

Date: 3-10-2025

Project Name: Tin Shop Theater Reroof - **APRIL 8TH CONSTRUCTION WINDOW**

Contractor: Future Construction of S.W. MI Inc

Item	Cost	Alternate Proposal Cost	Alternate/Other Description
Tear off Existing Roof:	\$	\$	
Remove Existing and Install New Drip Edge:	\$	\$	
New Ridge Vent Installation:	\$	\$	
Ice and Water Shield:	\$	\$	
New shingle installation:	\$	\$	
Disposal Costs:	\$	\$	
Permits:	\$	\$	
Other:	\$	\$ - 250 <sup>-</sup>	1KO 30yr shingles 12edvent
	\$	\$	
<b>Total:</b>	<b>\$10,800<sup>-</sup></b>	<b>\$10,550<sup>-</sup></b>	

Allowances	Cost per sq. ft.
Removal and replacement of existing roof sheathing	\$ 2. <sup>00</sup>
Contractor and City shall review sheathing once existing shingles have been removed to agree on and measure any material that needs to be replaced.	

IAN Ebeherd      Vice President            3-10-25  
 Name                                      Title                                      Signature                                      Date

Date: 3-10-25

Project Name: Tin Shop Theater Reroof - **AUGUST 6TH CONSTRUCTION WINDOW**

Contractor: Future Construction of S.W. Mc Lee

Item	Cost	Alternate Proposal Cost	Alternate/Other Description
Tear off Existing Roof:	\$	\$	
Remove Existing and Install New Drip Edge:	\$	\$	
New Ridge Vent Installation:	\$	\$	
Ice and Water Shield:	\$	\$	
New shingle installation:	\$	\$	
Disposal Costs:	\$	\$	
Permits:	\$	\$	
Other:	\$	\$ -250	1KU Dynasty Shingles
	\$	\$	
<b>Total:</b>	<b>\$ 11,050</b>	<b>\$ 10,800</b>	

Allowances	Cost per sq. ft.
Removal and replacement of existing roof sheathing	\$ 2.25
Contractor and City shall review sheathing once existing shingles have been removed to agree on and measure any material that needs to be replaced.	

IAN Eberhard      Vice President      la la      3-10-25  
 Name                                      Title                                      Signature                                      Date





Submitted By:  
Ian Eberhard: (269) 532-8108  
ian@futureroofing.net

## ROOF INSPECTION REPORT & PROPOSAL



Proposal Presented To:  
**Tin Shop Theater Reroof**  
108 East Roe Buchanan, MI 49127



"FOR ALL YOUR FUTURE CONSTRUCTION NEEDS"

585 N. BAINBRIDGE CENTER, WATERVLIET, MI, 49098

WATERVLIET (269) 463-7663 | ST. JOSEPH (269) 983-1500 | COLOMA (269) 468-3804

## Family Owned and Operated

We are a family-owned and operated roofing company. Serving Southwest Michigan for over 45 years. We are there when you need us. 24-hour emergency service is available. We also beat all competitors' pricing. (Restrictions apply) Ask about the best commercial warranties in the business!

We are your local exterior experts. Flat or shingled roofing. Siding and Gutters. Our projects include both new construction and repairs/restorations. Occupied and fully operational job sites are never a problem. You need it done. We get it done. Serving Berrien County, Van Buren, Cass County, and beyond!

Furthermore, we offer an end-to-end client experience that includes seamless communication, budgeting, staffing, on-site organization, and solid, quality handiwork every time. Whether you need new roofing, new siding, or new gutters; Future has the solution.

