

## **Bid Proposal**

### **25' x 35' timber frame park shelter**

#### **Builder:**

Timeless Timber Works LLC

(DBA) Timeless Timber Homes

57 Durkee Drive,

Plainfield, VT 05667

#### **Project Location:**

571 Vincent Flats Rd, East Montpelier, VT 05651

#### **Scope of Work:**

- Build and erect a 25' by 35' timber frame pavilion (40'x30'9" with overhangs) using traditional mortise and tenon joinery.
- Roof deck structure with 1.5" tongue and groove boards.
- Provide foundation-column connection plates.
- Provide stamped engineered drawings upon request.
- Provide column reactions, base details, anchor requirements, and coordination for foundation design.

#### **Qualifications:**

- Twelve years of timber frame experience.
- Have Built five to seven pavilions similar in size.

#### **Schedule:**

- Timber frame erected and roof decked on or before 5/20/2027

#### **-Installation plan:**

Fabricate timber in shop (Mar/Apr 2027), deliver timber to site, assemble bents on ground, raise frame with crane, roof deck frame.

**Material specifications:**

-Timber: Eastern White Pine (rough or planed); Pegs/splines: White Oak

-Roof Decking: Eastern White Pine or Spruce

**Total Cost:**

Base total cost: \$57,950

Optional add-ons:

Planed timber: \$2200

Stained timber: \$1900

Stained roof decking: \$2200

Curved Knee braces: \$700

Total range: \$57,950-\$64,950

