



AGENDA

FORTVILLE REDEVELOPMENT COMMISSION (RDC)

December 19, 2024 Meeting

In accordance with the Americans with Disabilities Act (ADA), the Town of Fortville will, upon request, provide appropriate aid and/or assistance leading to effective participation for individuals with disabilities. Anyone who requires such assistance should contact Andy Williams, Office Manager, at least 48 hours before the scheduled meeting at (317) 485-4044 Ext. 1003 or via email at awilliams@fortville.in.gov.

PUBLIC MEETING

6:30 p.m.

In-person:

Fortville Town Hall
714 E. Broadway St.
Fortville, IN 46040

Virtually via Zoom:

<https://us02web.zoom.us/j/87533029967>

Meeting ID: 875 3302 9967

Phone Option: (312) 626-6799

MEMBERS

Scott Meyer, *President*
Amy Lawson, *Vice President*
Chris McCreight, *Secretary*
Ed Brand
Dan Huge
Meghan Britt (*Non-Voting*), *Mt. Vernon Schools*

TOWN CLERK-TREASURER

Melissa Glazier

STAFF

Adam Zaklikowski, *Planning & Building Dir.*
Alex Intermill, *Town Attorney*
Joe Renner, *Town Manager*

- 1) **CALL TO ORDER - ROLL CALL
(DECLARATION OF QUORUM)**
- 2) **PLEDGE OF ALLEGIANCE**
- 3) **APPROVE THE MEETING AGENDA**
- 4) **Consider approving minutes of the Joint Town Council / RDC Meeting on October 7, 2024 re: Mercho / Lauth Project.**
- 5) **CONSIDER APPROVING MINUTES OF THE NOVEMBER 21, 2024 REGULAR RDC MEETING**
- 6) **OLD BUSINESS - None**
- 7) **NEW BUSINESS:**
 - a) RDC to consider approving a Façade Improvement Grant for Harmony Dentistry, to be located at the former Grace Baptist Church at the southwest corner of Broadway and Maple Street.
- 8) **REVIEW OF FINANCIALS**
- 9) **APPROVAL OF INVOICES** – Krohn & Associates, Bose McKinney & Evans LLP
- 10) **PUBLIC COMMENTS**
- 11) **STAFF COMMENTS** – Discussion of demolition of Town-owned homes in preparation of S. Madison Blvd.
- 12) **BOARD COMMENTS**
- 13) **ADJOURNMENT**

Town of Fortville

10.07.2024

Town Council Meeting

Opening of Meeting:

The meeting was held at Fortville Town Hall, 714 E. Broadway. Joint meeting of Town Council and RDC was called to order by Council President Tonya Davis at 6:30 pm.

Present:

TOWN COUNCIL: Tonya Davis, President; Ryan Rummell, Vice President; Libby Wyatt, Council Member; Fritz Fentz, Council Member; Vanessa Battaglia, Council Member; Joe Renner, Town Manager; Alex Intermill, Town Attorney; Adriana Krueger, Deputy Clerk-Treasurer.

RDC: Scott Meyer, President; Amy Lawson, Vice President; Chris McCreight, Secretary/Commission Member; Ed Brand, Commission Member; Dan Huge, Commission Member.

Not Present:

N/A

Approval of Agenda:

Ryan Rummel makes the motion to approve the agenda, Amy Lawson seconds. Motion carries, passes 10-0.

Old Business:

- a. Concept presentation for a TIF bond for public infrastructure for the Mercho / Lauth Project (apartments and light industrial development) south of Broadway and Madison Street. The presentation is given by Mike Jones-Lauth Group.
 - Lauth has worked in conjunction with Joe Renner and Adam Zaklikowski to put together a project that would allow Empower to build their headquarters in town. It would be 40K sq.ft. office space and 40k sq.ft. warehouse/distribution. South of this project there will be 150k sq.ft. set aside for industrial building. There is no present leasing for any of this space, but 1/3 to 50% would need to be pre-leased before construction started. No specific determination has been made for the industrial building portion. Southwest of Madison Street there will be a unit of about 224 marketplace apartments. Total projected for the project is +/- \$90 million. They request regional infrastructure by the town of Fortville.

- b. RDC to consider TIF Bond Concept and Funding:
- Mike Jones continues presentation illustrating the projected bond futures. Calculations from Buz Krohn (not present) Gross proceeds from bond is projected at \$7.1 to \$8.3 million. This leaves a net of a possible \$6.6 with an interest rate of 6% and 8%. Lauth is requesting support with a conservative estimated \$7.3 million of surrounding hard infrastructure.
 - The Town will need to secure bonds as soon as possible. Ed Brand (RDC) requested clarification of fee terms within specifications. INDOT will also have input into the infrastructure design and supply. Council and RDC discussed at length.
- c. Council to consider TIF Bond Concept, Funding, and direction to attorney and CPA for proper legal documentation.
- Dan Hughe (RDC): there seems to be a gap in the financial calculations, where is that gap in the funding be coming from. He requested an update on whether or not environmental analysis has been made. Joe Renner answered, no- this will likely be done during due diligence. RDC and Council discussed at length.
- d. Ed Brand motioned to direct attorney and CPA to prepare legal documents to pursue TIF Bond for the purpose of this project, not to exceed \$8 Million. Amy Lawson seconds. RDC requests comments from Town Council, none is given. Motion carries, passed 5-0.
- e. Adjournment for RDC Meeting: Scott Meyer motioned for adjournment at 7:24 pm, Ed Brand second. RDC members left panel.

Tonya Davis Continues Town Council Meeting at 7:27 pm.

New Business:

- a. Council to hear construction update on the US 36 / SR 67 / Broadway project presented by INDOT & Milestone representative (via Zoom).
- Steve Lindway gives updates on trails. 97% of all sidewalks are done. They are now doing all the tie-ins. Signals will be going up this week. Light polls will be installed after paving gets done. Waiting for engineer approval. Grant Abbett also joins via Zoom. On October 17th will begin street milling for paving. The following Monday, they will be doing the permanent paving and stripping will be done as soon as all is cured.
- b. Council to consider the approval of INDOT closing High Street at Broadway. (see Ex. B-B1)
- Joe Renner discusses the need to close High Street as discussed in prior meetings. This is a very dangerous situation as vehicles like to zoom in and out of this area. It should be a right in/ right out, however, the public is not using this as such. Steve Lindway confirms the sidewalk will dead-end there. The curb will be done this week, but the sidewalk will not be done until spring. Council discusses need of sidewalk being

- poured and timelines at length. The discussion for this closure has been in works since 2020. MPO was present at the meeting in support of closing High Street intersection.
- Public comment: Bob Ferrell has expressed objections to closure as businesses in that strip mall will be affected by closing the entrance/exit for delivery and or customer traffic. Bob is the owner of this strip mall. Asks council to vote no for the closure of this intersection opening. Council members request traffic data to support the need for this closure. Major discussion among council members and public members is had.
 - Initial motion to vote for approval of closure lends to a 3 Nay, (FF, VB, RR) 2 Yes (TD, LW) after continued discussion and further clarifications of intent or need for closure, a second motion to vote for approval of closure was called. 3 Yes (TD, RR, LW) 2 Nay (FF, VB) Motion carries. 3-2. Meeting is urged to continue with agenda
- c. Council to hear Excess Levy Appeal presented by Beth Marsh – Bookkeeping Plus (via Zoom)
- Property Taxes and excess levy will be needed. Approval for \$280,000 has already been granted. An appeal for \$350,000 is being made to appease growth that is anticipated. Third reading of proposal.
 - Ryan Rummell motions for approval of Excess Levy Appeal, Libby Wyatt seconds. Motion carries 5-0.
- d. Council to consider the Vernon Township Fire Protection Territory Growth Appeal Resolution presented by Chief Mark Elder – Vernon Township Fire Department (See ex. C-C2)
- Mark Elder: Fire Protection Territory Growth appeal of \$725,000 is being requested for additional need. Council discussion and clarification is done.
 - Ryan Rummell motions for approval of Excess Levy. Libby Wyatt seconds. Motion carries 5-0.
- e. Council has appointed one resident to fill the vacated police commissioner position. (See Ex. D)
- Ed Brand is nominated as interim Police Commissioner by Tonya Davis. Council members inquire about having any additional nominees that are not presently on any committee. There does not seem to be any that meet the requirements as is. Members to vote on nomination.
 - Ryan Rummell seconds nomination. Motion carries 5-0.

Approval of Minutes

- f. Tonya Davis makes the motion to approve the minutes for the September 16, 2024, Council Meeting Minutes. Libby Wyatt seconds the motion. Motion carries, passes 5-0.

Unfinished/Old Business:

- a. Council to consider Ordinance 2024-9A, Amending & Restating the Rental Fees within the Town of Fortville as presented in previous meetings. (See Ex. E) Ryan Rummell motions for approval of Ordinance 2020-9A, Libby Wyatt seconds, motion carries 5-0.

Department Head Reports:

Town Manager:

Updates: Sent application to INDOT for preemptive devices to be added to our four traffic lights. BP has sent a letter of complaint alleging the Town of Fortville has delayed the opening of Broadway. Town Attorney, Alex Intermill to send a response letter to the BP attorney.

Parks Manager:

Absent

Planning & Building Director:

Absent

Clerk-Treasurer:

No comment

Police Chief:

Quarterly report given. Getting ready to publish approval of hours for Halloween 5:00pm – 8:00pm. Treats on Main will be held on Saturday October 26th, 10:00am – 2:00pm

Town Attorney:

Will be sending a copy of the BP complaint letter received to council and will also send a copy of the attorney's response for council review.

Public Comment:

No comment

Council Members:

Tonya Davis

No comment

Ryan Rummell

No comment

Libby Wyatt

No comment

Fritz Fentz

No comment

Vanessa Battaglia

No comment


Approve and Sign Vouchers:

Ryan Rummel makes the motion to approve and sign vouchers, Libby Wyatt seconds. Motion carries, passes 5-0.

Adjourn:

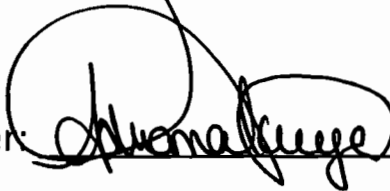
Tonya Davis makes the motion to adjourn at 8:54 pm, Ryan Rummel seconds. Motion carries, passes 5-0.

President: _____



Tonya Davis

Deputy Clerk-Treasurer: _____



Adriana Krueger

RDC President: _____

Scott Meyer

Town of Fortville

11.21.24

RDC Meeting

Opening of Meeting:

The meeting was held at Fortville Town Hall, 714 E. Broadway. Meeting was called to order by RDC President Scott Meyer at 6:33pm.

Present:

Scott Meyer, President; Chris McCreight, Secretary; Amy Lawson, RDC Member; Ed Brand, RDC Member; Dan Huge, RDC Member; Adam Zaklikowski, Planning Director; Alex Intermill, Town Attorney (Via Zoom); Joe Renner, Town Manager.

Not Present:

Meghan Britt.

Approval of Agenda:

Motion to approve the meeting agenda made by Dan Huge, seconded by Ed Brand. Motion carried unanimously.

Approval of Minutes:

Motion to approve the 10.21.24 Joint Town Council/RDC meeting minutes made by Dan Huge, the minutes were not printed completely as they were single sided but meant to be double. Motion to table the approval of the joint council meeting minutes, seconded by Ed Brand. Motion carried unanimously.

Motion to approve the 10.17.2024 regular RDC meeting minutes made by Dan Huge, seconded by Ed Brand. Motion carried unanimously.

Old Business:

N/A

New Business:

- a. Council to consider Façade Repair Grant payment to Scott Richards for improvements completed at 19 S. Main Street.

Motion to approve payment made by Dan Huge, seconded by Ed Brand. Motion carried unanimously.

Review of Financials:

Financials reviewed. Motion was made by Ed Brand and seconded by Scott Meyer. Motion carried unanimously.

Approval of Invoices:

Dan Huge made the motion to approve Indianapolis Trucks, and Krohn & Associates invoices, seconded by Amy Lawson. Motion carried unanimously.

Public Comment:

Tonya Davis: informing the board there is a possibility the DORA Ordinance will be passed and implemented shortly. There are local businesses looking to the RDC to help fund this project. The funding will be needed to handle the attorney’s fees to establish the DORA, to advertise it and the marketing signage aspect of it. Discussion was had about specifics, liabilities, boundaries, etc. Alex Intermill was available via zoom to explain the legal aspect of it.

Staff/Board Comment:

Adam Zaklikowski: asked the board to consider serving again in 2025. Town Council will need to vote on the individuals wishing to be on the board but will give priority to existing members. Update on the old funeral home. There is an interest in converting that property into a restaurant. Sale or lease of property is to be determined.

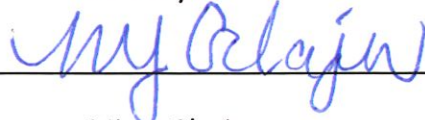
Chris McCreight: What is the ability for the RDC to use funds to finish or complete the gap in the path project from the intersection of 200 and Fortville Pike all the way down to Mt. Vernon North subdivision. Adam explains that legally the RDC could use the grant funds to finish the project, but it needs to express why it will benefit the TIFF. Having that trail adds to the value in developing that area. Joe Renner: that portion of the trail was quoted at \$3M. It did not include benches and lighting. Funds have been awarded already for the right-of-way. MCCOG will be funding 80% of it and the town will be responsible for the remaining 20%. Options discussed.

Meeting Adjourn:

Amy Lawson made the motion to adjourn the meeting at 7:02pm. Scott Meyer seconded the motion. Motion carried unanimously.

President: _____

Scott Meyer

Clerk-Treasurer:  _____

Missy Glazier



PO Box 487, Westfield, IN 46074

BB Realty Partners, LLC
406 S. Maple St. & 401 S. Merrill St.
Fortville, IN 46040

To: Town of Fortville Redevelopment Commission

Re: BB Realty Partners Fortville Redevelopment Project

Dear Members of the Fortville Redevelopment Commission,

BB Realty Partners, LLC is honored to present our proposal for the redevelopment of the properties located at 406 S. Maple St., Fortville, IN 46040 and 401 S. Merrill St., Fortville, IN 46040. Our project aligns with the Town of Fortville's vision to enhance the Broadway TIF District by combining economic growth, sustainable development, and the preservation of Fortville's small-town charm. This narrative provides an overview of our proposed project and outlines the ways in which it will contribute to the objectives of the TIF district and the broader goals of the community.

Project Scope

Part 1: Restoration of a Historic Building into a State-of-the-Art Dental Office

The first phase of this redevelopment involves the transformation of the historic building at 406 S. Maple St. into a state-of-the-art dental facility, Harmony Dentistry of Fortville. The building will house six treatment rooms initially, with the capacity to expand to twelve treatment rooms within three years. Designed with pedestrian-friendly urban principles, the project will emphasize walkability, modern amenities, and aesthetic harmony with Fortville's small-town charm.

Key features include:

Renovation of the building's façade to retain its historic character.

Installation of energy-efficient systems and ADA-compliant facilities.

Enhancements to the surrounding streetscape, including landscaping, lighting, and accessible pathways.

This dental office will not only serve as a critical healthcare hub for Fortville residents but also as a catalyst for additional investment along the Broadway corridor.

Part 2: Renovation of a Dilapidated House into Usable Commercial Space

The second phase focuses on the revitalization of a dilapidated residential property located at 401 S. Merrill St. into a modern, functional commercial space. This space will be

designed to attract small businesses, startups, or other commercial tenants, diversifying the economic activity in the TIF district.

This phase includes:

Structural improvements to ensure safety and code compliance.

Aesthetic enhancements that align with the Broadway-Main TIF District Design Standards, including landscaping and parking solutions.

Flexible interior layouts to accommodate a variety of commercial uses.

By repurposing this property, we aim to contribute to the mixed-use vision of the district, reducing urban blight while increasing commercial tax revenue.

How the Project Will Benefit the TIF District and the Town

Economic Growth and Increased Property Value

The redevelopment will substantially enhance the assessed property value, generating incremental property tax revenue within the TIF district. This funding can be reinvested into further infrastructure improvements, as outlined in the TIF Plan. Furthermore, this project is expected to attract additional private investment to the area by demonstrating the viability of high-quality development in Fortville.

Job Creation

Our facility will create high-paying jobs, including positions for dental professionals, administrative staff, and supporting team members. During the construction phase, we anticipate generating employment opportunities for local contractors, designers, and service providers.

Infrastructure and Aesthetic Enhancements

As part of our redevelopment, we will upgrade the property's exterior with modern landscaping, ADA accessible ramps, bike racks, and improved lighting, consistent with the pedestrian-oriented goals of the TIF Master Plan. These improvements will increase walkability along Maple Street and contribute to a more vibrant downtown core.

Community Services

Harmony Dentistry's presence will fill a critical healthcare gap, providing comprehensive dental care to residents of all ages. Their focus on family and pediatric services ensures that Fortville families have access to essential healthcare without traveling out of town. Additionally, their commitment to community outreach will include free educational workshops on oral health for local schools and organizations.

Alignment with the TIF District's Vision

This project directly supports the goals outlined in the Broadway TIF District Master Plan by fostering sustainable, mixed-use development and enhancing the community's quality of life. The incorporation of modern infrastructure, while preserving Fortville's charm, demonstrates our dedication to long-term growth that reflects the town's unique character.

Project Start and Completion Date

BB Realty Partners is prepared to begin work on this project immediately, with contractors already lined up and ready to proceed with exterior renovations on both properties. We anticipate completing the exterior improvements by the end of January 2025, significantly enhancing the visual appeal and functionality of the properties in alignment with the Broadway TIF District Design Standards. The renovated commercial space will be ready to welcome a tenant by March 2025, addressing the critical need for leasing opportunities in Fortville. The dental office is on track to open by the end of April 2025. These timelines demonstrate our commitment to delivering this project efficiently while meeting the town's objectives for economic growth and redevelopment.

Conclusion

BB Realty Partners is deeply committed to supporting the vision and growth of Fortville. By redeveloping 406 S. Maple St. and 401 S. Merrill St., we aim to provide lasting value to the community, not only through economic contributions but by enhancing the daily lives of its residents.

We thank you for the opportunity to collaborate on this transformative project and are available to provide additional information or answer any questions at your earliest convenience.

