SECTION 012500 - SUBSTITUTION PROCEDURES

PART 1 - GENERAL

1.1 SUMMARY

Section includes administrative and procedural requirements for substitutions. This Section does not apply to equipment specifications that state "or equivalent". Under that condition, the Contractor should submit an equivalent product using the submittal process defined in the equipment specification and in Section 013300 Submittal Procedures.

1.2 DEFINITIONS

A. Substitution: A change proposed by the Contractor to products, materials, equipment, or methods of construction that differ from those required by the Contract Documents and that maintain equal value.

B. Value Engineering: A systematic method to improve the "value" of goods and services by using an examination of function. Value, as defined, is the ratio of function to cost. Value can therefore be increased by either improving the function or reducing the cost. The goal of VE is to achieve the desired function at the lowest overall cost consistent with required performance.

C. Specified Product or Manufacturer: Required product or manufacturer. Because SRP constructs, owns, and maintains its facilities, SRP achieves significant cost savings by standardizing on types and manufacturers of equipment. SRP achieves our savings in training, stocking of parts, and shorter time to repair by standardizing on certain products or manufacturers.

1.3 SUBMITTALS

A. Value Engineering or Substitution Requests: Submit one electronic or three paper copies of each request for consideration. Identify product or fabrication or installation method to be replaced. Include Specification Section numbers and titles and Drawing numbers and titles.

1. Documentation: Use CSI Form 13.1A if available. Provide the following, as applicable. The more information provided, the better chance of adoption:

   a. Statement explaining why specified product or fabrication or installation cannot be provided, or why Contractor wants to provide a substitution.
   b. Coordination information, including a list of changes or modifications needed to other parts of the Work and to construction performed by other separate contractors that will be necessary to accommodate proposed substitution.
   c. Detailed comparison of significant characteristics of proposed substitution with those of the Work specified. Include annotated copy of applicable specification section. Significant characteristics may include attributes such as performance, weight, size, durability, visual effect, warranties, specific features, purchase price, and any environmental benefits. Indicate all deviations from the Work as specified.
   d. Product Data, including drawings and descriptions of products and fabrication and installation procedures.
   e. Samples, as required by the original equipment Specification.
   f. Certificates, material test reports, and qualification data, where applicable.
   g. Research reports evidencing compliance with building code in effect for Project.
h. Detailed comparison of Contractor's construction schedule using proposed substitution with products specified for the Work, including effect on the overall Contract Time. If specified product or method of construction cannot be provided within the Contract Time, include letter from manufacturer, on manufacturer's letterhead, stating date of receipt of purchase order, lack of availability, or delays in delivery.

i. Cost information that includes purchase, replacement, consumables, and a total cost of Ownership comparison. If the Contract Sum will change, include a change proposal or OCCD.

j. Contractor's certification that proposed substitution complies with requirements in the Contract Documents except as indicated in substitution request, is compatible with related materials, and is appropriate for applications indicated.

k. Contractor's waiver of rights to additional payment or time that may subsequently become necessary because of failure of proposed substitution to produce indicated results.

2. Transmission by Contractor: Transmit the request for substitution to the Architect or Engineer with a copy to the SRP PM.

3. Architect or Engineer's (A/E) Action: If necessary, A/E will request additional information or documentation for evaluation within five (5) workdays of receipt of a request for substitution. A/E will notify Contractor of acceptance or rejection of proposed substitution within ten (10) workdays of receipt of request, or receipt of additional information, whichever is later.

   a. Method/Forms of Acceptance: Architect's Supplemental Instructions for minor changes in the Work or OCCD (prepared by the Contractor) and signed by the Architect.

   b. Use product/fabrication/installation found in the Specifications if A/E does not issue a decision on use of a proposed substitution within time allocated.

1.4 QUALITY CONTROL BY THE CONTRACTOR

A. Compatibility of Substitutions: Investigate and document compatibility of proposed substitution with related products, materials, and specifications.

PART 2 - PRODUCTS

2.1 SUBSTITUTIONS

A. Substitutions for Cause: Submit requests for substitution immediately upon discovery of need for change.

1. Conditions: A/E will consider Contractor's request for substitution when the following conditions are satisfied:

   a. Requested substitution is consistent with the Contract Documents and will produce indicated results.

   b. Requested substitution will not adversely affect Contractor's construction schedule.

   c. Requested substitution is approved in writing by SRP's PM.

   d. Requested substitution is compatible with other portions of the Work.

   e. Requested substitution has been coordinated with other portions of the Work.

   f. Requested substitution provides specified warranty.
g. If requested substitution involves more than one contractor, requested substitution has been coordinated with other portions of the Work, is uniform and consistent, is compatible with other products, and is acceptable to all contractors involved.

B. Substitutions for Convenience: A/E will consider requests for substitution if received within sixty (60) days after commencement of the Work.

1. Conditions: A/E will consider Contractor's request for substitution when the following conditions are satisfied:

a. Requested substitution offers SRP a substantial advantage in cost, time, energy conservation, or other considerations, after deducting additional responsibilities SRP must assume. SRP's additional responsibilities may include compensation to A/E for redesign and evaluation services, increased cost of other construction by SRP, and similar considerations.

b. Requested substitution does not require extensive revisions to the Contract Documents.

c. Requested substitution is consistent with the Contract Documents and will produce indicated results.

d. Requested substitution will not adversely affect Contractor's construction schedule.

e. Requested substitution has received necessary approvals of authorities having jurisdiction.

f. Requested substitution is compatible with other portions of the Work.

g. Requested substitution has been coordinated with other portions of the Work.

h. Requested substitution provides specified warranty.

i. If requested substitution involves more than one contractor, requested substitution has been coordinated with other portions of the Work, is uniform and consistent, is compatible with other products, and is acceptable to all contractors involved.

PART 3 - EXECUTION (Not Used)