

STABLES AND CORRALS

OCCUPANCY DESCRIPTION: These are usually designed for the care and housing of horses. The better qualities are highly decorative and include stone, brick, brick veneer or wood as the exterior finish. Interiors have finished stalls, with restrooms, lounge and quality finishes throughout. Good lighting and water service are also included.

The lower qualities use block or low-cost wood finishes on the walls and low-cost roof systems. Floors may be finished only in feed and tack rooms, with the remaining floor being dirt. Stalls are not finished, and there is no lighting or plumbing. The best estate types are the custom luxury thoroughbred breeding facilities, where cost is not an issue.

Stable barn loft costs include the floor structure and supports only; height adjustments must usually be made.

INCLUDED IN COSTS: Architects' fees and contractors' overhead and profit. The size of the stables and the needs of the owners influence the facilities included in the stable. Commonly the following areas can be found: stalls or boxes, feed, tack, manure bunkers and lavatory accommodations. The better qualities may also include a sick box, washing and cleaning room, a sitting room/lounge for grooms and office facilities.

NOT INCLUDED IN COSTS: Heating and special equipment.

STABLES

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING & PLUMBING
C	Good	\$33.70	Good brick or block, some windows and ornamentation	Fin. stalls, good floors, concrete in feed/tack rm., gd. qual. thruout	Good lighting and water outlets, restroom
	Average	23.95	Block, very plain, doors on stalls	Plywood wainscot in stalls, floors in feed and tack rooms	Adequate lighting and water outlets
	Low cost	17.05	Concrete block, open stalls	Rough stalls, dirt	None
D	Good	29.30	Brick veneer, best siding, some windows, ornamentation	T&G stalls, finished tack and feed rooms, floors	Good lighting and water outlets, restroom
	Average	18.95	Stucco or wood siding, little trim, good roofing	Wainscot in stalls, concrete floors in tack and feed rooms	Adequate lighting and water outlets
	Low cost	12.30	Boards on post and beam	Unfinished, dirt floors, open stalls	None
DPOLE	Good	26.70	Pole frame, good metal panels, finished inside, some trim	Finished stalls, good floors, good quality throughout	Good lighting and water outlets, restroom
	Average	17.30	Pole frame, metal siding, no trim, doors on stalls	Wood wainscot in stalls, floors in feed and tack rooms	Adequate lighting and water outlets
	Low cost	11.20	Metal on poles, open stalls	Rough stalls, dirt floor	None
	Cheap	8.90	Metal or plywood on low-cost pole, shed or low gable	Rough stalls, dirt floor, no tackroom, minimum hobby stable	None
DHOOP ARCH	Average	6.40	Wood post, knee wall, pipe hoop frame, fabric cover, curtains	Rough stalls, dirt floor	Minimum electrical, adequate water
	Low cost	4.30	Wood post, pipe hoop, fabric cover, open side walls and ends	Unfinished, dirt floors, open pipe stalls	None
S	Good	27.95	Good steel panels, finished inside, some trim	Finished stalls, good floors, good quality throughout	Good lighting and water outlets, restroom
	Average	18.20	Steel siding, no trim, doors on stalls	Plywood wainscot in stalls, floors in feed and tack rooms	Adequate lighting and water outlets
	Low cost	11.90	Galvanized steel, open stalls	Rough stalls, dirt floor	None

HIGH-VALUE (ESTATE) STABLES

C	Excellent	\$141.20	Face brick, cut stone, custom arches, cupolas, heavy roof, dormers	Custom stalls, imported woods, best broodmare or yearling barns	Extensive fixtures and custom hardware throughout
	Good	98.50	Face brick, stone trim, slate or tile gambrel roof, some custom sash	Fine custom stalls, finishes, besttraining or stallion barns	High-quality fixtures, fine hardware, horse baths
	Average	68.80	Good brick, stone trim, skylights, shakes or metal on good structure	Good finished stalls, good thoroughbred barn, some extras	Some special custom fixtures, electrical and plumbing
	Low cost	48.10	Decorative block, small estate type, insulated, some distinctive trim	Finished stalls, lounge and restrooms, quality finishes	High-level electrical service, showers and dressing room
D	Excellent	139.45	Face brick or stone ven., heavy roof, custom dormers, arches, cupolas	Custom stalls, imported woods, best broodmare or yearling barns	Extensive fixtures and custom hardware throughout
	Good	96.10	Face brick veneer, stone trim, slate or tile on gambrel, some custom sash	Fine custom stalls, finishes, besttraining or stallion barns	High-quality fixtures, fine hardware, horse baths
	Average	66.25	Fine sidings, good veneer, skylights, good shakes or metal	Good finished stalls, good thoroughbred barn, some extras	Some special custom fixtures, electrical and plumbing
	Low cost	45.75	Good sidings or masonry veneer, insulated, small estate type, good trim	Finished stalls, lounge and restrooms, good finishes	High-level electrical service, showers and dressing room
DPOLE	Low cost	41.60	Small estate type, insulated, some distinctive trim, complex roof	Finished stalls, lounge and restrooms, good finishes	High-level electrical service, showers and dressing room
S	Low cost	43.60	Insulated, small estate type, some distinctive trim, complex roof	Finished stalls, lounge and restrooms, good finishes	High-level electrical service, showers and dressing room

