

▼ Contractor's License Detail for License # 844161

DISCLAIMER: A license status check provides information taken from the CSLB license database. Before relying on this information, you should be aware of the following limitations.

- ▶ CSLB complaint disclosure is restricted by law (B&P 7124.6) if this entity is subject to public complaint disclosure click on link that will appear below for more information. Click here for a definition of disclosable actions.
- ▶ Only construction related civil judgments reported to CSLB are disclosed (B&P 7071.17).
- ▶ Arbitrations are not listed unless the contractor fails to comply with the terms.
- ▶ Due to workload, there may be relevant information that has not yet been entered into the board's license database.

Data current as of 4/27/2022 1:21:54 PM

Provider's Information

BEL AIR MECHANICAL INC
4100 ALHAMBRA AVENUE #2690
MARTINEZ, CA 94553
Business Phone Number:(925) 609-9655

Entity Corporation
Issue Date 08/05/2004
Reissue Date 01/04/2005
Expire Date 01/31/2023

License Status

This license is current and active.

All information below should be reviewed.

Classification

- ▶ C20 - WARM-AIR HEATING, VENTILATING AND AIR-CONDITIONING
- ▶ C10 - ELECTRICAL
- ▶ B - GENERAL BUILDING
- ▶ C-4 - BOILER, HOT WATER HEATING AND STEAM FITTING
- ▶ C38 - REFRIGERATION
- ▶ C36 - PLUMBING
- ▶ C43 - SHEET METAL

Bonding Information

Contractor's Bond

This license filed a Contractor's Bond with AMERICAN CONTRACTORS INDEMNITY COMPANY.
Bond Number: SC1038682
Bond Amount: \$15,000
Effective Date: 01/01/2016
[Contractor's Bond History](#)

Bond of Qualifying Individual

The qualifying individual BRUCE STERLING CAMPBELL certified that he/she owns 10 percent or more of the voting stock/membership interest of this company; therefore, the Bond of Qualifying Individual is not required.
Effective Date: 12/21/2016
[BQI's Bond History](#)

Workload Comparison

PUBLIC WORKS CONTRACTOR REGISTRATION CERTIFICATION

I, Bruce S. Campbell, am the President of
(Print Name) (Title)

Bel Air Mechanical, Inc.
(Contractor Name)

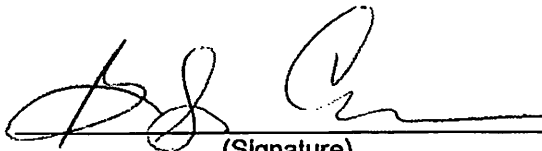
I declare, state and certify to all of the following:

1. I am aware of the provisions and requirements of California Senate Bill (SB) 854, the Public Works Contractor Registration Program.
2. I am authorized to certify, and do certify, on behalf of Contractor that an annual registration fee has been paid and I am registered as eligible to bid and work on public works projects by doing all of the following:
 - A. Must have workers' compensation coverage for any employees and only use subcontractors who are registered public works contractors;
 - B. Must have Contractors State License Board license, if applicable to trade;
 - C. Must have no delinquent unpaid wage or penalty assessments owed to any employee or enforcement agency;
 - D. Must not be under federal or state debarment;
 - E. Must not be in prior violation of this registration requirement once it becomes effective on April 1, 2015.
3. Contractor and I understand that if the District determines that Contractor has either: (a) made a false certification herein, or (b) violated this certification by failing to carry out and to implement the requirements of the Department of Industrial Relations (DIR), the Contract awarded herein is subject to termination, suspension of payments, or both. Contractor and I further understand that, should Contractor violate the terms of the Public Works Contractor Registration Certification Law of California Senate Bill 854, Contractor may be subject to debarment in accordance with the provisions of California Labor Code §§1720, et seq.
4. Contractor and I acknowledge that Contractor and I are aware of the provisions of California Senate Bill 854 and hereby certify that Contractor and I will adhere to, fulfill, satisfy and discharge all provisions of and obligations under the Public Works Contractor Registration Program.

I declare under penalty of perjury under the laws of the State of California that all of the foregoing is true and correct.

