

**Equine Barn LLC**  
**213 Crescent Moon Way**  
**Canton, Ga 30114**

**Proposal**

11-03-2013

We hereby propose to provide all the materials and labor necessary to build a custom barn located in Cartersville, Ga for \_\_\_\_\_.

**What is included in the base barn?**

- Assisting the customer with obtaining the building permits.
- Barn according to plans initialed by both parties.
- Removal of all debris generated by construction.
- #2 PT yellow pine solid 6 x 6 exposed post.
- #2 PT yellow pine solid double 4 x 6 exposed post
- #2 Yellow pine 2 x 10's for rafter beams and horizontal beams.
- #2 Yellow pine 2 x 10's for trusses over main area of barn.
- #2 Yellow pine 2 x 6's for purlins.
- #2 SPF for wall framing.
- 29 Gauge metal siding. Upgrade to wood siding below.
- Hardie Board fascia.
- 29 gauge painted metal roof with 15lb felt paper and Plywood decking.
- Electrical to code.
- Installation of light fixtures. (Customer to purchase the lighting and contractor will install).
- Installation of plumbing fixtures. (Customer to purchase plumbing fixtures and contractor will install).
- Plumbing to code.
- Painted aluminum 6" gutters with downspouts.
- 3000 PSI fiber reinforced concrete.
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**Base Barn: Building Shell**

|                                                |                    |           |              |  |
|------------------------------------------------|--------------------|-----------|--------------|--|
| <b>60 x 100<br/>monitor shell<br/>building</b> | 60 x 100 = 6000 sf | X \$25.00 | \$150,000.00 |  |
| <b>Rear area<br/>pop out</b>                   | 4 x 60 = 240 sf    | X \$18.00 | \$4,320.00   |  |
| <b>Concrete</b>                                | 6240               | x \$4.25  | \$26,520.00  |  |

|                                                                                                          |                                                                                                       |  |             |  |
|----------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|--|-------------|--|
| <b>Front door</b>                                                                                        |                                                                                                       |  | \$1,000.00  |  |
| <b>Right Side Barn Doors</b>                                                                             |                                                                                                       |  | \$4,500.00  |  |
| <b>Left Side Barn Doors</b>                                                                              |                                                                                                       |  | \$4,500.00  |  |
| <b>Men's Bathroom Plumbing</b>                                                                           |                                                                                                       |  | \$3,500.00  |  |
|                                                                                                          |                                                                                                       |  |             |  |
| <b>Ladies Bathroom Plumbing</b>                                                                          |                                                                                                       |  | \$4,000.00  |  |
| <b>Plumbing for bedroom baths</b>                                                                        |                                                                                                       |  | \$4,000.00  |  |
| <b>Electrical</b>                                                                                        |                                                                                                       |  | \$15,000.00 |  |
| <b>HVAC</b>                                                                                              |                                                                                                       |  | \$25,000.00 |  |
| <b>Twin Stairs</b>                                                                                       |                                                                                                       |  | \$5,000.00  |  |
| <b>Stairs for front loft</b>                                                                             |                                                                                                       |  | \$3,000.00  |  |
| <b>Build out rear interior rooms of barn. Framing of bedrooms, baths, kitchen and upper meeting room</b> | Finished interior walls with T&G pine.<br>Finish front walls and ceiling with rough sawn pine planks. |  | \$45,000.00 |  |
| <b>Build out front foyer, baths, and loft</b>                                                            | Finished interior walls with T&G rough sawn pine                                                      |  | \$25,000.00 |  |
| <b>Fire Places</b>                                                                                       | To be determined                                                                                      |  |             |  |

|                                            |                             |           |                     |  |
|--------------------------------------------|-----------------------------|-----------|---------------------|--|
| <b>All other interior wall finish</b>      | To be determined            |           |                     |  |
| <b>Insulation Envelope of building</b>     | Ceilings R-40<br>walls R-19 |           | \$24,000.00         |  |
| <b>Front porch</b>                         | 8 x 100 = 800               | x \$20.00 | \$16,000.00         |  |
| <b>Septic System</b>                       | To be determined            |           |                     |  |
| <b>Wood siding instead of metal siding</b> | Add \$2.00 per sf           |           |                     |  |
| <b>Windows</b>                             | To be determined            |           |                     |  |
| <b>Total of barn building</b>              |                             |           | <b>\$360,340.00</b> |  |

**The following are not included:**

- Any inspection fees.
- Any permit fees over \$100.00.
- Any engineering plans (if required).
- Any grading for barn.
- Any retaining walls.
- Any utilities supplied to any building; water, electrical and or any other utilities.
- Septic system or sewer hookup.
- Bathroom cabinets. Customer to purchase and contractor will install.
- Kitchen cabinets. Customer to purchase and contractor will install.
- Mirrors.
- Plumbing fixtures. Customer to purchase and contractor will install.
- Exterior door locks and hardware. Customer provides hardware without keys and contractor installs.
- Any appliances.
- Any floor finish in heated and cooled areas other than concrete or plywood subfloor.
- 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.

