

ARCHITECTURE

SECTION 01210

ALLOWANCES

PART 1 - GENERAL

1.1 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.
 - 2. Unit-cost allowances.

1.2 SELECTION AND PURCHASE

- A. At the earliest practical date after award of the Contract, advise Owner 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 Owner'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 Owner from the designated supplier.

1.3 SUBMITTALS

- A. Submit proposals for purchase of products or systems included in allowances, in the form specified for Change Orders.
- B. Submit invoices or delivery slips to show actual quantities of materials delivered to the site for use in fulfillment of each allowance.

1.4 COORDINATION

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

1.5 LUMP-SUM AND UNIT-COST ALLOWANCES

- A. Allowance shall include cost to Contractor of specific products and materials ordered by Owner under allowance and shall include taxes, freight, and delivery to Project site.
- B. Contractor's costs for receiving and handling at Project site, labor, installation, installation materials, overhead and profit, and similar costs related to products and materials ordered by

ARCHITECTURE

Owner under allowance shall be included as part of the Contract Sum and not part of the allowance.

1.6 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.
 - 1. If requested by Owner, prepare unused material for storage by Owner when it is not economically practical to return the material for credit. If directed by Owner, deliver unused material to Owner's storage space. Otherwise, disposal of unused material is Contractor's responsibility.

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: Include \$16 per square yard of carpet material as specified in Division 9 Section "Carpet" and as shown on Drawings. Allowance is for carpet material only, and does not include carpet pad, nailing strips, accessories, nor does it include installation.
- B. Allowance No. 2: Include \$5 per square foot of ceramic tile material as specified in Division 9 Section "Ceramic Tile" and as shown on Drawings.
- C. Allowance No. 3: Include \$5 per linear foot of ceramic tile base material as specified in Division 9 Section "Ceramic Tile" and as shown on Drawings.
- D. Allowance No. 4: Landscaping and Site Improvement allowance of \$ 25,000 for work relating to adjacent properties and crushed stone landscaping along parking lot at North side of building.

END OF SECTION