on bid form; if no change in price is required, indicate no change.
  - 3. Indicate on the bid form the amount to be added or deducted from the base bid, should the alternate be accepted, indicating whether it is an "ADD" or a "DEDUCT" price.
  - 4. Voluntary alternates will not be considered in evaluation of bids.
- 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 modifications to alternates.

- C. Execute accepted alternates under the same conditions as other work of the Contract.
- 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. Deductive Alternate No. 1: Third Floor, ICU

- 1. Base Bid: ~~Provide Patient Lifts (CFCI) in all Patient Rooms.~~  
Demolish existing window glazing and sills at existing window frames to remain. Provide ~~motorized shades~~ venetian blinds enclosed in windows and new solid surface window sills at all exterior windows. Provide custom patterned tempered glass at interior windows at Nurse Stations and Unit Entry. Provide magnetic marker boards and wall protection at all Patient Rooms. ~~At new patient and staff bathrooms within the existing third floor building footprint, grind concrete topping slab one (1) inch to accommodate new tile flooring. At all bathrooms, install new floor and wall tile. AB-RFI 16~~
- 2. Alternate: ~~Provide Patient Lifts (CFCI) in Isolation and Bariatric Rooms only, for a total of four (4) lifts.~~ Keep existing window glazing and sills at existing frames to remain. Provide new wood window sills to match existing at all new exterior windows. ~~Provide new manual shades.~~ Provide clear tempered glass with a patterned film at interior windows at Nurse Stations and Unit Entry. Provide dry erase paint in lieu of the magnetic marker boards at all Patient Rooms. Provide bumper and corner guards, but do not install wall guard at all patient rooms. ~~Do not grind existing concrete slab. Within all patient and staff bathrooms, install resilient sheet flooring with six (6) inch coved base and fiberglass reinforced plastic wall protection. AB-RFI 16~~

B. Deductive Alternate No. 2: IT Room Cooling.

1. Base Bid: New ductless split system air conditioning unit ACO-1, related ductwork and controls from the roof to serve the IT room as indicated on Sheet 12-M113.
2. Alternate: Provide a cooling only terminal unit, connected to 12-AHU-2 as required. Location, ductwork and controls shall remain the same as the base bid.

C. Deductive Alternate No. 3: Ceilings and Casework.

1. Base Bid: Gypsum board accent soffits as indicated on Sheet 12-162. Plastic laminate casework with solid surface countertops as indicated on the floor plans and interior elevations, sheets 12-211 through 12-214. Install open wall wash light fixtures for length of 2 main corridors.
2. Alternate: Remove all gypsum accent soffits and provide lay-in acoustical ceiling only. Remove all casework and countertops and provide infrastructure for future installation by Owner only. Remove distributed supply cabinet equipment. Install indirect 2 foot by 2 foot ~~or 2 foot by 4 foot~~ light fixtures in lieu of open wall wash light fixtures at main corridors. Shell the following rooms: B3157 Locker, B3157A Men's Toilet Room, B3157B Women's Locker, B3157C Staff Lounge. Staff lounge and Toilet Room function to be relocated to what is currently B3135 Family Lounge. Public Lounge function to be relocated to B3104 Existing Waiting. *ΔB-RFI 16*

D. Deductive Alternate No. 4: ~~Patient Lifts~~, Closets, and Windows. *ΔB-RFI 16*

1. Base Bid: ~~Provide Patient Lifts in Isolation and Bariatric Rooms only, four (4) total, as described in Deductive Alternate No. 1.~~ Remove distributed supply cabinet equipment as described in Deductive Alternate No. 3. Install enclosing partitions, equipment structure, and all doors for supply cabinet closets. Provide clear tempered glass with a patterned film at interior windows at Nurse Supply areas facing main corridors, as described in Deductive Alternate No. 1. *ΔB-RFI 16*
2. Alternate: ~~Remove all Patient Lifts and above ceiling structure in all patient rooms.~~ At distributed supply closets install stacked doors from corridor. Remove two (2) pairs of stacked access doors on patient room side and install metal stud support framing to accommodate future door installation. Finish wall per adjacent wall

surface. Remove steel structure to support supply cabinet equipment.  
Remove interior windows between Nurse Supply areas and main corridor.

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E. Deductive Alternate No. 5: ~~Patient Booms~~ Toilet Rooms. *ΔB-RFI 16*

1. Base Bid: ~~Provide ceiling mounted medical booms at all patient rooms.~~  
At new patient and staff toilet rooms within the existing third floor building footprint, grind concrete topping slab one (1) inch to accommodate new tile flooring per sheet 12-114. At all toilet rooms, install new floor and wall tile per Room Finish Schedule, sheet 12-603. *ΔB-RFI 16*

2. Alternate: ~~Provide contractor built headwall. Modify partitions between patient rooms as required for back to back services. Do not grind existing concrete slab. Within all patient and staff toilet rooms, install resilient sheet flooring with six (6) inch coved base and fiberglass-reinforced plastic wall protection in lieu of tile.~~

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F. Deductive Alternate No. 6: Existing Patient Rooms 2C125 & 2C126. *ΔB-RFI 16*

1. Base Bid: Demolish Patient Rooms 2C125, 2C126, and adjacent toilet rooms per sheets 12-113 and 12-114. Provide new construction including but not limited to scope described on sheets 12-123C, 12-133C, 12-163C, 12-400. *ΔB-RFI 16*

2. Alternate: Patient Rooms 2C125, 2C126, and adjacent toilet rooms to be removed from scope of work per sheet 12-115. Existing construction to remain. *ΔB-RFI 16*

G. Deductive Alternate No. 7: Existing Patient Rooms 2C131 & 2C132A. *ΔB-RFI 16*

1. Base Bid: Demolish Patient Rooms 2C131, 2C132A, and adjacent toilet rooms per sheets 12-113 and 12-114. Provide new construction including but not limited to scope described on sheets 12-123C, 12-123D, 12-133C, 12-133D, 12-163C, 12-163D, 12-400. *ΔB-RFI 16*

2. Alternate: Patient Rooms 2C131, 2C132A, and adjacent toilet rooms to be removed from scope of work per sheet 12-115. Existing construction to remain. *ΔB-RFI 16*

H. Deductive Alternate No. 8: Existing Patient Rooms 2C137A & 2C138. *ΔB-RFI 16*

1. Base Bid: Demolish Patient Rooms 2C137A, 2C138, and adjacent toilet rooms per sheets 12-113 and 12-114. Provide new construction

- including but not limited to scope described on sheets 12-123D, 12-133D, 12-163D, 12-400. *ΔB-RFI 16*
2. Alternate: Patient Rooms 2C137A, 2C138, and adjacent toilet rooms to be removed from scope of work per sheet 12-115. Existing construction to remain. *ΔB-RFI 16*

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