

SECTION 01 21 00 - ALLOWANCES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section includes administrative and procedural requirements for allowances included in the Project.

- 1. All allowances in this Project shall be considered Labor and Material Allowances.

- B. Related Requirements:

- 1. Division 01 Section "Unit Prices" for procedures for using unit prices.

1.3 DEFINITIONS

- A. Allowance is an established scope of work to be included as part of the Project that does not have a specifically-referenced location for the Work to be performed.

1.4 INFORMATIONAL SUBMITTALS

- A. Submit invoices or delivery slips to show actual quantities of materials delivered to the site for use in fulfillment of each allowance.

- B. Submit time sheets and other documentation to show labor time and cost for installation of allowance items that include installation as part of the allowance.

- C. Coordinate and process submittals for allowance items in same manner as for other portions of the Work.

1.5 ALLOWANCES

- A. Use Allowance only as directed by Architect for Owner's purposes.

- 1. Do not order Allowance materials without direction from the Architect.

- B. Contractor's overhead, profit, and related costs for products and equipment required for the Work of the allowance shall be included in the allowance. These costs include delivery, installation, taxes, insurance, bonds, equipment rental, and similar costs.

- 1. Contractor shall expect multiple deliveries will be required for Work associated with allowances.

- C. At Project closeout, credit unused amounts remaining in allowances to Owner by Change Order.

1.6 ADJUSTMENT OF ALLOWANCES

- A. Allowance Adjustment: To adjust allowance amounts, Contractor shall maintain a spread sheet of allowances approved for use by the Architect. Contractor shall submit allowance spreadsheet with each Application for Payment when the Contractor is requesting payment for work of an approved allowance.
1. Owner reserves the right to establish the quantity of work-in-place by independent quantity survey, measure, or count.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 SCHEDULE OF ALLOWANCES

A. CONTRACT NO. 1 – GENERAL CONSTRUCTION

ALLOWANCE NO. 1-a: Include 50 cubic yards of Trench Earth Excavation by Machine in accordance with Unit Price No. 1-2.

ALLOWANCE NO. 1-b: Include 25 cubic yards of Rock Excavation by Hand in accordance with Unit Price No. 1-3.

ALLOWANCE NO. 1-c: Include 25 cubic yards of Rock Excavation by Ram Hammer in accordance with Unit Price No. 1-4.

ALLOWANCE NO. 1-d: Include 50 cubic yards of Trench Fill and Compaction in accordance with Unit Price No. 1-6.

ALLOWANCE NO. 1-e: Include 50 cubic yards of Over-Excavation and Structural Backfill in accordance with Unit Price No. 1-7.

ALLOWANCE NO. 1-f: Include 500 square feet to Replace Concrete Floor Slab-on-Grade accordance with Unit Price No. 1-15.

ALLOWANCE NO. 1-g: Include 500 lineal feet to furnish and install Firestopping at Deck in accordance with Unit Price No. 1-21.

ALLOWANCE NO. 1-h: Include 500 lineal feet to furnish and install Penetration Firestopping in accordance with Unit Price No. 1-22.

ALLOWANCE NO. 1-i: Include 500 square feet to furnish and install Firestopping Infill in accordance with Unit Price No. 1-23.

ALLOWANCE NO. 1-j: Include 250 square feet of Epoxy Terrazzo Repair in accordance with Unit Price No. 1-25.

ALLOWANCE NO. 1-k: Include 1,000 square feet of Acoustical Tile Ceiling Type-1 in accordance with Unit Price No. 1-26.

ALLOWANCE NO. 1-l: Include 1,000 square feet of Luxury Vinyl Tile Floor in accordance with Unit Price No. 1-32.

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ALLOWANCE NO. 1-m: Include 500 lineal feet of Cove Base in accordance with Unit Price No. 1-33.

ALLOWANCE NO. 1-n: Include 1,000 square feet of Latex Paint on Masonry Walls in accordance with Unit Price No. 1-36.

ALLOWANCE NO. 1-o: Include 1,000 square feet of Latex Paint on GWB Walls in accordance with Unit Price No. 1-37.

ALLOWANCE NO. 1-p: Include 5 Tackboards in accordance with Unit Price No. 1-38.

ALLOWANCE NO. 1-q: Include 5 Markerboards in accordance with Unit Price No. 1-39.

ALLOWANCE NO. 1-r: Include additional structural steel as indicated on Drawing S-0 in accordance with requirements of the applicable Division 05 Sections for structural steel.

ALLOWANCE NO. 1-s: Include additional access doors in accordance with and as indicated in Division 08 Section "Access Doors and Frames". This allowance shall include provisions for multiple shipments of access doors beyond the original shipment.

ALLOWANCE NO. 1-t: Include additional signage as indicated on Drawing A-23 in accordance with requirements of the applicable Division 10 Sections for signage. This allowance shall include provisions for multiple shipments of signage beyond the original shipment.

CONTRACT NO. 2 – PLUMBING

ALLOWANCE NO. 2-a: Include 400 lineal feet of 3/4-inch Type L Copper Tubing in accordance with Unit Price No. 2-1.

