SECTION 012300 - ALTERNATES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 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: 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. Alternate No. 1: Multipurpose Room A120

1. Base Bid: Provide construction indicated in area framed by column lines B5 to B6 and BQ to BS indicated on 101A series drawings, all disciplines.
2. Alternate 1A: Provide construction indicated on 108 series drawings, all disciplines. Work includes concrete footings, slab-on-grade, masonry, steel, carpentry, roofing, caulking, spray foam insulation, doors/frames/hardware, windows, studs and drywall, vinyl composition tile flooring, epoxy flooring, acoustical ceilings, rubber base, painting, specialties, manual roller shades, casework, sprinkler system, plumbing, HVAC, electrical and special systems.
3. Alternate 1B: Delete vinyl composition tile flooring. Provide resilient quartz tile flooring as specified in Section 096519 Resilient Tile Flooring.
4. Alternate 1C: Delete vinyl composition tile flooring. Provide rubber tile flooring as specified in Section 096519 Resilient Tile Flooring.

B. Alternate No. 2: Second Floor Flex Space D200B

1. Base Bid: Provide construction indicated in area framed by column lines D2 to D6 and DF to DJ indicated on 102D series drawings, all disciplines.
2. Alternate 2A: Provide construction indicated on 109 series drawings, all disciplines. Work includes concrete slab-on-deck, masonry, steel, carpentry, roofing, caulking, spray foam insulation, doors/frames/hardware, windows, studs and drywall, vinyl composition tile flooring, acoustical ceilings, rubber base, painting, manual roller shades, sprinkler system, HVAC, electrical and special systems.
3. Alternate 2B: Delete vinyl composition tile flooring. Provide resilient quartz tile flooring as specified in Section 096519 Resilient Tile Flooring.
4. Alternate 2C: Delete vinyl composition tile flooring. Provide rubber tile flooring as specified in Section 096519 Resilient Tile Flooring.

C. Alternate No. 3: Athletic Field Grading and Parking

1. Base Bid: Do not provide play field grading and seeding, or the pavement, curbing, striping, catch basins and storm drain piping for the 19 adjacent parking spaces indicated on drawing C202, C302 and C402. Proposed curbing on south side of entrance road shall be terminated at the beginning of the proposed parking spaces.
2. Alternate 3: Provide play field grading and seeding, and the pavement, curbing, striping, catch basins and storm drain piping for the 19 adjacent parking spaces indicated on drawing C202, C302 and C402.

D. Alternate No. 4: Metal Standing Seam Roofing System at Gymnasium/Student Dining.

1. Base Bid: Provide EPDM roofing system with ½" per 12" slope as indicated on drawing A103 and specified in Section 075323 Ethylene-Propylene-Diene-Monomer (EPDM) Roofing.
2. Alternate 4: Delete EPDM roofing system. Provide metal standing seam roofing system as specified in Section 074113 Standing Seam Roof Panels and detailed on drawings.

E. Alternate No. 5: Revised Flooring in Corridors

1. Base Bid: Provide vinyl composition floor tile in Corridors A100E, B100, C100B, C100C, C100D, D100, C200 and D200 as specified in Section 096519 Resilient Tile Flooring and indicated on A106 and A107 series drawings.
2. Alternate 5A: Delete vinyl composition floor tile flooring in Corridors A100E, B100, C100B, C100C, C100D, D100, C200 and D200. Provide resilient quartz tile flooring as specified in Section 096519 Resilient Tile Flooring and indicated on series A106 and A107 drawings.
3. Alternate 5B: Delete vinyl composition floor Tile flooring: Provide rubber tile flooring as specified in Section 096519 Resilient Tile Flooring and indicated on series A106 and A107 drawings.

F. Alternate No. 6: Revised Flooring in Kindergarten, First, Second, Third, Fourth and Fifth Grade Classrooms

1. Base Bid: Provide vinyl composition floor tile flooring as specified in Section 096519 Resilient Tile Flooring and indicated on series A106 and A107 drawings.
2. Alternate 5A: Delete vinyl composition floor tile flooring at all Classrooms. Provide resilient quartz tile flooring in Classrooms as specified in Section 096519 Resilient Tile Flooring and indicated on series A106 and A107 drawings.
3. Alternate 5B: Delete vinyl composition floor tile flooring at Classrooms: Provide rubber tile flooring as specified in Section 096519 Resilient Tile Flooring and indicated on series A106 and A107 drawings.

