SECTION 012300 - ALTERNATES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

A. Section includes administrative and procedural requirements for alternates.

1.3 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. 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.

1.4 PROCEDURES

A. 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.

B. 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.

C. Execute accepted alternates under the same conditions as other work of the Contract.

D. 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.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 SCHEDULE OF ALTERNATES

A. Alternate No. 1: Patio, Fencing and Shade Structure; Pacific branch.

1. Base Bid: Provide all labor, materials, and equipment necessary to include patio, fencing and shade structures, as indicated on Sheets A-101 and A-103 of the Construction Documents and as specified in Section 033000 "Cast-In-Place Concrete", Section 105313 “Shade Structures”, and Section 323119 “Decorative Metal Fences and Gates”.
2. Alternate: Provide all labor, materials, and equipment necessary to omit patio, fencing and shade structure as listed above, and install 5’-0” by 5’-0” concrete landing at doorway and install grass landscape in the remaining area.

B. Alternate No. 2: Patio, Fencing and Shade Structure; New Haven branch.

1. Base Bid: Provide all labor, materials, and equipment necessary to include patio, fencing and shade structures, as indicated on Sheets A-101 and A-103 of the Construction Documents and as specified in Section 033000 "Cast-In-Place Concrete", Section 105313 “Shade Structures”, and Section 323119 “Decorative Metal Fences and Gates”.
2. Alternate: Provide all labor, materials, and equipment necessary to omit patio, fencing and shade structure as listed above, and install 5’-0” by 5’-0” concrete landing at doorway and install grass landscape in the remaining area.

C. Alternate No. 3: Patio, Fencing and Shade Structure; Owensville branch.

1. Base Bid: Provide all labor, materials, and equipment necessary to include patio, fencing and shade structures, as indicated on Sheets A-101 and A-103 of the Construction Documents and as specified in Section 033000 "Cast-In-Place Concrete", Section 105313 “Shade Structures”, and Section 323119 “Decorative Metal Fences and Gates”.
2. Alternate: Provide all labor, materials, and equipment necessary to omit patio, fencing and shade structure as listed above, and install 5’-0” by 5’-0” concrete landing at doorway and install grass landscape in the remaining area.

D. Alternate No. 4: Patio, Fencing and Shade Structure; Wright City branch.

1. Base Bid: Provide all labor, materials, and equipment necessary to include patio, fencing and shade structures, as indicated on Sheets A-101 and A-103 of the Construction Documents and as specified in Section 033000 "Cast-In-Place Concrete", Section 105313 “Shade Structures”, and Section 323119 “Decorative Metal Fences and Gates”.
2. Alternate: Provide all labor, materials, and equipment necessary to omit patio, fencing and shade structure as listed above, and install 5’-0” by 5’-0” concrete landing at doorway and install grass landscape in the remaining area.

E. Alternate No. 5: Patio, Fencing and Shade Structure; St. Claire branch.

1. Base Bid: Provide all labor, materials, and equipment necessary to include patio, fencing and shade structures, as indicated on Sheets A-101 and A-103 of the Construction Documents and as specified in Section 033000 "Cast-In-Place Concrete", Section 105313 “Shade Structures”, and Section 323119 “Decorative Metal Fences and Gates”.
2. Alternate: Provide all labor, materials, and equipment necessary to omit patio, fencing and shade structure as listed above, and install 5’-0” by 5’-0” concrete landing at doorway and install grass landscape in the remaining area.

F. Alternate No. 6: Patio, Fencing and Shade Structure; Warrenton branch.

1. Base Bid: Provide all labor, materials, and equipment necessary to include patio, fencing and shade structures, as indicated on Sheets A-101 and A-103 of the Construction Documents and as specified in Section 033000 "Cast-In-Place Concrete", Section 105313 “Shade Structures”, and Section 323119 “Decorative Metal Fences and Gates”.
2. Alternate: Provide all labor, materials, and equipment necessary to omit patio, fencing and shade structure as listed above, and install 5’-0” by 5’-0” concrete landing at doorway and install grass landscape in the remaining area.

