

**SECTION 01 2100
ALLOWANCES**

PART 1 GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General Conditions and Division 1 Specification Sections, apply to this Section.

1.2 SECTION INCLUDES

- A. This Section includes administrative and procedural requirements governing allowances.
- B. Selected materials and equipment are specified in the Contract Documents by allowances. The allowances may include removals and/or installation.
- C. Total allowances shall be included in the base bid proposal. The final contract sum will be adjusted by Change Order. The following allowances may include:
 - 1. Cash allowances.
 - 2. Unit Cost Allowance.
 - 3. Special Commissioning Allowance
 - 4. Payment and modification procedures relating to allowances.

1.3 RELATED REQUIREMENTS

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

1.4 PAYMENTS FOR ALLOWANCES

- A. Allowances shall cover the cost to the Contractor of materials and equipment delivered at the site and all required taxes, less applicable trade discounts.
 - 1. **Bond, Overhead and Profit will be included in Base Bid for all Allowances.**
- B. Cash Allowance: Contractor's costs for products, delivery, installation, labor, insurance, payroll, taxes, equipment rental, will be included in Change Orders authorizing expenditure of funds from the Cash Allowance and **shall be determined in accordance with Article 7 of the General Conditions.**
 - 1. Cost of product to Contractor or subcontractor, less applicable trade discounts, less applicable taxes.
- C. Unit Cost Allowance: The Total amount for each unit cost allowance listed in this Section 01 2100.
 - 1. The Total Unit Cost Allowance is to be included in the Bid Proposal. The allowance tabulation sheet in this section shall be submitted with the bid proposal.
 - 2. Unit Cost Allowance: Includes Contractor's costs for measurement for materials and services, material, unloading, handling, installation, and other expenses contemplated for the stated unit cost allowance, shall be included in each Unit Cost Allowance.
 - a. Quantities indicated are for bidding and contract purposes only. Quantities and measurements of actual Work will determine the payment amount and adjusted by appropriate Change Order.
 - b. Measurement methods delineated in the individual specification sections complement the criteria of this section. In the event of conflict, the requirements of the individual specification section govern.
 - a) Contractor shall assist by providing necessary equipment, workers, and survey personnel as required.
 - c. Payment for Work governed by Unit Cost Allowances will be made on the basis of the actual measurements and quantities of Work which is incorporated in or made necessary by the Work and accepted by the Owner's Representative multiplied by the unit sum/price.
 - d. The Unit Cost Allowance shall be applicable to quantities not to exceed twenty (20%) percent of the quantities listed. Quantities above those listed shall be determined in accordance with Article 7 of the General Conditions.

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- e. Payment will not be made for any of the following:
 - a) Work performed prior to measurement and establishing quantities approved by Owner or Architect.
 - b) Products wasted or disposed of in a manner that is not acceptable.
 - c) Products determined as unacceptable before or after placement.
 - d) Products not completely unloaded from the transporting vehicle.
 - e) Products placed beyond the lines and levels of the required Work.
 - f) Loading, hauling, and disposing of rejected products.
 - f. At closeout of Contract, funds remaining in Unit Cost Allowance will be credited to Owner by Change Order.
- D. Inspection, Testing, Environmental Monitoring and Commissioning Allowances: Contractor's costs for their work described in Section 01 9113 General Commissioning Requirements and Section 01 1400 Quality Requirements. **Bonds, overhead and profit shall be included in the Base Bid and not in the Allowances.**
- E. The Contract Sum for all allowances shall be adjusted accordingly by Change Order.
- F. Payment will not be made for any of the following: (If applicable)
- 1. **Work performed prior to measurement and establishing quantities.**
 - 2. Products waste not used or disposed of off site.
 - 3. Products determined as unacceptable before or after placement.
 - 4. Products not completely unloaded from the transporting vehicle.
 - 5. Products performed or placed beyond the lines and levels of the required Work.
 - 6. Products remaining on hand after completion of the Work.
 - 7. Loading, hauling, and disposing of rejected Products.
- G. At closeout of Contract, funds remaining in Cash Allowance will be credited to Owner by Change Order.

