

SECTION 01 21 00 - ALLOWANCES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

- A. Section includes administrative and procedural requirements governing allowances.
- B. Types of allowances include the following:
 - 1. Contingency allowances.

1.3 ACTION SUBMITTALS

- A. Submit proposals for purchase of products or systems included in allowances.

1.4 INFORMATIONAL SUBMITTALS

- A. Submit invoices or delivery slips to show actual quantities of materials delivered to the site for use in fulfillment of each allowance.
- B. Submit time sheets and other documentation to show labor time and cost for installation of allowance items that include installation as part of the allowance.
- C. Coordinate and process submittals for allowance items in same manner as for other portions of the Work.

1.5 COORDINATION

- A. Coordinate allowance items with other portions of the Work.

1.6 CONTINGENCY ALLOWANCES

- A. Use the contingency allowance only as directed by Architect for Owner's purposes.
- B. Allowance shall include cost to Contractor of specific products and materials under allowance and shall include taxes, freight, and delivery to Project site. Contractor's costs for receiving and handling at Project site, labor, installation, and similar costs related to products and materials under allowance shall be included as part of the allowance.
- C. Overhead and profit related to the allowance shall be included as part of the Contract Sum and not part of the allowance.

1.7 ALLOWANCE PROCEDURES

- A. Authorization for use of allowances is documented through Allowance Access Authorization form provided in the Project Manual, accompanied by substantiating data.
- B. At Project closeout, unused amounts remaining in the allowances will be credited to Owner by Change Order.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 PREPARATION

- A. Coordinate materials and their installation for each allowance with related materials and installations to ensure that each allowance item is completely integrated and interfaced with related work.

3.2 SCHEDULE OF ALLOWANCES: CONTRACT 1 GC – GENERAL CONSTRUCTION WORK

- A. Allowance No. GC-3: Contingency Allowance: Include the sum of **30,000** for use according to Owner's instructions and for hidden and unforeseen conditions.

3.3 SCHEDULE OF ALLOWANCES: CONTRACT 2 MPC – MECHANICAL & PLUMBING CONSTRUCTION WORK

- A. Allowance No. MPC-3: Contingency Allowance: Include the sum of **20,000** for use according to Owner's instructions and for hidden and unforeseen conditions.

3.4 SCHEDULE OF ALLOWANCES: CONTRACT 3 EC – ELECTRICAL CONSTRUCTION WORK

- A. Allowance No. EC-3: Contingency Allowance: Include the sum of **15,000** for use according to Owner's instructions and for hidden and unforeseen conditions.

3.5 SCHEDULE OF ALLOWANCES: CONTRACT 4 WC/AA – WINDOW & ABATEMENT OF HAZARDOUS MATERIAL CONSTRUCTION WORK

- A. Allowance No. WC/AA-3: Contingency Allowance: Include the sum of **30,000** for use according to Owner's instructions and for hidden and unforeseen conditions.
- B. Allowance No. WC/AA-4: Lump-Sum Allowance: Include the sum of **75,000** for use according to Owner's instructions and for lintel replacement and unforeseen conditions.

3.6 SCHEDULE OF ALLOWANCES: CONTRACT 5 SC – SITE CONSTRUCTION WORK

- A. Allowance No. SC-3: Contingency Allowance: Include the sum of **15,000** for use according to Owner's instructions and for hidden and unforeseen conditions.

Attachment: Allowance Access Authorization

END OF SECTION 01 21 00