

SECTION 01 23 00
ALTERNATES

PART 1 - GENERAL

1.1 SCOPE

- A. The following items are to be included as Alternate Work under the Contract and a price for each item shall be entered in the Bid Form in the spaces provided for Bid Alternates.

1.2 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.3 SUMMARY

- A. This Section specifies administrative and procedural requirements for Alternates.
- B. Definition: An alternate is an amount proposed by Bidders and stated on the Bid Form for certain construction activities 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 in either the amount of construction to be completed, or in the products, materials, equipment, systems or installation methods described in Contract Documents.
- C. Coordination: Coordinate related work and modify or adjust adjacent work as necessary to ensure that the Work performed by each accepted Alternate is complete and fully integrated into the Project.
- D. Include as part of each Alternate, miscellaneous devices, accessory object and similar items incidental to or required for a complete installation whether or not mentioned as part of the Alternate.
- E. The Bidder shall quote all-inclusive deductive or added costs for proposed Bid Alternates to the Project scope listed on the Bid Form. The Bidder shall provide a quote for all proposed Bid Alternates. Quoted Bid Alternates shall include the costs for all work, including Contractor's direct and indirect costs and fees, proposed to be added or deleted from the scope of the Project and all work, including all costs and fees, required to fully execute the proposed substitute Project scope.
- F. Owner reserves the right to accept or reject any Bid Alternate. The Owner may, at its option, exercise alternate(s) no later than insert date, add by Change Order(s) to the Work to be performed under the Contract Documents, the Work contemplated by the Alternates, any of them, or any combination of them, at the Alternate pricing as listed on the Bid Form – Section 00 41 00.

- G. Acceptance or non-acceptance of any Bid Alternates by the Owner shall have no effect on the Contract Period, Date of Substantial Completion, or Date of Final Completion.

PART 2 - SCHEDULE OF ALTERNATES

2.1 SCOPE OF BUILD ALTERNATES

- A. The Bidder shall be responsible for determining from the Bid and Contract Documents the full scope of the proposed Bid Alternates briefly described below including the stipulated elements and any and all required associated work.

2.2 ADD/ DEDUCT BID ALTERNATES

1. Add Alternate No #1: Roof Area 01.01-
 - a. Remove existing Roof Assembly to the deck.
 - b. Mechanically attach a new two and one-half inch (2-1/2") layer of isocyanurate insulation as required to meet minimum uplift requirements per UL or FM Global.
 - c. Install an additional layer of new two and one-half inch (2-1/2") isocyanurate insulation in foam insulation adhesive per manufacturer's recommendation.
 - d. Install the new crickets and saddles, and cover board in foam insulation adhesive per detail drawings. Install new membrane and flashings as specified herein and as shown in the project drawings as required by the manufacturer for a twenty-year (20) NDL Manufacturer's Warranty.

PART 3 - EXECUTION (NOT USED)

END OF SECTION 01 23 00