

SECTION 01 21 00 – ALLOWANCES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

- A. This Section includes administrative and procedural requirements governing allowances.
 - 1. Selected materials and equipment are specified in the Contract Documents by allowances. In some cases, these allowances include installation. 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. Lump-sum allowances.
 - 2. Contingency allowances.
- C. Related Sections: The following Sections contain requirements that relate to this Section:
 - 1. Division 1 Section "Modification Procedures" specifies procedures for submitting and handling Change Orders.
 - 2. Division 1 Section "Quality Control Services" specifies procedures governing the use of allowances for inspection and testing.

1.3 SELECTION AND PURCHASE

- A. At the earliest practical date after award of the Contract, advise the Architect of the date when the final selection and purchase of each product or system described by an allowance must be completed to avoid delaying the Work.
- B. At the 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 the 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 the actual quantities of materials delivered to the site for use in fulfillment of each allowance.

1.5 CONTINGENCY ALLOWANCES

- A. Use the contingency allowance only as directed for the Owner's purposes and only by Change Orders that indicate amounts to be charged to the allowance.

- B. The Contractor's overhead and profit, including costs for bonds and insurance, delivery, equipment rental and similar costs, for these allowances shall be included in the values of the general requirements of contract sum and are not chargeable under allowance disbursement.
- C. At Project closeout, credit unused amounts remaining in the contingency allowance to the Owner by Change Order.

1.6 UNUSED MATERIALS

- A. Return unused materials to the manufacturer or supplier for credit to the Owner, after installation has been completed and accepted.
 - 1. When requested by the Architect, prepare unused material for storage by Owner where it is not economically practical to return the material for credit. When directed by the Architect, deliver unused material to the Owner's storage space. Otherwise, disposal of unused material is the Contractor's responsibility.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine products covered by an allowance promptly upon delivery for damage or defects.

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. Include a contingency allowance for each Base Bid according to the following schedule:
 - 1. Contract GC-01 – General Contract Work: Provide a Contingency Allowance of:
 - a. \$15,000 for use at **Outdoor Education Center** according to Owner's instructions.
 - b. \$8,000 for use at **Maintenance Building** according to Owner's instructions.
 - c. \$140,000 for use at **Highview Elementary School** according to Owner's instructions.
 - 2. Contract EC-01 – General Contract Work: Provide a Contingency Allowance of:
 - a. \$2,000 for use at **Outdoor Education Center** according to Owner's instructions.
 - b. \$2,000 for use at **Maintenance Building** according to Owner's instructions.
 - c. \$12,000 for use at **Highview Elementary School** according to Owner's instructions.
 - 3. Contract MC-01 – General Contract Work: Provide a Contingency Allowance of:
 - a. \$5,000 for use at **Outdoor Education Center** according to Owner's instructions.
 - b. \$3,000 for use at **Maintenance Building** according to Owner's instructions.
 - c. \$8,000 for use at **Highview Elementary School** according to Owner's instructions.

4. Contract PC-01 – General Contract Work: Provide a Contingency Allowance of:
 - a. \$15,000 for use at **Highview Elementary School** according to Owner's instructions

END OF SECTION 012100