

SECTION 01 23 00 - BID ALTERNATIVE PROCEDURES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Construction Drawings, Technical Specifications, Addenda, and general provisions of the Contract, including Contract General Conditions and Supplementary General Conditions and other Division 1 Specification Sections, apply to this Section.

1.2 SECTION INCLUDES

- A. Requirements and descriptions for products and scopes of Work identified as Bid Alternative in the Drawings and Specifications and listed as "Bid Alternative" on the Bid Proposal Form.

1.3 RELATED DOCUMENTS AND SECTIONS

- A. Division 01 through Division 49: Refer to product Specification Sections indicated in Bid Alternative descriptions and as may be affected by alternate products and scope descriptions.

1.4 GENERAL REQUIREMENTS FOR ALTERNATIVES

- A. To enable University to compare total costs where alternative materials and methods might be used or where scope of Work might be altered, Bid Alternative Work items have been established as described in this Section.
 - 1. Unless otherwise specifically provided, the work described in Alternatives shall be completed with no increase in Contract Time.
 - 2. Alternatives will be accepted in **any** order listed until the Construction Budget is reached. Additive and deductive alternates will be selected at the discretion of the University.
- B. Contract Amount included in Base Bid and as stated in executed Agreement shall include all costs for Work described in Contract Documents.
- C. Contract Amount shall include all necessary provisions for Work described in alternatives, whether or not Alternatives are accepted. Base Bid specifications shall govern Work of alternatives unless otherwise specified.
- D. Bid Proposal Form or other means prescribed for submission of proposed cost of Work shall include line items for each Alternative described in this Section. No Alternatives other than as described in this Section shall be submitted, except in accordance with product options and substitutions provisions specified in Section 01 61 00, Basic Product Requirements.
- E. Each Alternative is identified herein by number. This identification shall be used whenever referring to Work described in Alternative and when submitting cost proposals and payment requests.
- F. Alternative construction described in Alternatives and revised scopes of Work shall be performed only when such Alternative is made a part of the Work by specific provision in the University-Contractor Agreement, if selected by University prior to execution of the Agreement, or by Change Order or Change Directive if selected subsequent to execution of the Agreement.
- G. Costs for Alternatives shall be valid for no less than sixty (60) calendar days from date of Agreement, and University may select any or all Alternatives during that time. Once an Alternative is selected and the Contract modified for Work as described in the Alternative, changes to return to original scope of Work will be made only by Change Order or Change Directive in accordance with provisions

of the Contract General Conditions for changes.

1. If this time has expired, the bid price also expires for the listed Alternate, unless extended voluntarily by the contractor.
2. If the time limit expires and pricing is not extended voluntarily by the contractor, the cost for the listed Alternate will be re-calculated according to the Change Order process. Refer to Article 6 of the Contract General Conditions for additional information on the Change Order Process.

1.5 PRODUCTS AND EXECUTION

- A. If University elects to proceed on the basis of one or more of the described Alternatives, Contractor shall make all modifications to Work as required to provide products complete, in place and fully functional, including all labor, equipment, services and incidental consumables necessary to apply, install and finish Work described in Alternative in accordance with requirements specified in related product Sections of these Specifications.
- B. Cost for Alternatives shall be complete and include all net increases and decreases in Contract Amount for Work described in Alternative and for all changes in related Work. No claims for additional costs to University will be honored other than as stated in cost proposal for each Alternative.

1.6 ALTERNATIVES [*Titles and descriptions should be developed by the Design Professional in Charge*]

- A. [Additive or Deductive] Alternative Bid No. 1 - [*Title*].
 1. Base Bid condition: [*Description*].
 2. Alternative Bid condition: [*Description*].
- B. [Additive or Deductive] Alternative Bid No. 2 - [*Title*].
 1. Base Bid condition: [*Description*].
 2. Alternative Bid condition: [*Description*].

PART 2 - PRODUCTS

Not Applicable to this Section.

PART 3 - EXECUTION

Not Applicable to this Section.

END OF SECTION 01 23 00