
1 GENERAL

- 1.1 Allowances included herein are for items of Work which could not be fully quantified prior to Bidding.
- 1.2 Progress payments for Work and Products authorized under allowances will be made in accordance with the payment terms set out in Conditions of the Contract.
- 1.3 A schedule and scope of work shall be prepared jointly by the Consultant and Contractor to show when items called for under allowances must be authorized by the Consultant for ordering purposes so that the progress of the Work will not be delayed.
- 1.4 Submit, before application for final payment, copies of all invoices and statements from suppliers and Subcontractors for work which has been paid from cash allowances.

2 EXPENDITURE OF CASH ALLOWANCE(S)

- 2.1 Owner, through Consultant, will provide Contractor with documentation required to permit pricing of a cash allowance item.
- 2.2 Where a Cash Allowance is for work performed under a Subcontract, Owner, through Consultant, will request Contractor to identify potential Suppliers and Subcontractors, as applicable, and to obtain at least three competitive prices for each cash allowance item.
- 2.3 Contractor will provide to the Owner and Consultant bids, quotations, and other price related information received from potential Suppliers and Subcontractors complete with Contractor's recommendations for approval.
- 2.4 Owner, through Consultant, will determine by whom and for what amount each cash allowance item will be performed. Obtain Owner's prior written approval in the form of a Supplementary Instruction before entering into a subcontract, amending an existing subcontract, or performing own forces work included in a cash allowance. Upon issuance of the Supplementary Instruction, the Contractor's responsibilities for a cash allowance item shall be the same as for other work of the Contract.
- 2.5 Where costs under a cash allowance exceed the amount of the allowance, the Contractor will be compensated for any excess incurred and substantiated plus an allowance for overhead and profit as set out in the Contract Documents.
- 2.6 Amount of each cash allowance does not include Contractor's overhead and profit, and other related costs, which shall be included in the Contract Price and not in the cash allowance.

3 CASH ALLOWANCE(S)

- 3.1 Cash allowances, unless otherwise specified, cover the net cost to Contractor of services, Products, supply, construction machinery and equipment, freight, delivery, handling, unloading, storage, installation where indicated, all related costs, and other authorized expenses incurred in performing the Work.
- 3.2 Cash allowances shall not be included by a Subcontractor in the amount for their Subcontract work.
- 3.3 Supply only allowances shall include:
- .1 ***A "Supply Only" allowance indicates that installation labour and coordination is included by the General Contractor in the overall Bid price.***
 - .2 Net cost of Products as invoiced by Supplier.
 - .3 Delivery to Site.
 - .4 Applicable taxes and duties, excluding HST.
- 3.4 Supply and install allowances shall include:
- .1 ***A "Supply and Install" allowance indicates that the General Contractor has included for coordination of the Work within other trades.***
 - .2 Net cost of Products.
 - .3 Subcontractor's overhead and profits related to the Cash Allowance.
 - .4 Delivery, unloading, storing, handling or Products on Site.
 - .5 Installation, finishing and commissioning of Products.
 - .6 Applicable taxes and duties, excluding HST.
- 3.5 Inspection and testing allowances shall include:
- .1 Net cost of inspection and testing services.
 - .2 Applicable taxes and duties, excluding HST.
- 3.6 Other costs related to work covered by cash allowances are not covered by the allowance but shall be included in the Contract Price.
- 3.7 Include in the Bid Price the total lump sum value for the below cash allowance items:
- ~~.1 Solar panels.~~
 - ~~.2 EV system.~~
 - ~~.3 Glazing film.~~
 - ~~.4 Commissioning.~~
 - ~~.5 Hardware.~~
 - ~~.6 Signage and wayfinding.~~
 - ~~.7 AV equipment.~~

- ~~.8 — Owner supplied IT equipment.~~
- ~~.8 — Independent testing and inspections.~~
- ~~.9 — Air and Water Balancing.~~
- ~~.10 — Appliances.~~
- ~~.11 — As Built Drawings at Close Out;
(Electronic record drawings for As-Built Record) Refer to Close-Out Submittals. (This allowance is intended for subconsultants to provide as-built digital records based upon built information supplied by GC mark-ups made to Issued for Construction drawings.)~~
- ~~.12 — Structural Steel Modifications for Roof Structure; incl. Rooftop Units
(Any modifications to base drawings including rooftop equipment framing through the course of shop drawing review).~~
- ~~.13 — Designated Substances :-
The Owner has provided access to the most recent Designated Substances Report for the existing building. The Hazardous removals cash allowance is to be used for testing and identification, development of scope of work, and procedures for safe removal and disposal and any final testing which may be required (i.e. air sampling or soil sampling) in the Place of Work. The Contractor shall work with the consultant team to confirm extent of the necessary work to safely remove all identified substances. Once approved, the Contractor is to solicit fee proposals from 3 firms specializing in providing these services. The Contractor is to review and evaluate each of the submissions and provide a formal recommendation to the Consultants for the acceptance of the preferred firm/solution. The Owner reserves the right to accept or reject the Contractor's recommendation.~~

Total lump sum cash allowance value: \$ 775,000.00.

Cash Allowances;	Supply Only (S)	Supply + Install (S+I)
Solar panels.		✓
EV system.		✓
Glazing film.		✓
Commissioning.	✓	
Hardware.	✓	
Signage and Wayfinding.		✓
AV equipment.	✓	
Independent testing and inspections.		✓
Air and Water Balancing.		✓
Appliances	✓	
As Built Drawings at Close Out; (Electronic record drawings for As-Built Record) Refer to Close-Out Submittals. (This allowance is intended for subconsultants to provide as-built digital records based upon built information supplied by GC mark-ups made to Issued for Construction drawings.)		✓
Structural Steel Modifications for Roof Structure; incl. Rooftop Units (Any modifications to base drawings including rooftop equipment framing through the course of shop drawing review).		✓

<i>Designated Substances:</i> <i>The Owner has provided access to the most recent Designated Substances Report for the existing building. The Hazardous removals cash allowance is to be used for testing and identification, development of scope of work, and procedures for safe removal and disposal and any final testing which may be required (i.e. air sampling or soil sampling) in the Place of Work. The Contractor shall work with the consultant team to confirm extent of the necessary work to safely remove all identified substances. Once approved, the Contractor is to solicit fee proposals from 3 firms specializing in providing these services. The Contractor is to review and evaluate each of the submissions and provide a formal recommendation to the Consultants for the acceptance of the preferred firm/solution. The Owner reserves the right to accept or reject the Contractor's recommendation.</i>		✓
<i>Total lump sum cash allowance value:</i>		<i>\$ 775,000.00.</i>

END OF SECTION