This version is for both single contract and multi-contract projects. this version is a common document on multi-contract projects. It includes an allowance for contingencies. Make a reference to this section in sections affected by an allowance. Since allowances tend to subvert the competitive bidding process, allowances other than for contingencies must be approved by the State Comptroller, through the Bureau of Contract Awards Office.

SECTION 012100 - ALLOWANCES

1. GENERAL
	* + 1. DESCRIPTION
				1. Include in the contract sum the allowances stated in this Section.
				2. Should the net cost be more than the specified amount of the allowance, the contract sum will be adjusted by Order on Contract in accordance with the General Conditions. No Work in excess of the allowance will be permitted except by Order on Contract. Should the net cost be less than the specified amount of the allowance, the balance will be deducted from the final payment.

the following article is for single-contract projects. delete the following article for multi contract projects:

Include total allowance amounts in 1.2 if more than one allowance is required. Delete underlines before entering amount.

* + - 1. TOTAL FOR ALLOWANCES
				1. The sum of allowances required by this Contract is $\_\_\_\_\_\_\_\_\_\_\_\_.

the following article is for multi-contract projects. delete the following article for single contract projects.

INCLUDE TOTAL ALLOWANCE AMOUNTS IN ARTICLE BELOW IF ANY OF THE CONTRACTS HAVE MORE THAN ONE ALLOWANCE. EACH CONTRACT MUST BE INCLUDED, EVEN IF ONLY ONE HAS MORE THAN ONE ALLOWANCE. ADD ADDITIONAL CONTRACTS IF APPLICABLE. DELETE UNDERLINES BEFORE ENTERING AMOUNTS.

* + - 1. TOTALS FOR ALLOWANCES
				1. The sum of allowances required by the Construction Work Contract is $\_\_\_\_\_\_\_\_\_\_\_\_.
				2. The sum of allowances required by the HVAC Work Contract is $\_\_\_\_\_\_\_\_\_\_\_\_.
				3. The sum of allowances required by the Plumbing Work Contract is $\_\_\_\_\_\_\_\_\_\_\_\_.
				4. The sum of allowances required by the Electrical Work Contract is $\_\_\_\_\_\_\_\_\_\_\_\_.

**the following article is for single-contract projects. delete the following article for multi contract projects:**

* + - 1. ALLOWANCE FOR CONTINGENCIES

Include contingency amount in a. Delete underline before entering amount.

* + - * 1. Include in the contract sum the amount of $\_\_\_\_\_\_\_\_\_\_\_\_ to cover the cost of additional labor and materials for contingent activities within the scope of the Contract as directed in writing by Field Order. The Field Order will include a description of the Work and a method for determining the cost of such Work.
				2. The value of the directed Work under this allowance will be determined by one or more of the methods authorized in Section 012200 which will be specified in the Field Order.

the following article is for multi-contract projects. delete the following article for single contract projects.

* + - 1. ALLOWANCES FOR CONTINGENCIES
				1. Include in the contract sum the amount indicated below to cover the cost of additional labor and materials for contingent activities within the scope of the Contract as directed in writing by Field Order. The Field Order will include a description of the Work and a method for determining the cost of such Work.

Include contingency amounts for each contract in subparagraphs below. Add additional contracts if applicable. Delete underlines before entering amounts

Construction Work Contract: $\_\_\_\_\_\_\_\_\_\_\_\_.

HVAC Work Contract: $\_\_\_\_\_\_\_\_\_\_\_\_.

Plumbing Work Contract: $\_\_\_\_\_\_\_\_\_\_\_\_.

Electrical Work Contract: $\_\_\_\_\_\_\_\_\_\_\_\_.

* + - * 1. The value of the directed Work under this allowance will be determined by one or more of the methods authorized in Section 012200 which will be specified in the Field Order.

For the following 4 Articles clearly state and coordinate technical sections and drawings which regulate allowance work, including coordination with bid work. Assure allowance scope clearly addresses all required services i.e: manufacturer’s support, start-up, final hook-ups, commissioning, etc. Include the allowance estimate and scope in the appendix, edit T.O.C. accordingly.

Article below is an example for a fixed price allowance to furnish and install specific products. Fill in blanks with appropriate title, specific contract designation amount, product description, and section number. Modify language to suit requirements. Add similar articles (by inserts) as required for each contract. Delete underlines before entering information.

The process to obtain approvals of a specific allowance takes approximately 3 months. The OGS Project Manager needs to closely coordinate the specific allowance information with the Design Consultant Team (who coordinates with the vendor), the OGS in-house review group (i.e., Electrical Group), OSC, and OGS Estimating Group.

* + - 1. ALLOWANCE FOR \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
				1. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Work Contract: Include in the contract sum the amount of $\_\_\_\_\_\_\_\_\_\_\_\_ to cover the cost of providing \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_as specified in Section \_\_\_\_\_\_\_\_ and as shown on the Drawings.

The cost of providing the Work of this allowance will be paid in the amount specified. It is a fixed price allowance. Progress payments will be determined, by the Director, by evaluating the work completed.

Include overhead and profit for administering this allowance separately in the contract sum, not in the allowance.

Cause the products covered by this allowance to be provided by such persons or firm and for such amount as designated.

The amount of the allowance includes furnishing and installing the products in accordance with the requirements of referenced Specification Section(s) and Drawings.

