

SECTION 01 21 00 – ALLOWANCES

PART 1 – GENERAL

1.1 SUMMARY

A. This Section sets forth the following allowances included in the Contract:

1. Latent Conditions Allowance
2. Building Controls Allowance
3. Brick Allowance
4. Mortar Allowance

B. Conditions:

1. The Contractor shall include in his base bid the cash and/or material allowances as described hereinafter for the purchase of materials as described or as to be determined herein. All costs for overhead, profit, bond, insurance and taxes shall not be included as part of the specified allowances and these overhead amounts shall be carried as an additional cost, where applicable, in a separate line item on the contractor's bid and subsequent schedule of values.
2. All specified allowances shall appear as a line item amount, matching the amount specified herein, on the contractor's AIA Document G703, schedule of values.
3. Selections shall be made by the Architect (And Owner) or as specified herein and the contract price shall be adjusted as per the final price of the materials used.

1.2 ALLOWANCES

A. **General:**

1. Purchase products under allowance as directed by Architect or as specified herein.
2. The amount of all specified allowances shall include:
 - a. Net cost of product
 - b. Delivery to site
 - c. Installation
 - d. Labor
 - e. Equipment Rental
3. At close-out of Contract, funds remaining in Allowance will be credited to owner by Change Order. In addition to the balance of the allowance all applicable costs for overhead, profit, bond, insurance and taxes will be added to the allowance change order credit. Overhead amounts that can be clearly documented as being expended over the course of the project will be excluded from this added amount to the allowance credit.

B. Latent Conditions Allowance:

1. In **addition** to the work shown on the contract documents include in the base bid contract amount the following allowance amounts for Latent Conditions:
 - a. Base Bid: Fifty Thousand Dollars (\$50,000).
2. Contractor shall solicit a minimum of three (3) quotes for additional material or work to be performed under this Allowance.
3. Use of Latent Conditions allowance shall be specifically authorized in writing upon approval by authorized Owner Representative. A final accounting of all funds used will be made by issuance of a change order at the end of the project. At close-out of Contract, funds remaining in Allowance will be credited back to Owner by Change Order.

C. Building Controls Allowance:

1. DDC Building Controls: \$400,000.00 (Four Hundred Thousand Dollars) to procure the DDC Building Controls System for this project. The DDC Building Controls System is described in Specification Section 23 09 00 "Instrumentation and Control for HVAC" illustrated on Division 23 drawings. This allowance is to be carried by the MECHANICAL contractor.

D. Brick Allowance:

1. Include following amounts in Bid, for inclusion in Contract Sum:
 - a. Section 04 21 00 – Clay Unit Masonry:
 - 1.) Type 1 Brick: \$750.00 per 1000 brick

E. Mortar Allowance:

1. Include following amounts in Bid, for inclusion in Contract Sum:
 - a. Section 04 21 00 – Clay Unit Masonry:
 - 1.) Type 1 and 2 Mortar @ \$20.00 per bag

1.3 SELECTION OF PRODUCTS

A. Architect's Duties:

1. Consult with Contractor in consideration of products and suppliers.
2. Make selection, designate products to be used.

B. Contractor's Duties:

1. Assist Architect in determining qualified suppliers.
2. Obtain proposals from suppliers when requested by Architect.

3. Make appropriate recommendations for consideration of Architect.
4. Notify Architect of any effect anticipated by selection of product or supplier under consideration on:
 - a. Construction schedule.
 - b. Contract sum.
5. On notification of selection, enter into purchase agreement with designated supplier.

1.4 DELIVERY

A. Contractor Responsibility:

1. Arrange for delivery and unloading.
2. Promptly inspect products for damage and defects.
3. Submit claims for transportation damage.

1.5 INSTALLATION

- ##### A. Comply with requirements of referenced specification section.

1.6 ADJUSTMENT OF COSTS

- ##### A. Should actual purchase cost be more or less than specified amount of allowance, Contract Sum will be adjusted by Change Order equal to amount of difference in accordance with Paragraph 1.2 above.

B. For products specified under unit cost allowance:

1. Should quantity used be more or less than that listed in Schedule of Values, unit cost applies to quantity actually used.
2. Submit invoices or other data to substantiate quantity actually used.
3. Submit request for other costs, claimed for additional work caused by increase over amount of allowance, prior to execution of work.

PART 2 – PRODUCTS

Not used.

PART 3 – EXECUTION

Not used.

END OF SECTION