Sincerely,
Dr. Matthew Barton & David Bak
Owners, BB Realty Partners



+1 (317) 747-1821



office@bbrealtypartners.com



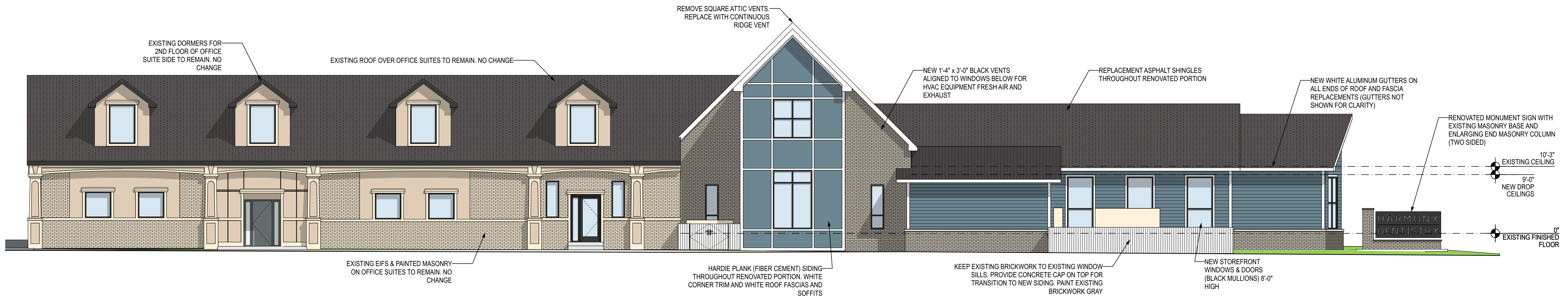
www.bbrealtypartners.com



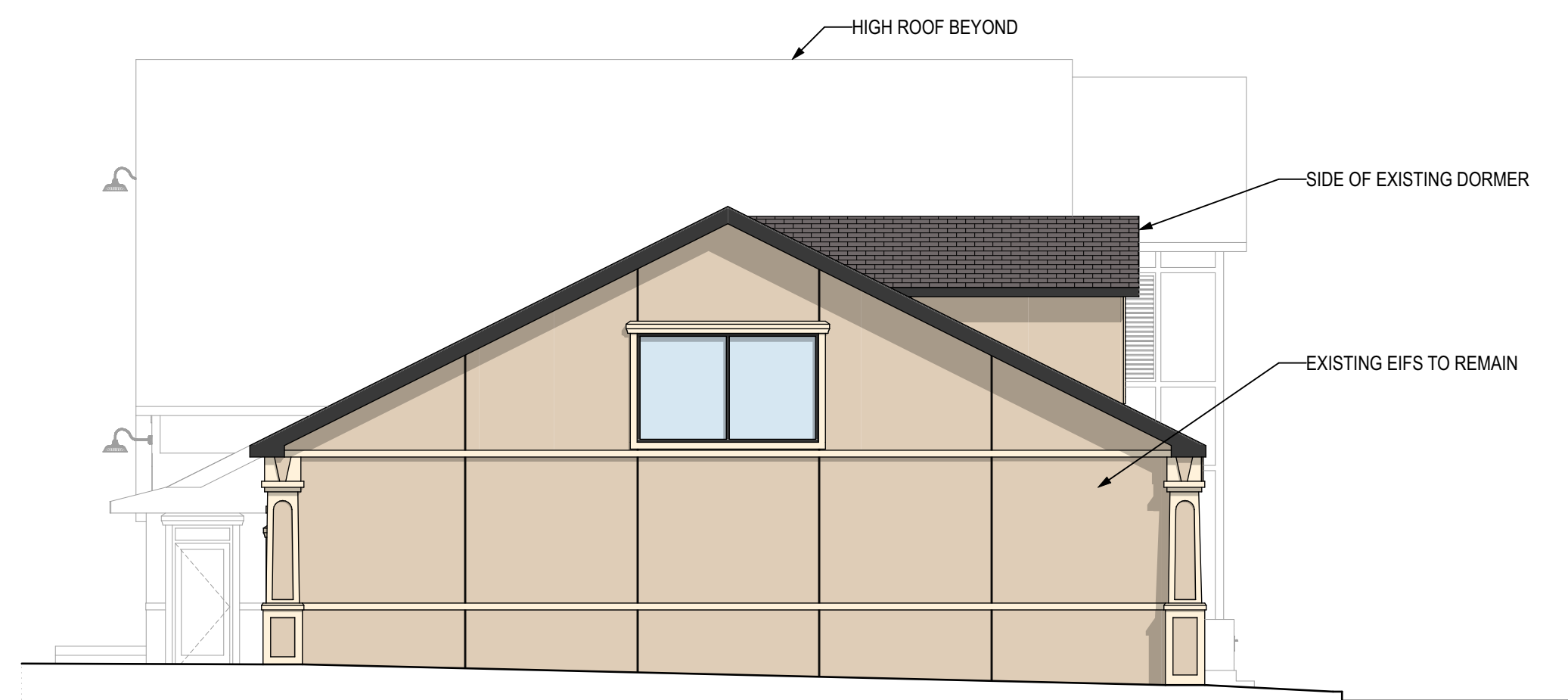
BROADWAY PERSPECTIVE



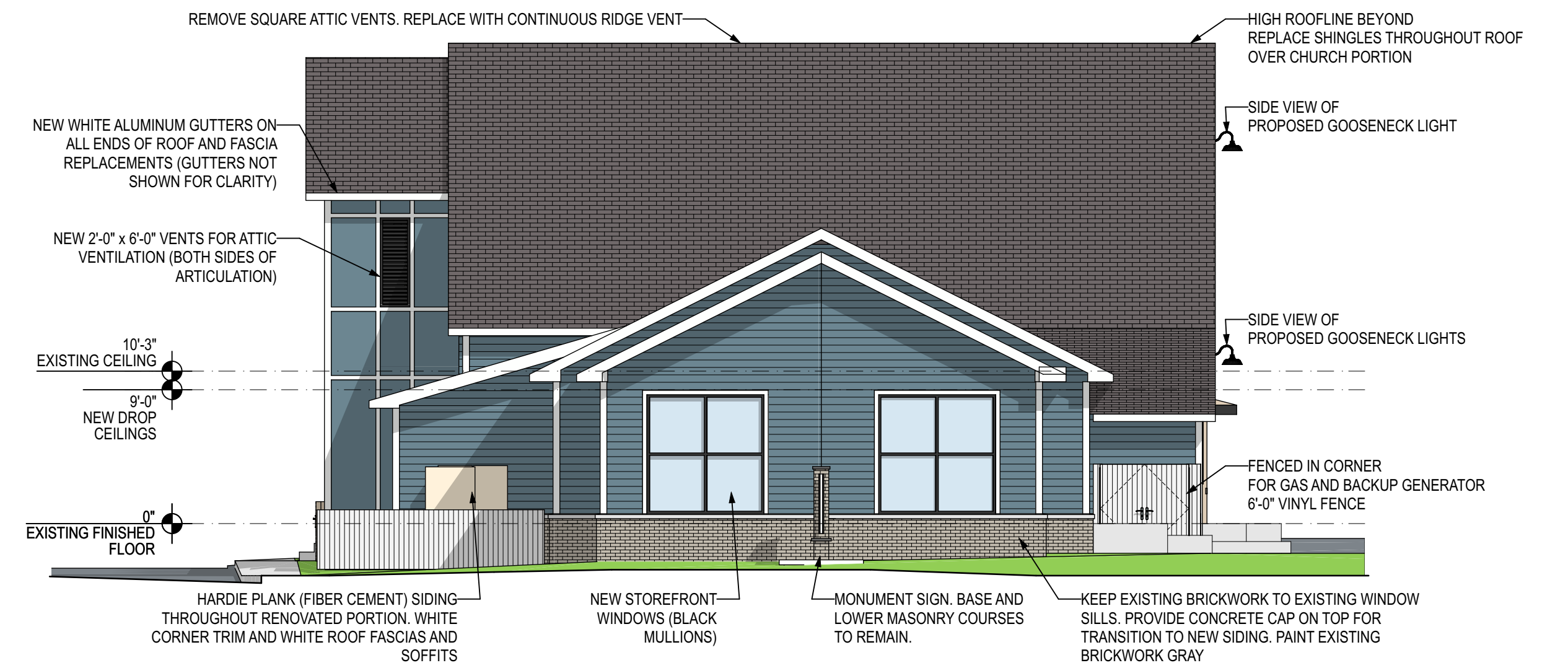
S MAPLE PERSPECTIVE



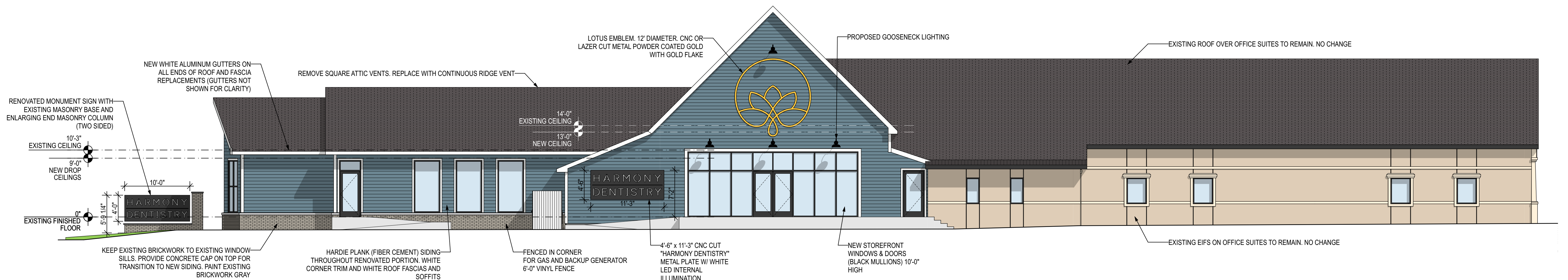
1 SOUTH MAPLE ELEVATION
SCALE: 1/8" = 1'-0"



3 ALLEYWAY ELEVATION
SCALE: 1/8" = 1'-0"



2 BROADWAY ELEVATION
SCALE: 1/8" = 1'-0"



4 PARKING LOT ELEVATION
SCALE: 1/8" = 1'-0"

NOT FOR CONSTRUCTION

CONSULTANTS:

ID: DISTRIBUTION: DATE:

ARCHITECT:

LASOTA ARCHITECTS INC
A: 2424 E YORK ST • SUITE 215
PHILADELPHIA, PA 19125
P: 732.754.4765
E: Adam@Lasota-Architects.com

ADAM LASOTA, AIA NCARB
IN Lic. #: AR12400205

CLIENT:

HARMONY DENTISTRY
FIND EASE, SMILE MORE

OWNER: 88 Realty Partners, LLC
ADDRESS: PO BOX 487
WESTFIELD, IN 46074
PHONE: 201.835.4676
EMAIL: 88realtypartnersllc@gmail.com

PROJECT:

HARMONY DENTISTRY FORTVILLE

406 S MAPLE ST
FORTVILLE, IN 46040
BLOCK: 30-02-09-401-005.001-017 LOT: 13, 1, 2

PROJECT NUMBER: 2024-020

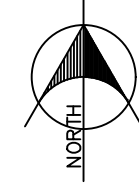
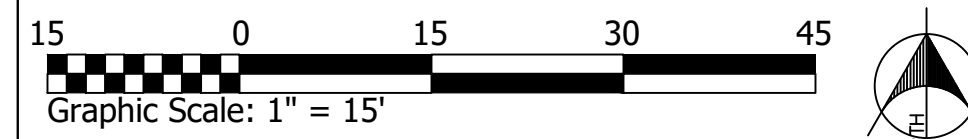
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DRAWING NAME & NUMBER:

EXTERIOR ELEVATIONS

A-201



DATE: 12/11/2024



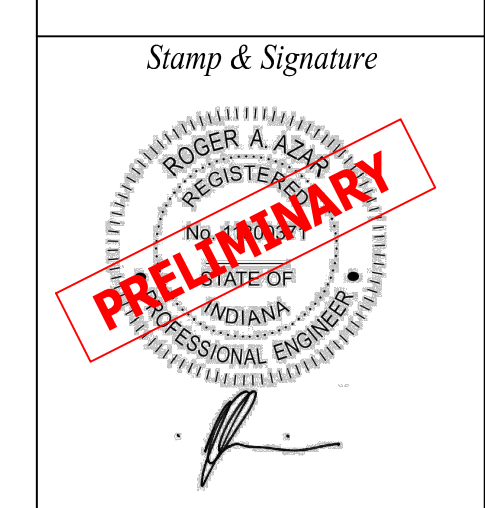
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**HA-BB REALTY
SITE PLAN**
Prepared For: HA-BB REALTY
Project Location: 406 S. MAPLE STREET FORTVILLE, IN
SECTION 9, TOWNSHIP 17N, RANGE 6E, HANCOCK COUNTY, INDIANA

Designed By: LAG
Drawn By: LAG
Checked By: RAA

Revision:

1	
2	
3	



B



LEGEND

	APPROXIMATE PROPERTY LINE
	LOCATED GAS LINE
	LOCATED SEWER LINE
	LOCATED WATER LINE
	STORM PIPE
	SEWER PIPE
	POWERPOLE
	GUY WIRE
	TELECOMM BOX
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	WELL
	GAS METER
	LIGHT POLE
	SURVEY MONUMENT

NOTE:
ALL PARKING SPACES TO BE ASPHALT PAVED
A TOTAL OF 47 PARKING SPACES ARE DESIGNED ON SITE. WITH 4 OF THOSE SPACES BEING ADA DESIGNATED SPACES.

	Open Box	EADS	Cochran	
Siding	\$50,698.14			406 S. Maple
Stone Ledge	\$2,000.00	\$5,000.00	\$5,000.00	
Brick Demo	\$9,800.00	\$10,000.00	\$10,000.00	
Roof + Soffits + Gutters	\$72,444.75			
Siding + Soffits		\$79,541.40	\$86,170.36	
Gutters		\$3,514.80	\$3,270.54	
Roof		\$31,576.80	\$41,577.58	
Siding	\$20,263.67	\$25,098.83	\$21,225.24	401 S. Merrill
Gutters	\$1,527.40	\$2,022.22	\$1,578.87	
Gutter Demo	\$254.80	Included above		
406 S. Maple	\$134,942.89	\$129,633.00	\$146,018.48	Summary
401 S. Merrill	\$22,045.87	\$27,121.05	\$22,804.11	
		DID NOT INCLUDE HALF OF MAIN ROOF	STONE LEDGE - VERBAL BUDGET	
		STONE LEDGE - VERBAL BUDGET	BRICK DEMO - VERBAL BUDGET	
		BRICK DEMO - VERBAL BUDGET		

David Bak
406 South Maple Street
Fortville, IN 46040



Date: 12/2/2024
Salesperson: Andrew Gettz

SIDING ITEMIZED ESTIMATE

Description	Qty	Material	Labor	Total
Siding color: Mastic Quest Undecided	22	\$263.44		\$5,795.63
Installation labor: Standard	22		\$161.93	\$3,562.51
Window casing: Type: Window wrap Mastic, Color: Undecided	25		\$68.18	\$1,704.56
House wrap: Labor: Install 22 SQ, Material: 22 SQ, Type: RexWrap Weather Barrier - 9'x150' 2 RL		\$317.36	\$562.49	\$879.85
Dumpster: Type: 22 Yard, Location: Street		\$764.20		\$764.20
Wall flashing: Length: 196 FT, Type: 1" x 10' Z Flashing Qty: 22, Color: White		\$363.99	\$333.69	\$697.68
Caulk: OSI Quad Max Color Matching Siding	36	\$18.75		\$675.00
Aluminum fascia: Width: Install Fascia Metal - 3 Bend - Polaris, Color: Colonial White	192		\$3.41	\$655.20
J channel: Type: Vinyl Universal J-Channel - 5/8" (12'6") 71 PC, Length: 561 FT	71	\$9.03		\$641.13
Utility channel: Type: Double Utility Trim, Match Siding 25 PC, Length: 196 FT	25	\$21.07		\$526.69
Composite soffit: Depth: 48 IN, Length: Cedar Soffit Panel Install 15 FT, Type: 3/8" Roughsawn Cedar 4x8 sheet 3 PC, Color: Raw Cedar		\$416.84	\$102.26	\$519.10
Trim coil: Type: Trim Coil (PVC), Color: Colonial White	2	\$254.89		\$509.78
Tear off existing siding: Vinyl	19		\$25.57	\$485.78
Soffit: Type: Triple 4 Soffit - Center Vented (continuous vent), Color: White	19	\$24.62		\$467.83
Outside corner post: Length: 82 FT, Type: Universal Outside Corner Post (12'6") Qty: 11, Color: Match Siding	11	\$39.21		\$431.31
Hidden vent soffit: Depth: 18 IN, Length: 65 FT, Labor: Soffit Install Labor	65		\$5.12	\$332.48

Soffit: Type: Triple 4 Soffit - Solid - (rake), Color: White	8	\$32.36		\$258.84
Delivery / Distance: Delivery Fee	1	\$237.11		\$237.11
J channel: Soffit J-Channel - Match Soffit (12' per piece)	18	\$12.77		\$229.77
Custom work: Chicken Ladder labor	20	\$5.48	\$5.12	\$211.80
Utility channel: Type: Single Utility Trim 14 PC, Length: 111 FT	14	\$14.19		\$198.66
Siding permit: true		\$182.39		\$182.39
Standard soffit: Depth: 12 IN, Length: 49 FT, Labor: Soffit Install Labor	49		\$3.41	\$167.21
Starters: Type: Universal Aluminum Starter Strip - 10' 24 PC, Length: 189 FT	24	\$6.38		\$153.18
Nails: Plastic Cap Nails - 1" (3000 Cnt)	2	\$63.64		\$127.28
Hidden vent soffit: Depth: 24 IN, Length: 24 FT, Labor: Soffit Install Labor	24		\$5.12	\$122.76
House wrap tape: Rex Seam Tape (Housewrap Tape)	4	\$30.42		\$121.68
Inside corner post: Length: 41 FT, Type: Universal Inside Corner Post (12'6") Qty: 6, Color: Matching Siding	6	\$18.24		\$109.44
Standard soffit: Depth: 32 IN, Length: 21 FT, Labor: Soffit Install Labor	21		\$3.41	\$71.66
Hidden vent soffit: Depth: 12 IN, Length: 14 FT, Labor: Soffit Install Labor	14		\$5.12	\$71.61
Nails: 2" Siding Nails - 30 LB Bucket	1	\$61.92		\$61.92
Hidden vent soffit: Depth: 32 IN, Length: 12 FT, Labor: Soffit Install Labor	12		\$5.12	\$61.38
Dryer exhaust mounting block: Vinyl Hooded Exhaust Vent System - DRYERHOOD	1	\$52.64		\$52.64
Split block: MBS J BLOCK SPLIT RECESSED MOUNTING BLOCK	3	\$15.67		\$47.00
Master block: MBS J BLOCKSQUARE MOUNTING BLOCK	3	\$15.49		\$46.46
Window flashing tape: Rextreme Window Tape 6" x 100'	1	\$43.76		\$43.76
Subtotal:		<u>\$12,889.35</u>	<u>\$8,335.89</u>	<u>\$21,225.24</u>

David Bak
406 South Maple Street
Fortville, IN 46040

Date: 12/2/2024
Salesperson: Andrew Gettz



GUTTERS ITEMIZED ESTIMATE

Description	Qty	Material	Labor	Total
Gutter: Type: Wilco Gutters 6" 109 FT, Color: Undecided, Gutter install type: Fascia mounted	109		\$10.25	\$1,117.52
Downspout: Type: 3"x4" Downspout (per ft), Color: Undecided	39		\$10.25	\$399.85
Gutter corners: Miters	2		\$30.75	\$61.50
		Subtotal:	<u>\$0.00</u>	<u>\$1,578.87</u>

David Bak
 406 South Maple Street
 Fortville, IN 46040



Date: 12/5/2024
 Salesperson: Andrew Gettz

SIDING ITEMIZED ESTIMATE

Description	Qty	Material	Labor	Total
Siding color: James Hardie HZ5 Deep Ocean	48	\$394.61		\$18,941.40
Sheathing: Area: 52 SQ, Type: OSB 7/16" Siding Sheathing 163 SH		\$5,886.34	\$4,861.88	\$10,748.22
Installation labor: Standard	48		\$221.59	\$10,636.20
House wrap: Labor: Install 52 SQ, Material: 52 SQ, Type: Low-E Reflective Insulation House Wrap - 1/4" - 5'x100' 11 RL		\$5,181.91	\$1,329.51	\$6,511.42
Gable accent: Area: 376 SQ FT, Material waste: 10 %, Labor waste: 10 %, Labor: James Hardie Board and Batten (Primed)) 5 SQ, Type: James Hardie Board and Batten (Statement) 5 SQ, Color: Select Cedarmill Primed Board and Batten		\$2,446.09	\$1,321.01	\$3,767.10
Fascia: Type: 1x10x12, Pine 45 PC, Color: Raw Pine (fascia Board), Length: 443 FT		\$2,052.00	\$1,511.74	\$3,563.74
Custom work: Custom Screens 16 x36 (2) 24" x 72" (2) Matte Black Aluminum Steal Screen	1	\$2,506.18		\$2,506.18
Composite soffit: Depth: 21 IN, Length: Hardie Soffit Install 142 FT, Type: 24"x8' Vented Cedarmill & Smooth (Dream) 18 PC, Color: Dream Collection Colors		\$1,723.55	\$726.33	\$2,449.88
Composite soffit: Depth: 21 IN, Length: Hardie Soffit Install 165 FT, Type: Hardie Panel - 5/16" x 4' x 10' Smooth and Cedarmill (Statement) 10 PC, Color: Statement Arctic White		\$1,527.82	\$843.97	\$2,371.79
Trim: Type: Frieze Board Trim, Size: 5/4 x 4" x 12" Hardie Trim - Roughsawn Only (Statement) 32 PC, Color: Statement Arctic White, Length: 316 FT		\$1,041.84	\$1,078.35	\$2,120.19
Custom work: Chicken Ladder labor	404		\$5.12	\$2,066.46
Caulk: OSI Quad Max Color Matching Siding	110	\$18.75		\$2,062.50
Trim: Type: Skirt Table Trim, Size: Boral Trim 5/4" x 4" x 16" - Primed 14 PC, Color: Primed Trim, Length: 184 FT		\$1,404.38	\$627.90	\$2,032.28

Custom work: Chicken Ladder Material	68	\$23.72		\$1,612.62
Trim: Type: Outside Corner Trim, Size: 5/4 x 6" x 12" Hardie Trim - Roughsawn Only (Statement) 19 PC, Color: Statement Arctic White, Length: 184 FT		\$971.28	\$627.90	\$1,599.18
Aluminum fascia: Width: Install Fascia Metal - 3 Bend- Mastic, Color: Colonial White	443		\$3.41	\$1,511.74
Composite soffit: Depth: 28 IN, Length: Hardie Soffit Install 93 FT, Type: Hardie Panel - 5/16" x 4' x 10' Smooth and Cedarmill (Statement) 6 PC, Color: Statement Arctic White		\$916.70	\$475.70	\$1,392.40
Trim: Type: Skirt Table Trim, Size: 5/4 x 4" x 12" Hardie Trim - Roughsawn Only (Statement) 19 PC, Color: Statement Arctic White, Length: 184 FT		\$618.59	\$627.90	\$1,246.49
Trim: Type: Inside Corner Trim, Size: 5/4 x 6" x 12" Hardie Trim - Roughsawn Only (Statement) 13 PC, Color: Statement Arctic White, Length: 123 FT		\$664.56	\$419.74	\$1,084.30
Trim: Type: Roof to Wall Trim, Size: Pre-Finished Boral - 5/4 x 4" x 16' 6 PC, Color: Pre-Finished White, Length: 84 FT		\$733.19	\$286.65	\$1,019.84
Trim: Type: Outside Corner Trim, Size: 5/4 x 4" x 12" Hardie Trim - Roughsawn Only (Statement) 15 PC, Color: Statement Arctic White, Length: 143 FT		\$488.36	\$487.99	\$976.35
Trim coil: Type: James Hardie Color Match (PVC), Color: Colonial White	4	\$228.51		\$914.04
Caulk: OSI Quad Max Color Matching Trim	45	\$18.75		\$843.75
Nails: Bear Skins (LBP Pricing)	13	\$50.51		\$656.57
Dumpster: Type: 12 Yard, Location: Street		\$618.29		\$618.29
Nails: Decking Nails - 8D 2.5"	3	\$156.31		\$468.92
Tear off existing siding: Vinyl	17		\$25.57	\$434.65
Nails: Freud D0704DH Diablo PCD Fiber Cement Saw Blade - 7 1/4"x4"	3	\$115.18		\$345.53
Nails: Siding nails 2 1/4" Hot Dip full ringshank .029	3	\$113.08		\$339.23
Delivery / Distance: Delivery Fee	1	\$237.11		\$237.11
Trim: Type: Blocks, Size: 5/4 x 10" x 12" Hardie Trim - Roughsawn Arctic White Only (Statement) 2 PC, Color: Statement Arctic White, Length: 20 FT		\$167.79	\$68.25	\$236.04
Trim coil: Type: Trim Coil (Smooth), Color: Black	1	\$211.40		\$211.40
Nails: Plastic Cap Nails - 1" (3000 Cnt)	3	\$63.64		\$190.91