## Why Choose Us

- Providing more than 60 years of Quality Service
- Hundreds of Jobs Completed and Happy Customers, 3+ Million of Sq Ft Roofed
- Our Staff is Professionally Trained and Certified in Proper Installation Techniques
- Our Crews are Trained to exceed MIOSHA Compliant Safety Standards
- Michigan Based, Family Owned and Operated, Fully Bonded, Licensed, and Insured

## What We Do Best



**Flat  
Roofs**



**Shingle  
Roofing**



**Vinyl &  
Stone Siding**



**Fascia &  
Soffit**



**Composite  
Decks**



**Gutters &  
Gutter Guards**



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# HIRING A ROOFING CONTRACTOR CHECKLIST

1. HAS THE COMPANY BEEN IN BUSINESS FOR AT LEAST 5 YEARS?

(FUTURE HAS BEEN ESTABLISHED FOR 44 YEARS)

2. DOES THE COMPANY CARRY GENERAL LIABILITY INSURANCE?

(YES, AVAILABLE UPON REQUEST)

3. DO THEY CARRY WORKMANS COMPENSATION INSURANCE?

(YES, AVAILABLE UPON REQUEST)

4. IS THE COMPANY LOCAL?

(WE SERVE ALL SW MI AND NORTHERN IN)

5. WILL THEY PROTECT THE HOUSE DURING THE ROOFING PROJECT?

(YES, TARPS AND WOOD AT MINIMUM)

6. IS THERE A WORKMANSHIP WARRANTY?

(10YR STANDARD AND 15-20-25 AVIALABLE)

7. IS THERE A WRITTEN ESTIMATE?

(YES, FOR EVERYTHING ASKED)

8. WILL THEY PROTECT THE ROOF DURING THE PROJECT?

(YES, ALL SURROUNDINGS, ROOFS, ETC...)

9. DO THEY OFFER FREE ESTIMATES & INSPECTIONS?

(MOST CASES YES, SOME RESTRICTIONS FOR LARGE PROJECTS MAY NOT BE)

11. WILL THEY CLEAN UP WHEN THE PROJECT IS DONE?

(YES, ALL PROJECTS HAVE THOUROUGH CLEANUP AND MAGNET GROUNDS)



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## Our Work



## Key Partners



## What Our Customers Say



"The guys at Future did a great job on our roof replacement. The crew showed up on time each day and cleaned up each evening. When the job was done, you couldn't even tell they had been here except for the beautiful new roof! Thanks Future Construction!"



**Cory**  
Customer



"Thank you so much for the wonderful work on our house! Ian coordinated everything + made it so stress free. Special thanks to Leo who was so kind + worked hard everyday! Leo + his helper made our home beautiful + we love it! Thank you all!"



**Jared & Brittney**  
Customers



"This is the 2nd time I have used Future Construction. Their prices are extremely fair, they are honest, they do what they say they are going to do and they are overall easy to work with. They completed both projects while I was NOT present and there were no issues. Ian and Billy are great!"



**J. Ham**  
Customer



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## GENERAL PRACTICES INCLUDED ON THE JOB

**Prioritizing Safety:** Our team undergoes comprehensive training led by OSHA Certified experts to guarantee adherence to safety protocols and industry best practices. Any employee failing to employ proper safety measures will be promptly removed from the job site. This commitment extends to the use of appropriate Personal Protective Equipment (PPE), such as Hard Hats, Safety Glasses, Harnesses, and other essential fall protection gear.

**Jobsite Cleanliness:** After each workday, meticulous cleanup procedures will be executed to rid the roof and grounds of any construction debris. Disposal will be carried out in designated trash receptacles or specific staging areas within the construction zone. A thorough final cleanup at the project's completion ensures the safe removal of all materials, debris, and equipment from the site.

**Restoration Responsibility:** While we strive to minimize damage, any building or grounds affected during construction will be carefully restored to their original conditions, unless otherwise specified in this proposal. The project will only be considered complete upon the owner's acceptance of all repairs.

**Workmanship Guarantee:** Our commitment to excellence is reflected in the meaningful execution of every task, strictly adhering to the manufacturer's specifications for your roofing warranty. Each project includes the use of materials essential for proper detailing of walls, rooftop units, drains, roof edges, pipes, and other penetrations, ensuring compliance with the manufacturer's guidelines.



