

**SECTION 01 2100
ALLOWANCES**

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Cash allowances.
- B. Contingency allowance.

1.02 CONTINGENCY ALLOWANCE

- A. Contractor's costs for products, delivery, installation, labor, insurance, payroll, taxes, bonding, equipment rental, overhead and profit will be included in Change Orders authorizing expenditure of funds from this Contingency Allowance.
- B. Funds will be drawn from the Contingency Allowance only by Change Order.
- C. At closeout of Contract, funds remaining in Contingency Allowance will be credited to Owner by Change Order.

1.03 DESCRIPTION OF REQUIREMENTS:

- A. Definitions and Explanations: Certain requirements of the work related to each allowance are shown and specified in contract documents. The allowance has been established in lieu of additional requirements for that work, and further requirements thereof (if any) will be issued by change order.
- B. Types of allowances scheduled herein for the work included the following:
 - 1. Unit cost allowances.
 - 2. Lump sum allowances.
- C. Selection and Purchase:
 - 1. At earliest feasible date after award of Contract, advise Architect/Engineer of scheduled date when final selection and purchase of each product or system described by each allowance must be accomplished in order to avoid delays in performance of the work.
 - 2. As requested by the Architect/Engineer, obtain and submit proposals for the work of each allowance for use in making final selections; include recommendations for selection which are relevant to the proper performance of the work.
 - 3. Purchase products and systems as specified, and as selected (in writing) by the Architect/Engineer.
 - 4. Submit proposals and recommendations, for purchase of products or systems of allowances, in form specified for change orders.
- D. Change Order Data: Include in each change order proposal both the quantities of products being purchased and unit costs, along with total amount of purchases to be made. Where requested, furnish survey-of-requirements data to substantiate quantities. Indicate applicable delivery charges, amounts of applicable trade discounts, and other relevant details as requested by the Architect.
 - 1. Each change order amount for allowances shall be based on the unit price difference between the actual purchase amount and the allowance, multiplied by the final measure or count of work-in-place, with reasonable allowances, where applicable, for cutting losses, tolerances, mixing wastes, normal product imperfections and similar margins.
 - 2. Include overhead and profit in the Contractor's Allowance.
 - 3. When requested, prepare explanations and documentation to substantiate the quantities, costs, and margins as claimed.
- E. Change Order Mark-Up:
 - 1. Except as otherwise indicated, comply with provisions of General Conditions. For each allowance, Contractor's claims for increased costs (for either purchase amount or Contractor's handling, labor, installation, overhead, and profit), because of a change in

scope or nature of the allowance work as described in contract documents, must be submitted within 60 days of initial change order authorizing work to proceed on that allowance; otherwise, such claims will be rejected.

2. Where it is not economically feasible to return unused material to the manufacturer/supplier for credit, prepare unused material for the Owner's storage, and deliver to the Owner's storage space as directed. Otherwise, disposal of excess material is the Contractor's responsibility.
- F. Time and Allowance Amounts:
1. Nothing in the Bid or Contract Documents shall be so construed or interpreted as to provide a Contract time extension, due to use or non-use of any Allowance amount.
 2. Nothing in the Bid or Contract Documents shall be so construed or interpreted as to allow unused Allowances or any portion thereof, nor any overhead and profit therefor to be retained by or paid to the Contractor.
 - a. Full amount of unused allowances shall be returned to the Owner.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION

