

**SECTION 012100
ALLOWANCES****PART 1 GENERAL****1.01 SUMMARY**

- A. This Section sets forth the following allowances to be included in the Contract:
 - 1. Contingency Allowance

1.02 ALLOWANCE CONDITIONS AND REQUIREMENTS

- A. 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.
- B. Purchase products under allowance as directed by Architect/Engineer or as specified herein.
- C. All specified allowances shall appear as a separate line item amount, matching the amount specified herein, on the contractor's AIA Document G703, Schedule of Values.
- D. Use of any allowance shall be specifically authorized in writing upon approval by authorized Owner Representative AND the Architect. A final accounting of all contingency funds used will be made by issuance of a change order at the end of the project.
- E. At close-out of Contract, funds remaining in Allowances 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. Refer to AIA A201 General Conditions for further information.
- F. Contractor shall solicit a minimum of three (3) quotes for material and labor to be performed under all allowances.
- G. General Contractor's overhead, profit, bond, insurance, and tax amounts or any other additional costs CANNOT be included in these proposals or the final proposal. The General Contractor's overhead, profit, bond, insurance, and tax amounts in relation to all allowances shall be included in the General Contractor's Base Bid amount. In addition, the GC's Base Bid included overhead amounts allocated to these allowances shall include all GC associated costs, whether direct or indirect, that may be tied to any and all additional work required. These items shall include but are not limited to the following:
 - 1. Additional Man Hours (both standard and overtime)
 - 2. Drive Time
 - a. Vehicle maintenance or wear and tear
 - b. Fuel Costs
 - c. Research
 - d. Paperwork
 - e. Phone Calls
 - f. Equipment Rental
- H. Sub Contractor's costs Included in Cash Allowances: Cost of product to Contractor or subcontractor, less applicable trade discounts.
 - 1. Net cost of product
 - 2. Delivery to site
 - 3. Installation
 - 4. Labor
 - 5. Insurance
 - 6. Payroll
 - 7. Taxes
 - 8. Bonding
 - 9. Sub Contractor's Overhead and Profit (O&P).
 - 10. Equipment Rental
- I. Engineer/Architect Responsibilities:
 - 1. Consult with Contractor for consideration and selection of products, suppliers , and installers.

2. Select products in consultation with Owner and transmit decision to Contractor.
3. Prepare Change Order.
- J. Contractor Responsibilities:
 1. Assist Engineer/Architect in selection of products, suppliers, and installers.
 2. Obtain proposals from suppliers and installers and offer recommendations.
 3. On notification of which products have been selected, execute purchase agreement with designated supplier and installer.
 4. Arrange for and process shop drawings, product data, and samples. Arrange for delivery.
 5. Promptly inspect products upon delivery for completeness, damage, and defects. Submit claims for transportation damage.
- K. Differences in costs will be adjusted by Change Order.

1.03 ALLOWANCE SCHEDULE:

- A. **General Contingency Allowance:**
 1. In addition to the work shown on the contract documents, the contractor shall include in the base bid contract amount the following lump sum cash allowance amount:
 - a. One Hundred Thousand Dollars (\$100,000).

1.04 SELECTION/DELIVERY/INSTALLATION PROCESS

- A. Architect shall consult with Contractor in coordination of products and suppliers and shall make selection of products to be used.
- B. Contractor shall assist Architect in determining qualified suppliers, obtain proposals from suppliers for Architect's review, and enter into purchase agreement with designated supplier chosen.
- C. Contractor is responsible for arranging delivery, unloading and inspecting products for damage and defects.
- D. Contractor shall comply with requirements of referenced specification section for installation and/or install per Manufacturer's recommendations.

PART 2 PRODUCTS - NOT USED**PART 3 EXECUTION - NOT USED****END OF SECTION**