

**SECTION 01 23 00**

**ALTERNATES**

**PART 1 - GENERAL**

**1.01 DESCRIPTION:**

- A. This section summarizes the alternate bids required to be submitted with each Bidder's bid. State in the alternate bids the net sum to be added to, or deducted from the Base Bid in the event the alternate bids are accepted.
- B. Submit alternate bids by filling in blank spaces provided therefore on the Bid Form furnished by the Architect.
- C. The Owner reserves the right to accept or reject any or all of the alternate bids.
- D. Where the description of the alternate bids lists Trade Sections affected by the alternate bid, such a listing shall not necessarily be considered all-inclusive. It shall be the responsibility of each Bidder to determine to his own satisfaction and for his own purposes the limits and extent of the Work affected by the alternate bids and to make full and proper allowance therefore in the submission of his alternate bid proposal.
- E. Include in the alternate bids all changes in cost, either additive or deductive, resulting in the work of all Trade Sections of the Specifications affected thereby. Work required by the alternate bids shall be performed in accordance with applicable Specifications of the Trade Section affected.
- F. Delayed acceptance of the alternate bids: The Owner reserves the right to delay the acceptance of the alternate bids for a period not to exceed 30 calendar days from the time of accepting the general contract without a change in the dollar amount of the alternate bids.

**1.02 WORK OF OTHER RELATED SECTIONS:**

- A. Pertinent Sections of these Specifications describe the materials and methods required under the various alternates.
- B. The method for stating the proposed Contract Sum is described on the Bid Form.

**1.03 SUBMITTALS:**

- A. All alternates described in this Section of these Specifications are required to be reflected in the bid submitted on the Bid Form for the Work; however, do not submit alternates other than those specifically allowed in the Documents.

**1.04 PRODUCT HANDLING:**

- A. If the Owner elects to proceed on the basis of one or more of the alternates, make all modifications to the Work required in the furnishing and installation of the selected alternate or alternates to the approval of the Architect and at no additional cost to the Owner other than as proposed on the Bid Form.

**PART 2 - PRODUCTS**

**2.01 ALTERNATE No. 1A – EPOXY FLOORING AND BASE**

1. All Animal Holding areas and Garage to receive new epoxy flooring finish with integral cove base. See drawings.

**2.02 ALTERNATE No. 1B – CUPOLA**

1. Remove Cupola from scope of work. Include associated framing, cladding, openings, finishes, and ornaments.

**2.03 ALTERNATE No. 1C – FINISH FOR CMU**

1. All exterior CMU walls to receive paint finish. Color and finish to be selected by the Architect. See drawings.

**PART 3 - EXECUTION**

**3.01 ADVANCE COORDINATION:**

- A. Immediately after award of Contract, and to the maximum extent possible, thoroughly and clearly advise all necessary personnel and suppliers as to the nature and extent of alternatives selected by the Owner; use all means necessary to alert those personnel and suppliers involved as to all changes in the work caused by the Owner's selection of alternatives.

**3.02 SURFACE CONDITIONS:**

- A. Prior to installation of the alternate items, verify that all surfaces have been modified as necessary to accept the installation and that the time or items may be installed in complete accordance with their manufacturer's current recommendations. In the event of discrepancy, immediately notify the Architect and proceed as he directs.

**- END OF SECTION -**