

Horse Barn Proposal Comparison Checklist

Print one copy per bid. Write the number each proposal gives for every line — or "excluded," "by owner," or "not stated." The bid with the most "not stated" entries is the one to call first, not the cheapest one.

Most horse-barn proposals are not comparable as written: one prices a shell, one prices a shell with stalls, one prices the whole job. Builders' own price pages list what they leave out — the cost guide quotes them. This sheet puts every bid on the same scope so the totals mean something.

A. The building (shell)

LINE	BID 1	BID 2	BID 3
Footprint (W × L) and eave height			
Construction type (post-frame / steel-frame / modular / kit)			
Posts: treated laminated (retention level) or precast concrete columns; embedment depth; footing size			
Truss spacing and design loads stated (wind mph, exposure, roof snow psf)			
Roof and wall steel gauge; paint warranty years			
Drip-control / condensation layer under roof steel (type, R-value)			
Overhangs (which sides, how deep); porch or lean-to			
End doors (size, sliding/overhead), walk doors, windows (count, size, grilles)			
Eave and ridge ventilation openings; cupolas (count, size, powered?)			
Wainscot / kick-plate on exterior			
Interior liner panels or insulation (where)			
Engineered, sealed drawings included? (required for post-frame in Johnson County, KS)			
Shell subtotal			

B. Concrete

LINE	BID 1	BID 2	BID 3
Aisle slab: thickness, reinforcing, finish (broom)			
Tack / feed / wash room slabs			
Stall floors: concrete, or compacted stone base (depth)			
Aprons at doors			
Wash-stall trench drain and slope			
Concrete subtotal			

C. Equine fit-out

LINE	BID 1	BID 2	BID 3
Stall count and size (e.g., 4 × 12 ft × 12 ft)			
Stall fronts: brand/style, door type (sliding/hinged), grille spacing, lumber species and thickness			
Partitions: height, lower solid height, upper grille or mesh			
Dutch doors to exterior (count)			
Stall mats (thickness, interlocking?) and base			
Tack room (size, insulated, heated, ceiling)			
Feed room (size, sealed floor, rodent-proofing)			
Wash stall (size, non-slip floor, drain, hot water)			
Hay storage: in-barn day supply only / separate building (priced?)			
Waterers (brand, heated?) or hydrant locations			
Fit-out subtotal			

D. Sitework

LINE	BID 1	BID 2	BID 3
Who does the pad (builder / excavator / owner)			
Pad: strip topsoil, compact, rock depth, height above grade			
Grading and drainage away from building; swales, French drains			
Gutters and downspouts, discharge routed where			
Rock excavation: allowance or unit price per cubic yard			
Construction access and driveway rock; culvert			
Dry-lot heavy-use pad at doors and gates			
Final grade and seeding / restoration			
Sitework subtotal			

E. Utilities

LINE	BID 1	BID 2	BID 3
Electrical service to barn: amperage, trench length, conduit, subpanel			
Interior electrical: fixture count and type (sealed/ag-rated), GFCI receptacles, switches, fan circuits, exterior lights			
Electrical permit and licensed contractor named			
Water line: source (well / rural water / house), depth (≥36 in here), length			
Frost-free hydrants (count, inside/outside)			
Wash-stall plumbing and water heater			
Septic or drain for wash water / bathroom (permit required?)			
Plumbing permit and licensed contractor named			
Utilities subtotal			

F. Engineering, permits and paperwork

LINE	BID 1	BID 2	BID 3
Who pulls the building/zoning permit			
Permit fees included or passed through			
Agricultural-exemption or use affidavit handled by			
Site plan / boundary survey requirement handled by			
Land-disturbance or floodplain permit (if ≥1 acre disturbed or in floodplain)			
Entrance / driveway permit			
811 locates scheduled by			

G. Schedule and terms

LINE	BID 1	BID 2	BID 3
Start window (month) and total duration			
Sequence stated (engineering → permit → pad → erect → concrete → stalls → trades)			
Payment schedule (e.g., deposit / at start / at completion)			
Price validity (days) and materials-escalation clause			
Change-order pricing method			
Warranties: structure, roof/wall steel paint, workmanship (years, who honors)			
Insurance: general liability and workers' comp certificates offered			
References, or a visit to a completed barn, if offered			

H. The two lines that matter most

	BID 1	BID 2	BID 3
Total as written			
Total after you fill every "excluded" line with a real number			

Compare the second row only. The cost guide gives sourced ranges for filling the blanks; the planning guide explains what each line should say. When you are ready for a proposal that comes with every line already filled in, **request one here**.