

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. 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 direction will be provided to Contractor. If necessary, additional requirements will be issued by Change Order.
- B. Types of allowances include the following:
 - 1. Lump-sum allowances.
 - 2. Unit-cost Allowances.
 - 3. Contingency allowances.
- C. Related Requirements:
 - 1. Section 014000 "Quality Requirements" for procedures governing the use of allowances for testing and inspecting.

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 ACTION SUBMITTALS

- A. Submit proposals for purchase of products or systems included in allowances, in the form specified for Change Orders.

1.5 INFORMATIONAL SUBMITTALS

- A. Submit invoices or delivery slips to show actual quantities of materials delivered to the site for use in fulfillment of each allowance.
- B. Submit time sheets and other documentation to show labor time and cost for installation of allowance items that include installation as part of the allowance.
- C. Coordinate and process submittals for allowance items in same manner as for other portions of the Work.

1.6 COORDINATION

- A. Coordinate allowance items with other portions of the Work. Furnish templates as required to coordinate installation.

1.7 LUMP-SUM ALLOWANCES

- A. Allowance shall include cost to Contractor of specific products and materials ordered by Owner or selected by Architect under allowance and shall include taxes, freight, and delivery to Project site.

- B. Unless otherwise indicated in the allowance description, Contractor's costs for labor, installation, overhead and profit, and similar costs related to products and materials selected by Architect under allowance shall be included as part of the Contract Sum and not part of the allowance.
- C. Unused Materials: 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, retain and prepare unused material for storage by Owner. Deliver unused material to Owner's storage space as directed.

1.8 UNIT-COST ALLOWANCES

- A. Allowance shall include cost to Contractor of specific products and materials ordered by Owner or selected by Architect under allowance and shall include taxes, freight, and delivery to Project site.
- B. Unless otherwise indicated, 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 or selected by Architect under allowance shall be included as part of the Contract Sum and not part of the allowance.
- C. Unused Materials: 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, retain and prepare unused material for storage by Owner. Deliver unused material to Owner's storage space as directed.

1.9 QUANTITY ALLOWANCES

- A. Allowance shall include cost to Contractor of specific products and materials ordered by Owner or selected by Architect under allowance and shall include taxes, freight, and delivery to Project site.
- B. Unless otherwise indicated, 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 or selected by Architect under allowance shall be included as part of the Contract Sum and not part of the allowance.
- C. Unused Materials: 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, retain and prepare unused material for storage by Owner. Deliver unused material to Owner's storage space as directed.

1.10 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.

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. Lump Sum Allowances:

1. Allowance No. 1 - Interior Panel Signage: For interior room identification signage as specified in Section 101423 "Panel Signage", allow a lump sum cost of \$ 5,000.00. Price includes materials and installation costs.
2. Allowance No. 2 – Interior Dimensional Letter Signage: For non-illuminated acrylic dimensional letters and graphics (as specified in Section 101419 "Dimensional Letter Signage") allow a lump sum cost of \$ 2,000. Price includes materials and installation costs.
3. Allowance No. 3 – Exterior Dimensional Letter Signage: For exterior backlighted and internally illuminated dimensional letters and graphics (as specified in Section 101419 "Dimensional Letter Signage") allow a lump sum cost of \$ 40,000. Price includes materials and installation costs.
 - a. Allowance includes the back lighted dimensional letters at the two site constructed monument signs. Allowance cost only includes the sign materials and installation on monument sign surfaces indicated. Cost of the monument signs, including electrical service is not part of the allowance and should be included in the base contract amount.
 - b. Electrical service and final connection to illuminated signage is not included in the allowance amount and shall be included in the base contract amount.
4. Allowance No. 4 - Emergency Responder Radio Coverage System: Allow a Lump sum allowance of \$ 75,000.00 for complete Emergency Responder Radio Coverage (ERRC) system.
 - a. Per the electrical drawings and specifications, allowance shall include material and installation of ERRC system, including but not limited to all hardware, bi-directional amplifiers, band-pass filters, surge suppressors, lightning protection, UPS, transmission lines, power cabling, antennas, and other components necessary for a complete operational system as specified and as acceptable to the local authorities having jurisdiction.
 - b. The cost of the radio signal survey shall be included in the base contract amount and not in the allowance amount.
 - 1) Survey shall be taken immediately after building structure is complete, and prior to ceiling installation to determine signal coverage and strength of the municipality's emergency responder radio (public safety) system inside the project facility.

B. UNIT-COST ALLOWANCES.

1. Allowance No. 5 - Face brick (Section 042000 "Unit Masonry Assemblies"): Allow a unit cost of \$250 per thousand. Price includes material cost only.

C. QUANTITY ALLOWANCES: See Sheet S0.01 - Structural General Notes

1. Allowance No. 6 – Reinforcing Steel and Concrete: For concrete work, contractor shall include an allowance of **1.0 ton** of reinforcing steel, in place, in addition to the reinforcing steel shown on the contract documents in the base bid. This steel is to be placed at no additional cost to the Owner in sizes and at locations as directed by the Architect or Engineer. Unused steel will be credited to the Owner.
2. Allowance No. 7 – Structural Steel:
 - a. Contractor shall include an allowance of **1,000 lineal feet** of 3"x 3"x1/4" angle in place in addition to the steel shown on the contract documents in the base bid.
 - b. Contractor shall include an allowance of **5.0 tons** of structural steel in place in addition to the structural steel shown on the contract documents in the base bid. This steel is to be placed at no additional cost to the Owner in sizes and at locations as directed by the Architect or Engineer. Unused steel will be credited to the Owner.
3. Allowance No. 8 – Concrete Masonry Units (CMU): For masonry work, contractor shall include an allowance of **0.5 tons** of reinforcing steel in place in addition to the reinforcing steel shown on the contract documents in the base bid. This steel is to be placed at no additional cost to the Owner in sizes and at locations as directed by the Architect or Engineer. Unused steel will be credited to the Owner.

END OF SECTION 012100