PART 1 - GENERAL

1.01 SECTION INCLUDES

A. The alternates described in this Section may be exercised at the option of the Owner within 120 days of the execution of the Contract.

B. The Owner reserves the right to accept the alternates without regard to order or sequence; but, such acceptance shall not impair the selection of a low, responsible and responsive bidder to whom the Contract may be awarded under an equitable bid procedure.

1.02 QUALITY ASSURANCE

A. For each alternate which is accepted, coordinate the work of the various trades involved, and modify surrounding work as required to complete the project as intended.

B. In the change-in-price figure for each alternate, include incidental costs which are attributable to adjustments in the work of other trades which may be required to achieve the contemplated and final conditions.

C. Questions:

1. If there is a question regarding the extent, scope, nature, or intent of the alternates, contact the Owner’s Authorized Representative for clarification.

2. Failure on the part of the Contractor to clarify any unclear items shall not relieve the Contractor of the responsibility for performing the selected alternates in accordance with the intent and requirements of the Project Manual and Drawings.

D. The description of the alternates hereinafter is qualitative and not quantitative; the Contractor shall determine the quantities of labor and materials and the extent of same required to execute the selected alternates in accordance with the intent and requirements of the Project Manual and Drawings.

E. The applicable Sections of the Specifications apply to the work under each alternate.

1.03 LIST OF ALTERNATES

A. Alternate L-1 - East Lawn: Add work indicated in Landscape Drawings including:
   1. Concrete walk.
   2. Planting.
   3. Precast concrete bench.
   4. Regrading, irrigation and lawn.

B. Alternate L-2 - North Side Landscaping: Add site demolition and construction including:
   1. Clearing and demolition for planting.
   2. Irrigation, plantings and lawn.

C. Alternate L-3 - West Side Site Construction: Add paving, concrete seat-wall, drainage, irrigation and planting indicated in Drawings.

D. Alternative A-1 - Reglaze Windows: Replace failed IGU with similar units. Extent of work is indicated in Drawings.
   1. Base Bid does not include reglazing windows.

E. Alternative A-2 - Wood Replacement Windows: Replace existing aluminum windows with wood windows specified in Section 08550 and glazing specified in Section 08800.
   1. Alternate includes associated flashing, miscellaneous blocking, joint sealant, interior details, and finishing.
   2. Base Bid does not include this work.
ALTERNATES

F. Alternative A-3 - Stone Restoration: Add stone restoration specified in Section 04920 and indicated in Drawings.
   1. Base Bid does not include this work.

G. Alternative A-4 - Roof Finials: Add decorative finials to the top of both rotunda roofs.
   1. Base Bid includes formed sheet metal cap in lieu of decorative finial.

   1. Slate tile is specified in Section 09300. Tile pattern and extent is indicated in Drawings and Schedules.
   2. Base Bid includes sealed (polished) concrete.

I. Alternative A-6 - Wood Wall Paneling: Add wood veneer wall paneling at Lobby and Kiewit Center in lieu of paint finish.
   1. Wood paneling is specified in Section 06400 - Architectural Woodwork. Extent of work is indicated in Drawings and Schedules.
   2. Base Bid wall finish is indicated in Roof Finish Schedule.

J. Alternative A-7 - Auditorium Carpet: Add carpet floor finish in Auditorium, including risers.
   1. Carpet is specified in Section 09680. Extent and details are indicated in Drawings.
   2. Base Bid includes sealed (polished) concrete floor finish.

K. Alternative A-8 - Kiewit Center Drapery: Add drapery and track, specified in Section 12494, at rotunda windows in the Kiewit Center.
   1. Base Bid does not include this work.

L. Alternative A-9 - Style and Rail Doors: Provide style and rail wood doors, specified in Section 08212, in lieu of flush wood doors on second and third floors.
   1. Extent of work is indicated in Second and Third Floor Door Opening Schedules.
   2. This Alternate does not affect doors on the First Floor.
   3. Base Bid includes flush wood doors at these openings.

M. Alternative A-10 – Wood Trim at Windows: Provide new interior wood sill and apron trim (milled from salvaged wood) at windows in lieu of gypsum board as indicated with details on drawing A700.

N. Alternative A-11 – Ceiling Clouds in Graduate Student Office and Lounge: Add gypsum board ceiling “clouds” in room 211 and room 301.
   1. Alternate includes modifications in HVAC system.
   2. Base Bid excludes ceiling clouds in these rooms.

O. Alternative A-12 – Reception Desk: Add Kiewit Reception desk and CEM/CEF Reception desk indicated in Drawings in room 101 and room 111.
   1. Base Bid does not include this work; Owner will install modular office reception desk furniture.
   2. Base Bid includes wall mounted counter at Kiewit Reception.

P. Alternative A-13 – Curved Seating Bench: Add built-in bench in room 301 Student Lounge as indicated in Drawings.
   1. Base Bid does not include this work; Owner will install furniture.

Q. Alternative A-14 – Full-Height Ceramic Tile in Restrooms: Extend ceramic tile wall finish to ceiling in restrooms 118, 120, 218, 220, 318, and 320.
   1. Base Bid includes the extent of ceramic wall tile finish indicated on drawing 4/A312.