SECTION 01 21 00 - ALLOWANCES

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Contingency allowance.

1.02 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.

1.03 ACTION SUBMITTALS

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

1.04 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.

1.05 COORDINATION

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

1.06 CONTINGENCY ALLOWANCE

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

B. Contractor's costs for products, delivery, installation, labor, insurance, payroll, taxes, bonding, equipment rental, overhead and profit will be included in Change Orders authorizing expenditure of funds from this Contingency Allowance.

C. Funds will be drawn from the Contingency Allowance only by Change Order.

D. At closeout of Contract, funds remaining in Contingency Allowance will be credited to Owner by Change Order.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION

3.01 EXAMINATION

A. Examine products covered by an allowance promptly on delivery for damage or defects. Return damaged or defective products to manufacturer for replacement.

3.02 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.

3.03 SCHEDULE OF ALLOWANCES

A. Allowance No. D1: Contingency Allowance for Contract D – General Construction: Include the sum of $250,000.

1. This allowance includes material cost, receiving, handling, installation, and Contractor overhead and profit not to exceed 7.5%.

B. Allowance No. E1: Contingency Allowance for Contract E – Mechanical Construction: Include the sum of $40,000.

1. This allowance includes material cost, receiving, handling, installation, and Contractor overhead and profit not to exceed 7.5%.

C. Allowance No. E2: Temporary Heat Allowance for Contract E – Mechanical Construction: Include the sum of $40,000.

1. This allowance includes material cost, receiving, handling, installation, and Contractor overhead and profit not to exceed 7.5%.

D. Allowance No. F1: Contingency Allowance for Contract F – Electrical Construction: Include the sum of $100,000.

1. This allowance includes material cost, receiving, handling, installation, and Contractor overhead and profit not to exceed 7.5%.

E. Allowance No. G1: Contingency Allowance for Contract G – Plumbing Construction: Include the sum of $40,000.

1. This allowance includes material cost, receiving, handling, installation, and Contractor overhead and profit not to exceed 7.5%.

END OF SECTION