ALLOWANCE NO. 2-b: Include 200 lineal feet of 2-inch Type L Copper Tubing in accordance with Unit Price No. 2-2.

ALLOWANCE NO. 2-c: Include 200 lineal feet of 4-inch Cast Iron Soil Pipe in accordance with Unit Price No. 2-3.

ALLOWANCE NO. 2-d: Include 200 lineal feet of 4-inch Rainwater Pipe in accordance with Unit Price No. 2-4.

ALLOWANCE NO. 2-e: Include (80) 1-inch Ball Valves in Existing Piping in accordance with Unit Price No. 2-5.

ALLOWANCE NO. 2-f: Include (40) 2-inch Ball Valves in Existing Piping in accordance with Unit Price No. 2-6.

ALLOWANCE NO. 2-g: Include (40) 1-inch Ball Valves in New Piping in accordance with Unit Price No. 2-7.

ALLOWANCE NO. 2-h: Include (40) 2-inch Ball Valves in New Piping in accordance with Unit Price No. 2-8.

ALLOWANCE NO. 2-i: Include 400 lineal feet of 1-inch Insulation on Existing 4-inch Rainwater Pipe in accordance with Unit Price No. 2-9.

CONTRACT NO. 3 – HVAC CONSTRUCTION

ALLOWANCE NO. 3-a: Include (30) 24-inch x 24-inch Lay-in Diffusers in accordance with Unit Price No. 3-1.

ALLOWANCE NO. 3-b: Include (30) 24-inch x 24-inch Grid Core Grilles in accordance with Unit Price No. 3-2.

ALLOWANCE NO. 3-c: Include (30) 4-inch Shutoff Valves in Existing Chilled Water Piping in accordance with Unit Price No. 3-3.

ALLOWANCE NO. 3-d: Include (6) 1-inch Shutoff Valves in Existing Chilled Water Piping in accordance with Unit Price No. 3-4.

ALLOWANCE NO. 3-e: Include 450 lineal feet of 2-inch Chilled Water Piping in accordance with Unit Price No. 3-5.

ALLOWANCE NO. 3-f: Include 150 lineal feet of 4-inch Chilled Water Piping in accordance with Unit Price No. 3-6.

ALLOWANCE NO. 3-g: Include (5) 12-inch x 12-inch Volume Dampers in accordance with Unit Price No. 3-7.

ALLOWANCE NO. 3-h: Include (30) 24-inch x 16-inch 1-1/2 Hour Rated Fire Damper in accordance with Unit Price No. 3-8.

ALLOWANCE NO. 3-i: Include 3,500 pounds of Rectangular, Insulated Supply Ductwork in accordance with Unit Price No. 3-9.

ALLOWANCE NO. 3-j: Include (15) Digital Temperature Sensors in accordance with Unit Price No. 3-10.

ALLOWANCE NO. 3-k: Include (15) 1-inch Control Valves on Existing Terminal Units in accordance with Unit Price No. 3-11.

ALLOWANCE NO. 3-l: Include 15 cubic yards of Contaminated Soil Removal in accordance with Unit Price No. 3-12.

ALLOWANCE NO. 3-m: Include 10 Soil Tests of Contaminated Soil in accordance with Unit Price No. 3-13.

CONTRACT NO. 4 – ELECTRICAL CONSTRUCTION

ALLOWANCE NO. 4-a: Include (15) Data Outlets in accordance with Unit Price No. 4-1.

ALLOWANCE NO. 4-b: Include (15) Power Outlets in accordance with Unit Price No. 4-2.

ALLOWANCE NO. 4-c: Include (5) Occupancy Sensors in accordance with Unit Price No. 4-3.

ALLOWANCE NO. 4-d: Include (5) Type "A1" Light Fixtures in accordance with Unit Price No. 4-4.

ALLOWANCE NO. 4-e: Include (5) Type "B" Light Fixtures in accordance with Unit Price No. 4-5.

ALLOWANCE NO. 4-f: Include (5) Exit Signs in accordance with Unit Price No. 4-6.

ALLOWANCE NO. 4-g: Include (5) Wall Mounted Fire Alarm Visual Appliances in accordance with Unit Price No. 4-7.

ALLOWANCE NO. 4-h: Include (5) Ceiling Mounted Fire Alarm Audible Appliances in accordance with Unit Price No. 4-8.

ALLOWANCE NO. 4-i: Include (5) Ceiling Mounted Fire Alarm Audible/Visual Appliances in accordance with Unit Price No. 4-9.

ALLOWANCE NO. 4-j: Include (5) Fire Alarm Smoke Detectors in accordance with Unit Price No. 4-10.

ALLOWANCE NO. 4-k: Include (5) IP Loudspeaker Assemblies in accordance with Unit Price No. 4-11.

ALLOWANCE NO. 4-l: Include (5) Wireless Clocks in accordance with Unit Price No. 4-12.

END OF SECTION 01 21 00