SECTION  – alternates

Coordinate alternates in this Section with Specification Sections and Drawings. See Evaluations for recommendations. CAUTION! Do not use alternates as a shopping list. Time delays, confusion and mis-coordination can occur with frivolous use of alternates.

1. General
   1. SUMMARY
      1. Section includes administrative and procedural requirements for alternates.
   2. definitions

Retain terms that remain after this Section has been edited for a Project.

Revise below to suit Project.

* + 1. 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. procedures
     1. 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.
        2. 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.
        3. Execute accepted alternates under the same conditions as other work of the Contract.
        4. 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.

1. Products

Not Used

1. Execution
   1. schedule of alternatives

Delete this Article if alternates are clearly stated on a bid form. Reference bid form for schedule.

Copy and re-edit "Alternate No. (Insert number)" Paragraph below for each alternate required for Project. See samples of alternate descriptions in the Evaluations. Revise below when additional clarification of base bid and alternate conditions will assist bidders and Contractor in understanding scope of each.

Do not use the term "Add Alternate" or "Deduct Alternate" in the Bid Documents. Generally, it is to the Owner's advantage to bid a project with an alternate to add a large major element rather than deduct it; Contractors generally retain their overhead and profit for deduct alternates, thereby giving less credit back to the Owner.

* + 1. Alternate No. **<Insert number>: <Insert title of alternate>**.
       1. Base Bid: **<Insert brief description of base-bid requirement> [as indicated on Drawing <Insert title of sheet>] [and] [as specified in Section <Insert Section number> "<Insert Section title>."]**
       2. Alternate: **<Insert brief description of alternate requirement> [as indicated on Drawing <Insert title of sheet>] [and] [as specified in Section <Insert Section number> "<Insert Section title>."]**

Alternate No. 1 is an example of cost-comparison-type alternate. Alternates can be used to determine the actual cost differences between two similar products. Specify both the base bid system and the alternate system.

* + 1. Alternate No. 1: Carpet tile.
       1. Base Bid: Provide carpet tile in Room 1162 as indicated in Finish Schedule on Drawings and as specified in Section 09 68 13 – Tile Carpeting.
       2. Alternate: Provide sheet carpeting in Room 1162 as indicated in Finish Schedule on Drawings and as specified in Section 09 68 16 – Sheet Carpeting.

end of section