



AIA North Carolina
A Chapter of The American Institute of Architects



JCR-23

Alternates

October 1974

October 1975, October 1999, April 2015

Recommendations:

1. Alternates should be kept to an absolute minimum.
2. Only additive alternates should be considered.
3. Alternates should be considered in sequential order in determining the low bidder.
4. For Preferred Brand Alternates on public projects, follow N.C.G.S 133-3.

Comments:

- A. If alternates are required, they should be limited to six (6).
- B. Alternates should have carefully and clearly defined scope.
- C. Owners should be advised by the architect the need to minimize the use of alternates.
- D. Alternates involving multiple trades should be included in the initial bid documents and should not be added by addendum.
- E. In the event that deductive alternates are required, all alternates should be deductive. A combination of additive and deductive alternates should not be used.

End of JCR 23

This recommendation is the result of considerable discussion and deliberation by the Architect and General Contractor members of the Joint Cooperative Committee of AIA North Carolina and the Carolinas AGC. While its provisions are not binding on individual Architects or General Contractors, the committee believes that adherence to the recommendations will benefit the Owner and the Construction Industry in general.

