

## SECTION 01 23 00 - 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 the 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 Specification 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 alternates 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. Execute accepted alternates under the same conditions as other work of the Contract.
- C. 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: Porcelain Tile – Lobby 1201 and 1220.
  - 1. Base Bid: Provide LVT as specified in Section 09 65 19 Resilient Tile Flooring and as indicated in the Finish Material Schedule on the Drawings.
  - 2. Alternate: Provide porcelain tile as specified in Section 09 30 00 Tiling and as indicated in the Finish Material Schedule on the Drawings in lieu of LVT flooring.
- B. Alternate No. 2: Terrazzo – Lobby 1201 and 1220.
  - 1. Base Bid: Provide LVT as specified in Section 09 65 19 Resilient Tile Flooring and as indicated in the Finish Material Schedule on the Drawings.
  - 2. Alternate: Provide terrazzo flooring as specified in Section 09 66 23 Resinous Matrix Terrazzo Flooring and as indicated on the Drawings in lieu of LVT Flooring.
- C. Alternate No. 3: Porcelain Tile – Kitchen Lounge 1209 and Corridor C1200
  - 1. Base Bid: Provide LVT as specified in Section 09 65 19 Resilient Tile Flooring and as indicated in the Finish Material Schedule on the Drawings.

2. Alternate: Provide porcelain tile as specified in Section 09 30 00 Tiling and as indicated in the Finish Material Schedule on the Drawings in lieu of LVT flooring.
- D. Alternate No. 4: Terrazzo – Kitchen Lounge 1209 and Corridor C1200.
1. Base Bid: Provide LVT as specified in Section 09 65 19 Resilient Tile Flooring and as indicated in the Finish Material Schedule on the Drawings.
  2. Alternate: Provide terrazzo flooring as specified in Section 09 66 23 Resinous Matrix Terrazzo Flooring and as indicated on the Drawings in lieu of LVT Flooring.
- E. Alternate No. 5: Sound-Absorbing Wall Units – Kitchen Lounge 1209.
1. Base Bid: Provide paint finish to installed gypsum board walls as specified in Section 09 91 23 Interior Painting and as indicated on the Drawings.
  2. Alternate: Provide sound-absorbing wall units on installed gypsum board walls as specified in Section 09 84 33 Sound Absorbing Wall Units and as indicated on the Drawings in lieu of paint finish.
- F. Alternate No. 6: Porcelain Tile – Restrooms 1207 and 1215.
1. Base Bid: Provide resinous flooring as specified in Section 09 67 23 Resinous Flooring and as indicated in the Finish Material Schedule on the Drawings.
  2. Alternate: Provide porcelain tile as specified in Section 09 30 00 Tiling and as indicated in the Finish Material Schedule on the Drawings in lieu of resinous flooring.
- G. Alternate No. 7: Wall Covering – TV Lounge 2209.
1. Base Bid: Provide paint finish to installed gypsum board walls as specified in Section 09 91 23 Interior Painting and as indicated on the Drawings.
  2. Alternate: Provide wall covering on installed gypsum board walls as specified in Section 09 72 00 Wall Coverings and as indicated on the Drawings in lieu of paint finish.
- H. Alternate No. 8: Plastic-Laminate Wall Cladding – Learning Commons 1201, Lobby Entry 1220.
1. Base Bid: Provide gypsum board walls as indicated on the Drawings.
  2. Alternate: Provide panels as specified in Section 06 42 19 Plastic-Laminate-Faced Wood Paneling and as indicated on the Drawings.
- I. Alternate No. 9: Plastic-Laminate Wall Cladding – Elevator Lobbies, Floors 2 through 5.
1. Base Bid: Provide paint finish to installed gypsum board walls as specified in Section 09 91 23 Interior Painting and as indicated on the Drawings.
  2. Alternate: Provide panels as specified in Section 06 42 19 Plastic-Laminate-Faced Wood Paneling and as indicated on the Drawings.
- J. Alternate No. 10: Acoustical Panel Ceiling – Learning Commons 1210
1. Base Bid: Provide acoustic panel ceiling APC-1 as specified in Section 09 51 13 Acoustic Panel Ceilings and as indicated in the Finish Material Schedule on the Drawings.
  2. Alternate: Provide acoustic panel ceiling APC-3 as specified in Section 09 51 13 Acoustic Panel Ceilings and as indicated in the Finish Material Schedule on the Drawings.
- K. Alternate No. 11: Sound Absorbing Ceiling Units – TV Lounge 2209
1. Base Bid: Provide acoustic panel ceiling APC-1 as specified in Section 09 51 13 Acoustic Panel Ceilings and as indicated in the Finish Material Schedule on the Drawings.
  2. Alternate: Provide acoustic baffles as specified in Section 09 84 36 Sound Absorbing Ceiling Units and as indicated in the Finish Material Schedule on the Drawings in lieu of acoustical panel ceilings.
- L. Alternate No. 12: Acoustical Mat Underlayment.
1. Base Bid: LVT installed with no acoustical underlayment.
  2. Alternate: Provide acoustical mat underlayment as specified in Section 09 65 19 Resilient Tile Flooring.
- M. Alternate No. 13: Motor-Operated Roller Shades – Learning Commons.
1. Base Bid: Provide manual roller shades in the Learning Commons as specified in Section 12 24 13 Roller Window Shades and as indicated on the Drawings.

