ANCON CONSTRUCTION
2121 W. Wilden Ave., Goshen, IN 46528
Ph (574) 533.9561 | Fx (574) 534.5546
BEFORE WE DESIGN, BEFORE WE BUILD... WE LISTEN

PROPOSAL

September 30, 2026

Contact:	**Owner:**
Mike Yoder	Town of Bristol
Town Manager	210 E Vistula St
(574) 298-3331	Bristol, IN 46507
mikeyoder@bristol.in.gov	

Quote Number:	27064
Project Name:	Bristol Opera House – New Awning
Project Address:	210 E Vistula St
	Bristol, IN 46507

Ancon Construction is pleased to present this Proposal for the scope of work described below:

Framing

- Frame new awning, materials used are listed below:
  - 2x10 ledger board
  - 2x8 rafters
  - 2x8 rim board
  - 5/8” OSB sheathing
  - 6x6 wood columns
  - 12” LVL’s

Concrete

- Provide and install six (6) concrete piers:
  - Piers are to be 2’ x 2’ with a 3’ depth.
  - Piers are to be reinforced with #4 rebar.

Masonry

- Provide and install six (6) Post bases constructed of standard CMU.
- Provide and install face brick on six (6) post bases.

Thermal and Moisture Protection

- Provide and install roof underlayment.
- Provide and install architectural asphalt shingles.
- Provide and install drip edge around the perimeter of the roof.

Finishes

- Provide and install LP smart side for the fascia around the perimeter of the roof.
- Provide and install stained and sealed pine carsiding for the ceiling.

Electrical

- Provide and install five (5) surface mounted LED fixtures.
  - Product: GL-3553-W0-E-BLK-B
  - These have a warmer color, reducing the insect attraction.
- Provide and install one (1) photocell.

BASE AMOUNT: $48,662.00

CLARIFICATIONS & EXCLUSIONS

- Any additional or unforeseen requirements by state, federal, or local agencies are excluded.
- Items not specifically mentioned in this proposal are excluded.
- Additional costs related to unforeseen environmental issues on site, unforeseen poor soil conditions, buried objects, high water table, unsuitable soil, etc. are excluded.
- Additional costs related to unforeseen conditions arising from demo or renovation work are excluded.
- Quote assumes normal working hours – weekend and overtime hours are not included.
- All work areas are to be cleared by the owner prior to work beginning.

TERMS

Billing. *For projects lasting less than 30 days, balance due upon completion. For projects lasting longer than 30 days, monthly invoices will be submitted for the work complete in the month the invoice covers. Payments are due 30 days from the date noted on the invoice. A finance charge of 1.5% per month will be added on accounts more than 30 days past due. For check payments, please remit to Ancon Construction Co., Inc. at our primary address: 2121 W Wilden Ave, Goshen, IN 46528. Should you prefer to utilize ACH services, please reach out to our office for secure wiring instructions.* ***Warranty.*** *Ancon Construction warrants all workmanship to be free from defects, excluding normal wear and tear, for a period of (1) year from the date of completion.* ***Workmanship.*** *Standards of workmanship will exceed the minimum standard for the industry. All work shall be conducted with care and professionalism, in accordance with the materials manufacturer's recommendations and accepted best practices.* ***Change Orders.*** *Any deviation from the scope of work defined in this proposal that is requested by the owner may be executed only upon written orders and will result in additional costs.* ***Safety.*** *Ancon Construction has a model safety policy that is strictly enforced. Anyone not complying with Ancon's safety requirements will be removed from the jobsite. All Ancon Construction regulations and State and Federal OSHA regulations are to be followed at all times. The highest standard always prevails.* ***Insurance.*** *Ancon Construction will provide the proper contractor's general liability and property damage insurance with umbrella limits of $2,000,000.00 and workman's compensation insurance to statutory limits. Subcontractors providing construction services on this project will be required to supply a certificate of insurance coverage equal to the general contractor.*

Ancon Signature	**Owner Signature**
This proposal may be withdrawn by Ancon if not accepted within 30 days of the proposal date.	*The prices, specifications, and conditions of this proposal are satisfactory and are hereby accepted. Ancon Construction is authorized to perform the work as specified. Payment will be made as outlined above.*
	Authorized Signature _____
Andrew Lockwood Project Manager of Ancon Building Services	Title _____ Date_____