3.01 SCHEDULE OF ALLOWANCES:

- A. **Allowance No. 1 - OWNER CONTINGENCY:**
1. Allow a lump sum allowance of \$200,000.00 as an Owner Contingency Allowance.
 2. Include overhead and profit in Base Bid and not part of Allowance.
- B. **Allowance No. 2 - AUDIO VISUAL:**
1. Allow lump sum of \$20,000.00 for the Owners P/A system
 2. Include overhead and profit in Base Bid, and not as part of Allowance.
- C. **Allowance No. 3 - PERMANENT CORES AND KEYS:**
1. Allow a lump sum of \$7,500.00 for purchase of permanent keyed cores and associated keys, as directed by owner. Cores to match owner's existing key system, keyway, to be used in lock cylinder housings supplied under Division 08 Section 08710 –Finish Hardware. Provide each core with one operating key. New key system shall include: 5 master keys per master key group created, 2 permanent control keys and 5 grand master keys and 30 blanks.
 2. Include installation of permanent cores and installation material costs in Base Bid, and not as part of Allowance.
- D. **Allowance No. 4 - IT ALLOWANCE:**
1. Allow a lump sum of \$10,000.00 for Owner's IT scope beyond items shown on the drawings.
 2. Include overhead and profit in Base Bid, and not as part of Allowance.
- E. **Allowance No. 5 – LANDSCAPING & IRRIGATION**
1. Allow a lump sum of \$45,000.00 for code minimum landscaping.
 2. Include overhead and profit in Base Bid, and not as part of Allowance.
- F. **Allowance No. 6 – AID TO CONSTRUCT:**
1. Allow a \$80,000.00 aid to construct for connection of utilities and to move two power poles.
 2. Include overhead and profit in Base Bid, and not as part of Allowance.
- G. **Allowance No. 7 - SECURITY:**
1. Allow a unit cost of \$5,000.00 for the purchase, delivery, and installation of security camera's.
 2. Include overhead and profit in Base Bid, and not as part of Allowance.

- H. **Allowance No. 8 – POWER & DATA:**
1. Allow a unit cost of \$5,000.00 for Owner requested additional power and data drops not included on the bid documents.
 2. Include overhead and profit in Base Bid and not as part of Allowance.
- I. **Allowance No. 9 – EMERGENCY RESPONDER RADIO TEST**
1. Allow for \$50,000.00 for work associated with purchase, delivery, and installation of an emergency responder radio system.
 2. Include overhead and profit in Base Bid and not as part of Allowance.
- J. **Allowance No. 10 – INTERIOR AND EXTERIOR SIGNAGE**
1. Allow for \$15,000.00 for fabrication, delivery, and installation of interior signage and for exterior metal channel cut letters and logo.
 2. Include overhead and profit in Base Bid and not as part of Allowance.
- K. **Allowance No. 11 – MASONRY VENEER**
1. Allow for \$650/1000 for brick veneer.
 2. Allow for \$30/bag for colored mortar (2 colors)
- L. **Allowance No. 12 – EARTH MOVING:**
1. Undercut and backfill with offsite material within the building control area and pavement control area. include 2600 Cubic Yards for site excavation, purchase, delivery, and installation of backfill.
- M. **Allowance No. 13 – CONCRETE FOOTINGS FOR PEMB**
1. Allow for \$15,000 for additional concrete, reinforcing steel, excavation and labor for foundations at pre-engineered metal building.
 2. Include overhead and profit in Base Bid and not as part of allowance.
- N. **Allowance No 14 – MISC. STEEL**
1. Allow for additional one-half (1/2) pre-engineered metal building design in addition to basis of design.
 2. Include associated and delivery is part of base bid.
- N. **Allowance No 15 – METAL CANOPY**
1. Allow for \$20,000 for design, fabrication, delivery, and installation of prefabricated metal canopy in addition to basis of design.
 2. Include associated and delivery is part of base bid.

END OF SECTION

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**SECTION 085653
SECURITY WINDOWS**

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Security transaction windows with pass-through device.

1.02 RELATED REQUIREMENTS

1.03 REFERENCE STANDARDS

- A. ASTM A666/A666M - Standard Specification for Annealed or Cold-Worked Austenitic Stainless Steel Sheet, Strip, Plate, and Flat Bar; 2024.
- B. ASTM A1008/A1008M - Standard Specification for Steel, Sheet, Cold-Rolled, Carbon, Structural, High-Strength Low-Alloy, High-Strength Low-Alloy with Improved Formability, Required Hardness, Solution Hardened, and Bake Hardenable; 2024.
- C. SSPC-Paint 33 - Coal Tar Mastic Coating, Cold-Applied; 2023.