**Total price for material, labor is \$\_\_\_\_\_.** This price is good for 30 days from the above date. Payments will be made as follows:

|   |  |                                                   |  |
|---|--|---------------------------------------------------|--|
| % |  | Upon signing of this agreement.                   |  |
| % |  | Upon completion of all footers                    |  |
| % |  | Delivery of post and beam lumber                  |  |
| % |  | Upon completion of roof framing with wood decking |  |
| % |  | Upon completion of metal roof.                    |  |
| % |  | Upon completion of concrete.                      |  |
| % |  | Upon completion of siding.                        |  |
| % |  | Upon completion of all doors and windows.         |  |
| % |  | Upon completions of painting                      |  |
| % |  | Upon completion of electrical                     |  |
| % |  | Upon completion of plumbing                       |  |
| % |  | Upon completion of final scope of the building.   |  |

|             |  |              |  |
|-------------|--|--------------|--|
|             |  |              |  |
| <b>100%</b> |  | <b>Total</b> |  |

Any communication related to any changes should go through the General Contractor. All extra work will be charged the actual labor and material cost, plus 25%. All extra sub-contract work will be charged their normal rate plus materials and 20% of the total. To help maintain the integrity of this business relationship; employees and/or sub-contractor of Equine Barn LLC should not be solicited to do any extra work before, during, and after the completion of the project. Any change orders must be approved and signed by the customer and 50% of the change order is due upon signing and the remaining 50% is due upon completion of the change order. Please note that change orders are not connected to the contracts draw schedule. Any credits that are obtained during the project will be applied to the final invoice. All the sales tax on materials to be paid by Equine Barn LLC.

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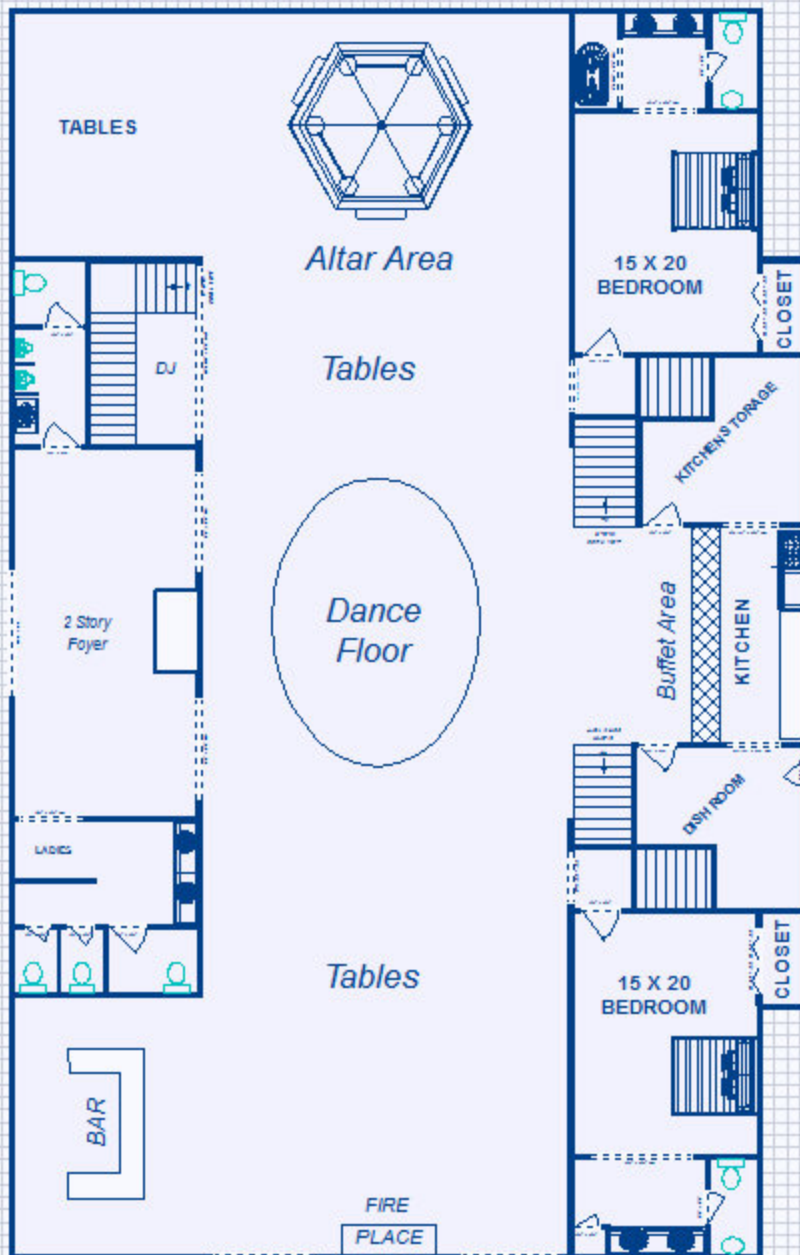
Date