Execute agreement with designated persons or firm. Arrange for Samples, Shop Drawings, Product Data, Delivery and Installation in accordance with the requirements of referenced Specification Section(s) and Drawings.

Article below is an example for a fixed price allowance to only furnish specific products and services (with installation labor outside the allowance). Fill in the blanks. Modify language to suit requirements. Add similar articles (by inserts) as required for each contract. Delete underlines before entering information.

The process to obtain approvals of a specific allowance takes approximately 3 months. The OGS Project Manager needs to closely coordinate the specific allowance information with the Design Consultant Team (who coordinates with the vendor), the OGS in-house review group (i.e. Electrical Group), OSC, and OGS Estimating Group.

* + - 1. ALLOWANCE FOR \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
				1. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Work Contract: Include in the contract sum the amount of $\_\_\_\_\_\_\_\_\_\_\_\_ to cover the cost of providing \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ as specified in Section \_\_\_\_\_\_\_\_ and as shown on the Drawings.

The cost of providing the Work of this allowance will be paid in the amount specified. It is a fixed price allowance. Progress payments will be determined, by the Director, by evaluating the work completed.

Include overhead and profit for administering this allowance separately in the contract sum, not in the allowance.

Cause the products and services covered by this allowance to be furnished by such persons or firm and for such amount as designated.

The amount of the allowance includes furnishing the products and services in accordance with the requirements of referenced Specification Section. Labor for installation of the products covered by the referenced Specification Section shall be included in the contract sum (not in the allowance).

The amount of the allowance includes delivery to the Site and applicable taxes.

Include unloading and on-site handling costs, storage and protection costs, installation costs, and other expenses separately in the contract sum, not in the allowance.

Purchase and Delivery:

Execute purchase agreement with designated supplier.

Arrange for Samples, Shop Drawings, and Product Data as required.

Make arrangements for delivery.

Upon delivery, promptly inspect products for damage or defects. Submit claims for transportation damage.

Article below is an example for a time and material allowance to furnish and install specific products. Fill in blanks with appropriate title, specific contract designation amount, product description, and section number. Modify language to suit requirements. Add similar articles (by inserts) as required for each contract. A complimentary allowance article must be included in the appropriate specification section. See section 283105 for example. Delete underlines before entering information.

T&M allowances require B.U.L. written approval.

The process to obtain approvals of a specific allowance takes approximately 3 months. The OGS Project Manager needs to closely coordinate the specific allowance information with the Design Consultant Team (who coordinates with the vendor), the OGS in-house review group (i.e. Electrical Group), OSC, and OGS Estimating Group.

* + - 1. ALLOWANCE FOR \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
				1. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Work Contract: Include in the contract sum the amount of $\_\_\_\_\_\_\_\_\_\_\_\_ to cover the cost of providing \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ as specified in Section \_\_\_\_\_\_\_\_ and as shown on the Drawings.

The cost of providing the Work of this allowance will be paid, up to the amount specified, based on documentation of actual costs. The actual amount will be determined, by the Director, by evaluating the accuracy and completeness of the cost or pricing data submitted. Costs above the allowance amount, if any, will be paid by means of a Change Order.

Include overhead and profit for administering this allowance separately in the contract sum, not in the allowance.

Cause the products covered by this allowance to be provided by such persons or firm and for such amount as designated.

The amount of the allowance includes furnishing and installing the products in accordance with the requirements of referenced Specification Section(s) and Drawings.

Execute agreement with designated persons or firm. Arrange for Samples, Shop Drawings, Product Data, Delivery and Installation in accordance with the requirements of referenced Specification Section(s) and Drawings.

Article below is an example for a time and material allowance to purchase specific products and services (with installation labor outside the allowance). Fill in blanks with appropriate title, specific contract designation amount, product description, and section number. Modify language to suit requirements. Add similar articles (by inserts) as required for each contract. A complimentary allowance article must be included in the appropriate specification section. See section 283105 for example. Delete underlines before entering information.

T&M allowances require B.U.L. written approval.

The process to obtain approvals of a specific allowance takes approximately 3 months. The OGS Project Manager needs to closely coordinate the specific allowance information with the Design Consultant Team (who coordinates with the vendor), the OGS in-house review group (i.e. Electrical Group), OSC, and OGS Estimating Group.

* + - 1. ALLOWANCE FOR \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
				1. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Work Contract: Include in the contract sum the amount of $\_\_\_\_\_\_\_\_\_\_\_\_ to cover the cost of providing \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ as specified in Section \_\_\_\_\_\_\_\_ and as shown on the Drawings.

The cost of providing the Work of this allowance will be paid, up to the amount specified, based on documentation of actual costs. The actual amount will be determined, by the Director, by evaluating the accuracy and completeness of the cost or pricing data submitted. Costs above the allowance amount, if any, will be paid by means of a Change Order.

Include overhead and profit for administering this allowance separately in the contract sum, not in the allowance.

Cause the products and services covered by this allowance to be furnished by such persons or firm and for such amount as designated by the Director.

The amount of the allowance includes furnishing the products and services in accordance with the requirements of referenced Specification Section. Labor for installation of the products covered by the referenced Specification Section shall be included in the contract sum (not in the allowance).

On notification, execute agreement with designated persons or firm.

Arrange for and process Samples, Shop Drawings, and Product Data as required.

Make arrangements for delivery of the products.

Coordinate the services of the designated persons or firm.

1. PRODUCTS (Not Used)
2. EXECUTION (Not Used)

END OF SECTION 012100