

**SECTION 01 21 00
ALLOWANCES - REVISED**

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Cash allowances.

1.02 RELATED REQUIREMENTS

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

1.03 SUMMARY

- A. Section includes administrative and procedural requirements governing allowances.
 - 1. Specific work and tasks are defined in the Contract Documents by allowances. Allowances have been established in lieu of specifying complex, system integration tasks as part of the project specifications. The Contractor shall coordinate, schedule and manage the work of the System Integrator (hereinafter referred to as Integrator) on this project.
- B. Types of allowances include the following:
 - 1. Unforeseen\Unknown Condition Allowances.
 - 4. Undefined Scope Allowance.

1.03 CASH ALLOWANCES

- A. Costs Included in Cash Allowances: Cost of product to Contractor or subcontractor, less applicable trade discounts. Mark ups and fees shall not be allowed.
- B. Costs Included in Cash Allowances: Overhead, profit, and related costs for products and equipment ordered under the contingency allowance are included in the allowance and are not part of the Contract Sum. These costs include delivery, installation, taxes, insurance, equipment rental, and similar costs.
- C. Architect Responsibilities:
 - 1. Consult with Contractor for consideration and selection of products, suppliers, and installers.
- D. Contractor Responsibilities:
 - 1. Assist Architect in selection of products, suppliers, and installers.
 - 2. Obtain proposals from suppliers and installers and offer recommendations.
 - 3. Arrange for and process shop drawings, product data, and samples. Arrange for delivery.
 - 4. Promptly inspect products upon delivery for completeness, damage, and defects. Submit claims for transportation damage.
- E. Use the allowances only as directed by Architect for Owner's purposes and only by Change Orders that indicate amounts to be charged to the allowance.
- F. At Project closeout, credit unused amounts remaining in the contingency allowance to Owner by Change Order.

1.04 ADJUSTMENT OF ALLOWANCES

- A. Allowance Adjustment: To adjust allowance amounts, prepare a Change Order proposal based on the difference between purchase amount and the allowance, multiplied by final measurement of work-in-place where applicable. If applicable, include reasonable allowances

for cutting losses, tolerances, mixing wastes, normal product imperfections, and similar margins.

1. Include installation costs in purchase amount only where indicated as part of the allowance.
 2. If requested, prepare explanation and documentation to substantiate distribution of overhead costs and other margins claimed.
 3. Submit substantiation of a change in scope of work, if any, claimed in Change Orders related to unit-cost allowances.
 4. Owner reserves the right to establish the quantity of work-in-place by independent quantity survey, measure, or count.
- B. Submit claims for increased costs because of a change in scope or nature of the allowance described in the Contract Documents, whether for the purchase order amount or Contractor's handling, labor, installation, overhead, and profit.
1. Do not include Contractor's or subcontractor's indirect expense in the Change Order cost amount unless it is clearly shown that the nature or extent of work has changed from what could have been foreseen from information in the Contract Documents.
 2. No change to Contractor's indirect expense is permitted for selection of higher- or lower-priced materials or systems of the same scope and nature as originally indicated.

1.06 SUBMITTALS

- A. Submit proposals for purchase of products or systems included in allowances, in the form specified for Change Orders.
- B. Coordinate and process submittals for allowance items in same manner as for other portions of the Work. Integrator shall submit shop drawings and product data information to Architect for approval prior to ordering of any equipment.

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: \$50,000 for emergency responder bda system. Testing to verify if this system will be required shall be a part of the base bid and performed after all structure, wall sheathing, finished wall materials, storefront, and overhead doors are installed.
- B. Allowance No. 2: \$8,000 for interior signage. Exterior signage shall be priced off of the exterior elevation drawings. Interior signage shall be priced as 4"x8" laminate plaques with raised lettering and braille. Code required signage will be in addition to these interior room signs. Coordinate design options with owner & architect.
- C. Allowance No. 3: \$15,000 for Pre-engineered Metal Building Structural Coordination To be used for any foundation revisions required to modify foundation design indicated on the drawings to coordinate with final PEMB manufacturer reactions and details.

END OF SECTION