

SECTION 01230 - ALTERNATES

PART 1 - GENERAL

1.1 SUMMARY

- A. Section includes administrative and procedural requirements for alternates.

1.2 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.

1.3 PROCEDURES

- A. Coordination: Modify 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 modifications 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 - ADA compliant pool access lift.
 - 1. Base Bid: Provide portable ADA compliant pool access lift shown on the drawings.
 - 2. Alternate No. 1 Bid: Deduct material, labor, general conditions and overhead and profit related to the cost of providing the portable ADA compliance pool access lift.
- B. Alternate No. 2 - Drainage improvements for the Loggia.
 - 1. Base Bid: Provide drainage improvements for the Loggia as shown on the drawings.
 - 2. Alternate No. 2 Bid: Deduct material, labor, general conditions, and overhead and profit related to the cost of providing drainage improvements for the Loggia.
- C. Alternate No. 3 - Restoring the Venetian Poles.
 - 1. Base Bid: Provide restoration and refinishing of the Venetian Poles as shown on the drawings and specifications.
 - 2. Alternate No. 3 Bid: Deduct material, labor, general conditions, and overhead and profit related to the cost of restoring the Venetian Poles.
- D. Alternate No. 4 - Repairing the pool deck finish and installing a clear epoxy anti-slip finish.
 - 1. Base Bid: Provide repairs to the pool deck finish and install clear epoxy anti-slip finish as shown on the drawings.
 - 2. Alternate Bid No. 4: Deduct material, labor, general conditions, and overhead and profit related to the repairs of the pool deck finish and installation of the clear epoxy anti-slip finish.
- E. Alternate No. 5 – Pool Lights.
 - 1. Base Bid: Provide two pool lights to be located adjacent to the grille as shown on Pool Light Sketch.
 - 2. Alternate Bid No. 5: Deduct material, labor, general conditions, and overhead and profit related to the installation of pool lights shown on Pool Light Sketch.
- F. Alternate No. 6 – Polyurea Waterproofing.
 - 1. Base Bid: Repair of cracks in horizontal and vertical surfaces below the water line as specified in Specification Section 07921 - WALL AND FLOOR CRACK AND SPALL REPAIR. Replacement of sealant in the longitudinal and latitudinal expansion joints of the concrete slab pool bottom as specified in Specification Section 07920 – JOINT SEALANTS.
 - 2. Alternate Bid No. 6: In lieu of work outlined in Base Bid (paragraph F, 1, above) provide wall and floor crack and spall repairs and polyurea waterproofing membrane system as specified in Specification Section 07140 – HIGH ELONGATION POLYUREA COATING. Provide black contrasting line on edge of new concrete step in Kiddie Pool, 2 inches on horizontal surface and two inches on vertical surface
- G. Alternate No. 7 – Pool Paint.

1. Base Bid: Repair of cracks in horizontal and vertical surfaces below the water line as specified in Specification Section 07921 - WALL AND FLOOR CRACK AND SPALL REPAIR. Replacement of sealant in the longitudinal and latitudinal expansion joints of the concrete slab pool bottom as specified in Specification Section 07920 – JOINT SEALANTS.
2. Alternate Bid No. 7A: Provide black contrasting line on edge of new concrete step in Kiddie Pool, 2 inches on horizontal surface and two inches on vertical surface. Provide a pool paint mockup sample as follows:
 - a. After pool renovation work (control joint replacement and curing, wall and floor crack repairs cured) is completed install a mock up slab with specified pool paint inside the pool where directed by the Architect.
 - b. Place a double protection layer of visqueen to isolate the sample slab from the existing pool bottom to allow for removal of sample panel when directed by the Architect.
 - c. Construct a 10 x 10 x 4" concrete slab sample panel and allow to cure 14 days.
 - d. Prepare concrete slab to receive pool primer.
 - e. Apply pool primer coat with roller as specified by pool paint manufacturer. Apply pool paint in custom color selected by the Architect, with roller as specified by pool paint manufacturer.
 - f. Coordinate with Owner and Architect to schedule site meeting to evaluate the test sample. Contractor to schedule filling of pool to ensure that pool is completely filled at time of site meeting.
 - g. Contractor to schedule emptying of pool after completion of site meeting.
 - h. Remove mock up sample when directed by Architect. Restore existing finishes to pre-sample condition.
3. Alternate Bid No. 7B: Prepare existing concrete pool floor and wall surface from floor to 14 inches above adjacent floor level to remove existing copper sulfate treatment and any contaminants and prepare surface for installation of pool paint finish. Provide pool paint finish on pool floor, wall to 14 inches above adjacent floor level and new concrete step, as specified in Specification Section 09911. This Alternate Bid No. 7B, if accepted by the Owner, will be incorporated in the Contract as an Allowance Account for Pool Painting. The Allowance Account for Pool Painting will be used if the Owner elects to incorporate the work on Alternate Bid No. 7B in the Work. Should this occur, the Allowance Account for Pool Painting will be used to pay for all labor, materials, equipment and services to perform the pool painting included in the Alternate Bid 7B. The Contractor shall perform the work included in the Allowance Account for Pool Painting (Alternate No. 7B) only upon written direction by the Owner. At the completion of the project, if the work of the Allowance Account for Pool Painting has not been authorized any balance remaining in the Allowance Account for Pool Painting will be deducted from the Contract Price.

END OF SECTION 01230