Siding permit: true		\$182.39	\$182.39
House wrap tape: Rex Seam Tape (Housewrap Tape)	5	\$30.42	\$152.10
Aluminum fascia: Width: Install Fascia Metal - 3 Bend - Polaris, Color: Black	24	\$3.41	\$81.90
Cut in soffit vent: Cut in Soffit	2	\$17.05	\$34.10
Cut in soffit vent: 4x16 Soffit Vents	2	\$1.59	\$3.18

Subtotal: \$56,110.49 \$30,059.87 \$86,170.36

David Bak
406 South Maple Street
Fortville, IN 46040

Date: 12/5/2024
Salesperson: Andrew Gettz



GUTTERS ITEMIZED ESTIMATE

Description	Qty	Material	Labor	Total
Gutter: Type: Wilco Gutters 6" 173 FT, Color: White, Gutter install type: Fascia mounted	173		\$10.25	\$1,773.68
Downspout: Type: 3"x4" Downspout (per ft), Color: White	106		\$10.25	\$1,086.76
Gutter: Type: Wilco Gutters 6" 24 FT, Color: Almond, Gutter install type: Fascia mounted	24		\$10.25	\$246.06
Downspout: Type: 3"x4" Downspout (per ft), Color: Almond	13		\$10.25	\$133.28
Gutter corners: Miters	1		\$30.75	\$30.75
		Subtotal:	<u>\$0.00</u>	<u>\$3,270.54</u>

David Bak
 406 South Maple Street
 Fortville, IN 46040



Date: 12/5/2024
 Salesperson: Andrew Gettz

ROOFING ITEMIZED ESTIMATE

Description	Qty	Material	Labor	Total
Shingle type: Owens Corning TruDefinition Duration Flex Platinum	71	\$281.77		\$20,005.49
Roofing installation: Certified	71		\$116.67	\$8,283.57
Decking: Roofing Labor - Install OSB Layover	10	\$106.95	\$50.00	\$1,569.53
Underlayment: RhinoRoof U20 Synthetic Underlayment	8	\$158.54		\$1,268.28
Ice barrier: Owens Corning WeatherLock Mat	6	\$204.46		\$1,226.75
Ridge exhaust vent: Ridge exhaust vent type: TriBuilt 4' Ventilation Stick 35 PC, Ridge vent cut in: 86 FT, Ridge vent length: 140 FT	1	\$969.41	\$143.19	\$1,112.60
Hip & ridge: Owens Corning ImpactRidge	5	\$166.92	\$38.88	\$1,029.00
Starters: Owens Corning Starter Strip Plus	5	\$106.91	\$66.67	\$867.90
Dumpster: Type: 22 Yard (25 sq), Location: Driveway		\$747.22		\$747.22
Dumpster: Type: 22 Yard (25 sq), Location: Driveway		\$747.22		\$747.22
Install Pitch: 10-12 Pitch	27		\$25.00	\$674.93
Roof to wall flashing length	80		\$8.33	\$666.60
Fasteners: Roofing Coil Nails - 1 1/4" (7200 Cnt)	5	\$108.12		\$540.60
Fasteners: Decking Nails - 8D 2.5"	3	\$152.84		\$458.51
Drip edge: Color: Undecided, Type: ACM Aluminum Drip Edge - 1.85"	30	\$13.91		\$417.38
Gutter apron: Color: Undecided, Type: Tri-Built Premium Aluminum Gutter Apron - 5" (10')	24	\$13.91		\$333.90
Eave footage	187		\$1.67	\$311.36
Patch: Quarrix EZ-Plug - 8"x8"	12	\$22.43		\$269.19

Trim coil: Type: Aluminum Trim Coil Smooth 24", Color: Black	1	\$236.01	\$236.01
Delivery / Distance: Material Delivery	1	\$231.83	\$231.83
Step flashing: Color: Match shingle color, Type: Tri-Built Galvanized Steel Prebent Step Flashing	2	\$100.70	\$201.41
Roofing permit: true		\$166.67	\$166.67
Fasteners: 1" Plasticap Nail - (2,000ct)	3	\$50.93	\$152.80
Caulk: Solar Seal Match Shingle	3	\$19.62	\$58.86
Subtotal:		<u>\$30,470.16</u>	<u>\$11,107.42</u>
			<u>\$41,577.58</u>



Eads Roofing
 8770 Commerce Park Place
 Suite B
 Indianapolis, IN 46268
 Phone: (317) 343-2941

Fax: (317) 343-2942

Company Representative
 John Crume
 Phone: (765) 437-9959
 jcrume@eadsroofing.com

Hardie on Both Structures
 12/05/2024

Detached House
 -Hardie
 -Gutters
 Main Building
 -Hardie (½ structure)
 -Roof (½ structure)
 -Gutters(½ structure)

David Bak
 406 South Maple Street
 Fortville, IN 46040
 (201) 835-4676

Job: R24-4829: David Bak

Siding - Vinyl Section (Detached House)

	Qty	Unit
Mastic Quest Vinyl Siding .046		
Mastic Quest Vinyl Siding Dark Colors	22.04	SQ
Color Selection:		
Profile:		
Mastic Vinyl All Purpose J-Channel ¾" (12'6")	84.71	PC
Color Selection: Match Siding		
Mastic Vinyl Outside Corner Post (10')	1.61	PC
Color Selection: Match Siding		
¾"		
Mastic Vinyl Inside Corner Post (10')	0.81	PC
Color Selection: Match Siding		
¾"		
Removal, Installation & Accessories		
Rex Wrap Plus Housewrap - 9' x 150'	1.70	RL
REX Premium Seam Tape - 3"x165'	2.68	EA
REXTREME Window & Door Flashing Tape	5.70	EA
Mastic Double Utility Trim	17.08	PC
12' pieces for top of walls		
Color Selection: Match Siding		
Mastic Single Utility Trim	6.00	EA
12' pieces for under window sill		
Color Selection: Match Siding		
Aluminum Starter Strip (10')	23.56	PC
2" Siding Nail - 30LB Bucket	1.10	EA
Siding - Remove Existing Vinyl Siding	1873.00	SF
Siding - Install Vinyl Siding	22.04	SQ

Siding - Install Housewrap	18.73	SQ
OSI Quad Sealant (10 oz)	1.87	EA
Color:		
Remove & Replace J-Blocks		
Mastic J-Block Square Mounting Block	1.00	PC
Lights		
Color Selection:		
Remove & Replace Metal Fascia or Wraps		
Mastic S24T PVC Coated Aluminum Trim Coil - 24"x50'	3.00	RL
Color Selection:		
Smooth or PVC:		
100" of Fascia or 8 windows per roll		
Trim Nails - 1 1/4"	2.00	BX
Color Selection:		
1 box per 2 rolls		
Install Metal Fascia - Standard 3 Bend	192.00	LF
100' of fascia wraps per roll		
Remove & Replace Window Wrap	16.00	EA
Install or Replace Window Wrap		
8 windows per roll		
Remove & Replace Door Wrap	0.00	EA
Install or Replace Door Wrap		
4 doors per roll		
Bird Box	4.00	EA
OSI Quad Max Sealant (9.5 oz)	16.00	EA
Match the # of window wraps		
Mastic S24 Smooth Aluminum Trim Coil - 24"x50'	0.00	RL
Remove & Replace Vinyl Soffit		
Pro Tech Soffit 12" Solid	7.00	PC
Color:		
Black or Musket Brown is an upcharge of \$9.50/piece		
Pro Tech Soffit 12" Vented	10.00	PC
Color:		
Black or Musket Brown is an upcharge of \$9.50/piece		
Mastic Vinyl All Purpose J-Channel - 5/8" (12'6")	17.00	PC
Color Selection:		
Match Total Soffit		
Remove & Replace - Install Vinyl Soffit	192.00	SF
Miscellaneous		
Dumpster (30 yard)	0.94	EA
Detach & Reset Downspouts	0.00	EA
Delivery Charge	0.37	EA

\$25,098.83

Gutters Section (Detached House)

	Qty	Unit
Remove and Replace Gutters - 6" profile	114.00	LF

Color Selection:

Outside Corners	2.00	EA
Remove & Replace Downspouts - 3x4" profile	50.00	LF

10 LF per Downspout *

Color Selection:

\$2,022.22

Siding - Hardie Section (Main Building)

	Qty	Unit
James Hardie Lap Siding - Statement		
James Hardie HZ5 Cedarmill Lap Siding 8.25" x 12' (7" Exposure) - Statement Collection	333.71	PNL
Color Selection:		
Install James Hardie HZ5 Cedarmill Lap Siding 8.25" x 12' - Statement	22.25	SQ
James Hardie Board & Batten - Statement		
16" O.C. 3 Battens per panel.		
5/16" X 4' X 10' James Hardie HZ5 - Smooth & Cedarmill (Statement Collection)	12.00	PNL
4/4" x 2.5" x 12' James Hardie HZ5 Batten Strips Smooth & Rustic (Statement Collection)	28.00	EA
3 for every panel (9 for a square)		
Install James Hardie Board & Batten	3.50	SQ
OSB Sheathing		
If we need OSB 60 Sheets \$5,000 will cover all the walls of siding		
We do need to ensure the area for Board and Batten has OSB or will need to add 12 sheets which will add about \$1,000		
7/16"x4'x8' OSB	12.00	BRD
Siding - OSB Sheathing	12.00	EA
Accessories		
Rex Wrap Plus Housewrap - 9' x 150'	2.00	RL
REX Premium Seam Tape - 3"x165'	2.00	EA
REXTREME Window & Door Flashing Tape	8.00	EA
OSI Quad Max James Hardie Color Matching Caulk (Full Carton)	7.78	EA
Trim Color Selection:		
Siding Color Selection:		
12 tubes per carton		
James Hardie Color Matching Touch Up Kits - Pint	5.78	EA
Trim Color Selection:		
Siding Color Selection:		
Need minimum of 1 each		
James Hardie Color Match Z-Flashing - 1" (10')	49.96	PC
Color Selection:		
(Colors - Arctic White, Cobblestone, Iron Gray, Timber Bark, and Midnight Black)		
(Starter trim, Opening Top trim, Roof to wall trim or any other horizontal trim needs flashed)		
James Hardie Color Matching Trim Coil - Smooth	3.00	RL
Bear Skin - Butt Joint Flashing (50 pack)	2.00	EA
JH Siding Nails - 2 1/4" .092 WireWeld Coil Nail	3.00	BX
Freud D0704DH Diablo PCD Fiber Cement Saw Blade - 7 1/4"x4"	1.00	EA
2.5" Straight Finish Nail 2,500/ctn	2.00	EA
James Hardie Trim 8" - (For Blocks)	1.00	BRD

This is used to make blocks for lights, spigots, outlets etc.

Color Selection:

Siding - Remove Wood Siding	408.00	SF
2 small walls on front with wood siding		
Siding - Remove Existing Vinyl Siding	696.00	SF
Rear wall		
Siding - Install Housewrap	21.01	SQ
Siding - Removal Brick	10.56	SQ
Masonry Flashing - Custom Bend	336.00	LF
Bend masonry flashing for starter and where Hardie terminates into brick		
James Hardie - Corner Trims		
5/4 x 4" x 12' Hardie Trim HZ5- Roughsawn Only (Statement)	35.00	BRD
Color Selection:		
Arctic White, Cobblestone, Iron Gray, Midnight Black or Timber Bark		
Any other color will result with an increase of 35% in material for Dream Collection		
Install Hardie Trim	335.00	LF
James Hardie - Opening Trim		
5/4 x 4" x 12' Hardie Trim HZ5- Roughsawn Only (Statement)	38.00	BRD
Color Selection:		
Arctic White, Cobblestone, Iron Gray, Midnight Black or Timber Bark		
Any other color will result with an increase of 35% in material for Dream Collection		
Install Hardie Trim	465.00	LF
James Hardie - Frieze Trim		
5/4 x 4" x 12' Hardie Trim HZ5- Roughsawn Only (Statement)	33.00	BRD
Color Selection:		
Arctic White, Cobblestone, Iron Gray, Midnight Black or Timber Bark		
Any other color will result with an increase of 35% in material for Dream Collection		
Install Hardie Trim	373.00	LF
Boral - Roof to Wall		
Boral 5/4 x 4" x 16' (Pre-Finished Arctic White)	2.00	BRD
Boral 4/4 x 10" x 16' (Primed)	3.00	BRD
Install Boral trim	61.00	LF
Paint Boral Trim	37.00	LF
Color Selection:		
Sheen:		
Sherwin-Williams Duration Exterior Acrylic Latex (1 gal)	1.00	EA
Color Selection:		
Sheen:		
Boral Trim- Starter Trim		
Versetta Wainscot Cap/Sill	62.00	BD
Each bundle comes with 2 additional 36" a piece (coverage 72")		
Install Versetta Wainscot Cap	336.00	LF
James Hardie Soffit		
24" x 8' Non-Vented Cedarmill or Smooth James Hardie Soffit (Dream)	30.00	PC
24" x 8' Vented Cedarmill or Smooth James Hardie Soffit (Dream)	24.00	PC

Install Hardie Soffit	406.00	LF
Framing for hardie Soffit	1.00	EA
If no framing is present for the hardie to be nailed to. Most of the times with wood soffit it will not have sufficient nailers for Hardie		
80 2x4		
60 2x2		
James Hardie - Fascia Trim		
4/4 x 8" x 12' Hardie Trim HZ5- Roughsawn Only (Arctic White & Cobblestone)	40.00	BRD
Color Selection: Arctic White or Cobblestone		
Any other color will result with an increase of 35% in material for Dream Collection		
4/4 x 12" x 12' Hardie Trim HZ5- Roughsawn Only (Arctic White Only)	3.00	BRD
For Bird boxes		
Install Hardie Trim	472.00	LF
Dumpster	3.00	EA
Delivery Charge	1.00	EA
		\$79,541.40

Roofing Section (½ Main Building)

	Qty	Unit
Material - Shingles		
Owens Corning TruDefinition Duration Flex	179.89	BD
Color Selection:		
Owens Corning ProEdge Flex (33')	4.53	BD
Color Selection:		
Owens Corning Starter Strip Plus - 7 3/4" (105')	3.94	BD
Material - Underlayment		
Tri-Built Synthetic Roofing Underlayment (10 sq)	5.35	RL
Tri Built Self Adhering Ice and Water Shield - 2 SQ	6.12	RL
Material - Fasteners		
Tri-Built Roofing Coil Nails - 1 1/4" (7200 Cnt)	3.57	BX
Tri-Built Plastic Cap Nails - 1 1/4" (2000 Cnt)	2.68	BX
Material - Flashing		
Tri-Built Galvanized Steel Prebent Step Flashing - 4"x4"x8" (100 PC/BD)	1.58	BD
Color Selection:		
Tri-Built Aluminum Drip Edge - .016 - T Style - 1 1/2" (10')	20.40	PC
Color Selection:		
Tri-Built Premium Aluminum Gutter Apron - 5" (10')	17.00	PC
Color Selection:		
Material - Ventilation		
Owens Corning VentSure Rigid Strip - 12" (4')	34.00	PC
Quarrix SmartPlug Roof Patch - 8"x8"	20.00	EA
Material - Accessories		
Geocel 2300 Construction TriPolymer Sealant (10.3 oz)	2.00	EA
Color Selection:		
7/16"x4'x8' OSB	0.00	BRD
7/16" OSB Clips (250 Cnt)	0.00	PC
1 box of H Clips for every 63 sheets of decking (250 count).		

Labor - Tear Off		
Steep Slope - Tear Off, Haul & Dispose Shingles	53.54	SQ
Labor - Installation		
Steep Slope - Install Shingle Bundles	179.89	BD
Steep Slope - Install Starter (Eaves & Rakes)	3.74	BD
Steep Slope - Install Hip/Ridge Shingles	4.53	BD
Labor - Ventilation		
Steep Slope - Cut in Ridge Vent	136.00	EA
Steep Slope - Install Box Vent Plugs	20.00	EA
Labor - Flashing		
Steep Slope - Install Step Flashing	79.00	LF
Labor - Accessories		
Steep Slope - Install OSB Decking	0.00	BRD
Labor - Steep & High Charges		
Steep Slope - Steep Charge (12/12+)	17.09	SQ
Material Delivery Fee	1.00	EA
		\$31,576.80

Gutters Section (½ Main Building)

	Qty	Unit
Remove and Replace Gutters - 6" profile	170.00	LF
Color Selection:		
Roof Cuts	2.00	EA
Remove & Replace Downspouts - 3x4" profile	120.00	LF
10 LF per Downspout *		
Color Selection:		
		\$3,514.80

Sub Total	\$141,754.05
Tax	\$6,014.58
TOTAL	\$147,768.63

ADDITIONAL: TERMS OF AGREEMENT

THIS AGREEMENT IS BETWEEN EADS ROOFING, LLC ("COMPANY") AND THE CUSTOMER(S) NAMED ON THE FRONT SIDE, AND SUBJECT TO ALL APPLICABLE RULES, REGULATIONS, LAWS, AND ORDINANCES, OF THE STATE OF INDIANA AND THE LOCAL JURISDICTION(S) OF THE PROPERTY LOCATION, AND THE FOLLOWING TERMS AND CONDITIONS: WHICH ARE MADE A PART OF THIS AGREEMENT.

ANY CONTROVERSY OR CLAIM ARISING OUT OF OR RELATING TO THIS AGREEMENT OR BREACH THEREOF, SHALL BE EXCLUSIVELY DECIDED AND SETTLED BY BINDING ARBITRATION ADMINISTERED BY THE AMERICAN ARBITRATION ASSOCIATION BEFORE A SINGLE ARBITRATOR PURSUANT TO THE CONSTRUCTION INDUSTRY ARBITRATION RULES OF THE AMERICAN ARBITRATION ASSOCIATION. THE PLACE OF ARBITRATION VENUE SHALL BE EXCLUSIVELY INDIANAPOLIS, IN U.S.A. VENUE SHALL BE EXCLUSIVELY IN MARION COUNTY, IN. JUDGMENT ON ANY AWARD RENDERED BY THE ARBITRATOR MAY BE ENTERED IN ANY COURT HAVING JURISDICTION THERE OF.

- **Contracts and pricing are valid for 30 days from submittal.**
- By signing this Agreement, Customer certifies (under penalty of perjury) that Customer is the property owner or the Customer's agent or spouse with authority to enter into on behalf of the Customer and sign this Agreement.
- All material is guaranteed to be as specified. All work to be completed in a workman like manner according to standard practices. Any alterations or deviation from above specifications involving extra costs will be executed only upon written orders in the form of a "Contract Change Order" and will become an extra charge over and above the original contract price. Any representations, statement, or other communication not written in this Agreement or the Construction Disclaimer Agreement are agreed to be immaterial, and will not be relied upon by either party, and do not survive the execution of this Agreement. Customer to carry fire, tornado and other necessary insurance.
- It is agreed that the amount of the Agreement shall be the amount equal to the amount found on the front of this Agreement, plus any Contract Change Order(s) and the terms and pricing schedule contained within the Construction Disclaimer. Supplement money paid by the Insurance Company for additional labor and materials needed beyond the original scope of repairs shall be paid directly to EADS ROOFING, LLC.
- You the purchaser(s) may cancel this transaction anytime in writing prior to midnight of the third day after the date of this transaction. To cancel this transaction, mail or deliver a SIGNED, DATED AND NOTARIZED statement of cancellation to the above address as proof of your intent to cancel

prior to midnight of the third day after the date of this transaction.