1.04 ADMINISTRATIVE REQUIREMENTS

- A. Coordination: Furnish anchorages, including sleeves, concrete inserts, anchor bolts, and items with integral anchors, to be embedded into concrete or masonry, with setting diagrams and installation, to applicable installer in time for installation.
- B. Preinstallation Meeting: Prior to start of installation arrange a meeting on site to familiarize installer and installers of related work with requirements relating to this work.

1.05 SUBMITTALS

- A. See Section 013000 - Administrative Requirements for submittal procedures.
- B. Product Data: Manufacturer's published data showing materials, construction details, dimensions of components, and finishes.
- C. Shop Drawings: Drawings prepared specifically for this project, showing plans, elevations, sections, details of construction, anchorage to other work, hardware, and glazing.
- D. Test Reports: Test reports for specific window model and glazing to be furnished, showing compliance with specified requirements; window and glazing may be tested separately, provided window test sample adequately simulates the glazing to be used.
 - 1. Include testing agency qualifications.
- E. Samples for Selection of Applied Finishes: Color charts for factory finishes.
- F. Coordination Drawings: For each window opening, show locations and details of items necessary to anchor windows that must be installed by others, in sufficient detail that installer of those items can do so correctly without reference to the actual window itself.
- G. Manufacturer's Qualification Statement.
- H. Installer's Qualification Statement.

1.06 QUALITY ASSURANCE

- A. Testing Agency Qualifications: Independent testing agency able to show experience in conducting tests of the type specified and:

1.07 WARRANTY

- A. See Section 017800 - Closeout Submittals for additional warranty requirements.

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- B. Provide manufacturer's warranty agreeing to repair or replace windows and window components that fail within three years after Date of Substantial Completion due to, but not limited to, the following:
 - 1. Structural failure, failure of welds, and deterioration of metals and finishes beyond that expected under detention use and normal weathering.
 - 2. Failure of glazing due to excessive deflection of supporting members under wind load.

PART 2 PRODUCTS

2.01 MANUFACTURERS

- A. Security Transaction Windows with Pass-Through Device:
 - 1. Total Security Solutions: TSS Hole and Backer Transaction Window; security.tssbulletproof.com.
 - 2. Substitutions: See Section 016000 - Product Requirements.

2.02 ASSEMBLIES

- A. Security and Detention Windows:
 - 1. Dimensions, profiles, features, and performance specified and indicated on drawings are required; do not deviate unless specifically approved by Architect under substitution procedures; see Section 016000.
 - 2. Design to fit openings indicated on drawings; design to accommodate deviation of actual construction from dimensions indicated on drawings.
 - 3. Fabricate frames and sash with corners mitered or coped full depth with concealed welded joints.
 - 4. Design anchorages to provide performance equivalent to that required for window unit; provide anchorages at least equivalent to those by which the tested units were anchored to the test frame.
 - 5. Separate dissimilar metals to prevent corrosion by galvanic action by painting contact surfaces with primer or with sealant or tape recommended by manufacturer for the purpose.
 - 6. Weld components before finishing and in concealed locations, to greatest extent possible; minimize distortion and discoloration of finish; remove residue of welding; grind exposed welds smooth and finish to match.
 - 7. Label units to indicate which side is which, such as inside/outside or secure/non-secure; use labels that are removable after installation but durable enough not to be lost during delivery, storage, handling, and installation.

2.03 SECURITY TRANSACTION WINDOWS WITH PASS-THROUGH DEVICE

- A. Security Transaction Windows with Pass-Through Device:
 - 1. Location: Built within exterior and interior wall, as indicated on drawings.
 - 2. Type of Use: Walk-up.
 - 3. Window Type: Fixed.
 - a. Overall Window Frame Size: As indicated on drawings.
 - b. Frame Material: Stainless steel.
 - 4. Glazing: Single (monolithic), clear, and Bullet Resistant Level 1.
 - 5. Pass-Through Device: Drawer mounted below window and deal tray built into window sill.
 - a. Operation: Manual.
 - b. Transaction Drawer Size: 20 inch wide by 5 inch high by 21 inch deep (508 mm wide by 127 mm high by 533 mm deep).
 - c. Material: Stainless steel.
 - 6. Counter Staging Area: Attendant-side.
 - 7. Communication: Integrated microphone, speaker, and call button.

