

**SECTION 01 21 00
ALLOWANCES**

PART 1 - GENERAL

1.1 SUMMARY

- A. Section includes: Allowance requirements.
- B. Related Sections: Divisions -1 through 49 sections for items on Work covered by Allowances.

1.2 GENERAL REQUIREMENTS

- A. Definition: An allowance is a monetary amount or a quantity of a product not otherwise defined by the Contract Documents, but which bidders are required to include in the Contract Sum, and that will be determined after the Owner-Contractor Contract is executed.
- B. Include in the Contract Sum all allowances stated in the Contract Documents.
- C. Prepare and submit a separate schedule, coordinated with the construction time progress schedule, indicating delivery dates for products specified under each allowance.
- D. Designate in the Schedule of Values the quantities of materials required under each unit cost allowance.

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 and submit not less than three (3) proposals for the work of each allowance for use in making final selections. Include recommendations that are relevant to proper performance of the Work.
- C. Purchase products and systems selected (in writing) by the Architect from the designated supplier.
- D. Submit proposals and recommendations, for purchase of products or systems of allowances, in form specified for Change Orders.

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 to ensure that each selection is completely integrated and interfaced with related work. Furnish templates as required to coordinate installation.

1.6 LUMP-SUM ALLOWANCES

- A. Allowance must include cost to Contractor of specific products and materials ordered by Owner under allowance and must include taxes, freight, and delivery to Project site.
- B. Contractor's costs for receiving and handling at Project site, labor, installation, overhead and profit, and similar costs related to products and materials ordered by Owner under allowance must be included as part of the Contract Sum and not part of the allowance.

1.7 CHANGE ORDER DATA

- A. Where applicable, include in each change order proposal both the quantities of products being purchased and unit costs, along with total amount of purchases to be made. Indicate, delivery charges, and amount of applicable trade discounts.

1.8 CHANGE ORDER MARK-UP

- A. Except as otherwise indicated, comply with provisions of General Conditions. For each allowance, Contractor's claims for increased costs (for either purchase order amount or Contractor's handling, labor, installation, overhead and profit), because of a change in scope or nature of the allowance work as described in contract documents, must be submitted within 60 days of initial change order authorizing work to proceed on that allowance; otherwise, such claims will be rejected.

1.9 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. **Allowance No. 1, NOT USED**

- B. **Allowance No. 2, Interior Signage:** General Contractor: Allow a total lump sum price of \$1,500.00 to provide interior signage as directed by the Architect.

- C. **Allowance No. 3, Floor Leveling at Room 204:** General Contractor: Allow a total lump sum pricing of \$500.00 to provide floor leveling as required at Room 204. *(Note: This room was originally an existing stairwell and the current floor within this room was added at a later date. Allowance No. 3 shall be used as required to level this floor after demolition is completed.)*

END OF SECTION 01 21 00