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# PROPOSED ROOFING SYSTEM

## OPTION 1 - Scope Of Work: Entire Theater Roof

1. Tear off roof to deck and inspect decking
  2. All wood replacement is extra & to be billed extra
  3. Install ice and water shield along eaves 6 foot up minimum and in valleys
  4. Install 1 ½ inch aluminum drip edge along perimeter
  5. Install synthetic felt underlayment
  6. Install new pipe boots around soil pipes
  7. Install Lifetime Certaineed Landmark dimensional shingles (30 yr.) with 25 yr algae resistance
  8. Install 6 nails per shingle for 130 mph wind uplift
  9. Install vented ridge
  10. Clean up debris daily and run magnets daily
  11. Haul debris to landfill, Pick up all applicable permits
  12. Homeowner is responsible for re-alignment of dish on roof if necessary
  13. 10 yr. warranty on workmanship
- 

### **Noted Exceptions:**

- Electrical conduits, boxes, cables, or bundles of wires could be present and directly attached to the underside of the roof's deck. Some of the screws needed to secure the new roofing insulation might accidentally puncture these items, causing damage. If this happens, the owner will need to hire skilled professionals at their own expense for the necessary repairs.
- If any decking or insulation needs replacement during the project, we can take care of it for an extra cost specified in this proposal.
- The driveway and landscaping may be damaged by falling debris from roofing tear off. We will protect the driveway and landscaping the best we can, however in order to do the job the debris will have to fall on the ground and landscaping at times and could cause damage. In this event the contractor will not be held responsible for any damages as long as there is an attempt has been made to protect such as tarps, wood, rolling dumpsters, etc.



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# BID APPROVAL

Date: 03/11/25

We propose the following labor and material performed by our Future Construction team:

DESCRIPTION		AMOUNT
<input type="checkbox"/> 4/8/25 - 5/3/25	Certainteed Landmark Shingles Total Mat & Labor + Wood?	\$10,800.00
<input type="checkbox"/> 4/8/25 - 5/3/25	Alt Using IKO Dynasty Shingles Total Mat & Labor + Wood?	\$10,550.00
<input type="checkbox"/> 8/6/25 - 9/17/25	Certainteed Landmark Shingles Total Mat & Labor + Wood?	\$11,050.00
<input type="checkbox"/> 8/6/25 - 9/17/25	Alt Using IKO Dynasty Shingles Total Mat & Labor + Wood?	\$10,800.00

## PAYMENT TERMS

I hereby authorize the work indicated above. Payment terms are as follows:

**50% Due Upon Starting 50% Due Upon Completion**

Perimeter guard rails and protection of roof openings as required by OSHA are included in this quotation and shall be in place prior to start of roofing operations. All orders accepted by us with the understanding that we are not to be held liable for the non-delivery because of transportation difficulties, labor strikes, fire, defense priorities, war, flood, accidents at factory or any other cause beyond our control. It is hereby expressly understood and agreed that no verbal statements or agreements made by any agent or representative of the company, nor by any person on its behalf, shall be binding upon the company unless explicitly set forth in this proposal. All prices quoted are subject to change without notice. Terms: 50% down balance due upon completion. Any unpaid balance after 30 days from the date of billing is subject to 2% per month which amounts to 24% a year. Credit cards are subject to a 4% charge. This proposal is subject to your acceptance within thirty (30) days and to approval by an officer of the company. When so approved (and not before) it will constitute a contract between us.



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AUTHORIZATION TO PROCEED

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

PO# \_\_\_\_\_

\$ \_\_\_\_\_

FUTURE CONSTRUCTION APPROVAL BY: \_\_\_\_\_



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"FOR ALL YOUR FUTURE CONSTRUCTION NEEDS CALL"

# ***FUTURE CONSTRUCTION***

(269) 468-3804

COLOMA

(269) 983-1500

ST. JOSEPH

(269) 463-7663

WATERVLIET

(877) 849-6473

TOLL FREE

[WWW.FUTUREROOFING.NET](http://WWW.FUTUREROOFING.NET)

