

SECTION 01 2100 - ALLOWANCES

PART 1 - GENERAL

1.1 SUMMARY

- A. This Section includes administrative and procedural requirements governing allowances.
 - 1. Allowances have been established in lieu of additional requirements and to defer selection of actual materials and equipment to a later date when additional information is available for evaluation. If necessary, additional requirements will be issued by Change Order.
- B. Types of allowances include the following:
 - 1. Contingency allowances.

1.2 SELECTION AND PURCHASE

- A. Within 15 working days after award of the Contract, advise Architect of the date when final selection and purchase of each product or system described by an allowance must be completed to avoid delaying the Work.
- B. At Architect's request, obtain proposals for each allowance for use in making final selections. Include recommendations that are relevant to performing the Work.
- C. Purchase products and systems selected by Architect from the designated supplier.

1.3 SUBMITTALS

- A. Submit proposals for purchase of products or systems included in allowances, in the form specified for Change Orders.
- B. Submit invoices or delivery slips to show actual quantities of materials delivered to the site for use in fulfillment of each allowance.

1.4 CONTINGENCY ALLOWANCES

- A. Use the contingency allowance only as directed by Architect for Owner's purposes.
- B. At Project closeout, credit unused amounts remaining in the contingency allowance to Owner via Change Order.

1.5 ALLOWANCE DISBURSEMENT "REQUEST FOR PROPOSALS"

- A. Submit proposals for changes in the scope in the form of the "Request for Proposal" as described in Division 1, specification section entitled "CONTRACT MODIFICATION PROCEDURES".
- B. Once all parties have agreed to the terms and methods of the change, a Change Order will be issued.

1.6 UNUSED MATERIALS

- A. Return unused materials purchased under an allowance to manufacturer or supplier for credit to Owner, after installation has been completed and accepted.

1. If requested by Architect, prepare unused material for storage by Owner when it is not economically practical to return the material for credit. If directed by Architect, deliver unused material to Owner's storage space. Otherwise, disposal of unused material is Contractor's responsibility.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine products covered by an allowance promptly on delivery for damage or defects. Return damaged or defective products to manufacturer for replacement.

3.2 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.

3.3 CONTRACT SCHEDULE OF ALLOWANCES

- A. **CONTRACT NO. 1 GENERAL CONSTRUCTION WORK:** Include a contingency allowance of **\$60,000.00** for use according to the Owner's instructions, as part of the base bid. Unused allowance will be credited back to the Owner at the completion of the project.
- B. **CONTRACT NO. 2 HVAC WORK:** Include a contingency allowance of **\$30,000.00** for use according to the Owner's instructions, as part of the base bid. Unused allowance will be credited back to the Owner at the completion of the project.
- C. **CONTRACT NO. 3 ELECTRICAL WORK:** Include a contingency allowance of **\$25,000.00** for use according to the Owner's instructions, as part of the base bid. Unused allowance will be credited back to the Owner at the completion of the project.
- D. **CONTRACT NO. 4: PLUMBING WORK** Include a contingency allowance of **\$15,000.00** for use according to the Owner's instructions, as part of the base bid. Unused allowance will be credited back to the Owner at the completion of the project.
- E. **CONTRACT NO. 5 FOOD SERVICE EQUIPMENT:** Include a contingency allowance of **\$15,000.00** for use according to the Owner's instructions, as part of the base bid. Unused allowance will be credited back to the Owner at the completion of the project.
- F. **CONTRACT NO. 5 ROOFING WORK:** Include a contingency allowance of **\$25,000.00** for use according to the Owner's instructions, as part of the base bid. Unused allowance will be credited back to the Owner at the completion of the project.

END OF SECTION 01 2100