- The final payment is due immediately upon work completion and shall not be held up while waiting for the city/county/state to inspect the work.
 - If the Customer cancels or terminates this Agreement later than three (3) days from the date the customer signs this Agreement but prior to the commencement of work, such cancellation, termination or failure to initiate shall constitute breach of this Agreement. In such event, Customer shall pay as liquidated damages to the Company twenty five percent (25%) of the Agreement price as set forth in this Agreement. In the event that the Customer cancels or terminates this Agreement after work has commenced, the Customer shall pay the company the full contract price. These liquidated damages upon payment to Company shall release the Company from any and all other liabilities or obligations for work performed or not performed.
 - The Company has the right to order excess material. These materials will not be charged above the agreed upon price. All excess material belongs to the Company. EADS ROOFING, LLC is authorized to do the work on the day that EADS ROOFING, LLC chooses.
 - All agreements are contingent upon "Force Majeure". It is mutually agreed to by both parties that Force Majeure means and refers to acts of God: strikes, lockouts, material shortages, or other industrial disturbances; acts of public enemies; orders of any kind of government of the United States, the State of Indiana, or any civil or military authority; insurrections; riots, epidemics; landslides; lightning, earthquakes; fires; hurricanes; storms; floods; washouts; droughts; arrests; restraint of government and people; civil disturbances; explosions; breakage or accidents to machinery, pipelines, pumps, canals, or other facilities; partial or entire failure of necessary utilities; or any other causes not reasonably within the control of the party claiming such inability.
 - If any provisions of this Agreement should be held to be invalid or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected hereby.
 - The company is not responsible for any damage below the roof due to leaks caused by excessive wind of 60mph, ice dams, hail, pre-existing or future construction defects caused by storms or lack of maintenance during the warranty period or depressions in driveway or yard caused by trailers or dumpsters.
 - Should default be made in payment of this Agreement, charges shall be added from the date thereof at a rate of one and one half percent (1½%) per month with a minimum charge of \$5.00 per month. In the event that referral to an Attorney for collection of amounts owed under this Agreement becomes necessary, or in the event that arbitration or other legal action is necessary to enforce the provisions of this Agreement, the prevailing party shall be awarded costs and reasonable attorney's fees.
 - ANY PERSON OR COMPANY SUPPLYING LABOR MATERIALS FOR THIS IMPROVEMENT TO YOUR PROPERTY MAY FILE A LIEN AGAINST YOUR PROPERTY IF THAT PERSON OR COMPANY IS NOT PAID FOR THE CONTRIBUTIONS.
 - Company's current written workmanship warranty and applicable written manufacture's warranties on materials shall apply and are not transferable or assignable, unless otherwise specifically stated or agreed to in writing. To obtain warranty services, the contract amount must be paid in full. ALL OTHER EXPRESS AND IMPLIED WARRANTIES, INCLUDING WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, ARE HEREBY DISCLAIMED.
 - PERMITS/INSPECTIONS/ZONING: The Customer shall obtain at their expense, all necessary permits from the city or county. CANCELLATIONS: All cancellation rights of the parties must be disclosed! Consult your attorney for any specific cancellation requirements. MODIFICATION: Any modification to this Agreement which changes the cost, materials, work to be performed, or the estimate completion date must be in writing and signed by all parties.
 - Disclosure of subcontractors. Eads Roofing intends to utilize subcontractors for the duration of this project.
 - ACKNOWLEDGMENT: The Customer hereby acknowledges that he/she/ has been provided with a copy of this Agreement, Construction Disclaimer Agreement and has read the above and agrees to the terms and conditions found in the this Agreement.
-



VINYL SIDING QUOTE

DEC 04, 2024

We Set The Standard

**Roofing, Siding, Doors, Windows & Gutters
Residential & Commercial**



MATT BARTON

401 South Merrill Street
Fortville, IN
46040

INTRODUCTION

Hi Matt,

Thank you for the opportunity to quote on the repairs to your home. Please find your estimate below along with upgrade options for potential improvements to your project, if applicable.

The following estimate is for:

1. Remove and disposal of old materials
2. Supply and install new materials
3. Clean up of entire work area (all nails and other materials)
4. Clean all gutters (if roof is done)
5. Your own dedicated Production Scheduling team
6. We are Licensed to work in your geographical region
7. Audit of all work completed by Quality Control Officer
8. 5-year Workmanship Warranty on complete projects - (Any full replacement)

We don't want you to be personally liable should a worker happen to get injured therefore we maintain current Workman's Comp for all employees and crews. We carry one million liability insurance.

As well, we have mandatory safety training for our staff to ensure safe practices always. Once the job is complete, complete an additional full inspection on your home to ensure we did everything correct and up to our strict standards and site is spotless.

If you have any questions, please give me a call. We always want to provide the best value to our clients.

Kind regards,

Bill Babcock | Project Specialist
Bill@openboxroofing.com
317-414-9053

INSPECTION



Ashton Heights[®]

VARIFORM[®]
by  Ply Gem



When it comes to your home, your life and your peace of mind, Variform vinyl siding makes every moment matter. Since 1964, professionals and homeowners alike have trusted Variform for its high quality, durability and beauty, earning it one of the highest satisfaction ratings in the industry.

You can choose from a wide array of styles and one of the largest color palettes in vinyl siding. It's virtually maintenance-free and never needs painting. Plus, Variform is endorsed by Ply Gem Residential Solutions, a division of Cornerstone Building Brands, the nation's leading exterior building products company. The Variform brand has products that make homes beautiful and life easier and offers an impressive limited lifetime transferable warranty.

It all adds up to give you a beautiful home and time to enjoy life's sweetest moments.

This is where your **life** takes place



Choose with Confidence

As a brand that has spanned generations of building and remodeling, Variform has always been defined by new and innovative ideas. The brand was the first to create variegated technology, a double-staggered nail hem, and a rollover locking leg that have resulted in a more dependable, durable and securely fastened siding panel, even in the face of high-velocity winds. We use only the best raw materials and continuously test our products to ensure a lifetime of reliable performance. We're as committed as ever to great products, so you can be confident you've chosen wisely.

Vinyl Siding is a Smart Investment

According to a recent study by REMODELING Magazine¹, homeowners who install vinyl siding, on average, recouped up to 75.6% of the cost, making re-siding one of the top improvement investments a homeowner can make. And because vinyl siding never needs to be painted, you can save thousands of dollars over the life of your home.

¹ Based on national averages in the 2019 Cost vs Value Report. Source: REMODELING magazine.

Standard Colors



Dark Colors



Here's How Ashton Heights Works For You

Ashton Heights is a great choice for new construction projects. A double-staggered nail hem makes installation fast and easy. Thick panels stand up to wind and harsh conditions. A detailed finish and deep shadow line create a beautiful painted-wood look without the upkeep.

Never Needs Painting

Looks freshly painted for the life of your home. There's no need for costly maintenance, scraping, caulking and painting. And unlike paint, it won't crack, flake or peel.

Premium Thickness

The .042" thick panels are more rigid and durable. They're state-of-the-art engineered to resist dents and scratches. The 5/8" panel projection enhances the rigidity.

Enduring Color and Texture

A Variform proprietary color process ensures that color is embedded throughout the panel for long lasting beauty. Premium Dark colors receive an extra layer of UV protection using Permahu® technology, which acts like a sunscreen to help prevent fading and weathering. Available in a broad range of decorative colors.

Double 4" Traditional Lap



Double 5" Traditional Lap



Double 4.5" Dutch Lap



Only available in sizes D4 and D4.5I

Premium Dark Colors

Briarwood

Old Dublin*

Pewter

Sagebrook

Teak*

Twilight Shadow**

Wedgewood

Sustainable Building, Responsible Living

We're committed to reducing our impact on the environment and providing products that help ensure a sustainable future.

Sustainable Resources

- Vinyl products made from abundant natural resources²
- Minimal construction site waste
- Aluminum products contain over 80% recycled content
- Ply Gem facilities reuse and recycle

Energy Efficiency

- Vinyl siding requires less energy to manufacture than brick³
- National distribution network reduces energy use and emissions
- Variform insulated siding increases a home's energy efficiency

Lifecycle Benefits

- Variform vinyl siding is durable and requires no site finish
- Vinyl siding should never require painting or staining
- All of our aluminum accessories are easily recyclable

² "A Dozen Things You Might Not Know That Make Vinyl Siding Green," page 9, Tad Radzinski, P.E., LEED AP, and VSI. October 10, 2009. <<http://www.vinylsiding.org/greenpaper/>>

³ Ibid, page 10.



Home Innovation
NGBS GREEN PARTNER™

RESOURCE EFFICIENCY

THIS PRODUCT HAS BEEN CERTIFIED BY HOME INNOVATION RESEARCH LABS.

This means you can be assured that this product complies with specific green practice criteria in the National Green Building Standard (NGBS). Visit HomeInnovation.com/GreenProducts for more details.



Details, details, details.

The Variform brand has all the accessories and details you need to complete your project, including corners, trim, guttering, soffits, door surrounds and fascia. The Variform brand is endorsed by Ply Gem Residential Solutions, a division of Cornerstone Building Brands, the nation's leading exterior building products company. As a result, we can provide you with a wide range of enhancements that complement Variform products - Ply Gem gutter protection, Ply Gem Steel Siding, Ply Gem Trim and Mouldings, and Ply Gem Shutters and Accents. They all work together so that you can have worry-free maintenance and beauty down to the last detail.

Visit variform.com to design your dream home.

2600 Grand Blvd., Suite 900, Kansas City, MO 64108
(888) 9PLYGEM | variform.com



ASTM
D 3679



Cornerstone Building Brands reserves the right to alter, modify or delete items from time to time without notice. Due to printing limitations, colors may not be exactly as shown. Contact your sales representative for actual product and color samples. Variform, the Variform logo, and Ashton Heights are trademarks of Variform, Inc. ©2019 Variform, part of the **Cornerstone Building Brands** family. All Rights Reserved. 3301091061105/MS/CG/1019

*Consult the VSI Website at vinylsiding.org for current list of certified products and colors.



Vinyl Siding and Accent Panels



Gutter Protection



Rainware, Fascia, Soffit



Ply Gem Fence and Railing



Ply Gem Steel Siding



Ply Gem Shutters and Accents



SOFFIT & PORCH CEILING



 **VARIFORM**[®]
by PlyGem

VINYL SOFFIT & PORCH CEILING

TRIVENT® HIGH PERFORMANCE SOFFIT

OUR BEST SOFFIT OFFERING SUPERIOR HOME VENTILATION

- Available in Solid and Hidden Vent Styles
- Trivent X-Tra Vent® Soffit with hidden venting offers up to 50% more ventilation than most standard vinyl soffits, providing 9.19 sq/in per sq/ft, and is less likely to attract unsightly dirt
- .044" panel thickness for rigidity and dent resistance
- 5/8" panel projection for deep shadow lines
- Attractive triple 1/3" profile
- Solid suitable for vertical applications
- Matte finish mimics the look of smooth, painted wood

BEADED SOFFIT AND PORCH CEILING

- Available in Solid and Hidden Vent Styles
- .040" panel thickness
- Beautiful matte finish
- Classic beaded appearance adds drama to any application; ideal for soffit and porch ceilings
- Hidden Vent allows for 2.66 sq/in per sq/ft of ventilation

T4 SOFFIT

- Three panel styles—Solid, Center Vent and Full Vent Styles, all with matte finish
- .038" panel thickness
- Full Vent allows for 5.867 sq/in per sq/ft of ventilation
- Center Vent allows for 1.96 sq/in per sq/ft of ventilation

D5 PREMIUM SOFFIT

- Available in Solid and Full Vent Styles
- .044" panel thickness for rigidity and dent resistance
- Deep, wood grain finish
- Solid panels are ideal for vertical applications
- Vented panels allow for 6.2 sq/in per sq/ft of ventilation

D5 STANDARD SOFFIT

- Available in Solid and Full Vent Styles
- .040" panel thickness
- Deep, wood grain finish
- Vented panels allow for 6.2 sq/in per sq/ft of ventilation

TRIVENT®	BEADED	T4	D5 PREMIUM	D5 STANDARD	COLOR
STANDARD COLORS					
●		●	●	●	Autumn Beige
●		●	●	●	Classic Cream
●		●	●		Delray Sand
●	●	●	●	●	Dover White*
●		●	●	●	Georgian Gray
●	●	●	●	●	Island Pearl
●	●	●	●	●	Natural Almond
●		●	●	●	Sandtone
●	●	●	●	●	Sandy Tan*
	●	●	●		Savannah Blue
●		●	●	●	Silver Mist
●		●	●	●	Spanish Olive
DARK COLORS					
●		●	●	●	Flint
		●	●		Irish Thistle
●		●			Musket Brown**
●		●	●	●	Stone Mountain Clay*
SCENIC SCAPES					
●					Bayou
●					Briarwood
●					Mediterranean Palm
●					Pewter
●					Sagebrook
●					Sedona Red
●					Teak
●					Twilight Shadow
●					Wedgewood

* Available in T4 Soffit Center Vent

** Musket Brown is not approved for use as vertical siding



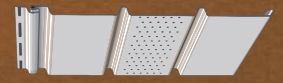
TRIVENT
HIGH PERFORMANCE
SOFFIT WITH X-TRA VENT®



BEADED SOFFIT - SOLID



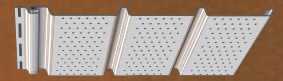
BEADED SOFFIT - HIDDEN VENT



T4 CENTER VENT



T4 SOLID



T4 FULL VENT



D5 SOFFIT - VENT



D5 SOFFIT - SOLID

ALUMINUM SOFFIT

COMMERCIAL T4 SOFFIT

- Available in Solid, Center Vent and Full Vent Styles
- .019" Thickness
- Center Vent offers 4.4 sq/in per sq/ft of ventilation
- Full Vent offers 13.2 sq/in per sq/ft of ventilation

DURABUILT® T4 SOFFIT

- Available in Solid, Center Vent and Full Vent Styles
- .016" Thickness
- Center Vent offers 4.4 sq/in per sq/ft of ventilation
- Full Vent offers 13.2 sq/in per sq/ft of ventilation

.013" T4 ALUMINUM SOFFIT

- Available in Solid, Center Vent and Full Vent Styles
- Center Vent offers 4.4 sq/in per sq/ft of ventilation
- .013" Thickness
- Available in Dover White only

COMMERCIAL QUAD 4 SOFFIT

- Available in Solid and Center Vent Styles
- .019" Thickness
- Center Vent offers 9.7 sq/in per sq/ft of ventilation

COMMERCIAL D6 SOFFIT

- Available in Solid and Full Vent Styles
- .019" Thickness
- Center Vent offers 11.9 sq/in per sq/ft of ventilation

DURABUILT® D6 SOFFIT

- Available in Solid and Full Vent Styles
- .015" Thickness
- Full Vent offers 11.0 sq/in per sq/ft of ventilation

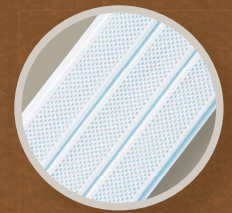
COMMERCIAL T4	DURABUILT® T4	.013" T4	COMMERCIAL QUAD 4	COMMERCIAL D6	DURABUILT® D6	COLOR
•	•		•			Autumn Beige
•	•		•			Black
•	•		•			Briarwood
•	•		•			Classic Cream
•	•		•			Dark Bronze
•	•	•	•	•	•	Dover White
•	•		•			Flint
•	•		•			Forest
•	•		•	•	•	Georgian Gray
•						Irish Thistle
•	•		•			Island Pearl
•	•		•	•	•	Musket Brown
•	•		•	•	•	Natural Almond
•	•		•			Norwegian Wood
•						Spanish Olive
•	•		•	•	•	Royal Brown
•	•		•			Sandtone
•	•		•	•	•	Sandy Tan
						Scotch Pine
•	•		•			Sedona Red
•	•		•			Silver Mist
•	•		•	•	•	Stone Mountain Clay
•	•		•			Teak
•	•		•	•	•	Terratone



T4 SOLID SOFFIT



T4 CENTER VENT SOFFIT



T4 FULL VENT SOFFIT



QUAD 4 SOLID SOFFIT



QUAD 4 CENTER VENT SOFFIT



D6 SOLID SOFFIT



D6 FULL VENT SOFFIT

ASHTON HEIGHTS SIDING

Description

Material

Variform Ashton Heights

Featuring a subtle woodgrain finish, Ashton Heights vinyl siding looks like traditional painted wood but is virtually maintenance free. (SQ)

J-Channel

J-Channel flashing is designed specifically for trimming out openings on your walls. Windows, doors, and louvers on the walls of your building blend in seamlessly when J-Channel is installed. J-Channel hides the cut lines of panels giving your project a beautiful finished look. (PC)

Utility Trim

Utility Trim is a piece of trim used any time the top lock has been removed from the siding, to secure a siding panel. Also referred to as "undersill" or "finish" trim" (PC)

Outside Corners

Vinyl siding corners, also called channels are the pieces of trim that help connect siding across 90-degree corners. In a sense, these corner pieces provide the finishing touch to a home's vinyl appearance. (PC)

Inside Corner Posts

Inside corner posts are used at the inside corners of a wall, where the siding meets from 2 adjoining walls. It provides a weather-resistant joint and provides a receiving channel to hide the ends of siding panels for a finished beautiful vinyl siding installation.

TriBuilt Galvanized Starter (PC)

House Wrap:

House wrap/moisture barrier is used to prevent air and water leaks from seeping into the house. (ROLL)

2" Siding Nails - 5# (Box)

Mounting Block for light fixtures and electrical outlets.

Seam tape used to seal seams and around doors/windows. (ROLL)

Window and Door Flashing Tape

6" wide flashing tape to seal off nailing flange of window as well as flashing on all roof to walls. Adds an additional layer of protection. (ROLL)

OSI Quad Max - Vinyl Siding

Variform T4 Solid Soffit - Standard Colors

Solid Vinyl Soffit beautifully covers porch ceilings and overhangs of your home. It is ideal for applications where no ventilation is required. The triple panel design makes it a practical choice for shallow eaves and overhangs. Includes J Channel.

Variform T4 Vented Soffit - Standard Color

Vented Vinyl Soffit beautifully covers eaves and overhangs on your home, while providing ventilation to the attic. This triple panel design is ideal for shallow eaves and overhangs. Includes J channel

6" - Aluminum fascia is used to cover the subfascia between the roof and soffit to protect your home from insects, rodents, and rain. It enhances the appearance of your home while supporting the soffit panel.

Aluminum Trim Coil - Smooth

Used to trim around openings to give a clean and elegant finish. (Roll)

Quad Max - Window Wraps

Labor

Install vinyl siding - includes starter, j channel, utility trim and outside/inside corners.

Remove vinyl/aluminum siding and dispose in an onsite waste container. (SQ)

Install house wrap/moisture barrier.

Install vinyl soffit - includes j channel

Install aluminum fascia

Install J blocks, split blocks, dryer vents, gable vents and light fixtures (EA)

Custom bent flashing that needs to be installed along brick transitions, roof to walls or decks.

Window Wrap - Small

Wrap window with aluminum trim coil and caulk.

Window Wrap - Medium

Wrap window with aluminum trim coil and caulk.

Window Wrap - Large

Wrap window with aluminum trim coil and caulk.

Single Door Wrap

Wrap single entry door with aluminum coil and caulk.

Double Door Wrap

Wrap patio or French door with aluminum coil and caulk.

Debris Removal for siding

Quote subtotal	\$19,602.41
Taxable subtotal	\$9,446.60
Indiana Sales Tax (7.0%)	\$661.26
Total	\$20,263.67



SERVICE FINANCE COMPANY, LLC

180 Months, 7.99%, Minimum Monthly Payments

est.

\$193.53/mo

AUTHORIZATION PAGE

Ashton Heights Siding

\$20,263.67*

Name: Matt Barton

Address: 401 South Merrill Street, Fortville, IN

*Includes taxes

Quotes are good for 30 days. 50% Deposit/50% Upon Completion

Upgrades



180 Months, 7.99%,
Minimum Monthly
Payments

Description	Qty	Unit price	Line total	Est. Payment
<input type="checkbox"/> Variform Dark Color Upgrade Upgrade to a Dark Color with a proprietary color process which ensures that color is embedded throughout the panel for long lasting beauty. Premium Dark colors receive an extra layer of UV protection using Permahu technology, which acts like a sunscreen to help prevent fading and weathering. Available in a broad range of decorative colors. (SQ)	18	\$100.00	\$1,800.00	
<input type="checkbox"/> Variform Premium Dark Color Upgrade Upgrade to a Premium Dark Color with a proprietary color process which ensures that color is embedded throughout the panel for long lasting beauty. Premium Dark colors receive an extra layer of UV protection using Permahu technology, which acts like a sunscreen to help prevent fading and weathering. Available in a broad range of decorative colors. (SQ)	18	\$200.00	\$3,600.00	
<input type="checkbox"/> Gutters/Downspouts Install 6" Seamless Aluminum Gutters & 3x4 Down Spouts (LF)	140	\$10.91	\$1,527.40	
<input type="checkbox"/> Remove gutters and downspouts during tear off of soffit and fascia. Discard in a onsite container.	140	\$1.82	\$254.80	

Customer Comments / Notes

My Product Selections

Siding Color

Board & Batten Color

Shake Color

Matt Barton:

Date:

By signing this form I agree to and confirm the following: I certify that I am the registered owner of the above project property, or have the legal permission to authorize the work as stated. I agree to pay the total project price and understand that this work will be completed in accordance with industry best practices.

Forms of Payment

- Check
- Cash
- ACH
- Card Payments ***Upon Request***

All balances paid with cards will have a 3% convenience fee added.

TERMS AND CONDITIONS

Scope of Work. OpenBox Roofing & Restoration LLC ("Contractor") agrees to perform the following "Work" described in "Quote Details" of this Proposal for the **"CONTRACT PRICE"**. If the specifications for the Work are not attached to this Proposal as "Quote Details", the specifications shall be provided to Owner prior to commencement of the Work, in which event this Proposal is subject to Owner's separate written and dated approval of the specifications. Owner agrees to pay the Contract Price for the Work as described in "Quote Details".

