

SECTION 01020

ALLOWANCES

PART 1 - GENERAL

1.01 SECTION INCLUDES

- A. Administrative and procedural requirements governing allowances.
 - 1. Selected materials and equipment are specified in the Contract Documents by allowances. In some cases, these allowances include installation. 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.
 - 2. Include all allowances in the Contract Sum.
 - 3. Include overhead and profit expenses, in the Contract Sum and not part of the allowance. No additional markups of unit prices or of subcontract invoices done for work under cash allowances, or under quantity allowances will be permitted by the General Contractor (or filed-bid subcontractor).
 - 4. Each allowance includes:
 - a. The cost of the product to the Contractor or Subcontractor, less any applicable trade discounts.
 - b. Delivery to the site.
 - c. Applicable taxes.
 - d. Handling at the site; including unloading, uncrating, and storage.
 - e. Protection from the elements and from damage.
 - f. Labor for installation and finishing, unless specified otherwise. Labor rates to be actual cost only, overhead and profit carried in the general Contractor and filed sub-bidders base bid sum.
 - g. Other expenses required to complete the installation.
- B. Cash Allowances specified in Section 01020, Allowances, if any, shall be included in the General Contractor's bid, and are not part of the filed sub-bids.
- C. Cash or Quantity Allowances specified in sections that are included as part of the filed sub-bid shall be included in the filed sub bid.

1.02 SELECTION AND PURCHASE

- A. At the earliest practical date after award of the Contract, advise the Architect of the date when the final selection of each item described by an allowance must be completed to avoid delaying the Work.
- B. At the Architect'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 the Architect from the designated supplier.

1.03 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 the actual quantities of materials delivered to the site for use in fulfillment of each allowance.

1.04 ADJUSTMENT OF COSTS

- A. Return unused materials to the manufacturer or supplier for credit to the Owner, after installation has been completed and accepted.
 - 1. When requested by the Architect, prepare unused material for storage by Owner where it is not economically practical to return the material for credit. When directed by the Architect, deliver unused material to the Owner's storage space. Otherwise, disposal of unused material is the Contractor's responsibility.
- B. Should the net amounts be more or less than the specified amount of the allowance, the Contract Sum will be adjusted accordingly by Change Order, based on the net difference without markup. Quantity allowances shall be adjusted in accordance with the unit prices stated in the Bid Form.
- C. Submit any claims for anticipated additional costs at the site, or other expenses caused by the selection under the allowance, prior to execution of the work.
 - 1. Submit documentation for actual additional costs at the site, or other expenses caused by the selection under the allowance, within 21 days after completion of execution of the work.
- D. Failure to submit claims within the designated time will constitute a waiver of claims for additional costs.
- E. At Contract closeout, reflect all approved changes in contract amounts in the final statement of accounting.

PART 2 - PRODUCTS (Not Applicable)

PART 3 - EXECUTION

3.01 EXAMINATION

- A. Examine products covered by an allowance promptly upon delivery for damage or defects.

3.02 PREPARATION

- A. Coordinate and schedule activities for each allowance to ensure that each allowance item is completely integrated and interfaced with related work.

END OF SECTION