

**Section 01030**  
**ALTERNATES/ALTERNATIVES**

**PART 1 - GENERAL**

**1.01 SUMMARY:**

- A. Section Includes: General requirements pertaining to:
  - 1. The Work specified for accepted alternate bids, the materials and methods referenced in other sections to achieve specified work, and the coordination and modification of related work and surrounding construction to complete the project under each accepted bid.
- B. Related Sections: Drawings and Contract.

**1.02 DESCRIPTION OF ALTERNATE BIDS:**

- A. Base Bid: Provide a total Bid for line items #1 through #7
- B. Alternate Bid No. 1: Install a composite shingle roof. Provide a total Bid for line items #8 through #12
- C. Alternate Bid No. 2: Install a metal roof without insulation. Provide a total Bid for line items #13 through #16
- D. Alternate Bid No. 3: Install a metal roof with insulation. Provide a total Bid for line items #17 through #21

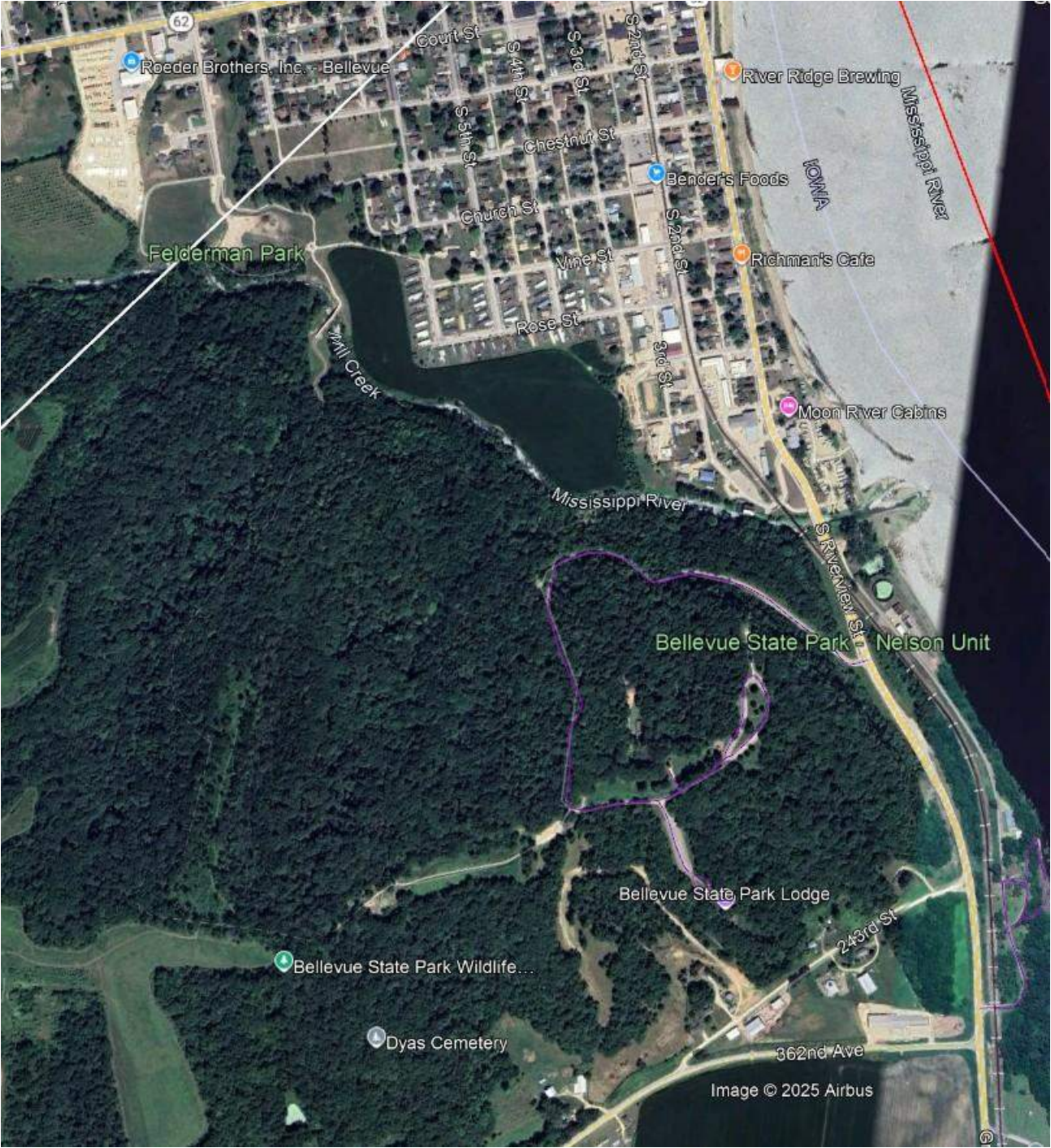
**1.03 ALTERNATE BID REQUIREMENTS:**

- A. Bidder is NOT required to submit an alternate bid.
- B. Alternate bids, if awarded, will be considered as a basis for award. The low bid will be analyzed on the base bid and any combination of alternate bids. The Owner reserves the right to award the base bid and all alternates, that in the Owner's opinion, will provide the most cost-effective end product. The Owner's decision is final.
- C. Provide alternate bid for the cost of the service requested in each alternate, either as an addition or as a reduction in the total bid.
- D. The Owner may award any alternate bid or bids at the time of contract award. Any alternate bids awarded as part of the original contract will not extend the project completion time beyond that specified.