1.5 ALLOWANCE RESPONSIBILITY

- A. Cash Allowances:
- 1. Costs Included in Cash Allowances: Cost of product to Contractor or subcontractor, less applicable trade discounts, less applicable taxes.
 - 2. Owner's Representative and Architect Responsibilities:
 - a. Consult with Owner's Representative and Architect, for consideration and selection of products, suppliers, and installers.
 - b. Select products in consultation with Port Chester-Rye UFSD and transmit decision to Contractor.
 - c. Prepare Change Order.
 - 3. Contractor Responsibilities: (To be included in the Contract Sum but not in the allowances.)
 - a. Assist Owner's Representative and Architect in selection of products, suppliers, and installers.
 - b. Obtain proposals from suppliers and installers and offer recommendations.
 - c. On notification of which products have been selected, execute purchase agreement with designated supplier and installer.
 - d. Arrange for and process shop drawings, product data, and samples. Arrange for delivery.
 - e. Promptly inspect products upon delivery for completeness, damage, and defects. Submit claims for transportation damage.
 - 4. Differences in costs will be adjusted by Change Order.

1.6 ALLOWANCES SCHEDULE

- A. **CONTRACT #1 - GENERAL CONSTRUCTION CONTRACTOR**

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1. ALLOWANCES

- a. Cash Allowance CAGC-1 : Include a Cash Allowance for use according to the Owner's instructions.
Twenty Five _____ (\$25,000.00) DOLLARS
- b. Unit Cost Allowance ALLOW-GC-1
 - a) Description: Replacement of existing
 - b) Unit of Measurement: Linear feet
 - c) Quantity: 25 Linear feet .
25 LF @ _____ per LF
_____ (\$ _____) DOLLARS
- c. Unit Cost Allowance ALLOW-GC-2
 - a) Description: Metal Furring 1-1/2" studs @ 16" o.c.
 - b) Unit of Measurement: Linear feet
 - c) Quantity: 50 Linear Feet .
50 Linear Feet @ _____ per LF
_____ (\$ _____) DOLLARS
- d. Unit Cost Allowance ALLOW-GC-3
 - a) Description: Metal Stud Framing 3 5/8" studs at 16" o.c.
 - b) Unit of Measure: Linear Feet
 - c) Quantity: 100 Linear Feet .
200 Linear Feet @ _____ per LF
_____ (\$ _____) DOLLARS

TOTAL ALLOWANCES CONTRACT #1 GENERAL CONSTRUCTION

_____ (\$ _____) DOLLARS

(Sum of 1.9.A.1.a, 1.9.A.1.b, 1.9.A.1.c, and 1.9.A.1.d to be inserted on bid form). Section 01 2100 - Allowances to be submitted with bid.

B. CONTRACT #2 - PLUMBING CONTRACTOR

1. ALLOWANCES

- a. Cash Allowance CA-P-1: Include an allowance for use according to the Owner's instructions.
Five Thousand _____ (\$5,000.00) DOLLARS
- b. Unit Cost Allowance ALLOW-P-1
 - a) Description: Pipe Insulation for 1/2" up to 1" pipe
 - b) Unit of Measurement: Linear Feet
 - c) Quantity: 25 Linear Feet .
25 Linear Feet @ _____ per section
_____ (\$ _____) DOLLARS
- c. Unit Cost Allowance ALLOW-P-2
 - a) Description: Pipe Insulation for 1-1/4 up to 2" pipe
 - b) Unit of Measurement: Linear Feet
 - c) Quantity: 25 linear Feet .
_____ @ _____ per section
_____ (\$ _____) DOLLARS

TOTAL ALLOWANCES CONTRACT #2 - PLUMBING CONTRACTOR

_____ (\$ _____) DOLLARS

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(Sum of 1.9.B.1.a. to be included on bid form) Section 01 2100 - Allowances.

C. CONTRACT #3 - HVAC CONTRACTOR

1. ALLOWANCES

- a. Cash Allowance CA-H-1: Include an allowance for use according to the Owner's instructions.

Fifteen Thousand _____ (\$15,000.00) DOLLARS

TOTAL ALLOWANCES CONTRACT #3 - HVAC CONTRACTOR

Fifteen Thousand _____ (\$15,000.00) DOLLARS

(Sum of 1.9.C.1.a. to be included on bid form) Section 01 2100 - Allowances.

D. CONTRACT #4 - - ELECTRICAL CONTRACTOR

1. ALLOWANCES

- a. Cash Allowance CA-E-1: Include an allowance for use according to the Owner's instructions.

Fifteen Thousand _____ (\$15,000.00) DOLLARS

TOTAL ALLOWANCE CONTRACT #4 ELECTRICAL

Fifteen Thousand _____ (\$15,000.00) DOLLARS

(Sum of 1.9.D.1.a. to be inserted on bid form). Section 01 2100 - Allowances to be submitted with bid.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION - NOT USED

END OF SECTION