

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

Base Bid: General Construction: Selective renovation of existing building 7 on VA Palo Alto Health Care System campus. Construction of nursing support space, new inpatient and outpatient therapy gym, new upper extremity exam room in clinic, new patient apartment, new private and open offices supporting the spinal cord injury clinic program, and miscellaneous treatment areas. Scope of work is limited to interior renovations and minor HVAC and electrical equipment scope as specified in the Drawings and Specifications.

- A. Deductive Alternate No. 1: Existing Office Space to Remain. Same as Base Bid, except:
 - 1. Perform no work in room F137
 - a. Disciplines Affected: Architectural, Mechanical, Plumbing, Electrical, IT, Fire Alarm, Fire Suppression.
 - b. Reference Drawings: AS-210, AF-210, QH-210, MD-210, MH-210, PP-210, ED-210, EL-210, EP-210, TND-210, TN-210, FAD-210, FA-210, FS-210.
- B. Deductive Alternate No. 2: Existing Corridor Spaces to Remain. Same as Deductive Alternate No. 1, except:
 - 1. Existing corridors E-C08, C-C01, F-C015, F-C016 as shown to be included will remain. Patch to match existing finish materials damaged by demolition and new construction within and outside the project area.

- a. Disciplines Affected: Architectural, Mechanical, Plumbing, Electrical, IT, Fire Alarm, Fire Suppression.
 - b. Reference Drawings: AS-210, AF-210, MD-210, MH-210, ED-210, EL-210, EP-210, TND-210, TN-210, FAD-210, FA-210.
- C. Deductive Alternate No. 3: No Architectural Casework for Nurse Station. Same as Deductive Alternative No. 2, except:
- 1. No architectural casework for nurse station D106 as shown included. Contractor to coordinate with VA hospital for plumbing, electrical, telecom, fire alarm, nurse call system and other related engineering works for future nurse station casework
 - a. Disciplines Affected: Architectural, Mechanical, Plumbing, Electrical, IT, Fire Alarm, Fire Suppression.
 - b. Reference Drawings: AS-240, AF-240, MD-240, MH-240, ED-240, EL-240, EP-240, TND-240, TN-240, FAD-240, FA-240.

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