

SECTION 01210

ALLOWANCES

PART 1 - GENERAL

1.01 DESCRIPTION

- A. This Section includes administrative and procedural requirements governing allowances.
 - 1. Selected materials and equipment are specified 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.
- B. Types of allowances include the following:
 - 1. Lump-sum allowances.

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 and purchase of each product or system 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 UNUSED MATERIALS

- 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.

PART 2 - PRODUCTS

Not Used.

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 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.

3.02 SCHEDULE OF ALLOWANCES

- A. Allowance No. 1: Include the sum of \$200,000.00 for the restoration of existing exterior lighting fixtures at the 11th floor, including the services of a lighting consultant, approved by the County.
- B. Allowance No. 2: Include the sum of \$350,000.00 for the provision of window washing davit sockets, pedestals, tieback buttons (by Olympique or equal) as follows:
 - 1. Provide two portable davits, two portable outrigger beams, modular powered platform and other equipment required to achieve an operable exterior building maintenance access system.
 - 2. Install davit sockets on roof around lightwells and on penthouses as required to achieve maximum coverage of vertical lightwell surfaces.
 - 3. Modify high fascia decorative iron grilles to be operable, and install outrigger beam supports at all such locations required to achieve as much coverage of exterior vertical surfaces as possible utilizing only these grille openings for beam locations.
 - 4. Install tieback buttons on exterior skin surfaces as required by code. Assume tieback buttons on lightwell skin surfaces are not to be installed and a code waiver applied if necessary, due to the lack of anchorage other than unreinforced unit masonry.
 - 5. Install power and water outlets at 150-feet on center around the ground level perimeter.
- C. Allowance No. 3: Include the sum of \$75,000.00 for miscellaneous metal deck / concrete in-fill slabs, per detail 10/S1.03, that are not indicated on drawings. Provide unit price per square foot with bid.
- D. Allowance No. 4: Include the sum of \$25,000 for filling miscellaneous openings with 3 wythes of brick in the exterior walls at the lightcourts. Exterior face brick to match existing. Re-use existing brick if available, patch and repair as required.

END OF SECTION