Dates of Work. The Work will be completed approximately by _____, subject to conditions and/or events outside of Contractor's control, subject to Owner's timely performance herein, and any other provisions of this Proposal. The approximate completion timeframe is an estimate based on Contractor's expertise, specifics of the project, and market conditions and it in no way binds Contractor to a determinative timeline of completion for which they could be held liable. In addition to the contingencies set forth on the reverse side of this Proposal, the following contingencies may materially change the approximate commencement/completion dates:

Third Party Services. In performing the Work, Contractor shall be entitled to utilize third parties such as subcontractors, vendors, or other persons who are not a party to this Proposal to furnish labor, services, material, equipment, or machinery to, or on behalf of, Contractor.

Contractor Contact. If Owner has any problems or inquiries regarding the Work, Owner should contact the following individual(s) at the information provided in the heading of this Proposal, and at the information provided below:

Please contact out office: (317) 619-9001

Email Address: info@openboxroofing.com

THIS PROPOSAL IS SUBJECT TO THE TERMS AND CONDITIONS ON THE REVERSE SIDE. THIS PROPOSAL SHALL BE AUTOMATICALLY WITHDRAWN, VOID, AND OF NO EFFECT UNLESS SIGNED ON THE AUTHORIZATION PAGE BY OWNER AND DELIVERED TO CONTRACTOR BY THE "EXPIRATION OF PROPOSAL DATE" ABOVE.

Payment Terms as Follows:

50% Down Payment prior to the material ordering.

50% Due upon completion.

Please note: Due to the volatile market for roofing materials, any price change in material cost at delivery date will result in a corresponding price change to this contract.

All balances paid with credit cards will have a 3% convenience fee added.

TERMS AND CONDITIONS

1. Acceptance. This Proposal constitutes an offer by Contractor and may only be accepted on the exact terms hereof. Documents which contain terms additional to or different from those set forth in this Proposal shall not be binding upon Contractor. This Proposal can only be accepted by Owner. Owner's signature means that they certify that he/and/or she is the registered owner of the Project or has the legal permission to authorize Contractor to perform the work as stated and agree to pay the total project price.

2. The Contract Documents. The "Contract Documents" consist of this Proposal, Exhibit A to this Proposal, the

specifications identified on page 1 of this Proposal, the construction plans approved by Owner, if any, and any changes made after the execution of this Proposal. All Construction Documents are incorporated herein by reference.

3. Survey. Owner shall furnish all available surveys and related documents in its possession describing the physical characteristics, legal limitations and utility locations for the site of the Project, and a legal description of the site.

4. Means and Methods. Contractor shall supervise and direct the Work and have control over construction means, methods, techniques, sequences and procedures. Unless otherwise provided, Contractor shall provide and pay for all labor, materials, supplies, tools, equipment, machinery and transportation. This Contract does not include labor or materials for the following work: plans, engineering fees or governmental permits and fees of any kind; testing, removal and disposal of any materials containing asbestos (or any other hazardous material as defined by the EPA); or failure of surrounding part of existing structure, despite Contractor's good faith efforts to minimize damage, such as plaster or drywall cracking and popped nails. If materials must be re-ordered, re-stocked, or if this contract is cancelled beyond the right of recession, Owner agrees to pay a restocking fee equal to fifteen percent (15%) of the contract value. Owner is responsible for paying all required permits and Contractor is responsible for obtaining such permits. If roof rot is discovered during tear-off, Contractor reserves the right to replace sheathing and bill me up to \$300 in addition to the estimated cost below without notifying me in advance. Contractor will call Property Owner for authorization if wood replacement exceeds \$300. OSB Replacement - \$75/sheet. 1x6 Board Replacement \$7/LF (Minimum Charge of \$150). Contractor will not be responsible for slight scratching or denting of gutters, oil droplets in driveways, hairline fractures in concrete, dust and small amounts of debris, minor stucco damage, or minor broken plants and shrubbery. The performance by Contractor shall be required only to the extent provided by the Contract Documents. Contractor is entitled to keep all excess materials. If Owner is a member of a homeowners association or business park or common scheme development, it is the responsibility of the Owner to gain approval from the appropriate association for the Work. Owner agrees to provide clear and continuous access to the property for Contractor, subcontractors, and any vendors, including use of water, electricity, shelter, and storage for equipment and materials on the property if needed. Subject to the terms herein, the final Contract Price may be higher than the price listed. Contractor will clearly notate this on the final invoice, and the Owner agrees to pay the new, adjusted amount and any other upgrades the Owner elects to receive.

5. Safety. Contractor shall take necessary precautions to comply with applicable federal, state, and municipal safety laws. Contractor shall have no responsibility for the elimination or abatement of safety hazards created or otherwise resulting from the acts or omissions of others employed by Owner.

6. Warranties. Any warranty for material used during the project is provided by the material manufacturer. Unless agreed upon otherwise, OBR provides a 5-year Workmanship Warranty on portions of the project in which OBR replaced any existing products. Company workmanship warranty is for 5 years on roof replacement, 5 years on siding replacement, 5 year on gutter, 2 years on doors and window replacement, and no warranty on repairs, unless directed by Company. All other warranties are at the sole discretion of the company. All warranties are transferable. This does not apply to products, some of which may deteriorate more rapidly (ie. sealants) and should be inspected on a regular basis, and am not responsible for material shortage and have no claim to material surpluses. However, no warranty will be issued from Contractor until the Project has been paid in full, including late fees and costs.

7. Delays. If the Work is delayed by any act or neglect of Owner or a separate contractor employed by Owner, or by changes in the Work, labor disputes, fire, unusual delay in deliveries, adverse weather conditions, unavoidable casualties, or other causes beyond Contractor's reasonable control, the completion date shall be extended. Contingencies that may materially change the approximate completion date include but are not limited to labor controversies, weather, inability to obtain materials from usual sources, a pandemic, strikes, fires, inability to obtain materials from usual source, or other circumstances beyond the control of Contractor, for which Contractor shall not be liable.

8. Changes. This Proposal will expire within thirty (30) days of the date of acceptance by both parties, or by the date of this document creation unless there is a written extension on a Change of Work order by Contractor. After thirty (30) days, Contractor reserves the right to revise the price, scope of work, or cancel this Proposal in accordance with costs in effect at the time of the execution and extension. The Owner may order changes within the general scope of the Work consisting of additions, deletions, or other revisions, in which event the Contract Price shall be adjusted. Such changes shall be performed under applicable conditions of the Contract Documents and shall be due and payable upon completion of such changed Work. If the Owner requests the Contractor to submit a proposal for a change and then elects not to proceed with the change, a Change Order shall be issued to reimburse the Contractor for any costs incurred. If conditions are encountered at the Project site which differ from the conditions anticipated by Contractor or from those ordinarily found to exist and generally recognized as inherent in construction activities of the character provided for in this Proposal, the Contract Price and completion date shall be equitably adjusted.

9. Payment. Payment is due upon receipt of invoice. Invoices unpaid 15 days from receipt of invoice shall accrue interest at 18% per annum and shall entitle Contractor to stop the Work until payment is received. In the event of such Work stoppage, the completion date shall be extended and the Contract Price shall be increased by the amount of Contractor's reasonable costs of shutdown, delay and start up. If Contractor initiates or is a party to legal proceedings to recover sums due and owing, Contractor shall also recover its reasonable attorney's fees and costs. If requested by Contractor, Owner shall promptly provide Contractor with reasonable evidence that financial arrangements have been made to fulfill Owner's obligations under this Proposal.

10. Allowances. "Allowances" included in the Contract Price for particular items of the Work are set forth on page 1 or Exhibit A to this Proposal. Decisions affecting allowances shall be made promptly by Owner to avoid delay, disruption or interference to the Work. Allowances include the cost of labor, materials, equipment, superintendence, taxes, insurance, and similar charges, but not Contractor's overhead or fee. Whenever costs are more or less than a stated allowance, the Contract Price shall be adjusted accordingly. Contractor shall be entitled to its reasonable overhead and fee equal to fifteen percent (15%) for increases in the Contract Price due to allowance costs.

11. Claims and Disputes. Owner releases Contractor from any and all claims and damages including but not limited to bodily injury, property damage, third party liability, or any other claim, cost, or expense directly or indirectly arising out of, resulting from, or related to, mold, mildew, fungus, spores, or microorganisms of any type, nature, or description, or any by product thereof including but not limited to any substance whose presence poses an actual or potential threat to human health. Contractor will not perform any remediation or removal of any of the above microorganisms. Contractor cannot warrant that the property will be free of hazardous substances or pests. Excluding claims purely for Owner's non-payment, all claims and disputes arising out of or relating to the Project, the Work, or this Proposal shall be settled by arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association currently in effect. Notice of demand for arbitration shall be filed in writing with the other party and the American Arbitration Association. The demand shall be made within a reasonable time after the claim or dispute has arisen, but in no event after the expiration of the applicable statute of limitations. Contractor is not responsible for any damage on or below the roof due to leaks by excessive wind driven rain, ice, or hail during the period of the warranty (excessive wind is 65 m.p.h.). During the duration of the work, the Owner's insurance will be responsible for any interior damage as long as Contractor has taken correct action to protect the roof during the repair of the roof. Owner must remove items from interior walls of Project that may be damaged or fall due to vibrations from the loading/installation of shingles onto the roof (if applicable), or installation of siding. Contractor shall have no responsibility for damages from rain, fire, tornado, windstorm, or other perils, as is normally contemplated to be covered by any insurance or Business Risk Insurance, or unless a specified written agreement be made therefore prior to commencement of work. If applicable, Contractor is not responsible for any damage occurring on solar panels on the roof. Owner is responsible to contract the appropriate solar panel companies to handle panels during work. Contractor is not responsible for construction problems of your property. If issues are pointed out during work, Contractor will work with the Owner to correct problems on a time and material basis. If Contractor is responsible for any damages, Contractor has the right to rectify any said damages. If the Owner decides to have the work completed without notifying Contractor, the Owner is responsible for the cost of repairs.

12. Indemnification. To the fullest extent permitted by law, Owner agrees to indemnify, save and hold harmless, Contractor and any of its subcontractor(s) against all claims, losses, damages, suits, costs, and expenses, including attorneys' fees, arising out of acts of negligence of Owner.

13. Mechanic's Liens. Nothing in the contract modifies Contractor's rights to seek liens, including but not limited to, mechanic's lien under 32-28-3 et. al. The contract shall serve as a pre-lien notice to any applicable lien requirements, including but not limited to, Contractor's right under Indiana Code Section 32-28-3-1.

14. Miscellaneous. Owner understands and agrees that any insurance claims are subject to the specific terms and conditions outlined by his/her insurance company, and may be subject to insurance company approval. To the extent that such improvements are intended to repair damage, loss, or expense to be paid, in whole or in part, from the proceeds of an insurance policy, the project property will be repaired or restored to the same condition in which the real estate existed before the damage, loss, or expense occurred, or to a comparable condition to the best abilities of Contractor. This Proposal represents the entire and integrated agreement between Contractor and Owner, supersedes all prior negotiations, representations, and agreements, written, or oral, and shall not be modified, supplemented, or interpreted by evidence of course of dealing, course of performance or usage of trade. Any representations, statements, or other communications not written on this contract are agreed to be immaterial, and not relied on by either party, and do not survive the execution of this contract. Owner acknowledges and agrees that he/she has not entered into this agreement in reliance upon any oral representations, warranty or inducement leading to his/her signature hereof. Owner and Contractor respectively bind themselves, their successors, assigns, and legal representatives to the other party hereto in respect to the terms of this Proposal and Contract Documents. Neither party to this Proposal shall assign their rights without the written consent of the other party. This Proposal shall be

governed by the laws of the state where the Project is located. If any provision of this Proposal is held to be invalid or unenforceable, the validity and enforceability of the remaining provisions of the Proposal shall not be affected thereby.

WARRANTY



Certificate of Warranty

OpenBox Roofing & Restoration warrants your install for five years from the date after it is installed. In case of any leaking, OpenBox Roofing & Restoration guarantees repairs or replaces material due to any issues directly related to installation. All materials are warranted by the manufacturer for the time indicated on the area being replaced. Any other material will be covered by OpenBox Roofing & Restoration.

Within (5) days of the first knowledgeable damages to not function properly, OpenBox Roofing and Restoration shall be given the first opportunity to promptly repair, replace and/or correct any items found to be defective or that fails to function properly at no cost to the owner within a reasonable period of time. Under no circumstances shall OpenBox Roofing & Restoration be liable by virtue of this warranty or otherwise for any damages to any person or property whatsoever or for any special, indirect, secondary or consequential damages of any nature arising out of the use or inability to use because of the construction defect.

Once work has been completed and payment has been received in full, OpenBox Roofing will register the any necessary manufacturers warranties.

Customer

Matt Barton

Project address

401 South Merrill Street, Fortville, IN

Date Project Completed

-



Nov 22, 2024 at 11:58:47

CEMENT - UPDATED BLUEPRINTS

NOV 27, 2024

We Set The Standard
Roofing, Siding, Doors, Windows & Gutters
Residential & Commercial

HAMONY DENTISTRY - SIDING

406 South Maple Street
Fortville, IN
46040

INTRODUCTION

Hi David,

Thank you for the opportunity to quote on the repairs to your home. Please find your estimate below along with upgrade options for potential improvements to your project, if applicable.

The following estimate is for:

1. Remove and disposal of old materials
2. Supply and install new materials
3. Clean up of entire work area (all nails and other materials)
4. Clean all gutters (if roof is done)
5. Your own dedicated Production Scheduling team
6. We are Licensed to work in your geographical region
7. Audit of all work completed by Quality Control Officer
8. 5-year Workmanship Warranty on complete projects - (Any full replacement)

We don't want you to be personally liable should a worker happen to get injured therefore we maintain current Workman's Comp for all employees and crews. We carry one million liability insurance.

As well, we have mandatory safety training for our staff to ensure safe practices always. Once the job is complete, complete an additional full inspection on your home to ensure we did everything correct and up to our strict standards and site is spotless.

If you have any questions, please give me a call. We always want to provide the best value to our clients.

Kind regards,

Bill Babcock | Project Specialist
Bill@openboxroofing.com
317-414-9053

NOTES AND DISCLOSURES

The following quote is based off the blueprints provided and conversations with David Bak, Matt Barton, Tom Sovich, and Bill Babcock.

- The brick removal for the siding is not included in this estimate. McVay Masonry will complete the removal and installation of the stone ledge. OpenBox Roofing will GC the production of this part of the project. Payment for this removal will be paid by BB Realty Partners, LLC and/or Harmony Dentistry.
- This estimate does not include siding where there is currently red brick, as laid out in the blueprints. A discussion and decision was made by the above mentioned parties to leave this as brick that will be painted by another contractor.
- Estimates for the brick removal and brick ledge will come in separate quotes from OpenBox Roofing on behalf of McVay Masonry
- This estimate follows the blue prints provided, which include changing the location of the entrance to the building.
- This estimate does not account for any unforeseen construction needs, including decking that may need to be replaced once the brick is removed.
- If any changes to the the building or design are made after agreeing to this service agreement, a contract change order will need to be made to account for any differences in the cost of the production.

**Achieve your
design vision with
long-lasting beauty
and protection.**

It's Possible™

Indianapolis Color and Product Availability



Statement Collection™

Make your home stand out with our Statement Collection™ products. Carefully curated by our design experts specifically for your market, the collection brings together the most popular Hardie® siding and trim styles, textures and colors with ColorPlus® Technology finishes. This stunning selection is locally stocked and designed for simplicity - making it easier than ever to get a beautiful, long-lasting home exterior.

Hardie® Plank, Hardie® Panel, Hardie® Shingle, and Hardie® Trim Battens Color Offering

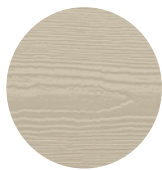
Hardie® Soffit Color Offering



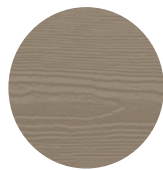
Arctic White



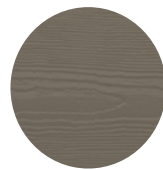
Cobble Stone



Navajo Beige



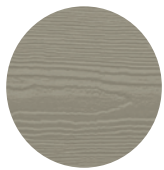
Khaki Brown



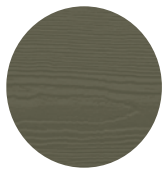
Timber Bark



Arctic White



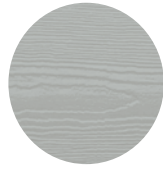
Monterey Taupe



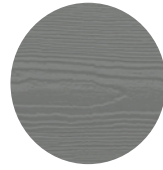
Mountain Sage



Countrylane Red



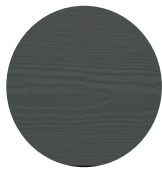
Light Mist



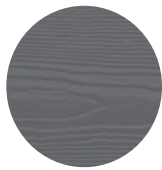
Gray Slate



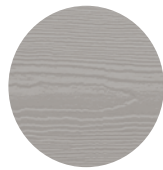
Aged Pewter



Iron Gray



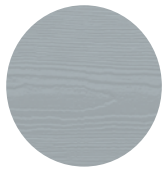
Night Gray



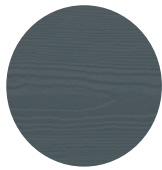
Pearl Gray



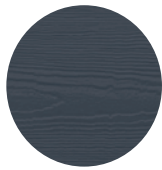
Rich Espresso



Boothbay Blue



Evening Blue



Deep Ocean

Hardie® Trim Color Offering



Arctic White



Cobble Stone



Timber Bark



Iron Gray



Midnight Black

Hardie® Plank

Thickness 5/16 in
Length 12 ft planks

Select Cedarmill®

Width 8.25 in
Exposure 7 in
ColorPlus Pcs./Pallet 210

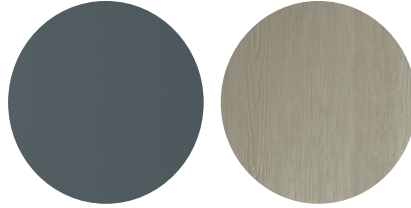


Hardie® Panel

Thickness 5/16 in

Smooth & Select Cedarmill®

Size 4 ft x 10 ft
ColorPlus Pcs./Pallet 50



Hardie® Shingle

Thickness 1/4 in

Staggered Edge Panel

Height 15.25 in
Exposure 6 in
ColorPlus Pcs./Pallet 100



Hardie® Trim

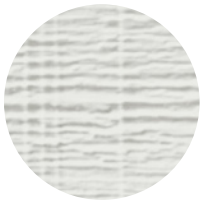
Length 12 ft

4/4 Roughsawn

Thickness .75 in
Width 3.5 in* 5.5 in* 7.25 in 9.25 in* 11.25 in*
ColorPlus Pcs./Pallet 312 208 156 104 104

5/4 Roughsawn

Thickness 1 in
Width 3.5 in 5.5 in 7.25 in 9.25 in* 11.25 in*
ColorPlus Pcs./Pallet 240 160 120 80 80



Batten Boards

4/4 Smooth & Rustic Grain

Thickness .75 in
Width 2.5 in
ColorPlus Pcs./Pallet 190

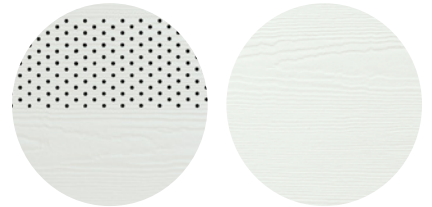


Hardie® Soffit

Thickness 1/4 in
Length 12 ft

Vented & Non-Vented Cedarmill®

Width 12 in
ColorPlus Pcs./Pallet 216



* Only available in Arctic White



Hardie® Plank Arctic White
Hardie® Panel & Hardie® Trim Battens Arctic White

Dream Collection™

Looking to further express your sense of style?
Look to our Dream Collection™ products.

- Featuring a color palette of over 700 ColorPlus® Technology finishes
- Made to order in a wide array of Hardie® siding and trim styles
- Matches elevated design flexibility with the uncompromising performance of our fiber cement

See what's possible at
[jameshardie.com/dream](https://www.jameshardie.com/dream)



Hardie® Plank Shou Sugi Ban
Hardie® Trim Shou Sugi Ban

Finishing Touches

Accessories

Flat Tabs

Reduce nail holes and improve the aesthetic of trim applications around windows, doors and band boards.

Corner Tabs

Use corner tabs to eliminate face nail holes that would detract from the finished look of corner trim installations.

Hardie™ Weather Barrier

Moisture management starts with the wrap. Our weather barrier, flex flashing, seam tape and pro-flashing deliver the performance that you've come to expect from Hardie® products.

ColorPlus® Technology Accessories

Touch-up Kits

Specially formulated to match ColorPlus Technology finishes, our Touch-up Kits offer resistance to aging, color change and chalking. Included in the kits, Touch-up Pens conceal nail heads and very small nicks and scratches.

Color Matched Caulk

OSI® QUAD® MAX sealant offers a high performance sealant solution to match Statement Collection™ product colors*.

*For matching Dream Collection™ product colors, contact your local James Hardie representative.

