Note: This section is not a common document to all contracts on a multi-contract project. It is only common to those contracts affected by the alternate.

SECTION 012300 - ALTERNATES

BUL approval is required before including a single alternate on a project. For multiple alternates on a project, approval of the Director of Design is required in addition to BUL approval. An alternate should be a significant percentage of the planned work. Alternate work should be at least 5% and preferably 10% or more of the value of the contract work. Ideally an alternate should affect only one trade. If an all-trade alternate is considered, the work must be very clearly identified and separate from base contract work. Preferably dedicated drawings should be used for the alternate work. When multiple alternates are approved, they should be arranged in order of priority, and the client must be informed that selection of alternates for award will be based on this priority listing.

1. GENERAL
   * + 1. DESCRIPTION
          1. This Section describes the changes to be made under each alternate.
          2. Coordinate pertinent related Work and modify surrounding Work as required to complete the project under each alternate selected by the Director.

Delete last 11 words in paragraph below if there are no add alternates or if there are no alternates which describe substitutions that could be either add or deduct. For other information regarding alternates, refer to Chapter 5 of the Design Procedures Manual. Do not use "add" or "deduct" in the alternate designation.

* + - * 1. Include in the Base Bid the cost of all Work required by the Contract Documents except the additional cost (if any) of the alternates described below.
      1. DESCRIPTION OF ALTERNATES

For a single contract project, delete 4 contract designation paragraphs below, and just describe the alternates by alternate number. If a contract in a multi contract project does not have any alternates, delete the paragraph with that contract designation.

* + - * 1. Construction Work Contract:

Alternate No. 1:

Alternate No. 2:

* + - * 1. HVAC Work Contract:

Alternate No. 1:

Alternate No. 2:

* + - * 1. Plumbing Work Contract:

Alternate No. 1:

Alternate No. 2:

* + - * 1. Electrical Work Contract:

Alternate No. 1:

Alternate No. 2:

1. PRODUCTS (Not Used)
2. EXECUTION (Not Used)

END OF SECTION 012300