END OF SECTION 01030

BELLEVUE STATE PARK LODGE ROOF REPLACEMENT

26-06-49-02





















Panel Style

**BELLEVUE STATE PARK LODGE ROOF REPLACEMENT**

Single story, walkable, good access

Item No.	Description	Quantity	Unit
<b>Base Bid</b>			
1	REMOVE EXISTING ROOFING MATERIAL	37.5	SQ
2	SHEATHING REPAIR	32	SF
3	GUTTERS/DOWNSPOUTS	256	LF
4	GUTTER GUARDS/SCREENS	156	LF
5	BOOTS/FLASHING	2	EA
6	REFLASH CHIMNEY	1	LS
7	OLD VENT REMOVAL	2	EA
<b>ALTERNATE 1</b>			
8	ICE AND WATER SHIELD	4.7	SQ
9	FELT/SYNTHETIC UNDERLAYMENT	32.8	SQ
10	COMPOSITION SHINGLES	37.5	SQ
11	FASCIA/RAKE - REPLACE/WRAP	200	LF
<b>ALTERNATE 2</b>			
12	UNDERLAYMENT	37.5	SQ
13	29-GAUGE RIBBED METAL ROOF	37.5	SQ
14	FASCIA/RAKE - REPLACE/WRAP	200	LF
<b>ALTERNATE 3</b>			
15	UNDERLAYMENT	37.5	SQ
16	29-GAUGE RIBBED METAL ROOF	37.5	SQ
17	FASCIA/RAKE - REPLACE/WRAP	200	LF
18	1-1/2" POLYSTYRENE INSULATION (R-7.5)	27.4	SQ

**ESTIMATE REFERENCE INFORMATION****Base Bid**

- 1 Remove existing roofing material. If old shingles are to be discarded on the ground first, tarps must be spread before hand.
- 2 Repair sheathing where exhaust vents were located. Use 3/4-inch OSB.
- 3 Install 6-inch K style gutters and downspouts. A total of 3 downspouts that run into existing underground drains. 2 elbows at each downspout. Dark brown in color.
- 4 Install K style aluminum leaf/gutter guards. GutterGlove stainless steel micro mesh, or approved equal, gutter guards.
- 5 Remove and replace existing boot flashings on sewer vent pipes.
- 6 For Composition shingles, reflash existing chimney with like style existing step flashing. 25-gauge min. if tin. 34-gauge min. if aluminum. For metal roofing, use appropriate flashing method. Dark brown in color.
- 7 Remove and discard existing heating ventilation pipe. Pipes are disconnected.

**ALTERNATE 1**

- 8 Install 2, 36-inch wide strips, with overlap, at the bottom of each side. Install 1-foot wide strips alongside chimney and 2-foot wide/tall across the top. 2-inch minimum up the sides. Cover with new flashing. 40 mils min thickness.
- 9 30# felt or synthetic roof underlayment. Owens Corning PROARMOR, or approved equal.



- 10 ATLAS STORMMASTER SHAKE BLACK SHADOW IMPACT-RESISTANT ROOFING SHINGLES, or approved equal. Install per manufacturer recommendations. Includes new gutter apron and D-style rake flashing. Dark brown for flashing.
- 11 Remove and replace approximately 200-feet of 2X8 fascia/rake. Prime and paint backside with exterior grade paint before installation. Match existing color as close as possible. Wrap with 34 - gauge min.aluminum. Wrap up 2-inches on backside.

#### **ALTERNATE 2**

- 12 High temp underlayment suitable for metal roofing.
- 13 Ribbed R-panel style metal with nominal 3/4- inch rib height. Includes furring strips if necessary, bird stop, snow rail, gutter apron, rake trim and ridge cap and any other trim work as necessary. 25-gauge min. if tin. 34-gauge min. if aluminum. 2 penetrations. Dark brown in color. The majority of the roof is vaulted - fastener length needs to be verified before installation so it does not protrude into the interior. Use rubber grommets screw fasteners.
- 14 Remove and replace approximately 200-feet of 2X8 fascia/rake. Prime and paint backside with exterior grade paint before installation. Match existing color as close as possible. Wrap with 34 - gauge min.aluminum. Wrap up 2-inches on backside.

#### **ALTERNATE 3**

- 15 High temp underlayment suitable for metal roofing.
- 16 Ribbed R-panel style metal with nominal 3/4- inch rib height. Includes furring strips if necessary, bird stop, snow rail, gutter apron, rake trim and ridge cap and any other trim work as necessary. 25-gauge min. if tin. 34-gauge min. if aluminum. 2 penetrations. Dark brown in color. The majority of the roof is vaulted - fastener length needs to be verified before installation so it does not protrude into the interior. Use rubber grommets screw fasteners.
- 17 Remove and replace approximately 200-feet of 2X10 fascia/rake. Prime and paint backside with exterior grade paint before installation. Match existing color as close as possible. Wrap with 34 - gauge min.aluminum. Wrap up 2-inches on backside. color.
- 18 Owens Corning SSE R-7.5 XPS Rigid Foam Board Insulation, or equal R-value. Install above interior of building - approximately 57' in length, furr up the remaining roof to match insulated portion.