Get inspired at [jameshardie.com](https://www.jameshardie.com)

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SIDING

Description

Material

Board & Batten - Includes Batten Strips Statement Collection (SQ)

James Hardie 7" Lap Siding - Statement:

James Hardie Hardie plank Cedarmill Eased Edge Lap Siding 7" Statement Collection (SQ)

4" Window/Door Trim - James Hardie - Statement:

5/4 x 4" Window/Door Trim
Arctic White (LF)

6" Eave Frieze Trim - James Hardie - Statement:

5/4 x 6" Eave Frieze Trim
Arctic White (LF)

6" Outside Corner - James Hardie - Statement:

5/4 x 6" Outside Corner Trim
Arctic White (LF)

6" Inside Corner - James Hardie - Statement:

5/4 x 6" Inside Corner Trim
Arctic White (LF)

6" Rake Frieze - James Hardie - Statement:

5/4 x 6" Rake Frieze Trim
Arctic White (LF)

OSI Quad Max Sealant (EA)

Touch Up Kit - James Hardie Color Plus Siding (EA)

Touch Up Kit Trim - James Hardie Color Plus Trim (EA)

Bearskin Flashing (Installed behind but joints) (EA)

Diablo Blade - Fresh Blade for every job (EA)

Window and Door Flashing Tape

6" wide flashing tape to seal off nailing flange of window as well as flashing on all roof to walls. Adds an additional layer of protection. (ROLL)

2" Coil Nails (BOX)

Finish Nails (BOX)

Z flashing - 1" Arctic White (PC)

Boral TruExterior Trim - 5/4 x 6" - Arctic White (LF)

7/16" OSB 4x8 Sheet (PC) - Replace wood on tower - Maple Street

Gable Vent - 24" x 72" Painted Louvered Gable Vents x2

Aluminum Trim Coil - Smooth

Used to trim around openings to give a clean and elegant finish. (Roll)

House Wrap:

House wrap/moisture barrier is used to prevent air and water leaks from seeping into the house. (ROLL)

James Hardie Labor

Remove vinyl/aluminum siding and dispose in an onsite waste container. (SQ)

Dump Fees - Siding (EA)

Install OSB to walls to replace any compromised/rotten wood. (PC)

For front tower

Install 7" James Hardie Siding - Primed, Statement or Dream Collection (SQ)

Install Board & Batten - James Hardie (SQ)

Install opening trim - James Hardie (LF)

Install eave frieze trim - James Hardie (LF)

Install rake frieze trim - James Hardie (LF)

Install outside corner trim - James Hardie (LF)

Install inside corner trim - James Hardie (LF)

Install Boral trim along roof to walls, concrete and decks. (LF)

Custom Bent Aluminum for any kind special flashing. (LF)

Install Gable Vent

Install prebent z flashing over trim on sloped/horizontal roof to walls & tops of openings. (LF)

Quote subtotal	\$48,587.58
Taxable subtotal	\$30,150.88
Indiana Sales Tax (7.0%)	\$2,110.56
Total	\$50,698.14



SERVICE FINANCE COMPANY, LLC

120 Months, 9.99%, Minimum Monthly Payments

est.

\$669.22/mo

AUTHORIZATION PAGE

Siding

\$50,698.14*

Name: David Bak

Address: 406 South Maple Street, Fortville, IN

*Includes taxes

Quote is good for 30 days. Payment Terms - half down/half upon completion

Customer Comments / Notes

My Product Selections

Siding Color

Trim Color

B&B Color

David Bak:

Date:

By signing this form I agree to and confirm the following: I certify that I am the registered owner of the above project property, or have the legal permission to authorize the work as stated. I agree to pay the total project price and understand that this work will be completed in accordance with industry best practices.

Forms of Payment

- Check
- Cash
- ACH
- Card Payments ***Upon Request***

All balances paid with cards will have a 3% convenience fee added.

TERMS & CONDITIONS

Scope of Work. OpenBox Roofing & Restoration LLC ("Contractor") agrees to perform the following "Work" described in "Quote Details" of this Proposal for the **"CONTRACT PRICE"**. If the specifications for the Work are not attached to this Proposal as "Quote Details", the specifications shall be provided to Owner prior to commencement of the Work, in which event this Proposal is subject to Owner's separate written and dated approval of the specifications. Owner agrees to pay the Contract Price for the Work as described in "Quote Details".

Dates of Work. The Work will be completed approximately by _____, subject to conditions and/or events outside of Contractor's control, subject to Owner's timely performance herein, and any other provisions of this Proposal. The approximate completion timeframe is an estimate based on Contractor's expertise, specifics of the project, and market conditions and it in no way binds Contractor to a determinative timeline of completion for which they could be held liable. In addition to the contingencies set forth on the reverse side of this Proposal, the following contingencies may materially change the approximate commencement/completion dates:

Third Party Services. In performing the Work, Contractor shall be entitled to utilize third parties such as subcontractors, vendors, or other persons who are not a party to this Proposal to furnish labor, services, material, equipment, or machinery to, or on behalf of, Contractor.

Contractor Contact. If Owner has any problems or inquiries regarding the Work, Owner should contact the following individual(s) at the information provided in the heading of this Proposal, and at the information provided below:

Please contact out office: (317) 619-9001
Email Address: info@openboxroofing.com

THIS PROPOSAL IS SUBJECT TO THE TERMS AND CONDITIONS ON THE REVERSE SIDE. THIS PROPOSAL SHALL BE AUTOMATICALLY WITHDRAWN, VOID, AND OF NO EFFECT UNLESS SIGNED ON THE AUTHORIZATION PAGE BY OWNER AND DELIVERED TO CONTRACTOR BY THE "EXPIRATION OF PROPOSAL DATE" ABOVE.

Payment Terms as Follows:

50% Down Payment prior to the material ordering.

50% Due upon completion.

Please note: Due to the volatile market for roofing materials, any price change in material cost at delivery date will result in a corresponding price change to this contract.

All balances paid with credit cards will have a 3% convenience fee added.

TERMS AND CONDITIONS

1. Acceptance. This Proposal constitutes an offer by Contractor and may only be accepted on the exact terms hereof.

I acknowledge that I have read and understand this page. Initials: _____

Documents which contain terms additional to or different from those set forth in this Proposal shall not be binding upon Contractor. This Proposal can only be accepted by Owner. Owner's signature means that they certify that he/and/or she is the registered owner of the Project or has the legal permission to authorize Contractor to perform the work as stated and agree to pay the total project price.

2. The Contract Documents. The "Contract Documents" consist of this Proposal, Exhibit A to this Proposal, the specifications identified on page 1 of this Proposal, the construction plans approved by Owner, if any, and any changes made after the execution of this Proposal. All Construction Documents are incorporated herein by reference.

3. Survey. Owner shall furnish all available surveys and related documents in its possession describing the physical characteristics, legal limitations and utility locations for the site of the Project, and a legal description of the site.

4. Means and Methods. Contractor shall supervise and direct the Work and have control over construction means, methods, techniques, sequences and procedures. Unless otherwise provided, Contractor shall provide and pay for all labor, materials, supplies, tools, equipment, machinery and transportation. This Contract does not include labor or materials for the following work: plans, engineering fees or governmental permits and fees of any kind; testing, removal and disposal of any materials containing asbestos (or any other hazardous material as defined by the EPA); or failure of surrounding part of existing structure, despite Contractor's good faith efforts to minimize damage, such as plaster or drywall cracking and popped nails. If materials must be re-ordered, re-stocked, or if this contract is cancelled beyond the right of recession, Owner agrees to pay a restocking fee equal to fifteen percent (15%) of the contract value. Owner is responsible for paying all required permits and Contractor is responsible for obtaining such permits. If roof rot is discovered during tear-off, Contractor reserves the right to replace sheathing and bill me up to \$300 in addition to the estimated cost below without notifying me in advance. Contractor will call Property Owner for authorization if wood replacement exceeds \$300. OSB Replacement - \$75/sheet. 1x6 Board Replacement \$7/LF (Minimum Charge of \$150). Contractor will not be responsible for slight scratching or denting of gutters, oil droplets in driveways, hairline fractures in concrete, dust and small amounts of debris, minor stucco damage, or minor broken plants and shrubbery. The performance by Contractor shall be required only to the extent provided by the Contract Documents. Contractor is entitled to keep all excess materials. If Owner is a member of a homeowners association or business park or common scheme development, it is the responsibility of the Owner to gain approval from the appropriate association for the Work. Owner agrees to provide clear and continuous access to the property for Contractor, subcontractors, and any vendors, including use of water, electricity, shelter, and storage for equipment and materials on the property if needed. Subject to the terms herein, the final Contract Price may be higher than the price listed. Contractor will clearly notate this on the final invoice, and the Owner agrees to pay the new, adjusted amount and any other upgrades the Owner elects to receive.

5. Safety. Contractor shall take necessary precautions to comply with applicable federal, state, and municipal safety laws. Contractor shall have no responsibility for the elimination or abatement of safety hazards created or otherwise resulting from the acts or omissions of others employed by Owner.

6. Warranties. Any warranty for material used during the project is provided by the material manufacturer. Unless agreed upon otherwise, OBR provides a 5-year Workmanship Warranty on portions of the project in which OBR replaced any existing products. Company workmanship warranty is for 5 years on roof replacement, 5 years on siding replacement, 5 year on gutter, 2 years on doors and window replacement, and no warranty on repairs, unless directed by Company. All other warranties are at the sole discretion of the company. All warranties are transferable. This does not apply to products, some of which may deteriorate more rapidly (ie. sealants) and should be inspected on a regular basis, and am not responsible for material shortage and have no claim to material surpluses. However, no warranty will be issued from Contractor until the Project has been paid in full, including late fees and costs.

7. Delays. If the Work is delayed by any act or neglect of Owner or a separate contractor employed by Owner, or by changes in the Work, labor disputes, fire, unusual delay in deliveries, adverse weather conditions, unavoidable

I acknowledge that I have read and understand this page. Initials: _____

casualties, or other causes beyond Contractor's reasonable control, the completion date shall be extended. Contingencies that may materially change the approximate completion date include but are not limited to labor controversies, weather, inability to obtain materials from usual sources, a pandemic, strikes, fires, inability to obtain materials from usual source, or other circumstances beyond the control of Contractor, for which Contractor shall not be liable.

8. Changes. This Proposal will expire within thirty (30) days of the date of acceptance by both parties, or by the date of this document creation unless there is a written extension on a Change of Work order by Contractor. After thirty (30) days, Contractor reserves the right to revise the price, scope of work, or cancel this Proposal in accordance with costs in effect at the time of the execution and extension. The Owner may order changes within the general scope of the Work consisting of additions, deletions, or other revisions, in which event the Contract Price shall be adjusted. Such changes shall be performed under applicable conditions of the Contract Documents and shall be due and payable upon completion of such changed Work. If the Owner requests the Contractor to submit a proposal for a change and then elects not to proceed with the change, a Change Order shall be issued to reimburse the Contractor for any costs incurred. If conditions are encountered at the Project site which differ from the conditions anticipated by Contractor or from those ordinarily found to exist and generally recognized as inherent in construction activities of the character provided for in this Proposal, the Contract Price and completion date shall be equitably adjusted.

9. Payment. Payment is due upon receipt of invoice. Invoices unpaid 15 days from receipt of invoice shall accrue interest at 18% per annum and shall entitle Contractor to stop the Work until payment is received. In the event of such Work stoppage, the completion date shall be extended and the Contract Price shall be increased by the amount of Contractor's reasonable costs of shutdown, delay and start up. If Contractor initiates or is a party to legal proceedings to recover sums due and owing, Contractor shall also recover its reasonable attorney's fees and costs. If requested by Contractor, Owner shall promptly provide Contractor with reasonable evidence that financial arrangements have been made to fulfill Owner's obligations under this Proposal.

10. Allowances. "Allowances" included in the Contract Price for particular items of the Work are set forth on page 1 or Exhibit A to this Proposal. Decisions affecting allowances shall be made promptly by Owner to avoid delay, disruption or interference to the Work. Allowances include the cost of labor, materials, equipment, superintendence, taxes, insurance, and similar charges, but not Contractor's overhead or fee. Whenever costs are more or less than a stated allowance, the Contract Price shall be adjusted accordingly. Contractor shall be entitled to its reasonable overhead and fee equal to fifteen percent (15%) for increases in the Contract Price due to allowance costs.

11. Claims and Disputes. Owner releases Contractor from any and all claims and damages including but not limited to bodily injury, property damage, third party liability, or any other claim, cost, or expense directly or indirectly arising out of, resulting from, or related to, mold, mildew, fungus, spores, or microorganisms of any type, nature, or description, or any by product thereof including but not limited to any substance whose presence poses an actual or potential threat to human health. Contractor will not perform any remediation or removal of any of the above microorganisms. Contractor cannot warrant that the property will be free of hazardous substances or pests. Excluding claims purely for Owner's non-payment, all claims and disputes arising out of or relating to the Project, the Work, or this Proposal shall be settled by arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association currently in effect. Notice of demand for arbitration shall be filed in writing with the other party and the American Arbitration Association. The demand shall be made within a reasonable time after the claim or dispute has arisen, but in no event after the expiration of the applicable statute of limitations. Contractor is not responsible for any damage on or below the roof due to leaks by excessive wind driven rain, ice, or hail during the period of the warranty (excessive wind is 65 m.p.h.). During the duration of the work, the Owner's insurance will be responsible for any interior damage as long as Contractor has taken correct action to protect the roof during the repair of the roof. Owner must remove items from interior walls of Project that may be damaged or fall due to vibrations from the loading/installation of shingles onto the roof (if applicable), or installation of siding. Contractor shall have no responsibility for damages from rain, fire, tornado, windstorm, or other perils, as is normally contemplated to be covered by any insurance or

I acknowledge that I have read and understand this page. Initials: _____

Business Risk Insurance, or unless a specified written agreement be made therefore prior to commencement of work. If applicable, Contractor is not responsible for any damage occurring on solar panels on the roof. Owner is responsible to contract the appropriate solar panel companies to handle panels during work. Contractor is not responsible for construction problems of your property. If issues are pointed out during work, Contractor will work with the Owner to correct problems on a time and material basis. If Contractor is responsible for any damages, Contractor has the right to rectify any said damages. If the Owner decides to have the work completed without notifying Contractor, the Owner is responsible for the cost of repairs.

12. Indemnification. To the fullest extent permitted by law, Owner agrees to indemnify, save and hold harmless, Contractor and any of its subcontractor(s) against all claims, losses, damages, suits, costs, and expenses, including attorneys' fees, arising out of acts of negligence of Owner.

13. Mechanic's Liens. Nothing in the contract modifies Contractor's rights to seek liens, including but not limited to, mechanic's lien under 32-28-3 et. al. The contract shall serve as a pre-lien notice to any applicable lien requirements, including but not limited to, Contractor's right under Indiana Code Section 32-28-3-1.

14. Miscellaneous. Owner understands and agrees that any insurance claims are subject to the specific terms and conditions outlined by his/her insurance company, and may be subject to insurance company approval. To the extent that such improvements are intended to repair damage, loss, or expense to be paid, in whole or in part, from the proceeds of an insurance policy, the project property will be repaired or restored to the same condition in which the real estate existed before the damage, loss, or expense occurred, or to a comparable condition to the best abilities of Contractor. This Proposal represents the entire and integrated agreement between Contractor and Owner, supersedes all prior negotiations, representations, and agreements, written, or oral, and shall not be modified, supplemented, or interpreted by evidence of course of dealing, course of performance or usage of trade. Any representations, statements, or other communications not written on this contract are agreed to be immaterial, and not relied on by either party, and do not survive the execution of this contract. Owner acknowledges and agrees that he/she has not entered into this agreement in reliance upon any oral representations, warranty or inducement leading to his/her signature hereof. Owner and Contractor respectively bind themselves, their successors, assigns, and legal representatives to the other party hereto in respect to the terms of this Proposal and Contract Documents. Neither party to this Proposal shall assign their rights without the written consent of the other party. This Proposal shall be governed by the laws of the state where the Project is located. If any provision of this Proposal is held to be invalid or unenforceable, the validity and enforceability of the remaining provisions of the Proposal shall not be affected thereby.

I acknowledge that I have read and understand this page. Initials: _____

WARRANTY



Certificate of Warranty

OpenBox Roofing & Restoration warrants your install for 5 years from the date after it is installed. In case of any leaking, OpenBox Roofing & Restoration guarantees repairs or replaces material due to any issues directly related to installation. All materials are warranted by the manufacturer for the time indicated on the area being replaced. Any other material will be covered by OpenBox Roofing & Restoration.

Within (5) days of the first knowledgeable damages to not function properly, OpenBox Roofing and Restoration shall be given the first opportunity to promptly repair, replace and/or correct any items found to be defective or that fails to function properly at no cost to the owner within a reasonable period of time. Under no circumstances shall OpenBox Roofing & Restoration be liable by virtue of this warranty or otherwise for any damages to any person or property whatsoever or for any special, indirect, secondary or consequential damages of any nature arising out of the use or inability to use because of the construction defect.

Once work has been completed and payment has been received in full, OpenBox Roofing will register the any necessary manufacturers warranties.

Customer

David Bak

Project address

406 South Maple Street, Fortville, IN

Date Project Completed

-

Thank you for considering OpenBox Roofing & Restoration!



McVAY

McVay Masonry

406 South Maple Street
Fortville, IN 46040

☎ (317) 306-0364
✉ Tom@openboxroofing.com

ESTIMATE	#160
TOTAL	\$2,000.00

CONTACT US

2928 Youngberry Ct
Indianapolis, IN 46217

☎ (317) 502-7679
✉ info@mcvaymasonry.com

ESTIMATE

Services	qty	unit price	amount
Stone ledge	1.0	\$2,000.00	\$2,000.00
Stop at designated height, clean off all debris off of top of MASONRY install through wall flashing to tuck under new Tyvek install stone on all designated areas			

Services subtotal: \$2,000.00

Total **\$2,000.00**



McVAY

McVay Masonry

406 South Maple Street
Fortville, IN 46040

☎ (317) 306-0364
✉ Tom@openboxroofing.com

ESTIMATE	#159
DEPOSIT DUE	\$4,900.00

CONTACT US

2928 Youngberry Ct
Indianapolis, IN 46217

☎ (317) 502-7679
✉ info@mcvaymasonry.com

ESTIMATE

Services	qty	unit price	amount
Brick Removal	1.0	\$9,800.00	\$9,800.00
Quote shall include removal of the brick from the wall and hauled off. Clean wall of all nails, wall anchor and loose mortar for siding install. Install house wrap.			

Services subtotal: \$9,800.00

Total	\$9,800.00
Deposit	\$4,900.00



CLASS 4 RATED SHINGLE, SOFFIT, FASCIA, & GUTTER

AUG 14, 2024

It's more than just a roof!

**Roofing, Siding, Doors, Windows & Gutters
Residential & Commercial**

HARMONY DENTISTRY

406 South Maple Street
Fortville, IN
46040

INTRODUCTION

Hi David,

Thank you for the opportunity to quote on the repairs to your home. Please find your estimate below along with upgrade options for potential improvements to your project, if applicable.

The following estimate is for:

1. Remove and disposal of old materials
2. Supply and install new materials
3. Clean up of entire work area (all nails and other materials)
4. Clean all gutters (if roof is done)
5. Your own dedicated Production Scheduling team
6. We are Licensed to work in your geographical region
7. Audit of all work completed by Quality Control Officer
8. 5-year Workmanship Warranty on complete projects - (Any full replacement)

We don't want you to be personally liable should a worker happen to get injured therefore we maintain current Workman's Comp for all employees and crews. We carry one million liability insurance.

As well, we have mandatory safety training for our staff to ensure safe practices always. Once the job is complete, complete an additional full inspection on your home to ensure we did everything correct and up to our strict standards and site is spotless.

If you have any questions, please give me a call. We always want to provide the best value to our clients.

Kind regards,

Bill Babcock | Project Specialist
Bill@openboxroofing.com
317-414-9053



Total Protection Roofing System[®]^

TOTAL PROTECTION SIMPLIFIED™



Owens Corning® Total Protection Roofing System® ^ integrates engineered Owens Corning® components that work together to address these three primary performance areas, critical to a high-performance roof, while also making it easy to understand the importance of each. **With Owens Corning, it's easy to confidently deliver total protection, beauty and peace of mind.**

SEAL.

SELF-ADHERED ICE & WATER BARRIER
SYNTHETIC UNDERLAYMENT

DEFEND.