G. Alternate No. 7: Resilient Athletic Flooring at Gymnasium C116 and Student Dining C114

1. Base Bid: Provide vinyl composition floor tile flooring as specified in Section 096519 Resilient Tile Flooring and indicated on drawing A106C.
2. Alternate 7: Delete vinyl composition floor tile. Provide Resilient Athletic Flooring as specified in Section 096566 Resilient Athletic Flooring.

H. Alternate No. 8: Terrazzo at Main Lobby A100, Corridor A100C and Stair C100A.

1. Base Bid: Provide resilient quartz tile flooring as specified in Section 096519 Resilient Tile Flooring.
2. Alternate 8: Delete resilient quartz tile flooring at Lobby A100, Corridor A100C and Stair C100A. Provide terrazzo flooring as specified in Section 096623 Resinous Matrix Terrazzo Flooring. Provide State of Delaware Map at floor center. See drawing A106A for floor pattern and graphic.

I. Alternate No. 9: Sheet Metal Ductwork

1. Base Bid: Provide KoolDuct fabricated ductwork system at all concealed ductwork locations as specified in Section 233100 HVAC Ducts and Casing. Provide metal ductwork system at all exposed ductwork areas: Stair C100A, Media Center A115, Gymnasium C116, Student Dining C114, Music C123 and Art C125.
2. Alternate 9: Delete KoolDuct. Provide sheet metal ductwork at all concealed ductwork locations as specified in Section 233100 HVAC Ducts and Casings and indicated on mechanical plans.

J. Alternate No. 10: LED Site Lighting

1. Base Bid: Provide HID Site Lighting as indicated on drawings E000 and E700 and specified in Section 265600 Exterior Lighting.
2. Alternate 10: Provide LED Site Lighting as indicated on drawing E000 and E700 and specified in Section 265600 Exterior Lighting.

K. Alternate No. 11: Interior Stone Veneer at Main Stair

1. Base Bid: Provide metal wall panels at east wall of Stair C100A.
2. Alternate 11: Delete metal wall panels at east wall of Stair C100A. Provide interior stone veneer as specified in Section 047000 Architectural Stone Veneer.

L. Alternate No. 12: Stand-By Natural Gas-Fired Emergency Generator

1. Base Bid: No Emergency Generator.
2. Alternate 12: Provide Emergency Generator and concrete pad as specified in Section 263213 Engine Generators and Section 263600 Transfer Switches, and indicated by Note UE-2 on drawing C301 and details on drawings E500, E700 and EP101C.

M. Alternate No. 13: Additional Visual Display Surfaces in Classrooms

1. Base Bid: Provide only 5' high by 16' wide magnetic marker board at primary instruction wall at each Classroom as specified in Section 101100 Visual Display Surfaces and indicated on A106 and A107 series Finish Plans and Interior Elevations.
2. Alternate 13: Provide additional 4' high by 4' wide magnetic marker board and 4' high by 4' wide tack board at secondary instruction walls at all Kindergarten and 1st Grade Classrooms. Provide additional 4' high by 8' wide magnetic marker board and 4' high by 4' wide tack board at secondary instruction walls at all 2nd, 3rd, 4th, and 5th Grade Classrooms as specified in Section 101100 Visual Display Surfaces and indicated on A106 and A107 Finish Plans and Interior Elevations.

N. Alternate No. 14: Multi-Hue Exterior Flat Metal Accent Panels

1. Base Bid: Provide 3 colors for flat metal panels type MWP-2 specified in Section 074213 Metal Wall Panels and indicated on drawings.
2. Alternate 14: Provide 9 colors - 3 hues per 3 colors – for flat metal panels type MWP-2 specified in Section 074213 Metal Wall Panels and indicated on drawings. See details on drawing A203.

O. Alternate No. 15: Decorative Glazed CMU Base at Lockers

1. Base Bid: Provide decorative glazed CMU base at CMU walls in Corridors as specified in Section 042000 Unit Masonry. At all other locations provide metal legs and base plates at lockers as specified in Section 105113 Metal Lockers and detailed on drawings.
2. Alternate 15: Delete metal legs and base plates at lockers in Corridors. Provide concrete curbs and 4" high decorative glazed CMU base as specified in Section 042000 Unit Masonry and detailed on drawings.

END OF SECTION 012300