

**SECTION 01 21 00  
ALLOWANCES**

**PART 1 - GENERAL**

**1.01 SCOPE:**

- A. The Contractor shall include in the Contract Sum all allowances stated in the Contract Documents.
- B. Items covered by these allowances shall be supplied for such amounts and by such persons as the Architect may direct.
- C. Designate in Construction Schedule delivery dates for products under each allowance.
- D. Designate in Schedule of Values quantities of materials specified under unit cost allowances.

**1.02 SELECTION OF PRODUCTS:**

- A. Architect's Duties:
  - 1. Consult with Contractor in consideration of products and suppliers. Make selection, designate products to be used. Notify Contractor, in writing, designating:
    - a. Product, model, and finish.
    - b. Accessories and attachments.
    - c. Supplier.
    - d. Cost, delivered and unloaded at site.
- B. Contractor's Duties:
  - 1. Assist Architect in determining qualified suppliers. Obtain proposals from suppliers when requested by Architect. Make appropriate recommendations for consideration of Architect. Notify Architect of any effect anticipated by selection of product or supplier under consideration on the Construction schedule or the Contract Sum.
  - 2. On notification of selection, enter into purchase agreement with designated supplier.

**1.03 DELIVERY:**

- A. Contractor's Responsibility:
  - 1. Arrange for delivery and unloading.
  - 2. Promptly inspect products for damage or defects.
  - 3. Submit claims for transportation damage.

**1.04 INSTALLATION:**

- A. Comply with requirements of referenced specification section.

**1.05 ADJUSTMENT OF COSTS:**

- A. Each Allowance includes the cost, expense, and/or materials as set forth for each item.
- B. In the event the materials, as set forth in each allowance, do not cost as much as allotted, a credit shall revert to the Owner.
- C. In the event the materials, as set forth in each allowance, are not used in their entirety, a monetary credit shall revert to the Owner.

- D. In either of the above instances, the Contractor shall be required to substantiate quantity actually used of the allotted monies and/or materials.

**PART 2 - PRODUCTS**

**2.01 ALLOWANCE NO. 1 - MISCELLANEOUS CONTINGENCY:**

- A. Make a cash allowance for any additional materials or labor occasioned by unusual, extraordinary, and unforeseeable conditions which are not obvious nor reasonably intended by the Contract Documents.
- B. Determined Cash Allowance: \$80,000.00.
- C. This allowance shall include the net cost of all materials and equipment delivered and unloaded at the site, including all applicable taxes, all labor and services. The Contractor's overhead and profit shall be considered as part of the Contract Sum and not part of this allowance.

**2.02 ALLOWANCE NO. 2 – EXTERIOR LANDSCAPING:**

- A. Make a cash allowance to excavate areas of unsuitable soil, backfill with approved material and compact.
- B. Determined Cash Allowance: \$20,000.00.
- C. This allowance shall include the net cost of all materials, delivered FOB job site, plus all applicable taxes, installation, handling and storage. The Contractor's overhead and profit shall be considered as part of the Contract Sum and not part of this allowance.

**2.03 ALLOWANCE NO. 3 – FURNITURE:**

- A. Make a cash allowance for any additional materials or labor occasioned by unusual, extraordinary, and unforeseeable conditions which are not obvious nor reasonably intended by the Contract Documents.
- B. Determined Cash Allowance: \$20,000.00.
- C. This allowance shall include the net cost of all materials, delivered FOB job site, plus all applicable taxes, installation, handling and storage. The Contractor's overhead and profit shall be considered as part of the Contract Sum and not part of this allowance.

**PART 3 - EXECUTION  
(NOT APPLICABLE)**

**- END OF SECTION -**