Executed at Oakley, California this 27th day of
(City and State)

April, 2022


(Signature)

Bruce S. Campbell
(Handwritten or Typed Name)

DIR:1000005475
Department of Industrial Relations Registration #

CERTIFICATION OF PRE-BID SITE VISIT

The Honorable Board of Trustees
 Chabot-Las Positas Community College District 7600
 Dublin Blvd., 3rd Floor
 Dublin, California 94568

RE: Bid No.: B21-22-10 Boiler Removal & Replacement at Chabot College

Ladies and Gentlemen:

In connection with submitting a Bid Proposal for the Work described as **Bid No.: B21-22-10 Boiler Removal & Replacement at Chabot College**, I visited the Site of the Work on Friday, April 1, 2022, at Chabot College, 25555 Hesperian Blvd, Hayward, California 94545 on behalf of:

BEL AIR MECHANICAL, Inc.

Bidder Company Name

to inspect the Site of the proposed work, which will be turned over to the Bidder, if awarded the Contract, in its present condition, with a representative of the Chabot-Las Positas Community College, in order to acquaint the Bidder with the proposed Work so that the Bidder fully understands the facilities, difficulties, and restrictions attendant to execution and completion of the Work. I have also reviewed on behalf of the Bidder, the as-built drawings and/or previous Contract Documents, site conditions and Bid Documents with District representatives and/or Contract Manager at Las Positas College.

I certify all conditions provided for my review and their effect on the Work as called for in the Contract Documents are included and accounted for in the Bid Proposal amounts submitted to the District.

I understand that a Bidder who fails to submit this Certification of Pre-Bid Site Visit, fully executed, with the Bidder's Bid Proposal form, will result in rejection of the Bid Proposal for non-responsiveness.

BEL AIR MECHANICAL

Name of Company

[Signature]

Authorized Signatory (Person in Attendance)

4100 ALHAMBRA AVE #2680

Address

MARTINEZ, CA 94553

925-719-0444

Phone Number

4/1/22

Date



Purchasing and Warehouse Services
 Representative Initials:

[Signature]

Date:

4/1/22

NON-COLLUSION AFFIDAVIT

STATE OF CALIFORNIA
COUNTY OF CONTRA COSTA

I, Bruce S. Campbell, being first duly sworn, deposes and says
(Typed or Printed Name)

that I am the President of Bel Air Mechanical, Inc.
(Title) (Bidder Name)

the party submitting the foregoing Bid Proposal ("the Bidder"). In connection with the foregoing Bid Proposal, the undersigned declares, states and certifies that:

- 1. The Bid Proposal is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization or corporation.
- 2. The Bid Proposal is genuine and not collusive or sham.
- 3. The bidder has not directly or indirectly induced or solicited any other bidder to put in a false or sham bid, and has not directly or indirectly colluded, conspired, connived, or agreed with any other bidder or anyone else to put in sham bid, or to refrain from bidding.
- 4. The bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the bid price, or that of any other bidder, or to fix any overhead, profit or cost element of the bid price or that of any other bidder, or to secure any advantage against the public body awarding the contract or of anyone interested in the proposed contract.
- 5. All statements contained in the Bid Proposal and related documents are true.
- 6. The bidder has not, directly or indirectly, submitted the bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, or paid, and will not pay, any fee to any person, corporation, partnership, company, association, organization, bid depository, or to any member or agent thereof to effectuate a collusive or sham bid.

Executed this 27 day of April, 2022 at Oakley, Contra Costa, CA
(City, County and State)

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct


Signature

Bruce S. Campbell
Name Printed or Typed

4100 Alhambra Ave. #2680
(Address)

Martinez CA 94553
(City, County and State)

(925)609-9655
(Area Code and Telephone Number)

SUBCONTRACTORS LIST

Bidder: Bel Air Mechanical, Inc.
Telephone: 925-609-9655
Address: 4100 Alhambra Ave. #2680, Martinez CA 94553

