

SECTION 01 2100-ALLOWANCES (Revised by Addendum Two 12-5-13)

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Cash allowances.

1.02 CASH ALLOWANCES

- A. Costs Included in Cash Allowances: Cost of products to Contractor or subcontractor, less applicable trade discounts.
- B. Differences in costs will be adjusted by Change Order.

1.03 ALLOWANCES SCHEDULE

- A. Section 01 4000 - Quality Requirements: Include the stipulated sum of \$10,000.00 for the cost of composite mock-up of the exterior finishes, consisting of a 10 x 10 foot square "shed building" separate from the main building; comply with specified requirements and Architect's direction for composite mock-up construction.
- B. Provide an \$8,500 allowance for a custom steel and faux beam canopy fixture over the Great Room Bistro area.
- C. Provide a \$2,000 allowance for a custom "movie marquee" fixture to be mounted above the opening to the Theatre from the Great Room.

Interior Finish Material Allowances

(Materials Only without Labor, Delivery, GC or Sub Overhead and Profit, or Taxes)

<u>Item Description</u>	<u>Cost \$/unit</u>
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Flooring

- Carpet

Public Area Carpet	\$38.00SY
With Moisture Barrier ± 4.00SY	\$42.00SY
(To be used at Memory Care Floor and Dining Rooms)	
Offices	\$24.00SY
- Tile

Public Area Porcelain Floor Tile	\$8.00SF
Public Area Stone Floor Tile (24" x 24")	Grade 2
- Resilient

Simulated Wood Vinyl Plank (20 Mil)	\$5.85SF
VCT	\$1.60SF
Commercial Sheet Vinyl	\$3.00SF
- Rubber Base at Resident Units

	\$3.00SF
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Walls

- Wall Vinyl
 \$20.00SY |
- Public Area Wall Tile
 \$8.00SF |
- Great Room Ledger Stone Tile Surround at Fireplace
 \$10.00SF |
- Premium Grade Cherry/Hardwood Veneer (per regional market rate)
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Resident Room Finishes

Resident Room Carpet w/Moisture Barrier	\$20.00SY
Resident Room Bath Floor Tile	\$3.00SF
<b>Resident Room Main Wall Tile</b>	<b>\$5.00SF</b>
<b>Resident Room Bath Cove Tile Base</b>	<b>\$20.00SF</b>
<b>Resident Room Bath Accent Wall Tile</b>	<b>\$15.00SF</b>

Additional Pricing Notes

Window Blinds:

GC to develop an allowance for window blinds based upon the product specification shown in the back of this section.

Stain

Running trim/millwork throughout to be stained, which include stained handrail, base, casing and crown, and top cap at partial height gyp. partition walls.

Paint

All low VOC, (2) coats of paint, (1) coat of primer on walls/ ceilings/ trim (if noted).

Walls: Eggshell Finish

Ceilings: Flat Finish

Trim (if noted): Low Luster Satin Finish

Resident Room Baths: Low Luster Semi-Gloss Finish

Gyp. Walls

Light Orange Peel finish where painted.

Smooth finish at wall vinyl.

Millwork

Back of House/Nurses/Wet Areas: P-Lam Cabinetry.

Public areas Stained Wood Cabinetry (Cabinets, Bookcases, etc) Cherry or Equal.

Bistro Cabinetry - Detailed P-Lam Cabinetry Face with Stone tops Grade 2.

All Resident doors to have 10" solid core P-Lam kick plate corridor side

- Resident Bathrooms kick plate at push side
- Other Public area doors may have kick plate both sides.

Back-of-House Shelving: all MDF, or painted wood.

Blocking in wall (this note only addresses interior design items, not all inclusive)

- At all grab bars & towel bars
- All public area windows. Each side of window above header height for drapery installation
- At Resident room windows also where drapery is used
- At Wall Mounted Televisions

Stone Slab at Fireplaces: Grade 2

Items Furnished by GC

- 1.) Wall Mounted TV's/Blocking as required, locations provided in addendum.
- 2.) 2" Faux wood Blinds include all Resident Rooms & All Public Area windows specified by LBA Interior Design and provided by G.C. (See enclosed Specifications)

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION - NOT USED

END OF SECTION