

I. Section Includes

- A. Administrative and procedural requirements for alternates

II. 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.

III. 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 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, each party involved shall be notified in writing the status of each alternate, in particular whether alternates have been accepted, rejected, or deferred for later consideration. Notification shall 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.

IV. Execution

Alternates

A. Schedule of Alternates:

1. Alternate No. 1: Exterior Metal Wall Panels.
 - a) *Base Bid: No work done to exterior metal wall panels.*
 - b) *Alternate Bid: Clean and paint exterior metal panels per specifications.*
2. Alternate No. 2: Exterior Metal Roof Panels.
 - a) *Base Bid: No work done to roof panels and screws*
 - b) *Alternate Bid: Repair and replace roof panels and screws per Faust Engineering Roof Report, omitting the downspout and gutter repairs.*
3. Alternate No. 3: Gutters & Downspouts.
 - a) *Base Bid: No work done to gutters and down spouts*
 - b) *Alternate Bid: Remove and dispose of existing gutters and downspouts and install new gutter and downspouts on all four sides of the building and along the front of the shed roofs. Contractor shall field verify building dimensions.*
4. Alternate No. 4: Window.
 - a) *Base Bid: No work done on windows.*
 - b) *Alternate Bid: Install new 4'-0" x 4'-0" window per plans. Window shall be impact resistant and shall meet windstorm requirements. Contractor shall coordinate with a Windstorm Engineer and provide a windstorm certificate.*
5. Alternate No. 5: Closed Cell Insulation.
 - a) *Base Bid: R-13 batt insulation installed in exterior walls*
 - b) *Alternate Bid: Closed cell plastic foam installed 2" thick minimum per manufacturer's instructions and recommendations.*
6. Alternate No. 6: Vertical Panel Fiber Cement Board.
 - a) *Base Bid: Installation of 5/8" gypsum board tape, floated and textured per specifications.*
 - b) *Alternate Bid A: Installation of 48" x 96" x 5/16" thick James Hardi Vertical Panel (or equal) installed per manufactures instructions and recommendations.*
 - (1) Texture: Sierra 8
 - (a) Apply 2 coats of paint (color selected by owner)
 - c) *Alternate Bid B: Installation of 48" x 96" x 5/16" thick James Hardi Vertical Panel (or equal) installed per manufactures instructions and recommendations.*
 - (1) Texture: Stucco – Color Plus
 - (a) Panels are pre-painted (color selected by owner)
7. Alternate No. 7: Cleaning of Air Handler Unit and Ducts.
 - a) *Base Bid: Inspection of existing air handler unit and ducts for damage, mold and compatibility with new outside air conditioning unit.*

Alternates

- b) *Alternate Bid: Clean existing air handler unit and duct as indicated on construction documents*
8. Alternate No. 8: Removal and Replacement of Air Handler Unit, Ducts and Heater.
- a) *Base Bid: Inspection of existing air handler unit, duct and heater for damage, mold and compatibility with new outside air conditioning unit.*
- b) *Alternate Bid: Installation of new air handler unit, ducts and heater to be installed per manufacturers instructions and recommendations.*
9. Alternate No. 9: Removal and installation of new Air Conditioning Unit & installation of new metal platform.
- a) *Base Bid: Removal and installation of new 3-Ton Air Conditioning Unit placed on 4" concrete pad.*
- b) *Alternate Bid: Removal and installation of new 3-Ton Air Conditioning Unit and installation of new metal platform. Installed at 7' above finish floor elevation.*
10. Alternate No. 10: New dedicated circuit and installation of ~~new tankless~~ water heater in new location.
- a) *Base Bid: New dedicated circuit and installation of a new 40-gallon water heater in new location.*
- b) *Alternate Bid: New dedicated circuit and installation of a new tankless water heater mounted at 48" to operable controls in a new location.*
11. Alternate No. 11: Removal of existing electrical panel and installation of new electrical panel.
- a) *Base Bid: Existing electrical panel to remain with all new circuits to office area and bringing office up to current electrical code.*
- b) *Alternate Bid: Removal of electrical panel and installation of a new electrical panel relocated above the office in the loft, with all new circuits to office area and bringing office up to current electrical code.*
- ~~c) *Alternate Bid B: Removal of electrical panel and installation of a new electrical panel relocated above the office in the loft. Install junction boxes for all existing circuits that will become too short.*~~
12. ~~Alternate No. 12: Mold Remediation performed by licensed remediator~~
- a) *Base Bid: No remediation performed.*
- b) *Alternate Bid: Mold remediation performed by licensed remediator.*