2. Alternate: Provide motor-operated roller shades in the Learning Commons as specified in Section 12 24 13 Roller Window Shades and as indicated on the Drawings in lieu of manual roller shades.
- N. Alternate No. 14: Solid-Surface Countertop, Apron, and Splashes.
1. No change at Level 1 and 2 public restrooms 1207, 1215, 2205, 2217; and double sink vanities in typical residential bathrooms which are to be solid surface.
  2. Base Bid: Wall hung sinks where indicated on the Drawings.
  3. Alternate: Provide solid surface countertop, apron, and splashes as specified in Section 12 36 61 Solid Surfacing Countertops and in the Finish Material Schedule on the Drawings in lieu of wall hung sinks where indicated.
- O. Alternate No. 15: Solid-Surface Material Window Stools.
1. Base Bid: Provide 1 inch by 4 inch finger-joined pine window stools as indicated on the Drawings.
  2. Alternate: Provide solid surface material window stools as specified in Section 12 36 61 Solid Surfacing Countertops and in the Finish Material Schedule on the Drawings in lieu of wood window stools.
- P. Alternate No. 16: PVC Corner Guards.
1. Base Bid: No corner guards
  2. Alternate: Provide PVC corner guards as indicated in the on the Drawings
- Q. Alternate No. 17: Impact-Resistant Gypsum Board.
1. Base Bid: Provide mold-resistant gypsum board as specified in Section 09 29 00 Gypsum Board and where indicated on the Drawings.
  2. Alternate: Provide impact-resistant gypsum board as specified in Section 09 29 00 Gypsum Board up to 4 feet vertically above the finished floor in the corridors in lieu of mold-resistant gypsum board from floor to ceiling.
- R. Alternate No. 18: Resinous Flooring – Laundry Room.
1. Base Bid: Provide LVT as specified in Section 09 65 19 Resilient Tile Flooring and as indicated in the Finish Material Schedule on the Drawings.
  2. Alternate: Provide resinous flooring as specified in Section 09 67 23 Resinous Flooring in lieu of LVT.
- S. Alternate No. 19: Cooling Towers.
1. Base Bid: Provide one cooling tower.
  2. Alternate: Provide two cooling units in lieu of single cooling tower.
- T. Alternate No. 20: HVAC Controls.
1. Base Bid: Provide factory-installed HVAC controls.
  2. Alternate: Provide field-installed HVAC controls in lieu of factory-installed controls.
- U. Alternate No. 21: Outside Air Duct Insulation – Levels 1 through 5.
1. Base Bid: No outside air duct insulation in Levels 1 through 5; attic duct to be insulated.
  2. Alternate: Provide outside air duct insulation.
- V. Alternate No. 22: Planting and Hardscape, Alternate No. 1.
1. Base Bid: Provide base bid landscape including pavers specified in Section 32 14 43 Porous Unit Paving.
  2. Alternate: Provide planting and hardscape including pavers specified in Section 32 14 43 Porous Unit Paving in lieu of base bid landscape.
- W. Alternate No. 23: Planting and Hardscape, Alternate No. 2.
1. Base Bid: Provide base bid landscape including pavers specified in Section 32 14 43 Porous Unit Paving.
  2. Alternate: Provide planting and hardscape including pavers specified in Section 32 14 43 Porous Unit Paving in lieu of base bid landscape.

- X. Alternate No. 24: GFRC Column Wraps and Fascia Components.
  - 1. Base Bid: Provide FRP column wraps and fascia components as specified in Section 06 61 00 Architectural Fiberglass Fabrications.
  - 2. Alternate: Provide GFRC column wraps and fascia components as specified in Section 03 49 00 Glass-Fiber-Reinforced Concrete (GFRC)
- Y. Alternate No. 25: Cast Stone Residential Window Framing, Above Learning Commons.
  - 1. Base Bid: Provide brick as specified in Section 04 20 00 Unit Masonry and as indicated on the Drawings.
  - 2. Alternate: Provide cast stone residential window framing as specified in Section 04 72 00 Cast Stone Masonry and as indicated on the Drawings in lieu of brick.

3.2 OWNER-PREFERRED ALTERNATES

- A. Alternate No. 1: Produce documents in AutoCAD 2008, or newer version AutoCAD software.
- B. Alternate No. 2: Door Hardware, Owner-Preferred Alternates: Provide the following door hardware components (model and manufacturer) as specified in Section 08 71 00 Door Hardware.