G. Alternate No. 7: Patio, Fencing and Shade Structure; Sullivan branch.

1. Base Bid: Provide all labor, materials, and equipment necessary to include patio, fencing and shade structures, as indicated on Sheets A-101 and A-103 of the Construction Documents and as specified in Section 033000 "Cast-In-Place Concrete", Section 105313 “Shade Structures”, and Section 323119 “Decorative Metal Fences and Gates”.
2. Alternate: Provide all labor, materials, and equipment necessary to omit patio, fencing and shade structure as listed above, and install 5’-0” by 5’-0” concrete landing at doorway and install grass landscape in the remaining area.

H. Alternate No. 8: Added Parking and Curb Book Depository; Owensville branch.

1. Base Bid: Provide all labor, materials, and equipment necessary to include concrete pad at through wall book depository, drive-up lane and curbing for through wall book depository, and through wall book depository into building, as indicated on Sheets A-101 and C-2, C-3, and C-4 of the Construction Documents and as specified in Section 033000 "Cast-In-Place Concrete", Section 105503 “Book Depositories”, Section 321216 “Asphalt Paving”, and Section 321313 “Concrete Paving.
2. Alternate: Provide all labor, materials, and equipment necessary to install additional parking, freestanding book depository as indicated on Sheets A-101 and C-2, C-3, and C-4 of the Construction Documents and as specified in Section 105503 “Book Depository”, Section 321216 “Asphalt Paving”, and Section 321313 “Concrete Paving”, and NOT install concrete pad at through wall book depository, drive-up lane and curbing for through wall book depository, and through wall book depository.

I. Alternate No. 9: Added Parking and Curb Book Depository; Wright City branch.

1. Base Bid: Provide all labor, materials, and equipment necessary to include concrete pad at through wall book depository, drive-up lane and curbing for through wall book

depository, and through wall book depository into building, as indicated on Sheets A-101 and C-2, C-3 and C-4 of the Construction Documents and as specified in Section 033000 "Cast-In-Place Concrete", Section 105503 “Book Depositories”, Section 321216 “Asphalt Paving”, and Section 321313 “Concrete Paving.

2. Alternate: Provide all labor, materials, and equipment necessary to install additional parking, freestanding book depository as indicated on Sheets A-101 and C-2, C-3, and C-4 of the Construction Documents and as specified in Section 105503 “Book Depository”, Section 321216 “Asphalt Paving”, and Section 321313 “Concrete Paving”, and NOT install concrete pad at through wall book depository, drive-up lane and curbing for through wall book depository, and through wall book depository.

J. Alternate No. 10: Added Parking and Curb Book Depository; Warrenton branch.

1. Base Bid: Provide all labor, materials, and equipment necessary to include concrete pad at through wall book depository, drive-up lane and curbing for through wall book depository, and through wall book depository into building, as indicated on Sheets A-101 and C-1, C-2 and C-3 of the Construction Documents and as specified in Section 033000 "Cast-In-Place Concrete", Section 105503 “Book Depositories”, Section 321216 “Asphalt Paving”, and Section 321313 “Concrete Paving.
2. Alternate: Provide all labor, materials, and equipment necessary to install additional parking, freestanding book depository as indicated on Sheets A-101 and C-1, C-2 and C-3 of the Construction Documents and as specified in Section 105503 “Book Depository”, Section 321216 “Asphalt Paving”, and Section 321313 “Concrete Paving”, and NOT install concrete pad at through wall book depository, drive-up lane and curbing for through wall book depository, and through wall book depository.

