

Barndominium Bid Comparison

St. Louis Ring | Fill in with written bids on the same plan, parcel and county.

Parcel county: _____ Inside a city? yes / no Covenants? yes / no
Soil evaluation done? yes / no Living sq ft: _____ Shop sq ft: _____

Line	Bid A	Bid B	Bid C
Scope: shell / dry-in / turnkey			
Living sq ft priced			
Shop sq ft priced (finished / shell)			
Slab included? thickness, footings to 30 in, vapor retarder, base			
Engineering: stamped for SDC C + county wind/snow?			
Septic: type, based on which soil evaluation?			
Well included?			
Driveway + entrance permit included?			
Electric service / line extension included?			
Clearing and grading included?			
County permit fees + escrows: included / pass-through / omitted			
Insulation assembly specified (foam on steel? R-values?)			
Allowances listed with dollar amounts (cabinets, counters, floors, fixtures, appliances)			

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Line	Bid A	Bid B	Bid C
Exclusions listed?			
Fixed price or cost-plus?			
Deposit timing (after county permit?)			
Draw schedule + who inspects draws			
Lien waivers at each draw?			
Builder's risk - whose policy			
Warranty: structural / roof / workmanship, terms			
Schedule: realistic land-to-keys			
Price validity			
Total			
= Living \$/sq ft (turnkey)			
= Shop \$/sq ft			
Same scope as the others? What differs			

Red flags: one number with no living/shop split; septic allowance with no soil evaluation; "permit by owner" in Franklin or St. Charles; "engineering not required"; deposit before the permit; price good only this week; no exclusions list.