

SECTION 01 2100 ALLOWANCES

PART 1 – GENERAL

1.1 RELATED REQUIREMENTS

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 the use of allowances.
- B. Allowance amounts are **included** in the Base Bid unless specifically stated otherwise.
- C. Allowance amounts are to be entered on the Bid Proposal Form in the space provided, or on a separate sheet if no space is provided.
- D. Types of allowances may include the following:
 - 1. Contingency allowance: lump sum amount which is established for the Owner's discretionary use. Contingency allowance amounts are typically established on the Bid Proposal Form.
 - 2. Unit Cost allowance: total amount for specific work, when the extent of such work cannot be determined prior to starting construction. Bidders are to establish the allowance amount using the estimated quantities set forth in this Section and/or on the Bid Proposal Form, with the understanding that the final cost of the work will be based on actual quantities, when known.

Unless stated otherwise, Unit Cost allowances are to include all costs necessary to accomplish the work in accordance with the Contract Documents, including equipment, materials, tax, labor, overhead, profit, insurance, supervision, shipping and freight, storage and protection, close out documentation, warranty, and any other incidental costs necessary to complete the work.

Unit Cost allowances, if accepted, are binding for the duration of the Construction Contract.

1.3 PROCESS

- A. Contingency Allowances: expenditures from the Owner's Contingency Allowance will be approved by the Owner on an as-needed basis.
- B. Unit Cost Allowances: As soon as possible after award of the Contract, the Contractor, in conjunction with the Design Professional, is required to establish the extent of the work to be performed.
 - 1. Proceed with the work only after the Design Professional has issued written approval. The approval will be based on the Design Professional's verification of the quantity of work to be performed. Approval may be issued in phases, as the work progresses.
 - 2. During construction, provide photographs sufficient to document the quantity and extent of the work performed under the Unit Cost Allowance.

1.4 SUBMITTALS

- A. Provide shop drawings, product data, samples and other submittals for work performed under allowance pricing in the same manner as other work performed under this Contract.
- B. Prior to beginning the work, submit inspection request(s) to the Design Professional to verify the extent of work to be performed under Unit Cost Allowances.
- C. Submit photographs at regular intervals, sufficient to document quantities of materials replaced under allowance pricing.
- D. Upon completion of the work performed under Unit Cost Allowances, submit documentation of actual quantities installed, including delivery tickets, photographs, invoices, inspection reports and other documentation sufficient to document the actual quantity of work performed.

1.5 COORDINATION

- A. Coordinate work performed under allowance pricing with other work.
- B. Update the project schedule as needed to accurately reflect the time allocated to performing the work. Scheduling requirements are specified elsewhere in these documents.

1.6 ADJUSTMENT OF ALLOWANCES

- A. Contingency Allowances:
 - 1. Expenditures require written Owner approval in advance of any work being performed.
 - 2. Upon completion of the work, refund unspent amounts to the Owner by Change Order.
- B. Unit Cost Allowances:
 - 1. Expenditures require written approval by the Owner based on the Design Professional's verification of the actual quantity of work.
 - 2. Upon completion of the work, the allowance amount will be adjusted by Change Order. The amount of the adjustment will be based on a unit cost calculated from the original allowance.
 - 3. The Owner reserves the right to establish the fair value of the work by other means, in accordance with the General Conditions of the Contract.
 - 4. Unspent amounts will be refunded to the Owner by Change Order.

PART 2 – PRODUCTS (not used)

PART 3 – EXECUTION

3.1 GENERAL

- A. Requirements for work performed under allowance pricing are identical to the requirements for work performed under the base scope of the Project, as specified elsewhere in these documents.
- B. Coordinate materials and their installation with related materials and installations to ensure that each allowance item is completely integrated and interfaced with related work.
- C. Document the extent of the allowance work on the red-marked field drawings, for incorporation into the final record documents.

SCHEDULE OF UNIT COST ALLOWANCES

Allowance No. 01: Provide and install [quantity] of [description], [refer to other sections as needed].

Example: Cut out 500 square feet of deteriorated 3/4" thick wood roof decking and replace with new 3/4" thick exterior grade plywood, fastened in accordance with specification section 06 1516.

[Note to Design Professional; ensure that all materials and execution requirements are specified elsewhere, such as fastener types, fastening patterns, preparation for painting, painting, etc.].

END OF SECTION