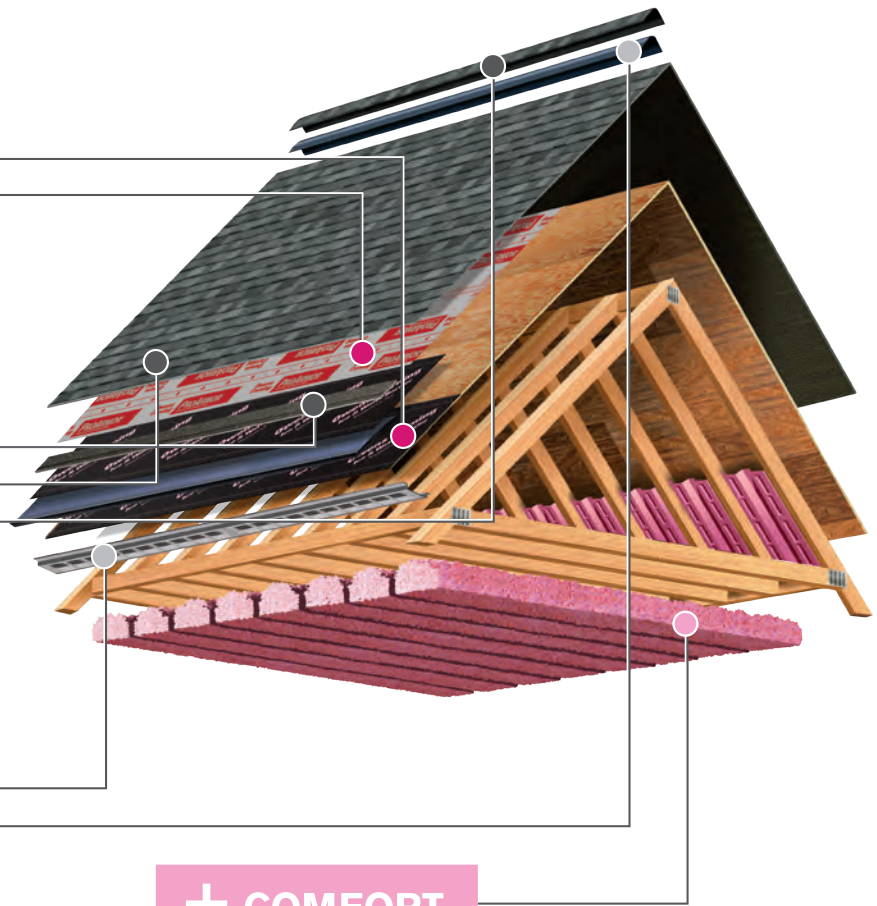
STARTER SHINGLES
LAMINATE SHINGLES
HIP & RIDGE SHINGLES

BREATHE.

INTAKE VENTS
EXHAUST VENTS

+ COMFORT.

PINK® FIBERGLAS™
BLOWN-IN
ATTIC INSULATION





THE SURENAIL® DIFFERENCE— A technological breakthrough in roofing.

The innovative features of Owens Corning® TruDefinition® Duration® Shingles with patented SureNail® Technology offer the following:

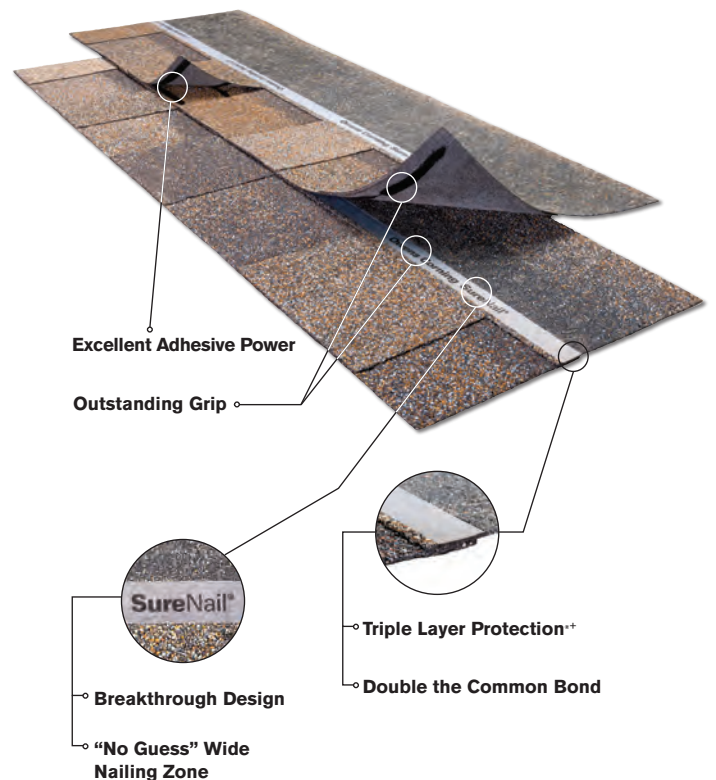
Breakthrough Design. Featuring a tough, woven engineered reinforcing fabric to deliver consistent fastening during installation.

Triple Layer Protection.* A unique “triple layer” of reinforcement occurs when the fabric overlays the common bond of the shingle laminate layers that offers excellent fastener holding power.

Outstanding Grip. Our enhanced Tru-Bond®‡ sealant grips tightly to the engineered fabric nailing strip on the shingle below.

Excellent Adhesive Power. Specially formulated, wide adhesive bands help keep shingle layers laminated together.

Exceptional Wind Resistance. Engineered to deliver 130-MPH* wind warranty performance with only 4 nails. Fewer nails required can mean fewer deck penetrations.





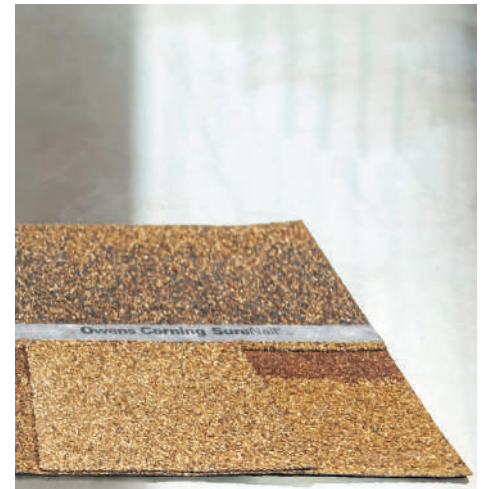
HELP PROTECT WITH THE POWER OF FLEX

MADE WITH A PROPRIETARY BLEND OF SBS POLYMER MODIFIED ASPHALT

The rubberizing effect of our uniquely blended SBS modified asphalt makes the shingles pliable and gives them greater flexibility than standard shingles. The result is a premium architectural asphalt shingle with enhanced durability and toughness, especially under intense storm conditions, to help deliver lasting protection for your home.

Duration FLEX® Shingles

- Feature SureNail® Technology which gives a **42% better nail-pull resistance** against the wind versus standard shingles.
- Have built-in flexibility to help resist cracking and tearing, in all-weather installation conditions — **over 10% stronger tear strength than traditional shingles.**
- **Lays flat faster** than standard shingles.
- Offer rubber-like flexibility to withstand expansion and contraction stresses and helps **minimize loss of granules** which help to protect the shingle against UV.
- Help absorb the energy of the impact of hail or storm debris; have the **highest impact rating possible**; UL 2218 Class 4 and may qualify for a homeowner insurance discount*.



LAYS FLAT FASTER

Duration FLEX® shingles are specifically formulated to lay flat more quickly than standard shingles in all weather conditions for a clean, finished look.



42% MORE NAIL-PULL RESISTANCE
VS. STANDARD SHINGLES WITHOUT SURENAIL® TECHNOLOGY

THE ONLY SBS SHINGLE WITH SURENAIL® TECHNOLOGY



When performance is your priority, choose the shingle that offers you a material difference.

Duration FLEX® shingles are the only SBS modified polymer shingle with the added confidence of patented SureNail® Technology for exceptional wind resistance.



UL 2218, Class 4

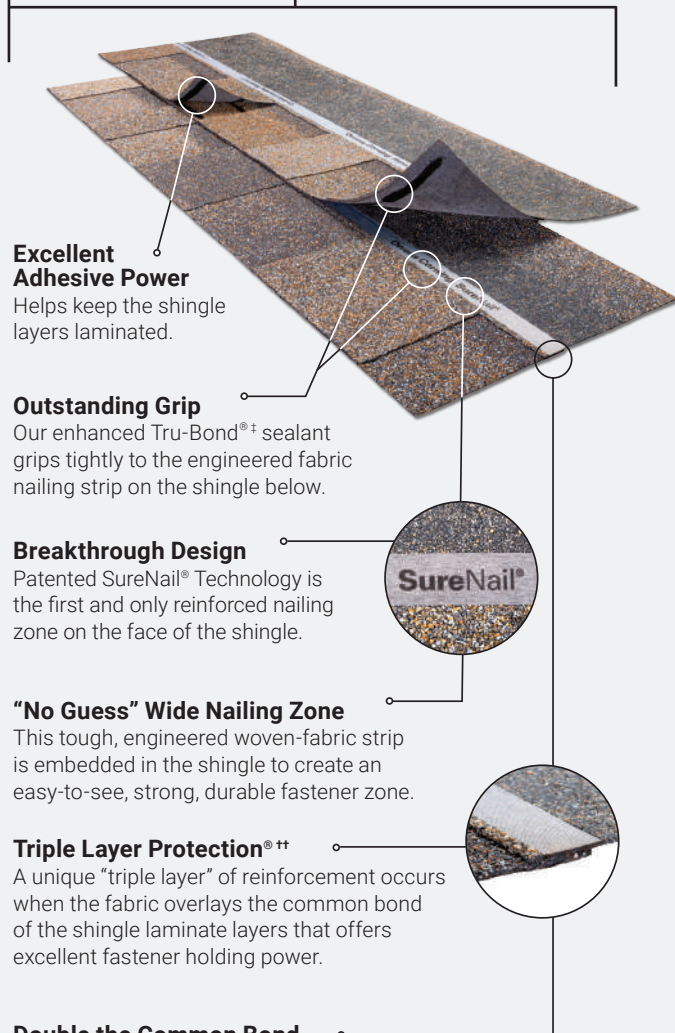
Highest rating possible for impact resistance.

Flexible Shingles

Withstands shingle expansion and contraction; helps resist cracking and tearing.

10% MORE TEAR STRENGTH
VS. STANDARD OXIDIZED ASPHALT SHINGLES

Resist cracking and tearing in all-weather conditions including cold weather handling.



Excellent Adhesive Power

Helps keep the shingle layers laminated.

Outstanding Grip

Our enhanced Tru-Bond®+ sealant grips tightly to the engineered fabric nailing strip on the shingle below.

Breakthrough Design

Patented SureNail® Technology is the first and only reinforced nailing zone on the face of the shingle.

"No Guess" Wide Nailing Zone

This tough, engineered woven-fabric strip is embedded in the shingle to create an easy-to-see, strong, durable fastener zone.

Triple Layer Protection®**

A unique "triple layer" of reinforcement occurs when the fabric overlays the common bond of the shingle laminate layers that offers excellent fastener holding power.

Double the Common Bond

SureNail® Technology features up to a 200% wider common bond area in the nailing zone over standard shingles.

OWENS CORNING DURATION FLEX

Description

Materials

Owens Corning Duration Flex:

Unlike standard shingles, TruDefinition Duration FLEX shingles are made with a proprietary blend of SBS polymer modified asphalt. The rubberizing effect of the uniquely blended SBS modified asphalt makes the shingle pliable and gives them greater flexibility and enhanced durability and toughness, especially under intense storm conditions. With Duration FLEX, you are getting a shingle that has the highest impact rating possible: UL 2218 Class 41 and may qualify for a homeowner insurance discount - check with your insurance company. (SQ)

Owens Corning Impact Ridge:

Hip & Ridge Shingles help provide a finishing touch to complete the look of the roof. Impact Ridge Hip & Ridge Shingles are designed to work with TruDefinition Duration FLEX and Duration STORM Shingles to complete a Class 4 Impact Resistant Roofing System. Impact Ridge Hip & Ridge are made with a proprietary blend of SBS polymer modified asphalt and gives them greater flexibility than standard shingles. (BNDL)

Titanium PSU30 Ice and Water Barrier:

Titanium PSU30 is the modified rubberized asphalt Peel & Stick underlayment. It is specifically designed for waterproofing protection on 2:12 or greater sloped roof applications subject to the effects of ice damming and wind driven rain. (Roll)

Rhino Synthetic Underlayment:

Synthetic underlayment is an upgrade from traditional roofing felt. It is a layer of laminated polypropylene or polyethylene plastic material that goes over the roof deck. It's purpose is to provide an extra layer of protection to the roof system. (Roll)

Owens Corning Starter Shingle:

Continuous sealant provides exceptional bonding strength, ensuring an effective seal between the starter and the first course of shingles. Also ensures a effective seal along the rake as well creating an impenetrable seal around the perimeter of the roof. (BNDL)

Lomanco Ridge Vent - 4' :

Low Profile ridge vent which allows the roof to breathe and has an insect screen vs. a filter which will clog over the years and will limit the amount of exhaust ventilation causing issues over time. (PC)

Tri Built Drip Edge:

Drip Edge Metal Flashing that protects the rakes of your home and prevents rain from going behind your rake fascia and into the soffit or the house. (PC)

Tri Built Gutter Apron:

Gutter Apron metal Flashing that protects the eaves of your home and prevents rain from going behind your gutters and into the soffit or the house. (PC)

Coil nails used to fasten down the material that is to be installed. (BOX)

Plastic Cap Nails used to secure synthetic felt underlayment (Box)

Step Flashing:

4"x4"x8" Step flashing (BNDL)

RP400 Asphalt Sealant:

RP 400 is an asphalt based roof cement that meant to be applied to areas on a roof. Can be applied to both wet or dry surfaces. (Ea)

8" EZ Plug (EA)

Labor

Installation of shingles. Includes removal of 1 layer of shingles. Installation of all synthetic felt paper, drip edge and gutter apron pipe boots and bath/kitchen/static box vents. (SQ)

Install shingle starter to eaves and rakes. (BND)

Install Hip & Ridge Shingles (BNDL)

Cut in & Install Ridge Vent (LF)

Install ice and water shield to eaves, valleys, roof to walls, chimneys and all penetrations. (LF)

Installation of shingles on a Steep pitch (7/12 - 9/12)
(SQ)

Installation of shingles on a Steep pitch (10/12 - 12/12)
(SQ)

Installation of step flashing on all sloped roof to walls. (LF)

Cut in and install counterflashing over brick. (LF)

Debris Removal - Shingles (SQ)

Owens Corning Preferred Warranty

Preferred Protection Limited Warranty

Soffit and Fascia

8" Fascia - James Hardie - Statement:

4/4 x 8" fascia board to eaves and rakes - CobblestoneBlack (LF)

24" Solid Soffit - Dream Collection - Cobblestone (LF)

24" Vented Soffit - Dream Collection - Cobblestone (LF)

OSI Quad Max Sealant (EA) - Cobblestone

Diablo Blade - Fresh Blade for every job (EA)

Soffit/Fascia Labor

Install Solid Soffit to rakes - James Hardie - (LF)

Install Vented Soffit to Eaves - James Hardie (LF)

Install fascia board - James Hardie (LF)

Dump Fees - Siding (EA) - Includes removal of aluminum fascia and soffit

Remove gutters and downspouts during tear off of soffit and fascia. Discard in a onsite container.

Gutters and Downspouts

Gutters/Downspouts

Install 6" Seamless Aluminum Gutters &
3x4 Down Spouts (LF)

Quote subtotal	\$69,252.50
Taxable subtotal	\$45,603.58
Indiana Sales Tax (7.0%)	\$3,192.25
Total	\$72,444.75



SERVICE FINANCE COMPANY, LLC

120 Months, 9.99%, Minimum Monthly Payments

est.

\$956.27 /mo

AUTHORIZATION

Owens Corning Duration Flex

\$72,444.75*

Name: David Bak

Address: 406 South Maple Street, Fortville, IN

*Includes taxes

Quote is valid for 30 / Payment Terms - Half down/half upon completion

Upgrades



120 Months, 9.99%,
Minimum Monthly
Payments

Description	Line total	Est. Payment
<input type="checkbox"/> 8" Fascia - James Hardie - Dream Collection - Brown to match rest of building 4/4 x 8" Fascia - Dream Collection (LF)	\$1,117.92	

Customer Comments / Notes

My Product Selections

Shingle Color

Estate Gray

Metal Color

Herringbone

Gutter Color

Sandcastle

David Bak:

Date:

By signing this form I agree to and confirm the following: I certify that I am the registered owner of the above project property, or have the legal permission to authorize the work as stated. I agree to pay the total project price and understand that this work will be completed in accordance with industry best practices.

Forms of Payment

- Check
- Cash
- ACH
- Card Payments ***Upon Request***

All balances paid with cards will have a 3% convenience fee added.

TERMS AND CONDITIONS

Scope of Work. OpenBox Roofing & Restoration LLC ("Contractor") agrees to perform the following "Work" described in "Quote Details" of this Proposal for the **"CONTRACT PRICE"**. If the specifications for the Work are not attached to this Proposal as "Quote Details", the specifications shall be provided to Owner prior to commencement of the Work, in which event this Proposal is subject to Owner's separate written and dated approval of the specifications. Owner agrees to pay the Contract Price for the Work as described in "Quote Details".

Dates of Work. The Work will be completed approximately by _____, subject to conditions and/or events outside of Contractor's control, subject to Owner's timely performance herein, and any other provisions of this Proposal. The approximate completion timeframe is an estimate based on Contractor's expertise, specifics of the project, and market conditions and it in no way binds Contractor to a determinative timeline of completion for which they could be held liable. In addition to the contingencies set forth on the reverse side of this Proposal, the following contingencies may materially change the approximate commencement/completion dates:

Third Party Services. In performing the Work, Contractor shall be entitled to utilize third parties such as subcontractors, vendors, or other persons who are not a party to this Proposal to furnish labor, services, material, equipment, or machinery to, or on behalf of, Contractor.

Contractor Contact. If Owner has any problems or inquiries regarding the Work, Owner should contact the following individual(s) at the information provided in the heading of this Proposal, and at the information provided below:

Please contact out office: (317) 619-9001
Email Address: info@openboxroofing.com

THIS PROPOSAL IS SUBJECT TO THE TERMS AND CONDITIONS ON THE REVERSE SIDE. THIS PROPOSAL SHALL BE AUTOMATICALLY WITHDRAWN, VOID, AND OF NO EFFECT UNLESS SIGNED ON THE AUTHORIZATION PAGE BY OWNER AND DELIVERED TO CONTRACTOR BY THE "EXPIRATION OF PROPOSAL DATE" ABOVE.

Payment Terms as Follows:

50% Down Payment prior to the material ordering.
50% Due upon completion.

Please note: Due to the volatile market for roofing materials, any price change in material cost at delivery date will result in a corresponding price change to this contract.

All balances paid with credit cards will have a 3% convenience fee added.

TERMS AND CONDITIONS

1. Acceptance. This Proposal constitutes an offer by Contractor and may only be accepted on the exact terms hereof. Documents which contain terms additional to or different from those set forth in this Proposal shall not be binding upon Contractor. This Proposal can only be accepted by Owner. Owner's signature means that they certify that he/and/or she is the registered owner of the Project or has the legal permission to authorize Contractor to perform the work as stated and agree to pay the total project price.

2. The Contract Documents. The "Contract Documents" consist of this Proposal, Exhibit A to this Proposal, the

I acknowledge that I have read and understand this page. Initials: _____

specifications identified on page 1 of this Proposal, the construction plans approved by Owner, if any, and any changes made after the execution of this Proposal. All Construction Documents are incorporated herein by reference.

3. Survey. Owner shall furnish all available surveys and related documents in its possession describing the physical characteristics, legal limitations and utility locations for the site of the Project, and a legal description of the site.

4. Means and Methods. Contractor shall supervise and direct the Work and have control over construction means, methods, techniques, sequences and procedures. Unless otherwise provided, Contractor shall provide and pay for all labor, materials, supplies, tools, equipment, machinery and transportation. This Contract does not include labor or materials for the following work: plans, engineering fees or governmental permits and fees of any kind; testing, removal and disposal of any materials containing asbestos (or any other hazardous material as defined by the EPA); or failure of surrounding part of existing structure, despite Contractor's good faith efforts to minimize damage, such as plaster or drywall cracking and popped nails. If materials must be re-ordered, re-stocked, or if this contract is cancelled beyond the right of recession, Owner agrees to pay a restocking fee equal to fifteen percent (15%) of the contract value. Owner is responsible for paying all required permits and Contractor is responsible for obtaining such permits. If roof rot is discovered during tear-off, Contractor reserves the right to replace sheathing and bill me up to \$300 in addition to the estimated cost below without notifying me in advance. Contractor will call Property Owner for authorization if wood replacement exceeds \$300. OSB Replacement - \$75/sheet. 1x6 Board Replacement \$7/LF (Minimum Charge of \$150). Contractor will not be responsible for slight scratching or denting of gutters, oil droplets in driveways, hairline fractures in concrete, dust and small amounts of debris, minor stucco damage, or minor broken plants and shrubbery. The performance by Contractor shall be required only to the extent provided by the Contract Documents. Contractor is entitled to keep all excess materials. If Owner is a member of a homeowners association or business park or common scheme development, it is the responsibility of the Owner to gain approval from the appropriate association for the Work. Owner agrees to provide clear and continuous access to the property for Contractor, subcontractors, and any vendors, including use of water, electricity, shelter, and storage for equipment and materials on the property if needed. Subject to the terms herein, the final Contract Price may be higher than the price listed. Contractor will clearly notate this on the final invoice, and the Owner agrees to pay the new, adjusted amount and any other upgrades the Owner elects to receive.

5. Safety. Contractor shall take necessary precautions to comply with applicable federal, state, and municipal safety laws. Contractor shall have no responsibility for the elimination or abatement of safety hazards created or otherwise resulting from the acts or omissions of others employed by Owner.