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Conrad Arnold  
Equine Barn LLC

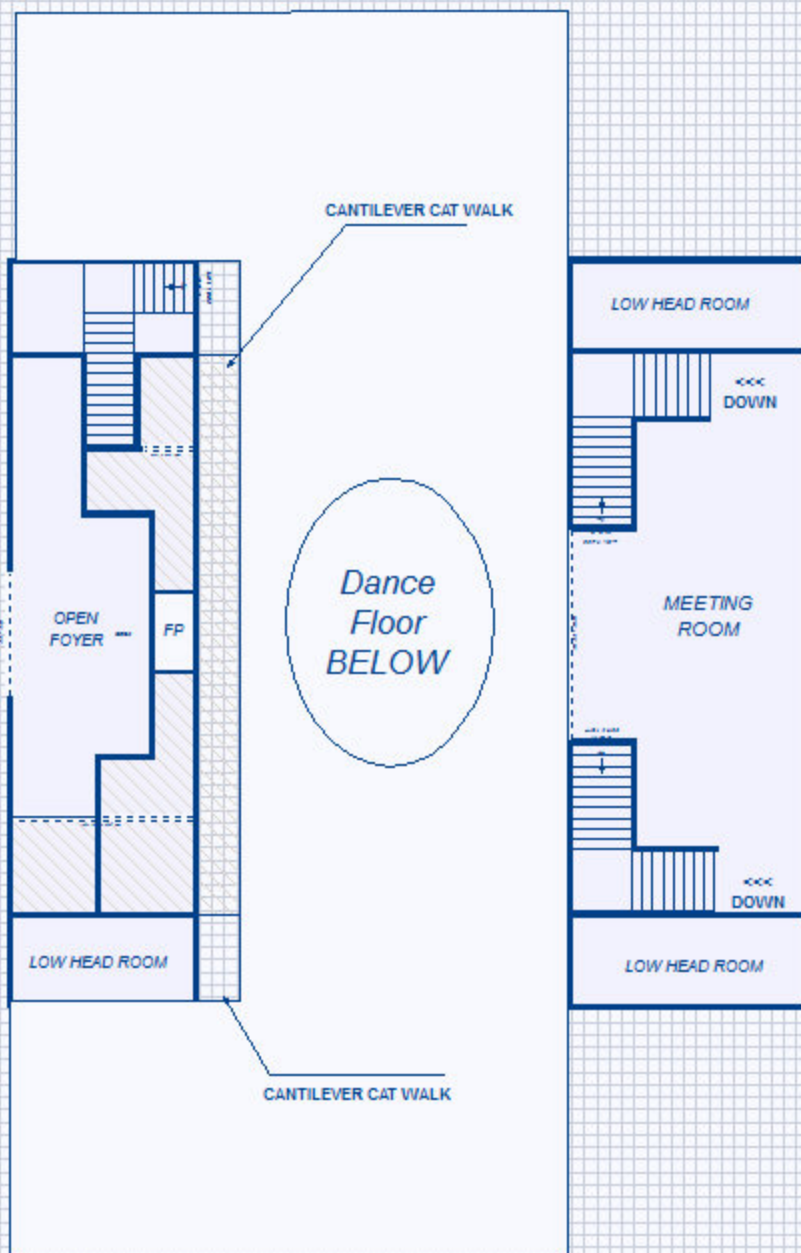
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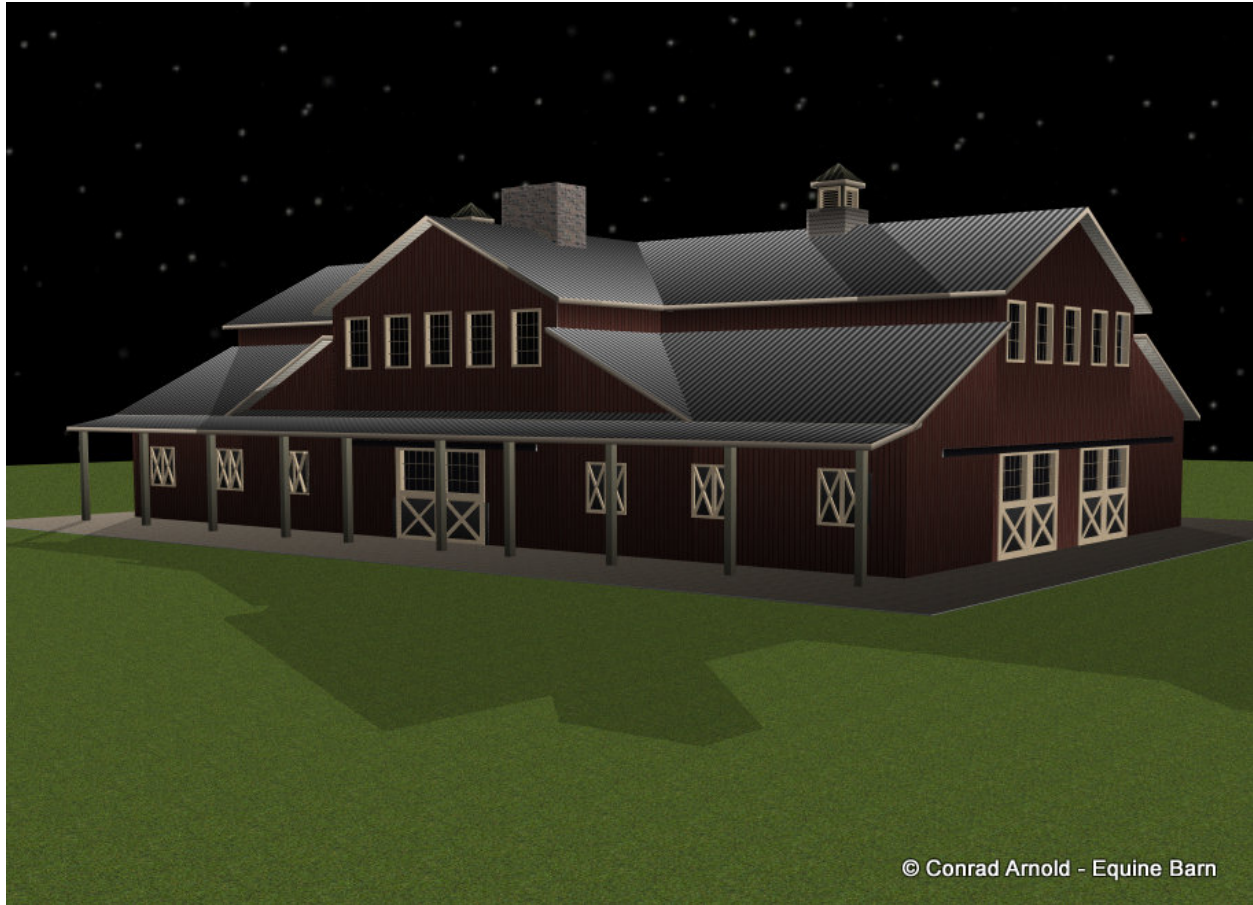
60 x 100



Asile Doors © Conrad Arnold - Equine Barn

## UPER LEVEL





**The following are some optional upgrades:**

- Any cupolas.
- Cupola fans with thermostats.
- Weathervane for cupola.
- Four board fence \$8.00 per running ft (unpainted).
- Paint new or old, four board fence for \$1.25 per running ft.



- Colored and stamped concrete.
- Laundry area.
- Thicker metal roof; 26 gauge metal instead of 29 gauge.
- Roofing material other than metal.
- Dutch doors bottoms in rear of stalls.
- 1 x 6 T &G on ceilings.
- Automatic garage door opener.
- Stacked stone or brick on exterior.
- Any siding other than Hardie Board.