



PLANNING GUIDE

The Barndominium Process

Section 7:
Creating a Budget +
Estimating Your Build

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CREATING A BUDGET + Estimating Your Build

In this section we will cover:

Determining Price Per Square Foot

What If I DIY Build or Self-Contract?

Finish Choices vs. my Barndo Budget

The Estimating Process

BUDGETING VS. ESTIMATING

You need to establish a budget range for your build prior to deciding on a design or making any major decisions.

By starting with the maximum amount you're willing or able to spend on the ENTIRE project (land, site prep, home, etc.) you can save time by only moving towards options that are going to work for you.

The estimate comes into the picture when you're ready to dial in the exact costs for the project. You have a particular design and piece of land picked out so you know what you're really working with. You may collect multiple bids for your estimate as you shop the best options.

The budget is finalized prior to submitting for financing (if applicable) and will be specific to your project and the design you've chosen.



DETERMINING PRICE PER SQUARE FOOT

Knowing how to budget for your barndominium build can be challenging. While our MR Post Frame YouTube channel has provided extensive cost breakdown videos and transparency, our pricing may not be the same as where you are building.

There are some things that you can do to help you determine what you should set your budget at. You'll want to operate using price per square foot (PPSF) so that you can adjust your findings for the size of home you plan to build

- 1.** *Using sites like Zillow. This can be loosely figured by searching homes for sale on neighborhood lots. It will give you a general idea of what homes are priced in your area.*

Working with a local realtor. Having a realtor or land broker during your property search will help you find what you're looking for faster than waiting to see a listing online. They can also provide education on what builders they work with are charging for projects.

2.

- 3.** *Locating a post or steel frame builder. If you're planning to DIY but need a contractor for the structure, asking what their rough PPSF for a structure is can be a good way to know what that portion of your project will cost. It also gives you a good number to use when figuring how much your garage/shop space will cost vs your living space.*

DETERMINING PRICE PER SQUARE FOOT

Land Cost/Budget	<hr/>
+	<hr/>
Site Prep Budget	<hr/>
+	<hr/>
Build Budget	<hr/>

= TOTAL BUDGET:

Finished Sq Ft Goal:

Price Per Sq Ft Goal:

How do you intend to utilize any cash spending?

Keep in mind that until you have your design plans finalized and have worked through the [Barndominium Build Budget Sheet](#) you want a general range. Your goal at the beginning stages of planning is to understand what general price range you need to be in.

By communicating this with the professionals you ask they will feel more comfortable sharing information with you knowing that you aren't looking for a number than you'll hold them to down the road.

We recommend considering these costs as well:

- Any Temporary Housing
- Any Temporary Storage
- Finished Grass + Landscaping
- Furniture
- Decor

Don't forget to account for any mortgages or loans you currently have. You will want to know if you'll need to eliminate those or continuing to pay for them during the build process.



WHAT IF I DIY

Or Self Contract?



Which budget + General Contracting category suit my plans?

- | | |
|--|--|
| <input type="checkbox"/> \$70-90 /sq ft | Self-GC, and DIY vast majority of labor/trades |
| <input type="checkbox"/> \$90-120 /sq ft | Self-GC, a good portion of DIY |
| <input type="checkbox"/> \$120-160 /sq ft | Self-GC, likely some DIY |
| <input type="checkbox"/> \$160-200 /sq ft | Self-GC, subcontract entire build |
| <input type="checkbox"/> \$200+ /sq ft | Hiring a builder - "Turn Key" |

Please note that these price ranges may not be accurate for your exact area, and are only for the build cost, not including land or site prep. They are based on our research and discussions with clients and builders around the country.

Finished vs. Unfinished Space

Finished square feet is your livable space, or conditioned area.

Barndominiums are often a combination of both.

Unfinished space is your garage/shop etc.

Planning in Stages

Finishing your barndominium in stages can be a great way to achieve your end goal as your budget allows. This can be done by delaying some of the high end finishes to upgrade later, by leaving some spaces unfinished, etc. Each build and client is unique, so consider what options would be best for you!

How Finishes Affect my BARndo BUDGET

How would I describe my end goal?