Bidder's Authorized Representative(s): Bruce S. Campbell

PROJECT: BID NO.: B21/22-10, BOILER REMOVAL & REPLACEMENT, CHABOT

COLLEGE		
NAME OF SUBCONTRACTOR	BUSINESS LOCATION/ ADDRESS OF SUBCONTRACTOR	TRADE OR PORTION OF THE WORK LICENSE #
SYSERCO CSLB #483939 DIR #1000010773	215 Fourier Avenue Fremont, CA 94539	HVAC CONTROLS
Ecco Insulation, Inc. CSLB #682377 DIR #1000013624	P.O. Box 1305 Sonoma, CA 95476	HVAC INSULATION

PHOTOCOPY THIS PAGE AS NECESSARY TO LIST ADDITIONAL SUBCONTRACTORS

In accordance with Public Contract Code §4104, General Contractors submitting bids on California public projects should submit subcontractors license numbers with all bids. Pursuant to California Senate Bill 854, any subcontractor(s) who intend to bid on any public works project must be registered with the California's Department of Industrial Relations (DIR).



This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated.

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

Certificate No: 8205138-984475

POWER OF ATTORNEY

KNOWN ALL PERSONS BY THESE PRESENTS: That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint, Amy Chan, John J. Daley, Kenneth J. Goodwin

all of the city of Walnut Creek state of CA each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 1st day of April, 2021.



Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company
By: David M. Carey, Assistant Secretary

Not valid for mortgage, note, loan, letter of credit, currency rate, interest rate or residual value guarantees.

For bond and/or Power of Attorney (POA) verification inquiries, please call 610-832-8240 or email HOSUR@libertymutual.com.

State of PENNSYLVANIA
County of MONTGOMERY ss

On this 1st day of April, 2021 before me personally appeared David M. Carey, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at King of Prussia, Pennsylvania, on the day and year first above written.



Commonwealth of Pennsylvania - Notary Seal
Teresa Pastella, Notary Public
Montgomery County
My commission expires March 28, 2025
Commission number 1126044
Member, Pennsylvania Association of Notaries

By: Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

ARTICLE IV - OFFICERS: Section 12. Power of Attorney.

Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

ARTICLE XIII - Execution of Contracts: Section 5. Surety Bonds and Undertakings.

Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

Certificate of Designation - The President of the Company, acting pursuant to the Bylaws of the Company, authorizes David M. Carey, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization - By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy of the Power of Attorney executed by said Companies, is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 20th day of April, 2022.



By: Renee C. Llewellyn, Assistant Secretary

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

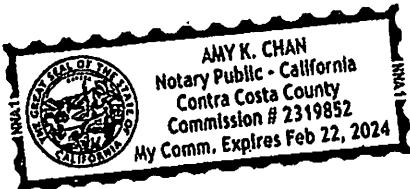
State of California }

County of Contra Costa

On April 20, 2022 before me, Amy K. Chan, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Kenneth J. Goodwin
Name(s) or Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document

Description of Attached Document

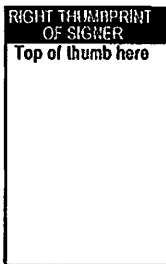
Title or Type of Document Bid Bond

Document Date: April 20, 2022 Number of Pages: _____

Signer(s) Other Than Named Above! N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: Kenneth J. Goodwin
 Individual
 Corporate Officer -- Title(s): _____
 Partner Limited General
 Attorney in Fact
 Trustee
 Guardian or Conservator
Other: _____



Signer's Name: _____
 Individual
 Corporate Officer -- Title(s): _____
 Partner Limited General
 Attorney in Fact
 Trustee
 Guardian or Conservator
Other: _____



Signer Is Representing: _____

Signer Is Representing: _____

The Ohio Casualty Insurance Company

IN WITNESS WHEREOF, the Principal and Surety have executed this instrument this 20th day of April, 2022 by their duly authorized agents or representatives.

(Principal's Corporate Seal)



Bel Air Mechanical, Inc.