585 N. BAINBRIDGE CENTER

WATERVLIET, MI. 49098

[IAN@FUTUREROOFING.NET](mailto:IAN@FUTUREROOFING.NET)

## **Professional References**

1. Guy Lewis Buchanan Building Inspector & existing Customer 269-591-0206
2. Ralph McDonald Local Builder & Contractor 269-695-2657
3. Kevin Barker Local Architect & Real Estate Owner 847-867-6503
4. Pearson Construction Commercial Builder 269-926-7281

0539783

GRETCHEN WHITMER  
Governor

**Michigan Department of Licensing and Regulatory Affairs**  
**Bureau of Construction Codes**  
**Individual Builder License**

ROBERT JAMES EBERHARD JR  
585 N BAINBRIDGE CNTR RD  
WATERVLIET, MI 49098



MUST BE DISPLAYED IN A CONSPICUOUS PLACE

**License No.**  
**2101064766**

**Expiration Date:**  
**05/31/2026**

This document is duly  
issued under the laws of the  
State of Michigan



Q530397

GRETCHEN WHITMER  
Governor

Michigan Department of Licensing and Regulatory Affairs  
Bureau of Construction Codes  
Company Builder License

FUTURE CONSTRUCTION OF S.W. MI INC.  
585 N BAINBRIDGE CTR.  
WATERVLIET, MI 49098



Qualifying Officer:  
Robert James Eberhard, Jr  
Qualifying Officer #  
2101064766

MUST BE DISPLAYED IN A CONSPICUOUS PLACE

License No.  
2102161607

Expiration Date:  
05/31/2026

This document is duly  
issued under the laws of the  
State of Michigan



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
03/04/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

**PRODUCER**  
FEDERATED MUTUAL INSURANCE COMPANY AND ITS AFFILIATES  
INCLUDING PRIMARY SOURCE INSURANCE AGENCY  
121 E. PARK SQUARE  
OWATONNA, MN 55060

**CONTACT NAME:** CLIENT CONTACT CENTER  
**PHONE (A/C, No, Ext):** 888-333-4949 **FAX (A/C, No):** 507-446-4664  
**E-MAIL ADDRESS:** CLIENTCONTACTCENTER@FEDINS.COM

**INSURED**  
FUTURE CONSTRUCTION OF S.W. MI, INC.  
585 BAINBRIDGE CENTER RD  
WATERVLIET, MI 49098-8517

INSURERS AFFORDING COVERAGE		NAIC #
INSURER A:	ACCIDENT FUND INSURANCE CO. OF AMERICA	10166
INSURER B:	FEDERATED RESERVE INSURANCE COMPANY	16024
INSURER C:		
INSURER D:		
INSURER E:		
INSURER F:		

## COVERAGES

CERTIFICATE NUMBER: 126

REVISION NUMBER: 0

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
B	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY	N	N	6116176	01/01/2025	01/01/2026	EACH OCCURRENCE \$1,000,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence) \$100,000
							MED EXP (Any one person) EXCLUDED
	GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:						PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS & COMP/OP ACC \$2,000,000
B	AUTOMOBILE LIABILITY	N	N	6116176	01/01/2025	01/01/2026	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000
	<input checked="" type="checkbox"/> ANY AUTO						BODILY INJURY (Per Person)
	<input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS						BODILY INJURY (Per Accident)
	<input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per Accident)
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR	N	N	6116178	01/01/2025	01/01/2026	EACH OCCURRENCE \$2,000,000
	<input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE						AGGREGATE \$2,000,000
	<input type="checkbox"/> DED <input type="checkbox"/> RETENTION						
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY	N/A	N	ARP12004716400	01/01/2025	01/01/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER
	ANY PROPRIETOR/PARTNER/ EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)						E.L. EACH ACCIDENT \$1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE \$1,000,000
							E.L. DISEASE - POLICY LIMIT \$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

## CERTIFICATE HOLDER

## CANCELLATION

126 0

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

*Nicholas R. Zaveri*