

**SECTION 01 2100  
ALLOWANCES**

**PART 1 GENERAL**

**1.01 SECTION INCLUDES**

- A. Cash allowances.
- B. Payment and modification procedures relating to allowances.

**1.02 RELATED REQUIREMENTS**

- A. Section 01 2000 - Price and Payment Procedures: Additional payment and modification procedures.

**1.03 ALLOWANCES**

- A. When authorized by the Architect/Engineer, cash allowances will be authorized by a Construction Change Directive. The determination shall be as described in Article 7.3 of the General Conditions of the Contract for Construction and Supplementary Conditions of the Contract for Construction.
- B. Costs included in the Contractor's allowances shall include all costs as outlined in the General Conditions of the Contract for Construction and Supplementary Conditions of the Contract for Construction.
- C. Architect/Engineer Responsibilities:
  - 1. Consult with Contractor for consideration and selection of products.
  - 2. Select products in consultation with Owner and transmit decision to Contractor.
- D. Contractor Responsibilities:
  - 1. Assist Architect/Engineer in selection of products, suppliers, and installers.
  - 2. Obtain proposals from suppliers and installers and offer recommendations.
  - 3. On notification of which products have been selected, execute purchase agreement with designated supplier and installer.
  - 4. Arrange for and process Shop Drawings, product data, and samples. Arrange for delivery.
  - 5. Promptly inspect products upon delivery for completeness, damage, and defects.
- E. The Owner reserves the right to reduce or eliminate all allowances at any time during this Contract by change order.
- F. It is expressly understood that, at the completion of the project, all remaining unused portions of the allowance(s), shall be credited to the Owner. A deductive Change Order will be prepared by Architect and executed by the Architect, Construction Manager, Owner and Contractor.

**1.04 ALLOWANCE SCHEDULE**

- A. **Contract No. 1 - General Construction:**
  - 1. Bid Item No.1 - Field Directive Allowance: The General Contractor shall include in his Total Base Bid a cash allowance in the amount \$300,000.00 for Work Directive Changes as authorized by the Architect and Construction Manager in accordance with pertinent provisions of the General Conditions of the Construction Contract.
- B. **Contract No. 2 - Mechanical Construction:**
  - 1. Bid Item No.1 - Field Directive Allowance: The Mechanical Contractor shall include in his Total Base Bid a cash allowance in the amount \$95,000.00 for Work Directive Changes as authorized by the Architect and Construction Manager in accordance with pertinent provisions of the General Conditions of the Construction Contract.
- C. **Contract No. 3 - Plumbing Construction:**

1. Bid Item No.1 - Field Directive Allowance: The Plumbing Contractor shall include in his Total Base Bid a cash allowance in the amount \$24,000.00 for Work Directive Changes as authorized by the Architect and Construction Manager in accordance with pertinent provisions of the General Conditions of the Construction Contract.
- D. **Contract No. 4 - Electrical Construction:**
1. Bid Item No.1 - Field Directive Allowance: The Electrical Contractor shall include in his Total Base Bid a cash allowance in the amount \$58,000.00 for Work Directive Changes as authorized by the Architect and Construction Manager in accordance with pertinent provisions of the General Conditions of the Construction Contract.
- E. **Contract No. 5 - Site Construction:**
1. Bid Item No.1 - Field Directive Allowance: The Site Contractor shall include in his Total Base Bid a cash allowance in the amount \$125,000.00 for Work Directive Changes as authorized by the Architect and Construction Manager in accordance with pertinent provisions of the General Conditions of the Construction Contract.
  2. Bid Item No. 2 - Unsuitable Soils (100 cubic yards): The Site Contractor shall include in his Total Base Bid an allowance for the removal and disposal of 100 cubic yards of unsuitable soils and replacement with granular fill in accordance with pertinent provisions of the General Conditions of the Construction Contract.
- F. **Contract No. 7: FS1 - Food Service:**
1. Bid Item No.1 - Field Directive Allowance: The Food Service Contractor shall include in his Total Base Bid a cash allowance in the amount \$10,000.00 for Work Directive Changes as authorized by the Architect and Construction Manager in accordance with pertinent provisions of the General Conditions of the Construction Contract.

**PART 2 PRODUCTS - NOT USED**

**PART 3 EXECUTION - NOT USED**

**END OF SECTION**