

**Horse Barn - \$52.00 Per Square Foot**  
**Add \$7.00 per sq ft for monitor style barn**

**What is included?**

- Obtaining the building permits.
- Barn according to plans initialed by both parties.
- Removal of all debris generated by construction.
- #2 Yellow pine 2 x 6 T & G for the stall walls, stalls fronts, stall dividers, and the exterior walls of tack, feed and utility rooms.
- #2 PT yellow pine solid 6 x 6 exposed post.
- #2 Yellow pine 2 x 12's for boxed in rafter beams.
- #2 Yellow pine 2 x 10's for horizontal beams.
- #2 Yellow pine 4 x 6's for purlins.
- #2 SPF for wall framing.
- Exterior post for sheds are clad in 1" cypress or cedar wood.
- Black powder coated aluminum stall bars
- Sliding cross buck stall doors with black power coated aluminum bars.
- Black painted chew metal in all exposed corners in every stall.
- Nichiha or Hardie brand lap fiber cement siding, smooth or wood grain.
- Nichiha or Hardie brand fascia and non-vented soffit with exposed rafter tails.
- 29 gauge painted metal roof with synthetic underlayment and 1/2" OSB decking.
- Custom build sliding aisle doors with tempered glass or builder grade overhead doors.
- 45" x 48" exterior cross buck stall windows or saloon style shutters.
- Single layer T&G walls in tack, feed and utility rooms.
- T&G ceilings over 3 x 12 rough cut ceiling joist in tack, feed and utility rooms.
- Hardie or CertainTeed stucco board in wash bays painted with a high gloss white paint.
- Drain for wash bay and 30 ft of 4" PVC buried drainpipe.
- Water heater (40 gal).
- Mixing valve in wash bay.
- Electrical to code; galvanized metal conduit where required.
- Each stall has wiring for fans and light fixtures.
- Individual switches for each stall fan and light.
- Installation of light fixtures. (Customer to purchase the lighting and contractor will install).
- Installation of plumbing fixtures. (Customer to purchase plumbing fixture and contractor will install).
- Plumbing to code.
- Overhead wash wand (sprayer boom) for wash rack.

- One coat of primer and two coats of paint for the exterior with approved Valspar color choice.
- Premium water sealer for all T & G.
- 3000PSI fiber reinforced concrete for aisle, tack/feed room, and wash rack.
- 4" of rock dust (M-10) for footings in stalls.
- One Frost-proof water hydrant.

**The following are some optional upgrades:**

- 36" cupola for ventilation \$1,400.00
- Cupola fans with thermostats. \$1,000.00
- Weathervane for cupola. Owner provides we install for \$100.00
- 3/4" Rubber stall mats. \$500.00 per stall
- Sealed stall fans. \$18" \$175.00 installed
- Rubber pavers for aisle way. Price to be determined
- Colored and stamped concrete. Price to be determined
- Laundry area. \$500.00 per rough drain
- Half or full baths. \$500.00 per rough drain. Owner provides shower insert, fixtures
- Stall fronts other than our standard.
- Thicker metal roof; 26 gauge metal instead of 29 gauge.
- Roofing material other than metal.
- Exterior Dutch doors bottoms in rear of stalls. Add \$300.00
- 1/2" plywood for roof decking instead of OSB. Add .30 per sf
- 1 x 6 T &G on ceilings. Add \$2.00 per sf
- 2 x 6 T &G for roof decking that is visible as the interior ceiling (replaces OSB). Add \$3.00 per sf
- T&G on interior gables walls. Add \$3.00 per sf
- Automatic horse waterers. \$6 per lf for water line plus any fittings and plumbers fees. Owner provides waterers.
- Automatic fly system. \$2,500.00
- Stacked stone or brick on exterior. To be determined
- Any siding other than Nichiha or Hardie Board. Unpainted or unstained Rough cut pine add \$1.50 per sf to stain or \$2.00 per sf to paint
- Siding other than Nichiha or Hardi brand plank or pine ie: poplar, cypress, cedar. To be determined
- Feeder and hay doors. Owner provides we install for labor and any hardware
- Stall window bars.
- Insulate tack, lounge or feed rooms. Add – To be determined
- Painted aluminum 6" gutters with downspouts \$7.00 per ln ft gutters and downspouts

**The following are not included:**

- Any inspection fees.
- Any engineering plans (if required).
- Any grading.
- Any landscaping.
- Any retaining walls.
- Any silt fence if needed or required by building dept. Cost \$1.50 per linear foot.
- Any utilities supplied to any building; water, electrical and or any other utilities.
- Septic system or sewer hookup.
- Floor covering in apartment.
- Kitchen cabinets. Customer to purchase with fasteners and contractor will install at \$30.00 per hour.
- Kitchen appliances. Customer to purchase and contractor will install for \$30.00 per hour.
- Bathroom cabinets. Customer to purchase and contractor will install for \$30.00 per hour.
- Mirrors.
- Plumbing fixtures. Customer to purchase and contractor will install.
- Exterior door locks and hardware. Customer provides hardware without keys and contractor installs.
- Any repair of damage to driveways or landscaping due to movement of equipment or materials to and from the jobsite.
- Any added cost due to rock below the surface while digging the footers.
- Owner provides dumpster for construction debris.

\* \$52.00 per sq ft is based on any combination of stalls, wash bays, tack room, feed room, grooming area and aisles. Roof pitch is 8/12. Each additional increase in roof pitch is approximately \$2.00 per sq ft extra.

We gladly install any third party barn materials or equipment.

Thank You