This is VERY important to think about and be HONEST about. We have seen far too many people describe themselves as basic/simple with their tastes and then when it comes down to it they want a lot of high end features and finishes that put their build out of their reach.



THE ESTIMATING PROCESS

Estimating the cost of your specific project is not something to rush through.

Prepare to spend a significant amount of time researching and making selections for your build.

You will be locating subcontractors you intend to use and sending them your completed design plans to receive an estimate for their portion of your project.

We recommend getting several estimates for the same type of work and price comparing when possible, as well as doing research on quality of work.

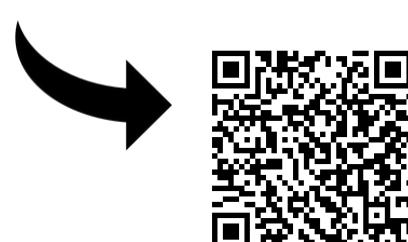
Sections you intend to DIY, you can research and estimate the materials cost.

Use our interactive budget sheet to create your estimate and final costs for your project!

Gathering Estimates + Comparing Bids

Go through each section to compare bids on various parts of your project. In the notes section under each company/contractor you can list anything unique about their estimate, when the pricing expires, or other information that will help you make an accurate comparison.

Once you have decided on the company/contractor for each stage of the project you can transfer that information to the Barndominium Build Budget Sheet. This detailed and comprehensive sheet will automatically calculate totals for you as well as price per sq ft, and you can compare your estimates vs. your final paid cost! You can find it in your file if you purchased the bundle, or scan this QR code to purchase.



ESTIMATE NOTES

*Duplicate this page as needed as you receive multiple estimates.
Utility Costs are covered in Site Prep + Utilities.*

DESIGN

Contractor: _____

Contact Info: _____

Scope: _____

Estimate: _____

Availability/Timeline: _____

GRADING + SEPTIC

Contractor: _____

Contact Info: _____

Scope: _____

Estimate: _____

Availability/Timeline: _____

FOUNDATION

Contractor: _____

Contact Info: _____

Scope: _____

Estimate: _____

Availability/Timeline: _____

SHELL CONSTRUCTION

Contractor: _____

Contact Info: _____

Scope: _____

Estimate: _____

Availability/Timeline: _____



ESTIMATE NOTES

Duplicate this page as needed as you receive multiple estimates.

HVAC

Contractor: _____
Contact Info: _____
Scope: _____
Estimate: _____
Availability/Timeline: _____

PLUMBING

Contractor: _____
Contact Info: _____
Scope: _____
Estimate: _____
Availability/Timeline: _____

ELECTRICAL

Contractor: _____
Contact Info: _____
Scope: _____
Estimate: _____
Availability/Timeline: _____

CONCRETE

Contractor: _____
Contact Info: _____
Scope: _____
Estimate: _____
Availability/Timeline: _____



ESTIMATE NOTES

Duplicate this page as needed as you receive multiple estimates.

INSULATION

Contractor: _____
Contact Info: _____
Scope: _____
Estimate: _____
Availability/Timeline: _____

INTERIOR FRAMING

Contractor: _____
Contact Info: _____
Scope: _____
Estimate: _____
Availability/Timeline: _____

DRYWALL

Contractor: _____
Contact Info: _____
Scope: _____
Estimate: _____
Availability/Timeline: _____

CABINETS + COUNTERS

Contractor: _____
Contact Info: _____
Scope: _____
Estimate: _____
Availability/Timeline: _____



ESTIMATE NOTES

Duplicate this page as needed as you receive multiple estimates.

APPLIANCE PACKAGE

Contractor: _____

Contact Info: _____

Scope: _____

Estimate: _____

Availability/Timeline: _____

FINISH CARPENTRY

Contractor: _____

Contact Info: _____

Scope: _____

Estimate: _____

Availability/Timeline: _____

PAINT

Contractor: _____

Contact Info: _____

Scope: _____

Estimate: _____

Availability/Timeline: _____

FLOORING

Contractor: _____

Contact Info: _____

Scope: _____

Estimate: _____

Availability/Timeline: _____



ADDITIONAL NOTES

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