(Principal Name)

By: [Signature]

BRUCE S. CAMPBELL

(Typed or Printed Name)

Title: PRESIDENT

(Surety's Corporate Seal)

The Ohio Casualty Insurance Company

(Surety Name)

By: [Signature]

(Signature of Attorney-in-Fact for Surety)

Kenneth J. Goodwin, Attorney-in-Fact

(Typed or Printed Name)

(Attach Attorney-in-Fact Certificate)

(925) 338-8414

(Area Code and Telephone Number of Attorney-in-Fact for Surety)

Contact name, address, telephone number and email address for notices to the Surety

Nicholas Hernandez

(Contact Name)

1340 Treat Blvd., Suite 400

Walnut Creek, CA 94597

(Address)

(925) 210-9427

(Telephone)

nicholas.hernandez@libertymutual.com

(Email address)

BID BOND

KNOW ALL MEN BY THESE PRESENTS that we, The Ohio Casualty Insurance Company as Surety and Bel Air Mechanical, Inc., as Principal, are jointly and severally, along with their respective heirs, executors, administrators, successors and assigns, held and firmly bound unto **CHABOT-LAS POSITAS COMMUNITY COLLEGE DISTRICT**, hereinafter "the Oblige," for payment of the penal sum hereof in lawful money of the United States, as more particularly set forth herein.

THE CONDITION OF THIS OBLIGATION IS SUCH THAT:

WHEREAS, the Principal has submitted the accompanying Bid Proposal to the Oblige for the Work commonly described as the Bid No.: **B21/22-10, Boiler Removal & Replacement, Chabot College**.


WHEREAS, subject to the terms of this Bond, the Surety is firmly bound unto the Oblige in the penal sum of ten percent (10%) of the maximum amount of the Bid Proposal submitted by the Principal to the Oblige, as set forth above.

NOW THEREFORE, if the Principal shall not withdraw said Bid Proposal within the period specified therein after the opening of the same, or, if no period be specified, for sixty (60) days after opening of said Bid Proposal; and if the Principal is awarded the Contract, and shall within the period specified therefor, or if no period be specified, within five (5) days after the prescribed forms are presented to him for signature, enter into a written contract with the Oblige, in accordance with the Bid Proposal as accepted and give such bond(s) with good and sufficient surety or sureties, as may be required, for the faithful performance and proper fulfillment of such Contract and for the payment for labor and materials used for the performance of the Contract, or in the event of the withdrawal of said Bid Proposal within the period specified for the holding open of the Bid Proposal or the failure of the Principal to enter into such Contract and give such bonds within the time specified, if the Principal shall pay the Oblige the difference between the amount specified in said Bid Proposal and the amount for which the Oblige may procure the required Work and/or supplies, if the latter amount be in excess of the former, together with all costs incurred by the Oblige in again calling for Bids, then the above obligation shall be void and of no effect, otherwise to remain in full force and effect.

Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the Contract or the Call for Bids, the Work to be performed thereunder, the Drawings or the Specifications accompanying the same, or any other portion of the Contract Documents shall in no way affect its obligations under this Bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of said Contract, the Call for Bids, the Work, the Drawings or the Specifications, or any other portion of the Contract Documents.

In the event suit or other proceeding is brought upon this Bond by the Oblige, the Surety shall pay to the Oblige all costs, expenses and fees incurred by the Oblige in connection therewith, including without limitation, attorney's fees.

1.3 **Acknowledgment of Bid Addenda.** The Bidder confirms that this Bid Proposal incorporates and is inclusive of, all items or other matters contained in Bid Addenda issued by or on behalf of the District.

 **Addenda Nos. 1-4** received, acknowledged
(initial) and incorporated into this Bid Proposal.


2 **Documents Accompanying Bid.** The Bidder has submitted with this Bid Proposal and the following: (a) Bid Security; (b) Subcontractors List; (c) Non-Collusion Affidavit; (d) Certification of Pre-Bid Site Visit; and (e) Public Works Contractor Registration Certification Form. The Bidder acknowledges that if this Bid Proposal and the foregoing documents are not fully in compliance with applicable requirements set forth in the Call for Bids, the Instructions for Bidders and in each of the foregoing documents, the Bid Proposal may be rejected as non-responsive.