8. Products:
 - a. TSS Hole and Backer Transaction Window; <https://www.tssbulletproof.com/> .
 - b. Substitutions: See Section 016000 - Product Requirements.

2.04 ASSEMBLY COMPONENTS

- A. Formed Steel Framing: ASTM A1008/A1008M, Designation CS (commercial steel), cold-rolled steel sheet; 12 gauge, 0.1046 inch (2.66 mm) minimum thickness.
- B. Stainless Steel Framing: ASTM A666/A666M, Type 304; 14 gauge, 0.0781 inch (1.98 mm) minimum thickness.
- C. Frame Anchors: Mild steel plates, shapes, or bars, concealed in completed construction; provide anchorage devices as necessary to securely fasten windows to adjacent construction; use security fasteners for exposed anchors.
 1. Provide minimum of two anchors per side of window plus one additional anchor for each 18 inches (457 mm) or fraction thereof more than 36 inches (915 mm) in height or width.
- D. Weatherstripping: Factory installed; molded EPDM or neoprene.
- E. Glazing Seals: Factory installed; molded EPDM or neoprene compressible gaskets and compression strips.
- F. Security Fasteners: Operable only by tools produced by fastener manufacturer or manufacturer's licensee; head style appropriate to installation conditions, strength, and finish of materials being fastened; use countersunk heads wherever possible.
- G. Deal Trays: Formed stainless steel, recessed into counter or sill for mounting under glazing frame.
 1. Style: Plain curved recess welded into counter or sill.
 2. Clear Opening Height: 1-1/2 inches (38 mm).
 3. Tray Dimensions: 12 by 8 inches (305 by 203 mm), wide by deep.
- H. Transaction Drawers: Slide-out drawer with drop down front on non-secure side and cover on secure side that closes automatically when drawer is extended; ball-bearing telescoping drawer slides.
 1. Material: Formed stainless steel.
 2. Inside Dimensions: Minimum of 15 inches (390 mm) wide by 8 inches (200 mm) deep by 4 inches (100 mm) high.
- I. Bituminous Paint: Cold-applied asbestos-free asphalt mastic, complying with SSPC-Paint 33; 30 mils, 0.030 inch (0.76 mm) minimum thickness per coat.

2.05 FINISHES

- A. Color: As selected by Architect from manufacturer's standard range.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verify that window openings are ready for installation of windows.
- B. Notify Architect if conditions are not suitable for installation of windows; do not proceed until conditions are satisfactory.

3.02 INSTALLATION

- A. Install in accordance with manufacturer's instructions and drawing details.
- B. Install windows in correct orientation (inside/outside or secure/non-secure).
- C. Anchor windows securely in manner so as to achieve performance specified.
- D. Separate metal members from concrete and masonry using bituminous paint.

- E. Set sill members and sill flashing in continuous bead of sealant.

3.03 ADJUSTING

- A. Adjust operating components for smooth operation while also providing tight fit at contact points and a secure enclosure; lubricate operating hardware.

3.04 CLEANING

- A. Clean exposed surfaces promptly after installation without damaging finishes.
- B. Remove and replace defective work.

3.05 CLOSEOUT ACTIVITIES

END OF SECTION

**SECTION 012200
UNIT PRICES**

PART 1 - GENERAL

1.01 SECTION INCLUDES

- A. List of unit prices, for use in preparing Bids.

