

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. This 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 additional information is available for evaluation. If necessary, additional requirements will be issued by Change Order.
- B. Types of allowances include the following:
 - 1. Lump-sum allowances.
- C. Related Sections include the following:
 - 1. Division 01 Section "Contract Modification Procedures" for procedures for submitting and handling Change Orders for allowances.

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.

1.4 SUBMITTALS

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

1.5 UNUSED MATERIALS

- A. Return unused materials purchased under an allowance to manufacturer or supplier for credit to Owner, after installation has been completed and accepted.

- B. If requested by Architect, prepare unused material for storage by Owner when it is not economically practical to return the material for credit. If directed by Architect, deliver unused material to Owner's storage space. Otherwise, disposal of unused material is Contractor's responsibility.

1.6 PROCEDURES

- A. Allowance prices include all necessary material, plus cost for delivery, installation, insurance, applicable taxes, overhead, profit and bond and *general conditions*.
- B. Owner reserves the right to reject Contractor's measurement of work-in-place that involves use of established allowances and to have this work measured, at Owner's expense, by an independent surveyor acceptable to Contractor.

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: Provide (furnish and install) a Zen Garden on the East side of the main building. Work will be accomplished pending approval by the Owner and Architect against an allowance of \$115,000.
- B. Allowance No. 2: Provide (furnish and install) miscellaneous plantings along buildings fronts and utility screening. Work will be accomplished pending approval by the Owner and Architect against an allowance of \$25,000.
- C. Allowance No. 3: Provide and install signage at the driveway entrance. Work will be accomplished pending approval by the Owner and Architect against an allowance of \$7,500.
- D. Allowance No. 4: Provide and install fencing and miscellaneous site materials. Work will be accomplished pending approval by the Owner and Architect against an allowance of \$20,000.

3.4 ALLOWANCE ACTUAL VALUES

- A. A change order will be issued to reflect the actual values of allowances, when determined.

END OF SECTION 012100