



TIMBER FRAME PROPOSAL

The [REDACTED] Pavilion

PREPARED FOR

[REDACTED]

DATE PREPARED

[REDACTED]

VALID UNTIL

[REDACTED]

Your Project

Settlement Post & Beam proposes the design, engineering, fabrication, and installation of a 24' x 40' sling-brace pavilion constructed from kiln-dried Douglas fir timbers. The frame will include 3' overhangs at both the gable and eave ends.

PAVILION TIMBER FRAME

Douglas Fir Timbers 126 pcs . 6,675 bf

Estimated lead time: 16-20 weeks from payment #1

WHAT IS INCLUDED

DESIGN & ENGINEERING

- Complete timber frame shop drawings specifying all joinery.
- Drawings reviewed and stamped by a licensed PA Professional Engineer.
- Assembly drawings with numerical labels corresponding to waterproof tags on each timber.

MATERIAL SUPPLY

- Timbers: #1&Better / FOHC / Kiln Dried Douglas Fir (KD19).
- Timberlinx A675 Post base connectors will be supplied and installed for 8 posts.
- Trucking to site included. Site must be accessible for tractor trailers.

MANUFACTURING

- All joinery designed to shop drawing specifications and produced with a combination of CNC precision and hand craftsmanship.
- Exposed faces sanded smooth. End grain sealed with liquid wax to prevent checking.
- All timbers drawbored with 1/8" offset to ensure snug joinery well into the future of the frame.
- A 3/8" roudover will be applied to edges of all timbers to eliminate sharp edges and splintering.
- Each timber waterproof-tagged to its position.
- All wood-to-wood fasteners included - heavy timber screws and oak pegs.

INSTALLATION

- 1 mobilization of 4 SP&B framers, 55' 10k telehandler, 60' articulating manlift.

NOT INCLUDED

- Field applied coatings
- Specialty steel connectors – subject to final engineering.
- Any material or scope not specifically detailed in the "what is included" section of this proposal.

SECTION 02

The Process

Projects like this traditionally take between 16 and 20 weeks from contract to raising day. The timeline below gives you a sense of each phase – we will coordinate with you and your team throughout.

SHOP DRAWINGS	SP&B develops a complete set of timber frame shop drawings. You review and approve all joinery before anything is built.
ENGINEERING	Drawings reviewed by our engineering partner and stamped by a licensed Professional Engineer.
MATERIAL ORDER	Upon your approval and payment #2, timber is ordered. Species, grade, and dimensions locked to approved drawings.
PRODUCTION	Frame cut, hand-fitted where required, sanded, sealed, and tagged. Every timber prepared and labeled for your frame.
DELIVERY	Frame delivered to site. Offload coordinated with your general contractor.
INSTALLATION	SP&B raises the frame, sequenced with your general contractor.

Investment

TIMBER FRAME PACKAGE

ITEM	QTY	UNIT	UNIT PRICE	TOTAL
Complete Timber Frame	1	lot		
			Subtotal	
			Total	

OPTIONAL ADD-ONS

ITEM	QTY	UNIT	UNIT PRICE	TOTAL
2x6 Select Douglas Fir T&G (Prefinished) 2 coats of Sansin SDF- color to be coordinated with client	1800	lot		
Prefinished Timbers 2 coats of Sansin SDF will be applied to all visable sides of the timbers and one coat on tops and outsides- color to be coordinated with client	1	lot		

Optional add-ons - not included in the proposal total. Selected items will be added to the contract.

PAYMENT TERMS

Payment Schedule

Each payment is tied to a milestone. You pay as work progresses.

20% OF TOTAL	INITIAL PAYMENT Due at contract signing. Secures your production slot.
50% OF TOTAL	MATERIAL & MANUFACTURING PAYMENT #1 Due upon approval of shop drawings, prior to ordering materials.
20% OF TOTAL	MATERIAL & MANUFACTURING PAYMENT #2 Due prior to frame delivery and installation.
10% OF TOTAL	INSTALLATION PAYMENT Due within 10 days of completed installation.

General Terms & Conditions

- Delivery & offloading – The site must be accessible for tractor trailers and heavy equipment. 2 hours of offload time is included per truckload; a \$150/hr overage fee applies for trucks held beyond this window due to access or staging issues.
 - Visual standards – All products are manufactured from natural wood. Visual quality will be consistent with specified grades; individual timbers and boards may present normal checking, cracking, blue stain, and shrinkage.
 - Final pricing is subject to final engineering. If the material tally or total piece count changes from the proposed design, SP&B reserves the right to issue a change order, invoiced with the next payment.
 - Pricing includes our standard liability insurance coverage. A sample certificate is available upon request; any additional coverage requirements can be added, with premium costs added to this quotation.
 - Due to fluctuating material costs, this proposal is valid for 30 days from the date prepared.
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ABOUT US

Who We Are

Settlement Post & Beam is a family owned timber frame business based in Troy, Pennsylvania. We're a tight knit group of artists, engineers, and timber framers collaborating on inspired wooden structures for everyday life.

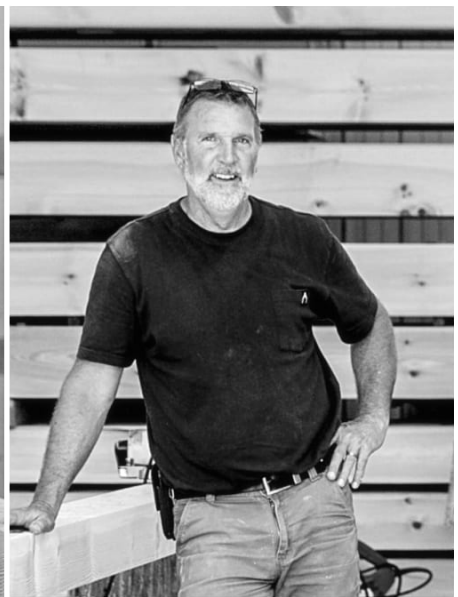
"Thirty years in, we're still family at the core - with capability that reaches well beyond it."



CONNIE SICKLER



KAYLE SICKLER



GREG SICKLER

Next Steps

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| 01 | Read through this proposal. Call us if anything is unclear – we would rather talk it through than have you sign with open questions. |
| 02 | Sign the contract and return with the initial 20% payment. This secures your production slot and starts the clock on shop drawings. |
| 03 | Shop drawings begin immediately. You review and approve a complete set before any material is ordered. |
| 04 | Once drawings are approved and payment #2 received, your frame goes into production. We send a midpoint update with photos. |
| 05 | We coordinate delivery and installation with you and your design/build team. Raising day is a celebration– we treat it that way:) |

Questions before you sign? Call or email – we are happy to walk through this proposal on a call or in person.

Thank you for the opportunity to work on your project.

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