6. Warranties. Any warranty for material used during the project is provided by the material manufacturer. Unless agreed upon otherwise, OBR provides a 5-year Workmanship Warranty on portions of the project in which OBR replaced any existing products. Company workmanship warranty is for 5 years on roof replacement, 5 years on siding replacement, 5 year on gutter, 2 years on doors and window replacement, and no warranty on repairs, unless directed by Company. All other warranties are at the sole discretion of the company. All warranties are transferable. This does not apply to products, some of which may deteriorate more rapidly (ie. sealants) and should be inspected on a regular basis, and am not responsible for material shortage and have no claim to material surpluses. However, no warranty will be issued from Contractor until the Project has been paid in full, including late fees and costs.

7. Delays. If the Work is delayed by any act or neglect of Owner or a separate contractor employed by Owner, or by changes in the Work, labor disputes, fire, unusual delay in deliveries, adverse weather conditions, unavoidable casualties, or other causes beyond Contractor's reasonable control, the completion date shall be extended. Contingencies that may materially change the approximate completion date include but are not limited to labor controversies, weather, inability to obtain materials from usual sources, a pandemic, strikes, fires, inability to obtain materials from usual source, or other circumstances beyond the control of Contractor, for which Contractor shall not be liable.

8. Changes. This Proposal will expire within thirty (30) days of the date of acceptance by both parties, or by the date of this document creation unless there is a written extension on a Change of Work order by Contractor. After thirty (30) days, Contractor reserves the right to revise the price, scope of work, or cancel this Proposal in accordance with costs in effect at the time of the execution and extension. The Owner may order changes within the general scope of the Work consisting of additions, deletions, or other revisions, in which event the Contract Price shall be adjusted. Such changes shall be performed under applicable conditions of the Contract Documents and shall be due and payable upon completion of such changed Work. If the Owner requests the Contractor to submit a proposal for a change and then elects not to proceed with the change, a Change Order shall be issued to reimburse the Contractor for any costs incurred. If conditions are encountered at the Project site which differ from the conditions anticipated by Contractor or from those ordinarily found to exist and generally recognized as inherent in construction activities of the character provided for in this Proposal, the Contract Price and completion date shall be equitably adjusted.

I acknowledge that I have read and understand this page. Initials: _____

9. Payment. Payment is due upon receipt of invoice. Invoices unpaid 15 days from receipt of invoice shall accrue interest at 18% per annum and shall entitle Contractor to stop the Work until payment is received. In the event of such Work stoppage, the completion date shall be extended and the Contract Price shall be increased by the amount of Contractor's reasonable costs of shutdown, delay and start up. If Contractor initiates or is a party to legal proceedings to recover sums due and owing, Contractor shall also recover its reasonable attorney's fees and costs. If requested by Contractor, Owner shall promptly provide Contractor with reasonable evidence that financial arrangements have been made to fulfill Owner's obligations under this Proposal.

10. Allowances. "Allowances" included in the Contract Price for particular items of the Work are set forth on page 1 or Exhibit A to this Proposal. Decisions affecting allowances shall be made promptly by Owner to avoid delay, disruption or interference to the Work. Allowances include the cost of labor, materials, equipment, superintendence, taxes, insurance, and similar charges, but not Contractor's overhead or fee. Whenever costs are more or less than a stated allowance, the Contract Price shall be adjusted accordingly. Contractor shall be entitled to its reasonable overhead and fee equal to fifteen percent (15%) for increases in the Contract Price due to allowance costs.

11. Claims and Disputes. Owner releases Contractor from any and all claims and damages including but not limited to bodily injury, property damage, third party liability, or any other claim, cost, or expense directly or indirectly arising out of, resulting from, or related to, mold, mildew, fungus, spores, or microorganisms of any type, nature, or description, or any by product thereof including but not limited to any substance whose presence poses an actual or potential threat to human health. Contractor will not perform any remediation or removal of any of the above microorganisms. Contractor cannot warrant that the property will be free of hazardous substances or pests. Excluding claims purely for Owner's non-payment, all claims and disputes arising out of or relating to the Project, the Work, or this Proposal shall be settled by arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association currently in effect. Notice of demand for arbitration shall be filed in writing with the other party and the American Arbitration Association. The demand shall be made within a reasonable time after the claim or dispute has arisen, but in no event after the expiration of the applicable statute of limitations. Contractor is not responsible for any damage on or below the roof due to leaks by excessive wind driven rain, ice, or hail during the period of the warranty (excessive wind is 65 m.p.h.). During the duration of the work, the Owner's insurance will be responsible for any interior damage as long as Contractor has taken correct action to protect the roof during the repair of the roof. Owner must remove items from interior walls of Project that may be damaged or fall due to vibrations from the loading/installation of shingles onto the roof (if applicable), or installation of siding. Contractor shall have no responsibility for damages from rain, fire, tornado, windstorm, or other perils, as is normally contemplated to be covered by any insurance or Business Risk Insurance, or unless a specified written agreement be made therefore prior to commencement of work. If applicable, Contractor is not responsible for any damage occurring on solar panels on the roof. Owner is responsible to contract the appropriate solar panel companies to handle panels during work. Contractor is not responsible for construction problems of your property. If issues are pointed out during work, Contractor will work with the Owner to correct problems on a time and material basis. If Contractor is responsible for any damages, Contractor has the right to rectify any said damages. If the Owner decides to have the work completed without notifying Contractor, the Owner is responsible for the cost of repairs.

12. Indemnification. To the fullest extent permitted by law, Owner agrees to indemnify, save and hold harmless, Contractor and any of its subcontractor(s) against all claims, losses, damages, suits, costs, and expenses, including attorneys' fees, arising out of acts of negligence of Owner.

13. Mechanic's Liens. Nothing in the contract modifies Contractor's rights to seek liens, including but not limited to, mechanic's lien under 32-28-3 et. al. The contract shall serve as a pre-lien notice to any applicable lien requirements, including but not limited to, Contractor's right under Indiana Code Section 32-28-3-1.

14. Miscellaneous. Owner understands and agrees that any insurance claims are subject to the specific terms and conditions outlined by his/her insurance company, and may be subject to insurance company approval. To the extent that such improvements are intended to repair damage, loss, or expense to be paid, in whole or in part, from the proceeds of an insurance policy, the project property will be repaired or restored to the same condition in which the real estate existed before the damage, loss, or expense occurred, or to a comparable condition to the best abilities of Contractor. This Proposal represents the entire and integrated agreement between Contractor and Owner, supersedes all prior negotiations, representations, and agreements, written, or oral, and shall not be modified, supplemented, or interpreted by evidence of course of dealing, course of performance or usage of trade. Any representations, statements, or other communications not written on this contract are agreed to be immaterial, and not relied on by either party, and do not survive the execution of this contract. Owner acknowledges and agrees that he/she has not entered into this agreement in reliance upon any oral representations, warranty or inducement leading to his/her signature hereof. Owner and Contractor respectively bind themselves, their successors, assigns, and legal representatives to the other party hereto in respect to the terms of this Proposal and Contract Documents. Neither party to this Proposal shall assign their rights without the written consent of the other party. This Proposal shall be

I acknowledge that I have read and understand this page. Initials: _____

governed by the laws of the state where the Project is located. If any provision of this Proposal is held to be invalid or unenforceable, the validity and enforceability of the remaining provisions of the Proposal shall not be affected thereby.

I acknowledge that I have read and understand this page. Initials: _____

WARRANTY



OpenBox Roofing & Restoration stands by their work and warrants your roof install for 5 years, beginning the date after installation. In the case of any leaking, OpenBox Roofing & Restoration guarantees to repair or replace associated material that is directly related to improper installation. All materials are warranted by the manufacturer for the time indicated on said area being replaced. Any other material during your OpenBox Warranty period will be covered by OpenBox Roofing & Restoration.

Within (5) days of the first knowledgeable damages to not function properly, OpenBox Roofing and Restoration shall be given the first opportunity to promptly repair, replace and/or correct any items found to be defective or that fails to function properly at no cost to the owner within a reasonable period of time. Under no circumstances shall OpenBox Roofing & Restoration be liable by virtue of this warranty or otherwise for any damages to any person or property whatsoever or for any special, indirect, secondary or consequential damages of any nature arising out of the use or inability to use because of the construction defect.

Owens Corning Duration & Owens Corning Duration Flex roof packages come with The Preferred Protection Limited Warranty.

- Overall Warranty Length - Lifetime
- Products Included - Shingles and all Owens Corning components
- TRU PROtection Period - First 50 Years
- Materials Only Coverage - After 50 Years
- Blow Off Coverage - First 15 Years
- Streak Guard Algae Resistance - First 10 years

James Hardie

- 30 Year Product Warranty
- 15 Year Color Plus No Fade Warranty

Customer

David Bak

Project address

406 South Maple Street, Fortville, IN

Date Project Completed

-

Fund Detail History

Date : 12/17/2024 02:09:37 PM
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Fund 2216
 All History

FUND	ACCT PERIOD	TITLE	BEGIN YR BAL	RECEIPTS YTD	EXPENDED YTD	CURRENT BAL
2216	1/2024	Economic Development (Operating)	\$3081179.34	\$0.00	\$5900.00	\$3075279.34
DATE	DOC NUM	CK NUM	VENDOR / RECEIVED FROM	RECEIVED	EXPENDED	BAL
01/08/2024	56852	56852	MERIDIAN TITLE COPRORATION	\$0.00	\$5900.00	\$3075279.34
DAILY SUMMARY FOR 01/08/2024				\$0.00	\$5900.00	\$3075279.34
02/01/2024	57101	18520	PRISER APPRAISALS	\$0.00	\$900.00	\$3074379.34
DAILY SUMMARY FOR 02/01/2024				\$0.00	\$900.00	\$3074379.34
02/16/2024	54777		ASAP	\$0.00	\$0.00	\$3074379.34
02/16/2024	54778		ASAP	\$615.00	\$0.00	\$3074994.34
DAILY SUMMARY FOR 02/16/2024				\$615.00	\$0.00	\$3074994.34
02/26/2024	57401	18588	AMANDA MCALARNEY	\$0.00	\$562.50	\$3074431.84
DAILY SUMMARY FOR 02/26/2024				\$0.00	\$562.50	\$3074431.84
03/27/2024	57790	57790	MERIDIAN TITLE COPRORATION	\$0.00	\$582807.09	\$2491624.75
DAILY SUMMARY FOR 03/27/2024				\$0.00	\$582807.09	\$2491624.75
03/28/2024	57780	18677	BOSE MCKINNEY & EVANS LLP	\$0.00	\$22712.50	\$2468912.25
03/28/2024	57781	18674	AMERICAN ENVIRONMENTAL	\$0.00	\$1650.00	\$2467262.25
03/28/2024	57783	18684	MERIDIAN TITLE COPRORATION	\$0.00	\$0.00	\$2467262.25
DAILY SUMMARY FOR 03/28/2024				\$0.00	\$24362.50	\$2467262.25
04/04/2024	57852	18672	JASON RANDALL WILKINSON	\$0.00	\$160000.00	\$2307262.25
DAILY SUMMARY FOR 04/04/2024				\$0.00	\$160000.00	\$2307262.25
05/01/2024	54778		ASAP	\$-615.00	\$0.00	\$2306647.25
DAILY SUMMARY FOR 05/01/2024				\$-615.00	\$0.00	\$2306647.25
05/23/2024	58379	18843	AIM MEDIA INDIANA	\$0.00	\$46.90	\$2306600.35
05/23/2024	58380	18846	O.W. KROHN & ASSOCIATES,LLC	\$0.00	\$3105.00	\$2303495.35
05/23/2024	58381	18842	BOSE MCKINNEY & EVANS LLP	\$0.00	\$6976.00	\$2296519.35
DAILY SUMMARY FOR 05/23/2024				\$0.00	\$10127.90	\$2296519.35
05/30/2024	58452	18853	BOSE MCKINNEY & EVANS LLP	\$0.00	\$3555.00	\$2292964.35
DAILY SUMMARY FOR 05/30/2024				\$0.00	\$3555.00	\$2292964.35
06/07/2024	58485	18870	BOSE MCKINNEY & EVANS LLP	\$0.00	\$2106.04	\$2290858.31
DAILY SUMMARY FOR 06/07/2024				\$0.00	\$2106.04	\$2290858.31
06/12/2024	55756		HANCOCK COUNTY TREASURER	\$848700.43	\$0.00	\$3139558.74
06/12/2024	58670	58670	HANCOCK COUNTY TREASURER	\$0.00	\$3540.00	\$3136018.74
DAILY SUMMARY FOR 06/12/2024				\$848700.43	\$3540.00	\$3136018.74
07/16/2024	58966	19000	JASON RANDALL WILKINSON	\$0.00	\$5000.00	\$3131018.74
DAILY SUMMARY FOR 07/16/2024				\$0.00	\$5000.00	\$3131018.74
09/23/2024	59780	19215	KEVIN CROTCHFELT	\$0.00	\$28199.04	\$3102819.70
09/23/2024	59801	19217	EMERGE CHURCH, INC	\$0.00	\$5900.00	\$3096919.70
DAILY SUMMARY FOR 09/23/2024				\$0.00	\$34099.04	\$3096919.70
09/24/2024	59830	19222	O.W. KROHN & ASSOCIATES,LLC	\$0.00	\$2780.00	\$3094139.70
DAILY SUMMARY FOR 09/24/2024				\$0.00	\$2780.00	\$3094139.70
10/21/2024	60200	19316	O.W. KROHN & ASSOCIATES,LLC	\$0.00	\$1890.00	\$3092249.70
DAILY SUMMARY FOR 10/21/2024				\$0.00	\$1890.00	\$3092249.70
10/22/2024	60236	19323	HPB AUTO LLC	\$0.00	\$33000.00	\$3059249.70
DAILY SUMMARY FOR 10/22/2024				\$0.00	\$33000.00	\$3059249.70
11/26/2024	60569	19438	O.W. KROHN & ASSOCIATES,LLC	\$0.00	\$3220.00	\$3056029.70

Fund Detail History

Date : 12/17/2024 02:09:37 PM
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11/26/2024	60639	19447	SHAHER FAMILY LIMITED PARTNERSHIP	\$0.00	\$14750.00	\$3041279.70
DAILY SUMMARY FOR 11/26/2024				\$0.00	\$17970.00	\$3041279.70
12/11/2024	58015		HANCOCK COUNTY AUDITOR	\$849110.01	\$0.00	\$3890389.71
DAILY SUMMARY FOR 12/11/2024				\$849110.01	\$0.00	\$3890389.71
Fund # 2216		SubTotal		\$1697810.44	\$888600.07	\$3890389.71
*** GRAND TOTAL ***				\$1697810.44	\$888600.07	

Town of Fortville Redevelopment Commission

Remaining Financial Commitments - TIF (Fund 2216 - Economic Development Operating)

December 17, 2024



Commitment	Pledged	Date Pledged	Paid	REMAINING COMMITMENTS				TOTAL REMAINING
				Year 2025	Year 2026	Years 2028-2038	Years 2039-2048	
SR 67 Traffic Signal & Signage Upgrades @ Maple/Main, Garden/Vitality	\$15,000.00	N/A	\$4,966.15	\$10,033.85	\$0.00	\$0.00	\$0.00	\$10,033.85
Marketing	\$5,000.00	N/A	\$2,809.49	\$2,190.51	\$0.00	\$0.00	\$0.00	\$2,190.51
Madison Lofts Economic Dev Bond \$671,300 (at 0.00% interest)	\$671,300.00	N/A	\$0.00	\$34,800.00	\$35,496.00	\$601,004.00	\$0.00	\$671,300.00
Ridgeview West Economic Dev Bond \$2.5 million (at 7.64% interest; 10 yr call date)	\$5,844,932.07	N/A	\$0.00	\$0.00	\$96,500.00	\$3,191,432.07	\$2,557,000.00	\$5,844,932.07
New Vernon Twp Library - Retention	\$271,134.00	7/20/23	\$0.00	\$271,134.00	\$0.00	\$0.00	\$0.00	\$271,134.00
INDOT Broadway Streetscape & Redesign - Local Share	\$500,000.00	N/A	\$433,734.14	\$66,265.86	\$0.00	\$0.00	\$0.00	\$66,265.86
RDC Façade Repair Program - Non-allocated funds available	\$20,854.96	3/22/24	\$0.00	\$20,854.96	\$0.00	\$0.00	\$0.00	\$20,854.96
RDC Façade Repair Program - 115 N. Main St.	\$20,431.00	12/27/23	\$0.00	\$20,431.00	\$0.00	\$0.00	\$0.00	\$20,431.00
TOTAL	\$7,348,652.03		\$441,509.78	\$425,710.18	\$131,996.00	\$3,792,436.07	\$2,557,000.00	\$6,907,142.25

TOTAL RDC FUNDS:	\$3,890,389.71
TOTAL RDC YEARLY INCOME (2021):	\$889,699.26
TOTAL RDC YEARLY INCOME (2022):	\$1,141,592.90
TOTAL RDC YEARLY INCOME (2023):	\$1,425,263.20
ESTIMATED TOTAL RDC YEARLY INCOME (2024):	\$1,697,810.40
2024/2025 Funds Available for S. Madison Blvd Project & Property Purchase for Economic Dev:	\$3,464,679.53

Prepared by: Adam Zaklikowski, Planning & Building Director

P.O. Box 247
Westfield, Indiana 46074

Phone (317) 867-5888
www.owkcpa.com

INVOICE

Town of Fortville
714 East Broadway
Fortville, Indiana 46040-1557

**TOWN OF FORTVILLE REDEVELOPMENT COMMISSION
PROPOSED MULTI-FAMILY & LIGHT INDUSTRIAL DEVELOPMENT**

For professional services rendered in connection with accounting and support services including preparation of feasibility calculations and projected TIF revenues from the proposed development noted above. Includes meetings and consultations with representatives of the Town, its attorneys and Town Council members. Prepared 25-year TIF projections and TIF financial feasibility projections addressing existing and proposed projects within the Consolidated TIF Area. Discussions with Town Officials regarding funding opportunities for infrastructure needed for this development and the Town's economic development goals.

Time summary through:	10/31/2024	<u>Total Hours</u>
CPAs - Partners		9.50
Time charges through:	10/31/2024	<u>Total Amount</u>
Standard time charges		\$2,660.00
Out of pocket costs		0.00
INVOICE AMOUNT		<u>\$2,660.00</u>

2024 hourly billing rates amount to \$280 for CPA - Partner time charges.



**BOSE
McKINNEY
& EVANS LLP**

ATTORNEYS AT LAW

Town of Fortville
ATTN: Joe Renner
714 E. Broadway
Fortville, IN 46040-1550

November 18, 2024
Invoice No. 895668
Client Matter No. 023421-0059

Matter: 2024 Bonds

<u>Date</u>	<u>Professional</u>	<u>Hours</u>	<u>Narrative</u>
07/09/24	D. Otten	1.00	Working group call with Town and Krohn to discuss bond matters.
08/14/24	D. Otten	0.30	Call with Krohn to discuss Lauth project and TIFs.
08/16/24	D. Otten	0.80	Working group call on Lauth project TIF bonds.
08/16/24	A. Intermill	1.30	Prepare for and participate in call with B. Krohn, D. Otten, J. Renner, and A. Zaklikowski to discuss Lauth project, bond strategy, and related matters.
08/21/24	A. Intermill	0.40	Follow up on timing and next steps for project.
08/21/24	D. Otten	0.40	Confer with Intermill regarding Lauth project, EDA and TIF bonds.
09/18/24	A. Intermill	0.50	Communications with J. Renner and D. Otten regarding public financing strategy; follow up on same.
10/07/24	D. Otten	0.10	Review draft Lauth presentation from Krohn.
10/15/24	D. Otten	1.30	Call with Lauth to discuss bonds and BAN term.
10/15/24	A. Intermill	2.10	Prepare for and participate in call with Lauth regarding terms for taxpayer agreement and related matters; follow up with town and bond team regarding same.
10/23/24	A. Intermill	0.50	Attention to emails regarding infrastructure and email Lauth regarding same.
10/24/24	A. Intermill	1.00	Meeting with Town, B. Krohn, and D. Otten to discuss bond strategy.
10/24/24	D. Otten	0.90	Call with Town team to discuss Lauth project.
10/29/24	A. Intermill	0.10	Follow up communications regarding Lauth.

Sub-Total Fees: 5,979.50

SUMMARY OF PROFESSIONAL SERVICES

PROFESSIONAL	HOURS	RATE	AMOUNT
Alex C. Intermill	5.90	505.00	2,979.50
Dennis H. Otten	4.80	625.00	3,000.00
	<u>10.70</u>		<u>5,979.50</u>

TOTAL CURRENT BILLING: \$ 5,979.50

**BOSE
McKINNEY
& EVANS LLP**

ATTORNEYS AT LAW

Town of Fortville
ATTN: Joe Renner
714 E. Broadway
Fortville, IN 46040-1550

November 18, 2024
Invoice No. 895665
Client Matter No. 023421-0045

Matter: South Madison Development Project

<u>Date</u>	<u>Professional</u>	<u>Hours</u>	<u>Narrative</u>
10/03/24	A. Intermill	1.10	Meeting with J. Renner, A. Zaklikowski, B. Krohn, and D. Otten to develop financing options and prepare for public meeting.

Sub-Total Fees: 555.50

SUMMARY OF PROFESSIONAL SERVICES

PROFESSIONAL	HOURS	RATE	AMOUNT
Alex C. Intermill	<u>1.10</u>	505.00	<u>555.50</u>
	1.10		555.50

TOTAL CURRENT BILLING: \$ 555.50