

**SECTION 01 23 00**

**ALTERNATES**

**PART 1 - GENERAL**

**1.1 SUMMARY**

- A. 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. Alternates described in this Section are part of the Work only if enumerated in the Agreement or accepted as a Change Order.
  - 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.
- 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. Base Bid: General Construction: Complete project to include Pharmacy, Training Center, and PTSD Expansion. Work includes general construction, alterations, roads, walks, grading, drainage, mechanical and electrical work, laboratory equipment, utility systems, necessary removal of existing structures and construction, and certain other items specified in the Drawings and Specifications.

**Unless noted otherwise,** casework and demountable partition component cost, freight cost, structural engineering and project management to be included in the VA FF&E budget. Installation **to** be included in contractor scope of work.

- B. Deductive Alternate No. 1: PTSD Ceiling. Same as Base Bid, except:

1. Delete the cloud and open ceiling design scheme, as shown in base reflected ceiling plan, and install lay-in ceiling throughout PTSD area at 9'-0" and 9'-6" A.F.F.
  - a. Disciplines Affected: Architectural, Electrical.
  - b. Reference Drawings: 334 AS104, 334 EL201.

- C. Deductive Alternate No. 2: Training Center. Same as Base Bid, Deduct Alternate no.1, except:

1. Delete renovation of training center scope from project.
  - a. Disciplines Affected: Architectural, Mechanical, Plumbing, Electrical, Audio Visual, Teledata, Fire Alarm.
  - b. Reference Drawings: 334TC AD101, 334TC AS101, 334TC MH001, 334TC MD201, 334TC MH201, 334TC PL201, 334TC E001, 334TC ED101, 334TC E101, 334TC TA101, 334TC TA301, 334TC TN101A, 334TC TN301A, 334TC FA101A, 334TC FA301A.

- D. Deductive Alternate No. 3: PTSD Unfinished Space. Same as Base Bid, Deduct Alternate no.1, Deduct Alternate no.2 except:

1. Provide an unfinished area with lay-in ceiling, lighting, and diffusers; fire alarm system and ceiling-mounted sprinkler distribution. See Floor Plan for extent of unfinished space.
  - a. Electrical Room and IDF Room shall be constructed in the unfinished area.
  - b. The VA to provide temporary workstations for users.
    - 1) Power and data distribution to come from junction boxes at exterior wall.
    - 2) Data and electrical wiring distribution to temporary workstations to be provided through power poles.

- c. The followings items will not be installed in the unfinished space: finish flooring, paint, demountable partitions, gypsum board walls and millwork. Installation cost for those items shall be excluded from contractor's bid.
  - d. Disciplines Affected: Architectural, Electrical.
  - e. Reference Drawings: 334 AS101, 334 AS104, 334 AI201, 334 AF101, 334 EP202
- E. Deductive Alternate No. 4: Pharmacy. Same as Base Bid, Deduct Alternate no.1, Deduct Alternate no.2, Deduct Alternate no.3 except:
- 1. Pharmacy casework to be purchased by VA as part of FF&E budget and installed by Contractor.
    - a. Disciplines Affected: Architectural.
    - b. Reference Drawings: 360-J AS102, 360-J AI201, 360-J AI801, 360-J AI802, 360-J AI803, 360-J AI804.
  - 2. Isolator hood to be purchased by VA and installed by Contractor.
    - a. Disciplines Affected: Architectural.
    - b. Reference Drawings: 360-J AI201.
  - 3. Green screen, anchorage, and vegetation associated with it, as shown on the wall facing the courtyard, to be deleted from the scope of work.
    - a. Disciplines Affected: Landscape, Architectural, and Structural.
    - b. Reference Drawings: 360-J LI101, 360-J LI102, 360-J LP101, 360-J LP102, 360-J AS101, 360-J AS102, 360-J AS201, 360-J AS301, 360-J AS501, 360-J SF101, 360-J S202
  - 4. Landscape scope to be limited to irrigation and the use of hydroseed in landscaped area in lieu of what is shown on Base scheme.
    - a. Disciplines Affected: Landscape, Architectural.
    - b. Reference Drawings: 360-J LP101, 360-J AS001.

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