K. Alternate No. 11: Curb Book Depository in lieu of Through Wall Book Depository; Pacific branch.

1. Base Bid: Provide all labor, materials, and equipment necessary to include concrete pad at through wall book depository, drive-up lane and curbing for through wall book depository, and through wall book depository into building, as indicated on Sheets A-101 and C-2, C-3, and C-4 of the Construction Documents and as specified in Section 033000 "Cast-In-Place Concrete", Section 105503 “Book Depositories”, Section 321216 “Asphalt Paving”, and Section 321313 “Concrete Paving.
2. Alternate: Provide all labor, materials, and equipment necessary to install freestanding book depository as indicated on Sheets A-101 and C-2, C-3, and C-4 of the Construction Documents and as specified in Section 105503 “Book Depository”, Section 321216 “Asphalt Paving”, and Section 321313 “Concrete Paving”, and NOT install concrete pad at through wall book depository, drive-up lane and curbing for through wall book depository, and through wall book depository.

L. Alternate No. 12: Curb Book Depository in lieu of Through Wall Book Depository; Sullivan branch.

1. Base Bid: Provide all labor, materials, and equipment necessary to include concrete pad at through wall book depository, drive-up lane and curbing for through wall book depository, and through wall book depository into building, as indicated on Sheets A-101 and C-2, C-3, and C-4 of the Construction Documents and as specified in Section 033000 "Cast-In-Place Concrete", Section 105503 “Book Depositories”, Section 321216 “Asphalt Paving”, and Section 321313 “Concrete Paving.

2. Alternate: Provide all labor, materials, and equipment necessary to install freestanding book depository as indicated on Sheets A-101 and C-2, C-3, and C-4 of the Construction Documents and as specified in Section 105503 “Book Depository”, Section 321216 “Asphalt Paving”, and Section 321313 “Concrete Paving”, and NOT install concrete pad at through wall book depository, drive-up lane and curbing for through wall book depository, and through wall book depository.

M. Alternate No. 13: Operable Partition; Pacific branch.

1. Base Bid: Provide all labor, materials, and equipment necessary to include operable partition, door and pocket and necessary support for partition, as indicated on Sheet A-201 of the Construction Documents and as specified in Section 102226 "Operable Partition".
2. Alternate: Provide all labor, materials, and equipment necessary to omit operable partition, door and pocket, and necessary support for partition as listed above, and install typical ACT-1 ceiling tiles and grid in the place of the operable partition as specified in Section 095113 “Acoustical Panel Ceiling”.

N. Alternate No. 14: Operable Partition; Sullivan branch.

1. Base Bid: Provide all labor, materials, and equipment necessary to include operable partition, door and pocket and necessary support for partition, as indicated on Sheet A-201 of the Construction Documents and as specified in Section 102226 "Operable Partition".
2. Alternate: Provide all labor, materials, and equipment necessary to omit operable partition, door and pocket, and necessary support for partition as listed above, and install typical ACT-1 ceiling tiles and grid in the place of the operable partition as specified in Section 095113 “Acoustical Panel Ceiling”.

O. Alternate No. 15: Operable Partition; Warrenton branch.

1. Base Bid: Provide all labor, materials, and equipment necessary to include operable partition, door and pocket and necessary support for partition, as indicated on Sheet A-201 of the Construction Documents and as specified in Section 102226 "Operable Partition".
2. Alternate: Provide all labor, materials, and equipment necessary to omit operable partition, door and pocket, and leave necessary support for partition as listed above for future operable partition, and install typical ACT-1 ceiling tiles and grid in the place of the operable partition as specified in Section 095113 “Acoustical Panel Ceiling”.

P. Alternate No. 16: Circulation Lighting; Warrenton branch.

1. Base Bid: Existing lighting to remain in open circulation area east of main entry as indicated by note on Sheet D-201.
2. Alternate: Provide all labor, materials, and equipment necessary to remove existing 2’-0” by 4’-0” light fixtures and long linear fixtures and install new 2’-0” by 2’-0” lighting fixtures as shown on Sheet EL-202 and as listed in the Fixture Schedule on the Drawings.

END OF SECTION 012300