

The Metropolitan
 Alternates and Value Engineering Alternates List

Alternate No.	VE Alternate No.	VE Item	Description	Relevant sheets (list not inclusive - verify with drawings)	Amount Without General Contractor Costs	Amount Included General Contractor Costs
ALTERNATES (SEE SPECIFICATIONS)						
1		Replace all dwelling unit sliding glass balcony doors and associated sliding door sidelights in kind with building code, energy code, and Fair Housing Act complaint aluminum sliding glass doors and sidelights				
2		Provide hardwood flooring in all dwelling unit living rooms and dining rooms in lieu of scheduled floor finish				
3		Replace all building windows at all locations in kind with building and energy code compliant aluminum windows				
4		Replace all sprinkler heads in dwelling units, corridors, lobbies, and community areas				
5		Provide voice control thermostats in lieu of standard / specified thermostats				
6		Provide duplex electrical receptacles with two (2) USB ports per receptacle at dwelling unit living rooms, bedrooms, and kitchens. Each receptacle to have one (1) USB-A port and one (1) USB-C port. One such receptacle to be provided in each previously listed room				
7		Replace all elevator equipment, systems, and elevator cabs complete.				
8		Replace all elevator doors and elevator door actuators and systems; install elevator roller guides (basis of design ELSCO); install elevator cab air purification system and modify existing system as necessary for installation (basis of design Otis Cab Air Purifier).				
9		Re-waterproof al building elevator pits				
VE ALTERNATES						
	1	Eliminate dropped ceilings at dwelling unit bathrooms and ceilings	Eliminate gypsum board, framing, paint, and associated materials. Eliminate ceiling mounted light/fan fixtures and associated wiring and related elements	A2.3.0 - A2.3.36		
	2	Eliminate dropped ceilings at corridors	Eliminate gypsum board, framing, and associated materials. Eliminate ceiling mounted light fixtures and associated wiring and related elements. Eliminate repositioning of sprinkler heads, fire alarm systems elements, etc. as necessary to coordinate with dropped ceilings	A2.0.3 - A2.0.6		
	3	Provide painted metal railings at pool deck in lieu of structural glass railings	Eliminate structural glass railings at pool deck area, and provide painted steel railings instead	A2.2.9, A5.0.5 - A5.0.6		
	4	Eliminate one (1) pet washing station at pet amenity room	Provide one (1) pet washing station instead of two. Provide infrastructure (plumbing, electric, etc.) for only one pet washing station	A2.2.10		
	5	Eliminate pet amenity room	Eliminate all work related to pet amenity room. Eliminate pet washing station, pet relief station, all proposed furnishing, fixtures, flooring, ceiling, infrastructure etc. Replace light fixtures in kind with high-efficiency light fixtures - no other work in room	A2.2.10		
	6	Provide hollow core doors at all dwelling unit interior doors	Provide hollow core doors instead of solid core doors at all dwelling unit interior doors	A7.0.1		
	7	Eliminate electronic entry locks at dwelling unit entry doors	Provide standard mechanical locksets at dwelling unit entry doors in lieu of electronic entry locks. Eliminate all associated electric, infrastructure, elements	A7.0.1		
	8	Eliminate countertop projections/overhangs at dwelling unit kitchens	Provide standard 1" overhand at kitchen countertops. Eliminate support brackets	A2.3.0 - A2.3.36, A6.0.1 - A6.0.5, A6.2.2		
	9	Eliminate ceramic tile backsplashes at dwelling unit kitchens	Eliminate ceramic tile backsplash at all dwelling unit kitchens. Provide standard backsplash, paint remainder of wall	A6.0.1 - A6.0.5		
	10	Eliminate undercabinet lighting at dwelling unit kitchens	Eliminate all undercabinet lighting at dwelling unit kitchens. Eliminate associated wiring and other elements	A2.3.0 - A2.3.36		

	11	Eliminate pendant lights at dwelling unit kitchens	Eliminate pendant light fixtures at all dwelling unit kitchens. Eliminate associated wiring and other elements	A2.3.0 - A2.3.36		
	12	Eliminate co-generator	Eliminate co-generator and all associated elements	M5.0.2 - M5.0.3		
	13	Eliminate photovoltaic system (solar)	Eliminate photovoltaic system and all associated elements	E2.0.2 - E2.0.3		
	14	Eliminate exhaust fan F-1 (humidity control fan) and controls from dwelling units, re-use existing exhaust fan	Eliminate humidity control fans and associated elements from all dwelling units and re-use existing fan	M2.1.0 - M2.1.2		
	15	Eliminate cleaning of existing-to-remain ductwork	Eliminate cleaning of existing ductwork that is existing in the building and scheduled to not be removed or replaced	G0.3.1, A1.0.0 - A2.0.8		
	16	Eliminate replacement of parking garage light fixtures	Eliminate replacement of parking garage light fixtures throughout all parking areas of entire parking garage	E2.2.4		
	17	Eliminate replacement of emergency generator	Re-use existing emergency generator in lieu of replacing emergency generator	E1.0.0, E7.0.0		
	18	Test and perform maintenance on Motor Control Center rather than replacing	Re-use existing monitor control center - test and perform maintenance - in lieu of replacement	E5.0.0		