

SECTION 012100 – ALLOWANCES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

- A. This Section includes administrative and procedural requirements governing allowances.
 - 1. Certain items are specified in the Contract Documents by allowances. 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.

1.3 SELECTION AND PURCHASE

- A. At the earliest practical date 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.

1.4 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.

- 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. Furnish templates as required to coordinate installation.

1.6 CONTINGENCY ALLOWANCES

- A. Use the contingency allowance only as directed for the Owner's purposes and only by Field Orders/ Directives from the Architect that indicate amounts to be charged to the allowance. Overhead, profit, and Bond Premium are not an allowable cost for work completed under the allowance.
- B. Prime Contract related costs for products and equipment ordered by the Owner under the contingency allowance are not part of the Contract Sum. These costs include delivery, installation, taxes (if applicable), insurance, equipment rental, and similar costs.
- C. Field Orders authorizing use of funds from the contingency allowance shall include all Prime Contract related costs. One or more of the following methods, which will be specified in the written directive, shall determine the value of the Work directed under this allowance.
 - 1. By applying the applicable price or prices set forth in the Contract Documents or by applying a Unit Price agreed to by both parties.
 - 2. By estimating the fair and reasonable cost of:
 - a. Labor including all wages, required wage supplements and insurance required by law (workers' compensation, social security, disability, unemployment, etc.) paid to or on behalf of foremen, workers and other employees below the rank of Prime Contract designated representative directly employed at the site.
 - b. Materials.
 - c. Equipment, excluding hand tools.
 - 3. Time and Materials.
 - 4. The Owner reserves the right to utilize these methods provided it notifies the Prime Contract of its intent to do so prior to the time the Prime Contract is properly authorized to commence performance of such work.
- D. At Project closeout, credit unused amounts remaining in the contingency allowance to Owner by Change Order.

1.7 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 SCHEDULE OF ALLOWANCES

- A. Contingency Allowances for Contract No. 01 (General Construction): Include in the base bid allowances in the amount listed below for all scope pertaining to General Construction.
 - 1. **Allowance No. 01-001 (Contract No. 01)** – Contingency Allowance for work associated with the General Construction in the amount of **\$50,000 Lump Sum**.
- B. Contingency Allowances for Contract No. 02 (Mechanical Construction): Include in the base bid allowances in the amount listed below for all scope pertaining to Mechanical Construction.
 - 1. **Allowance No. 02-001 (Contract No. 02)** – Contingency Allowance for work associated with the Mechanical Construction in the amount of **\$25,000 Lump Sum**.

- C. Contingency Allowances for Contract No. 03 (Plumbing Construction): Include in the base bid allowances in the amount listed below for all scope pertaining to Plumbing Construction.
 - 1. **Allowance No. 03-001 (Contract No. 03)** – Contingency Allowance for work associated with the Plumbing Construction in the amount of **\$20,000 Lump Sum**.
- D. Contingency Allowances for Contract No. 04 (Electrical Construction): Include in the base bid allowances in the amount listed below for all scope pertaining to Electrical Construction.
 - 1. **Allowance No. 04-001 (Contract No. 04)** – Contingency Allowance for work associated with the Electrical Construction in the amount of **\$15,000 Lump Sum**.

END OF SECTION 012100