3 **Award of Contract.** If the Bidder submitting this Bid Proposal is awarded the Contract, the undersigned will execute and deliver to the District the Contract for Labor and Materials in the form attached hereto within five (5) days after notification of award of the Contract. Concurrently with delivery of the executed Agreement to the District, the Bidder awarded the Contract shall deliver to the District: (a) Certificates of Insurance evidencing all insurance coverages required under the Contract Documents; (b) the Performance Bond; (c) the Labor and Materials Payment Bond; (d) the Certificate of Workers' Compensation Insurance; and (e) the Drug-Free Workplace Certificate. Failure of the Bidder awarded the Contract to strictly comply with the preceding may result in the District's rescission of the award of the Contract and/or forfeiture of the Bidder's Bid Security. In such event, the District may, in its sole and exclusive discretion elect to award the Contract to the responsible Bidder submitting the next lowest Bid Proposal, or to reject all Bid Proposals.

4 **Contractor's License.** The undersigned Bidder is currently and duly licensed in accordance with the California Contractors License Law, California Business & Professions Code §§7000 et seq., under the following classification(s) C4 bearing License Number(s) 844161, with expiration date(s) of 1/31/23. The Bidder certifies that: (a) it is duly licensed, in the necessary class(es), for performing the Work of the Contract Documents; (b) that such license shall be in full force and effect throughout the duration of the performance of the Work under the Contract Documents; and (c) that all Subcontractors providing or performing any portion of the Work shall be so properly licensed to perform or provide such portion of the Work.

5 **Acknowledgment and Confirmation.** The undersigned Bidder acknowledges its receipt, review and understanding of the Drawings, the Specifications and other Contract Documents pertaining to the proposed Work. The undersigned Bidder certifies that the Contract Documents are, in its opinion, adequate, feasible and complete for providing, performing and constructing the Work in a sound and suitable manner for the use specified and intended by the Contract Documents. The undersigned Bidder certifies that it has, or has available, all necessary equipment, personnel, materials, facilities and technical and financial ability to complete the Work for the amount bid herein within the Contract Time and in accordance with the Contract Documents.



By:  _____
(Signature)

Bruce S. Campbell
(Typed or Printed Name)

Title: _____
President

BID PROPOSAL

TO: CHABOT-LAS POSITAS COMMUNITY COLLEGE DISTRICT, a California Community College District, acting by and through its Board of Trustees ("the District").

FROM: Bel Air Mechanical, Inc.
(Name of Bidder)
4100 Alhambra Ave. #2680
(Address)
Martinez CA 94553
(City, State, Zip Code)
925-609-9655
(Telephone/Telecopier)
bruce@belairmechanical.com
(E-Mail Address of Bidder's Representative(s))
Bruce S. Campbell
(Name(s) of Bidder's Authorized Representative(s))

1 Bid Proposal:

1.	Base Bid Amount	\$579,000 ⁰⁰
2.	Owner's Non-specified Allowance	\$50,000.00
3.	Total Bid Proposal Amount (Line 1 plus Lines 2)	\$629,000 ⁰⁰

1.1 Bid Proposal Amount. The undersigned Bidder proposes and agrees to perform the Contract including, without limitation, providing and furnishing any and all of the labor, materials, tools, equipment and services necessary to perform the Contract and complete in a workmanlike manner all of the Work required for the Project described as: Informal Bid No.B21/22-10, BOILER REMOVAL & REPLACEMENT, CHABOT COLLEGE for the sum of: SIX-HUNDRED THIRTY-TWO THOUSAND TWENTY-NINE THOUSAND Dollar s (\$629,000⁰⁰). (Line 3 of Table above) The Bidder confirms that it has checked all of the above figures and understands that neither the District nor any of its agents, employees or representatives shall be responsible for any errors or omissions on the part of the undersigned Bidder in preparing and submitting this Bid Proposal. The Bidder confirms that the bid proposal includes the Owner's Non-Specified Allowance in the amount of **Fifty Thousand Dollars and no cents (\$50,000.00)**.

1.2 Owner's Non-specified Allowance. Bidder shall include in Bid Proposal the stipulated sum of **Fifty Thousand Dollars and no cents. (\$50,000.00)** for unspecified work to be performed ONLY at the determination and direction of the District. Work performed at the determination and direction of the District under this Allowance shall be documented by Contractor and submitted to Construction Manager per the requirements specified in Article 9 of the General Conditions. Contractor shall include a separate line item in Contractor's Schedule of Values as "Allowance" with the value of Ten Thousand Dollars (\$10,000.00). At closeout of Contract, any funds remaining in the Allowance shall be credited to Owner through a Change Order.