

Overview

This package is designed to provide Timber Frame Companies (“Bidders”) with a common definition and understanding of the scope of work requested in the bid.

The example residence is approximately 2256 sq ft residence with an additional 471 sq ft of covered porch area. The house is a hybrid timber frame design with the main living area with loft, outdoor living area, and front entry designed as traditional timber framed area with stud framing with timbered accents in the two bedroom wings. Tongue and groove decking is being considered for both timber frame and timber accent areas. SIPs are being considered for the main living area roof only. The house will be built on a concrete slab.

In order to better manage budget and scope, the project has been broken into discrete sub-parts and options. The intent is to match scope with the owners’ budget; it is not intended to break the scope among the various bidders, however, the decking may be procured locally by owner. The responsibility of developing material quantities is that of the Bidders.

Additionally, the Owners have a large amount of oak and pine timbers that they would like to incorporate into the frame. Based on preliminary discussions with the Bidders, the extent of incorporation is likely to vary, so a cost savings/adder for using the timbers and a description of how the timbers will be incorporated has been included as an option.

The bid proposal information, included the completed proposal form, is due from all bidders on Friday, **November 8, 2010** and will not be shared among the bidders to help ensure a fair and honest assessment. Questions and responses that clarify or correct the scope documents will be shared by the owner to all bidders. **All submittals should be made to**

Project Scope:

The following items will apply to all sub-parts:

All timbers (and decking) to be fresh felled, kiln dried, or treated with Boracare, the overall goal is to eliminate insects

Traditional Mortise and Tenon Joinery with 1" W.O. Pegs with 2" relish

Timbers lightly sanded, enough to remove any marks prior to raising

The timbers will have chamfered edges

All knee braces will be housed (discussion needed if Bidder proposes alternative)

Interior timbers to be oiled with 1 coat of LandArk Oil

Exterior timbered to be coated with Sikkens SRD

All metal post bases and fasteners TB provided and installed by TF Company and are TBD

Posts with slab contact will have contact end coated LandArk sealer and aluminum flashing installed to prevent moisture migration

Delivery and unloading of Timber Frame to/on the site

Part A. Main Living Area

The main living area frame will consist of four bents, a loft, and a common rafter system.

Timber frame price (material and labor) for S4S #2 or better white pine _____
Bdft: _____

Installation price of the timber frame _____

Roof Decking TB #2 or better T&G white pine or cypress (price each as option)

WP _____ C _____ Bdft _____

Installation of T&G Decking _____

Option 8 1/4" EPS SIP Roof over the Main Common Area (or equivalent) _____

Installation of SIP Roof, pulling ceiling wire through SIPS, and Titanium UDL _____

Part B. Outdoor Living Area

The outdoor living area frame will consist of one bent, a structure attached bent, and a purlin rafter system.

All posts and the exposed south bent to be made of cypress _____ Bdft

For remainder of the frame, timber frame price (material and labor) for S4S #2 or better white pine
_____ Bdft _____

Installation price of the timber frame _____

Roof Decking TB #2 or better T&G white pine or cypress (price each as option)
WP _____ C _____ Bdft _____

Installation of T&G Decking _____

Installation of Titanium UDL _____

Part C. Front Porch

The front porch consists of a small simple frame.

All exposed posts and the outside bent (ie most exposed) to be made of cypress
_____ Bdft _____

For remainder of the frame, timber frame price (material and labor) options for S4S #2 or better white
pine _____ Bdft _____

Installation price of the timber frame _____

Roof Decking TB #2 or better T&G white pine or cypress WP _____ C
_____ Bdft _____

Installation of T&G Decking _____

Installation of Titanium UDL _____

Part D. Material Only

There are three minor areas that require material only – master bedroom, other bedrooms, and exterior details. The master bedroom has a vaulted timbered ceiling and T&G decking. The bedrooms #1 and #2

require T&G decking. Exterior details include eyebrows and awnings (vendor to supply sketches of exterior details) as shown in drawings.

Timber frame price (material and labor) for S4S #2 or better white pine except exterior pieces which should be cypress C _____ Bdft _____ WP _____ Bdft _____

Roof Decking TB #2 or better T&G white pine or cypress:

Master BD WP _____ C _____ Bdft _____

BD 1&2 WP _____ C _____ Bdft _____

Eyebrow and Awnings (submit sketch) _____ Bdft _____

Part E. Alternatives

The Owners would like to incorporate as much of their own timbers as possible. The Owners will bundle and ship to Bidders mill. If a small amount of the material proves to have flaws and cannot be repurposed, the Owner will pay actual replacement cost for like-kind material. The Bidder would need to notify the Owner prior to purchase of replacement material. Bidders to submit plan for including owners material and cost differential for using the Owners material.

The material available is as follows:

Oak 8 x 8	Oak 4 x 8	Yellow Pine 5 x 7	Oak 5 x 7	Oak 8 x 10
Length	Number	Number	Number	Number
8'	11	9		
9'	2	16		
10'	1	4		
11'	6	1		
12'	5	1		
13'		3	2	
14'	2	4	2	2
16'	6	6	18	2
18'			16	

Bidders may also submit other alternative plans including changes in design, materials, and scope that may offer the owner a better value.

Part F. Other Information

What is the approximate time from NTP to installation? _____

What is the approximate time to complete installation? _____

What is the payment schedule?

How do you want to handle crane and forklift rentals?