Name	Model	Manufacturer
Continuous Geared Hinge: Full Mortise Aluminum Geared Continuous Hinge (exterior door w/card reader)	Select SL 11 HD-8TWP	Allegion
Exit Device	Von Duprin Wide Stile Push Pad 98/99 Series	Allegion
Key system (cylinders & cores)	Schlage Everest 29SL 7-pin SFIC	Allegion
Locks, Latches and Bolts	Schlage, series L9000, Grade 1	Allegion
Electric Mortise lock, no panic hardware required, interior card reader door	Best 45HW-Less Core-TDEU-14J-IDH-24V-PR + 40H-VITH-626	Allegion
Padlocks	Schlage KS41F1200 x less core x 2" shackle	Allegion
ADA Operators (low Energy Electro-Mechanical Automatic Operators)	LCN 4630/4640 series	Allegion
Keyed removable mullions (between pair doors)	Von Duprin KR4954/9954 series, and shall include stabilizer kits	Allegion
Power Transfers	Von Duprin - 2 wire EPT-2 10 wire EPT-10	Allegion
Closers	LCN 1 4010/4111 EDA Series	Allegion
Power Supplies	Von Duprin PS914 900-4RL	Allegion
Interior Door with card reader, w/ electric mortise lock	Best 45HW-7-LESS CORE-TDEU-14-J-626-IDH-24V-PR + 40H-VITH-626	Allegion

Entry Door with card reader and auto operator	Von Duprin QEL-RX-LC 98-NL/NL-OP. Auto-operator w/ actuators. Door position switch	Allegion
Entry Door with card reader	Von Duprin QEL-RX-LC 98-NL/NL-OP	Allegion

- C. Alternate No. 3: Machine Room-Less Electric Traction Passenger Elevator, Owner-Preferred Alternate: Provide "Gen3 Edge" as manufactured by Otis Elevator Company.
- D. Alternate No. 4: Fire Suppression Equipment Components, Owner-Preferred Alternate: Provide fire pump controllers as manufactured by Eaton Cutler-Hammer.
- E. Alternate No. 5: Fire Suppression Equipment Components, Owner-Preferred Alternate: Provide oxygen monitors (221R) as manufactured by Advanced Micro Systems.
- F. Alternate No. 6: HVAC Components, Owner-Preferred Alternates: Provide the following HVAC components.

BTU Meters and communications	Onicon System 10, LonWorks communication, F-3500 Electromagnetic Flow Meter	Onicon, LonWorks, F-3500
Building Automation System	ESC (Honeywell)	Honeywell
Control Valve and Dampers	Series 9000	Tamco
Campus Energy Management Control System	N4 platform with Energy Analytics software	Tridium Niagara
Cooling Towers - Large	To match project requirements	Marley, B.A.C
Compressor	To match project requirements	Turbocor
Gas Meters	Onicon in-line insertion meter with D-100 Display	Onicon
Condensing Boilers	To match project requirements	Fulton, Lochinvar

- G. Alternate No. 7: Electrical Equipment Components, Owner-Preferred Alternate: Provide diesel emergency engine generator as manufactured by Caterpillar.
- H. Alternate No. 8: Electronic Safety and Security, Owner-Preferred Alternates: Provide the following electronic safety components.

Addressable Fire Alarm System	3030 with FMM-1 Monitor Module	Notifier
Addressable Fire Alarm will be wireless/cellular connection	Starlink dual cellular Model SLE-LTEVI-FIRE	Napco
Addressable Fire Alarm System	Notifier 3030 with FMM-1 Monitor Module	
Addressable Fire Alarm will be wireless/cellular connection	Napco Starlink dual cellular Model SLE-LTEVI-FIRE	

Physical Access Control System (PACS)	Lenel OnGuard (S2)	Lenel
Video Management System (VMS)	Genetec Security Center	Genetec
Access Control Reader (Hardwired)	SIGNO-T3 (Part number ending in 00PVFG)	HID
Video Equipment	Cameras	Axis
Access Control - Hinges	Hinge model BB1199 or BB1191	Hager
Access Control - Power Supplies	Model PS914-4RL	Von Duprin
Access Control - Cameras	Lenel OnGuard	
Data Surge Protector (Inline)	DTK-MRJPOES	Ditek
Data Surge Protector (Head End)	DTK-RMNETS series	Ditek

- I. Alternate No. 9: Termiticide, Owner-Preferred Alternate: Provide "Termidor" termiticide as manufactured by BASF and as specified in Section 31 31 16 Termite Control.
- J. Alternate No. 10: Fire Hydrants, Owner-Preferred Alternate: Provide fire hydrants as manufactured by Mueller.
- K. Alternate No. 11: Landscape Irrigation System, Owner-Preferred Alternate: Provide landscape irrigation system by Hunter Industries and as specified in Section 32 84 00 Planting Irrigation.
- L. Alternate No. 12: AED Cabinet, Owner-Preferred Alternate: Provide defibrillator cabinet as manufactured by ZOLL Industries and specified in Section 10 43 00 Emergency Aid Specialties to house Owner-provided AED unit.
- M. Alternate No. 13: Emergency Call Station, Owner-Preferred Alternate: Provide Emergency Call Station by CALL 24, Wireless call box system S-Series Mark III C24.

END OF SECTION 01 23 00

January 15, 2026

University of North Carolina at Wilmington  
Housing Village Phase 3  
Complete Package - Construction Documents

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SCO 24-29053-02D

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