1.02 SUMMARY

- A. This Section specifies administrative and procedural requirements for unit prices.
1. A unit price is an amount proposed by Bidders and stated on "Attachment A to Proposal Form", as a price per unit of measurement for materials and/or services that will be added to or deducted from the Contract Sum by Change Order in the event the estimated quantities of Work required by the Contract Documents are increased or decreased, in accordance the General Conditions and/or other provisions of the Bid and Contract Documents.
 2. Unit prices shall include all necessary material, labor, fees, layout, supervision (field and home office), general expenses, insurance, bonds, overhead, profit and applicable taxes, for unit item of work in place.
 3. Refer to other Division 1 Sections and individual Specification Sections for construction activities requiring the establishment of unit prices. Methods of approval, verification, measurement and payment for unit prices are specified in those sections.
- B. Related work specified elsewhere includes:
1. Section 01 0150 - Special Conditions.
 2. Division 3 - Concrete Sections.
 3. Division 7 - Thermal and Moisture Protection Sections.
 4. Division 8 - Openings Sections.
 5. Division 9 - Finishes Sections.
 6. Division 10 - Specialties Sections.
 7. Division 11 - Equipment Section.
 8. Divisions 31-35 - Site Work Divisions.
- C. Schedule:
1. A "Unit Price Schedule" is included at the end of this Section. Specification Sections referenced in the Schedule contain requirements for materials and methods described under each unit price.
 2. The Owner reserves the right to reject the Contractor's measurement of work-in-place that involves use of established unit prices, and to have this work measured by an independent surveyor acceptable to the Contractor at the Owner's expense.

1.03 COSTS INCLUDED

- A. Unit Prices included on the Bid Form shall include full compensation for all required labor, products, tools, equipment, plant, transportation, services and incidentals; erection, application or installation of an item of the Work; overhead and profit.

PART 2 - PRODUCTS - NOT USED

PART 3 - EXECUTION

3.01 ITEMIZED UNIT PRICE SCHEDULE

- A. Item No. 1 - Mass Earth Excavation:
1. Unit of Measure: Cubic yard (CY) of earth excavated.
- B. Item No. 2 - Trench Earth Excavation:

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1. Unit of Measure: Cubic yard (CY) of earth excavated.
- C. Item No. 3 - Hand Earth Excavation:
1. Unit of Measure: Cubic yard (CY) of earth excavated.
- D. Item No. 4 - Additional Soil:
1. Item No. 1 - Topsoil:
 2. Unit of Measure: Cubic yard (CY) of topsoil, in place.
- E. Item No. 5 - Rock, Masonry, or Concrete Excavation in Trenches and Pits:
1. Unit of Measure: Cubic Yard (CY) of rock, masonry, or concrete excavated.
- F. Item No. 6 - Sod:
1. Unit of Measure: Square yard (SY) of sod, in place.
- G. Item No. 7 - Undercut & Backfill in Building Control Areas:
1. Unit of Measure: Cubic Yard (CY) of unsuitable material.
- H. Item No. 8 - Undercut & Backfill in Non-Building Control Areas.
1. Unit of Measure: Cubic Yard (CY) of unsuitable material.
- I. Item No. 9 - Crushed Stone.
1. Description: Provide additional crushed stone, ALDOT 825B or approved equal, as directed by the Owner's Geotechnical Engineer.
 2. Unit of Measure: Ton (TN) of crushed stone in place.
- J. Item No. 11 - Underground Utility Relocation:
1. Description: Relocate underground utilities, including sewer, water and electrical lines, as required.
 2. Unit of Measure: Linear Foot (LF).
- K. Item No. 12 - Concrete Sidewalk.
1. Description: Install concrete sidewalk not otherwise shown on drawings, in location directed by Architect.
 2. Unit of Measure: Square Foot (SF) of sidewalk installed.
- L. Item No. 13 - Painting (Wall).
1. Description: Provide additional painting at walls, in accordance with Section 09 9100 - Painting, in location directed by Architect.
 2. Unit of Measure: Square Foot (SF) of paint, in place.
- M. Item No. 14 - Painting (Ceiling).
1. Description: Provide additional painting at ceiling, in accordance with Section 09 9100 - Painting, in location directed by Architect.
 2. Unit of Measure: Square Foot (SF) of paint, in place.
- N. Item No. 15 - New Concrete Slab on Grade.
1. Description: Provide new concrete, of quality and strength to match existing and appropriate for location as determined by Architect, in location directed by Architect.
 2. Unit of Measure: Cubic Yard (CY) of concrete, in place.

END OF SECTION