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SECTION 01 23 00 - ALTERNATE BIDS

PART 1 - GENERAL

1.1 SECTION INCLUDES

A. Description of Alternates.

B. Administrative and procedural requirements for Alternate Bids.

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. 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.
2. 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. Include costs of related coordination, modification, or adjustment.

1.3 ACCEPTANCE OF ALTERNATE BIDS

A. Alternate Bids quoted on Bid Forms will be reviewed and accepted or rejected at Owner's option. Accepted Alternate Bids will be identified in the Owner-Contractor Agreement.

B. Coordinate related work and modify surrounding work to integrate the Work of each alternate.

1.4 SCHEDULE OF ALTERNATE BIDS

A. Alternate No. 1: Elementary School Classroom Addition.

1. Base Bid: Provide classrooms for the Elementary School as indicated in the Contract Documents.
2. Alternate: On the East end of the elementary school classroom wing (Area H), provide two (2) additional classrooms on the first floor and two (2) additional classrooms on the second floor as indicated in the specifications and on sheets C122, C142, C201, L102, A106, A209, A703, A803, S105, M103, M203, M205, P209, P210, E104, E204, E304, E710, E712, T103, and other sheets where indicated.

B. Alternate No 2: Floor finish in high traffic areas.

1. Base Bid: Provide VCT floor finish as indicated in Drawings and Project Manual.
2. Alternate Bid: Provide LVT floor finish at areas designated for VCT, as indicated in Drawings and Project Manual.

a. Alternate No. 2: Provide LVT floor finish instead of VCT floor finish in high traffic locations. See numbered Remark 9 and finish schedule on Sheet A303 for locations.
b. Alternate No. 2A: Provide LVT floor finish instead of VCT floor finish in high traffic locations; see numbered Remark 9 and finish schedule on Sheet A303 for locations. And provide LVT floor finish instead of VCT floor finish in high traffic locations in Alternate Bid No. 1; see Numbered Remark note 9 and finish schedule on sheet AA106 for locations.

C. Alternate No. 3: LVT floor finish.

1. Base Bid: Provide VCT floor finish as indicated in Drawings and Project Manual.
2. Alternate Bid:

a. Alternate No. 3: Provide LVT floor finish in lieu of VCT floor finish.
b. Alternate No. 3A: Provide LVT floor finish in lieu of VCT floor finish; and provide LVT floor finish in Alternate Bid No. 1.

D. Alternate No. 4: Quartz tile floor finish in high-traffic locations.

1. Base Bid: Provide VCT floor finish as indicated in Drawings and Project Manual.
2. Alternate Bid: Provide quartz tile floor finish at areas designated for VCT, as indicated in Drawings and Project Manual.

a. Alternate No. 4: Provide quartz tile floor finish instead of VCT floor finish in high traffic locations. See numbered Remark 9 and finish schedule on Sheet A303 for locations.
b. Alternate No. 4A: Provide quartz tile floor finish instead of VCT floor finish in high traffic locations; see numbered Remark 9 and finish schedule on Sheet A303 for locations. And provide quartz tile floor finish instead of VCT floor finish in high traffic locations in Alternate Bid No. 1; see Numbered Remark note 9 and finish schedule on sheet AA106 for locations.

PART 2 - PRODUCTS - NOT USED

PART 3 - EXECUTION - NOT USED

END OF SECTION 01 23 00