

SECTION 012100 - ALLOWANCES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. 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. Section includes administrative and procedural requirements governing allowances.
- B. Types of allowances include the following:
 - 1. Quantity allowances.
- C. Related Requirements:
 - 1. Section 012200 "Unit Prices" for procedures for using unit prices, including adjustment of quantity allowances when applicable.
 - 2. Section 012600 "Contract Modification Procedures" for procedures for submitting and handling Change Orders.
 - 3. Section 014000 "Quality Requirements" for procedures governing the use of allowances for field testing by an independent testing agency.

1.3 DEFINITIONS

- A. Allowance: A quantity of work or dollar amount included in the Contract, established in lieu of additional requirements, used to defer selection of actual materials and equipment to a later date when direction will be provided to Contractor. If necessary, additional requirements will be issued by Change Order.

1.4 SELECTION AND PURCHASE

- A. At the earliest practical date after award of the Contract, advise Architect of the date when final selection, or purchase and delivery, of each product or system described by an allowance must be completed by the Owner to avoid delaying the Work.
- B. At 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 Architect from the designated supplier.

1.5 ACTION SUBMITTALS

- A. Submit proposals for purchase of products or systems included in allowances in the form specified for Change Orders.

1.6 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.

1.7 QUANTITY ALLOWANCES

- A. Allowance shall include cost to Contractor of specific products and materials ordered by Owner or selected by Architect under allowance and shall include freight, and delivery to Project site.
- B. Unless otherwise indicated, Contractor's costs for receiving and handling at Project site, labor, installation, overhead and profit, and similar costs related to products and materials ordered by Owner or selected by Architect under allowance shall be included as part of the Contract Sum and not part of the allowance.
- C. Unused Materials: 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 Architect, retain and prepare unused material for storage by Owner. Deliver unused material to Owner's storage space as directed.

1.8 ADJUSTMENT OF ALLOWANCES

- A. Allowance Adjustment: To adjust allowance amounts, prepare a Change Order proposal based on the difference between purchase amount and the allowance, multiplied by final measurement of work-in-place where applicable. If applicable, include reasonable allowances for cutting losses, tolerances, mixing wastes, normal product imperfections, required maintenance materials, and similar margins.
 - 1. Include installation costs in purchase amount only where indicated as part of the allowance.
 - 2. If requested, prepare explanation and documentation to substantiate distribution of overhead costs and other markups.
 - 3. Submit substantiation of a change in scope of Work, if any, claimed in Change Orders related to unit-cost allowances.
 - 4. Owner reserves the right to establish the quantity of work-in-place by independent quantity survey, measure, or count.

- B. Submit claims for increased costs due to a change in the scope or nature of the allowance described in the Contract Documents, whether for the purchase order amount or Contractor's handling, labor, installation, overhead, and profit.
 - 1. Do not include Contractor's or subcontractor's indirect expense in the Change Order cost amount unless it is clearly shown that the nature or extent of Work has changed from what could have been foreseen from information in the Contract Documents.
 - 2. No change to Contractor's indirect expense is permitted for selection of higher- or lower-priced materials or systems of the same scope and nature as originally indicated.

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: Exposed Scrim Repair Quantity Allowance: Include 250 square feet (23.23 square meters) of existing EPDM scrim repair as specified by Section 075600 "Fluid-Applied Roofing Recover", and detailed by the Drawings. Apply this work at conditions where the existing membrane's internal reinforcing scrim is observed to telegraph to its surface; or the existing EPDM membrane is similarly compromised, requiring repair prior to the application of the silicone-based coating system.
 - 1. Coordinate quantity allowance adjustment with unit-price requirements in Section 012200 "Unit Prices."
 - 2. This allowance includes material cost, receiving, handling, installation, overhead and profit.
- B. Allowance No. 2: Failed Seam Repair Quantity Allowance: Include 500 linear feet (152.4 linear meters) of existing EPDM membrane seam repair, as specified in Section 075323 "Ethylene-Propylene-Diene-Monomer (EPDM) Roofing" as required to provide a suitable substrate to receive the silicone-based roof coating specified under Section 075600 "Fluid-Applied Roofing Recover."
 - 1. Coordinate quantity allowance adjustment with unit-price requirements in Section 012200 "Unit Prices."

2. This allowance includes material cost, receiving, handling, installation, overhead and profit.
- C. Allowance No. 3: Roof Insulation Replacement Quantity Allowance: Include 1000 sq. ft. (92.9 sq. m) of removal and installed replacement of polyisocyanurate insulation, as specified in Section 075323 "Ethylene-Propylene-Diene-Monomer (EPDM) Roofing" at sections of the existing roof found to be deteriorated, compromised through the saturation of moisture, or otherwise deteriorated, prior to the installation of the silicone-based roof coating specified under Section 075600 "Fluid-Applied Roofing Recover."
1. Coordinate quantity allowance adjustment with unit-price requirements in Section 012200 "Unit Prices."
 2. This allowance includes material cost, receiving, handling, installation, overhead and profit.

END OF SECTION 012100