01 23 10 ALTERNATES AND ALLOWANCES

1. GENERAL
	1. REQUIREMENTS
		1. Alternates:
			1. This Section describes each alternate by number and describes the basic changes to be incorporated into the Work when this alternate is made a part of the Work in the Agreement.
			2. Drawings and Specifications will outline the extent of Work to be included in the alternate Contract Price.
			3. Coordinate related Work and modify surrounding Work as required to properly integrate the Work under each alternate, and provide a complete and functional Project as required by the Contract Documents.
			4. Bids for alternates may be accepted or rejected at the option of the Owner.
			5. Owner may incorporate these alternates in the Contract when executed, or may issue a Change Order to incorporate these alternates within 120 days at the prices offered in the Bid, unless noted otherwise. A Request for a Change Proposal may be issued after 120 days or other designated time period to negotiate a new price for incorporating the Work into the Project.

**Note to Specifier: Select either 1.01 B or 1.01 C as applicable to the Project.**

* + 1. Allowances:
			1. Include specified allowance amount in the Contract Price.
			2. The amount of each allowance includes:
				1. The cost of the product to the Contractor less any applicable trade discounts.
				2. Delivery to the Site.
				3. Applicable taxes.
			3. Include in the Contract Price all costs for:
				1. Handling at the Site, including unloading, uncrating, and storage per Article 19 of SECTION 01 72 00 GENERAL CONDITIONS.
				2. Cost for labor and equipment for installation and finishing.
				3. Cost for related products not specifically listed in the allowance required for installation, including consumable supplies and materials.
				4. All overhead, profit, and related costs.
			4. Assist Owner in the selection of products.
				1. Identify qualified Suppliers.
				2. Obtain bids from qualified Suppliers.
				3. Present available alternates to the Owner through the OAR. Notify OAR of:

Any objections to a particular Supplier or product.

Effect on the Construction Schedule anticipated by the selection of each option.

Cost of each option.

* + - 1. Upon selection of the product:
				1. Purchase and install the product.
				2. Contractor’s responsibilities for products shall be the same as for products selected by the Contractor.
			2. Submit a Change Proposal per Article 12 of SECTION 00 72 00 GENERAL CONDITIONS to adjust Contract Price if the net cost of the product is more or less than the specified amount.
				1. Adjust the unit cost applied to the quantities installed per the method of payment described in Article 17 of SECTION 00 72 00 GENERAL CONDITIONS for products specified as Unit Price Work.
				2. Do not perform Work until selection of alternate has been approved by the Owner.
				3. Provide actual invoices for the materials.
		1. The Lump Sum Bid Items described as “Allowances” have been set as noted in Section 00 30 01 Bid Form and shall be included in the Total Base Bid of the Bid Form for each Bidder. These Allowances may be used at the Owner’s discretion in the event that unforeseen conditions or conflicts are encountered during construction that warrants the use of the Allowance funds. If the use of Allowance funds becomes necessary, the OAR will provide written authorization at a cost negotiated between Owner and Contractor, using unit prices in the Bid Form when applicable. No work is to be performed under the Allowance items without written authorization from the OAR. There is no guarantee that any of these funds will need to be used during the course of the Work.
	1. DOCUMENT SUBMITTALS
		1. Provide documents for materials furnished as part of the alternate in accordance with Article 24 of SECTION 00 72 00 GENERAL CONDITIONS.
	2. DESCRIPTION OF ALTERNATES
		1. Alternate A - **[Title of alternate as it appears in the Bid Form]**:
			1. **[Description of alternate here.]**
		2. Alternate B - **[Title of alternate as it appears in the Bid Form]**:
			1. **[Description of alternate here.]**
	3. DESCRIPTION OF ALLOWANCES
		1. Allowance A – Bonds and Insurance
			1. A maximum of 2% of the bid price to be used for the purchase of bonds and insurance required for the Project.
		2. Allowance B **-** **[Title of allowance as it appears in the Bid Form]**:
			1. The sum of **[$0.00]** to be used for the purchase of **[description of allowance here]**.
		3. Allowance C **-** **[Title of allowance as it appears in the Bid Form]**:
			1. The sum of **[$0.00]** to be used for the purchase of **[description of allowance here]**.
1. PRODUCTS (NOT USED)
2. EXECUTION (NOT USED)

END OF SECTION