

SECTION 01 21 00

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.
 - 2. Unit-cost allowances.

1.02 SELECTION AND PURCHASE

- A. At the earliest practical date after award of the Contract, advise the County's Representative 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 County's Representative'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 County's Representative 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 County, after installation has been completed and accepted.
 - 1. When requested by the County's Representative, prepare unused material for storage by County where it is not economically practical to return the material for credit. When directed by the County's Representative, deliver unused material to the County's storage space. Otherwise, disposal of unused material is the Developer Design/Builder'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.

3.03 SCHEDULE OF ALLOWANCES

1. Allowance No. 1: Include in the project cost for the interior development of the Hall of Justice Museum, the labor for restoration, purchase and installation of, including, but not limited to, the following:
 - a. Museum consultant
 - b. Restoration of jail cells
 - c. Display cases, furniture
 - d. Exhibit supports
 - e. Consultation with Sheriff's Department and site visit to existing museum.
 - f. Relocation of memorabilia, artifacts and exhibits for existing museum.
 - g. Special lighting, sound and mechanical systems, including climate control and monitoring
 - h. Partitions, ceiling, floor and wall finishes
 - i. Flat screen TV monitors

2. Allowance No. 2: Site Lighting, Site Graphics and Site Furnishings

Include in the project cost for the labor, purchase and installation of, including, but not limited to, the following:
 - a. Lighting consultant
 - b. Graphics consultant
 - c. Site lighting including but not limited to : Low level lighting as required by Code (minimum 2.0 footcandles), bollards, step lighting, side wall lighting, pole lights, uplighting at trees, accent lighting and building lighting for HOJ and parking structure in accordance with attached rendering at the end of this section.
 - d. Site graphics and directional signage as required by Code and require to provide access to HOJ and Parking Structure. Site furnishing as directed by the County, including waste receptacles, benches, bollards

3. Allowance No. 3: Additional Structural Steel:
 - a. Include in the project cost for the labor, purchase and installation of an additional 20 tons of steel framing at floor areas where live loads for new equipment, files, storage, etc. exceed the load limits of the existing structure.

4. Allowance No. 4: Include the sum of \$9,000,000 for the purchase and installation FF&E items, including, but not limited to, the following:

Workstations – systems furniture, keyboard trays / connections ("whips")
Task Chairs – executive level, standard level
Side Chairs
Freestanding Office Furniture – systems type
Freestanding Bookshelves
Files
Conference Tables
Conference Chair
Conference Room Credenzas
Lounge Furniture – sofa, lounge chairs, coffee tables, end tables, table lamps
Dining Furniture – dining tables and chairs
Projection Screens / Flat-screen TVs in Conference Rooms
Projectors in Conference Rooms
Library – tables, lamps
Audio-Visual Equipment
Video Conferencing Equipment
White Boards / Visual Display Boards
Reception Desk at Grand Lobby Loggia
Special Graphics and Signage
Mobile Storage Shelving

END OF SECTION

