

SECTION 01 2100
ALLOWANCES

PART 1 GENERAL

1.1 DESCRIPTION OF WORK

- A. This Section specifies each Prime Contractor's administrative and procedural requirements governing handling and processing allowances
- B. This Section includes administrative and procedural requirements governing allowances.

1.2 RELATED WORK SPECIFIED ELSEWHERE

- A. Applicable provisions of Bidding Requirements, Contract Requirements in Division 0 and all applicable Division 1 sections.
- B. Each section of the specifications includes an allowance.

1.3 COORDINATION

- A. Designate required selection and delivery dates for products under each allowance in the Contractor's Construction Schedule.
- B. Designate each allowance with extensions based on estimated quantities for unit price allowances on Contractor's Schedule of Values.
- C. At the earliest practical date after award of the Contract, advise City 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.
- D. Obtain (3) proposals for each allowance for use in making final selections. Include recommendations that are relevant to performing the Work.

1.4 DEFINITIONS

- A. Refer to Section 007200 Standard Contract Requirements.

1.5 ALLOWANCES

- A. Include in Total Base Bid Amount, an amount equal to Two Percent (2%) of the base bid amount for payment of permit fees. This is a direct cost; no mark-ups will be permitted.
- B. All allowances are a direct cost; no mark-ups will be permitted.
- C. The amount of each allowance (excluding 1.5.A above) shall include:
 - 1. Net cost of product.
 - 2. Delivery to site.
 - 3. Applicable taxes.
 - 4. Preparing submittals.
- D. In addition to amounts of allowances (excluding 1.5.A above), include in the base bid amount, the Contractor's cost for:
 - 1. Assisting in selection and obtaining proposals from suppliers and subcontractors.

2. Processing submittals.
3. Handling at site, including unloading, uncrating and storage.
4. Protection from elements and from damage.
5. Labor, installation and finishing.
6. Other expenses required to complete the installation.
7. Overhead and profit.

1.6 SELECTION OF PRODUCTS

- A. Design Professional shall issue by Change Order a full specification for the final selected product.
- B. Contractor's Duties
 1. Notify Design Professional of deadlines for specification of final products, allowing Contractor's required submissions as required to meet Date of Completion.
 2. Provide cost proposals for products being considered when requested by Design Professional.
 3. Notify Design Professional of any effect anticipated by selection of product or supplier under consideration as it relates to:
 - a. Construction Schedule.
 - b. Contract Sum.
 - c. On notification of selection, enter into purchase agreement with designated supplier.

1.7 INSTALLATION

- A. Comply with requirements of applicable specification section, including warranties/guarantees.

1.8 ADJUSTMENT OF COSTS

- A. Should actual purchase cost be more or less than specified amount of allowance, Contract Sum shall be adjusted by Change Order equal to amount of difference. A percentage to cover Contractor's overhead and profit, as stated in Standard Contract Requirements, will be applied to difference in cost.
- B. For products specified under unit cost allowance unit cost applies to quantity required to complete the Work as determined by the Contractor.
 1. Submit invoices or other data to substantiate quantity used.
- C. Submit request for other costs, claimed for additional work caused by increase over amount of allowance, prior to required submission of product.

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

1.10 SCHEDULE OF ALLOWANCES

A. **Allowance No. 1: Permit & License Fees**

Include an amount equal to Two Percent (2%) of the base bid amount for payment of Permit and License fees to all regulatory agencies.

B. **Allowance No. 2: PPR Temporary Storage**

Include a lump-sum allowance of \$10,000 for items currently stored within the existing Carousel House building that are designated by PPR to be kept and stored in a freight container and located on the Carousel House site for the duration of Construction.

C. **Allowance ~~No. 1~~ No. 3: Furniture, Fixtures, & Equipment at Building Interiors**

Include a lump-sum allowance of \$350,000 for the procurement, delivery, and installation of the Furniture, Fixtures, & Equipment (FF&E) package at the building interiors identified in the Contract Documents.

D. **Allowance ~~No. 2~~ No. 4: Furniture, Fixtures, & Equipment at Sensory Rooms**

Include a lump-sum allowance of \$30,000 for the procurement, delivery, and installation of the Furniture, Fixtures, & Equipment (FF&E) package at Sensory Rooms 113 & 116.

1.11 EXTRA MATERIALS

- A. Comply with the requirements described for procuring and furnishing to the City, extra quantities of Products selected by the City or by the Design Professional under allowances.

PART 2 PRODUCTS

- 2.1 A. Products as scheduled on the Drawings and as specified in Contract Documents.

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 installation to ensure that each allowance item is completely integrated and interfaced with related work.

- END OF SECTION -