SECTION 01230 ALTERNATES

PART 1 - GENERAL

1.1 ALTERNATES REQUIREMENTS

A. This Section identifies each Alternate and describes basic changes to the Work only when that Alternate is made a part of the Work by specific provision in the Agreement.

B. The Lump Sum Base Bid and Alternates shall include the costs of all supporting elements required, so that the combination of the Lump Sum Base Bid and any Alternates shall be complete. The scope of Work for all Alternates shall be in accordance with applicable Drawings and Specifications.

C. Except as otherwise specifically provided by University, the Work described in Alternates shall be completed with no increase in Contract Time.

D. This Section includes only the non-technical descriptions of the Alternates. Refer to the specific Sections of Divisions 2-16 of the Specifications for technical descriptions of the Alternates.

E. Coordinate related Work and modify surrounding Work as required to properly and completely integrate the Alternates into the Work.

FACILITIES MANUAL VOLUME 4, CHAPTER 5, 5.4.2 ALTERNATES

IDEALLY, THE TOTAL BID PRICE SHOULD COVER THE SCOPE OF A COMPLETE PROJECT WITHOUT THE NEED FOR ALTERNATE BIDS. HOWEVER, IF ALTERNATES ARE REQUESTED, THEY SHOULD BE USED WITH DISCRETION, HELD TO A MINIMUM, CAREFULLY PREPARED TO MINIMIZE BIDDER CONFUSION, AND COORDINATED WITH THE SPECIFICATIONS AND THE DRAWINGS.

TWO REASONS FOR REQUESTING ALTERNATE BID PRICES ARE:
• TO ADJUST THE SCOPE OF THE WORK SO THE CONTRACT SUM WILL BE WITHIN THE BUDGET.
• TO ALLOW A DECISION TO BE MADE BETWEEN TWO MATERIALS OR METHODS OF DIFFERENT VALUES.

1.2 DESCRIPTION OF ALTERNATES

A. Alternate 1: Description and Technical Section No.

1. No extension of time will be granted if this Alternate is accepted.

   ----OR----

2. If this Alternate is accepted, the Contract Time will be extended by { } days.

   ----AND/OR----
FACILITIES MANUAL VOLUME 4, CHAPTER 5, 5.4.2 ALTERNATES

A POST-AWARD ALTERNATE IS AN ALTERNATE THAT IS EXERCISABLE FOR A STIPULATED PERIOD FROM THE DATE OF CONTRACT AWARD. THIS TYPE OF ALTERNATE IS USED WHEN THE POSSIBILITY OF ATTAINING ADDITIONAL FUNDS AT A DATE AFTER THE BID DEADLINE OR CONTRACT AWARD IS KNOWN OR HIGHLY PROBABLE. SINCE THE ALTERNATE IS NOT EXERCISED UNTIL AFTER AWARD OF THE CONTRACT, IT IS NOT A BASIS FOR THE AWARD

3. University reserves the right to accept this Alternate within { } days after the date of the Agreement.

B. Alternate 2: Description and Technical Section No.

1. No extension of time will be granted if this Alternate is accepted.

   ---OR---

2. If this Alternate is accepted, the Contract Time will be extended by { } days.

   ---AND/OR--

3. University reserves the right to accept this Alternate within { } days after the date of the Agreement.

PART 2 - PRODUCTS (NOT USED)

PART 3 - EXECUTION (NOT USED)

END OF SECTION 01230