STABLE HAYLOFTS

CDS	Good	\$9.05	Not included	Heavy timber, good T&G or plank	Not included
	Average	5.85	Not included	Adequate support, plank floor	Not included
	Low cost	3.80	Not included	Minimum support, light floor	Not included

STABLES AND CORRALS

REFINEMENTS: On this page are the means of making major adjustments to the base costs on the previous page. Follow Steps 1 through 5 to attain final costs, adjusted for lump sums, heating and cooling, story height, floor area/perimeter ratio and locality.

1

ADJUSTMENTS	Cost per Lin. Ft. Except as Indicated
Horse corrals, vinyl, 5" x 5" posts, three 2" x 6" rails	\$ 10.50 – \$ 12.50
Horse corrals, 6" x 6" posts, concreted, five 2" x 6" rails, nailed, painted	10.75 – 11.35
Horse corrals, polymer grid, 5' – 2" x 6" top rail	8.55 – 9.10
8' gate, each (vinyl, add 100% – 150%)	100.00 – 170.00
Electrified fence strands, each strand (plus \$185 per charger)32 – .42
Horse walkers, four horses, each (plus \$850 for six-horse walker)	2,350.00 – 3,000.00
Portable pipe corrals (plus \$40 for 4' gate, for larger gates, see below)	8.00 – 16.25
Stock corrals, 6" x 6" posts, four split rails, unfinished	6.15 – 6.50
Stock corrals, 6" x 6" posts, four 2" x 6" rails, nailed, unfinished	8.35 – 8.80
Finished, painted paddocks, add	1.50 – 2.10
Stock corrals, 4" pipe, cable rails	8.00 – 9.10
Stock corrals, 4" pipe, 2" pipe rails (galvanized rub panels, add \$1.30 – \$1.40)	10.25 – 11.35
8' gate, each (add \$30 – \$45 for each additional 4')	90.00 – 140.00
Feed racks: \$12.50 – \$17.00; steel feeders, each: bale, \$200; bunk, \$150; bunk w/hayrack, \$275; paddock, \$100	
Water troughs: steel, \$16.30 – \$24.75; concrete, \$24.75 – \$36.50; drinking bowls, each, \$85 – \$100	
Watering tanks, galvanized, each: 175 gallons, \$105; 300 gallons, \$160; 500 gallons, \$205	
Automatic waterer, each: \$120 – \$190; feed lots, \$400 – \$700	

2

HEATING AND COOLING	
These costs are averages of total installed cost of the entire heating or cooling installation including its prorated share of contractors' overhead and profit and architects' fees.	
Electric cable or baseboard	\$2.90
Electric wall heaters (inc. FWA)	1.25
Forced air, ducted	3.20
heaters or furnace, vented95
Hot water, baseboard/convactor	5.85
radiant floor or ceiling	6.05
Space heaters, with fan	1.60
radiant	1.80
Steam	4.94
Wall or floor furnace	5.05
Package heating and cooling	1.45
Ventilation, blower and ducts95
fans only40

3

HEIGHT REFINEMENTS	
STORY HEIGHT MULTIPLIERS	
Multiply base cost by following multiplier for any variation in average story height.	
Average Wall Height	Square Foot Multiplier
7	.943
8	.963
9	.981
10	1.000
11	1.019
12	1.038
13	1.058
14	1.077
16	1.115
18	1.154
20	1.192
22	1.231
24	1.269
28	1.346
32	1.423

4

Average Floor Area, Sq. Ft./Story	AVERAGE PERIMETER														Average Floor Area, Sq. Ft./Story
	90	120	150	200	250	300	350	400	500	600	700	800	900	1000	
500	1.24	1.39	1.54	1.79	----	----	----	----	----	----	----	----	----	----	500
600	1.17	1.29	1.42	1.62	1.83	----	----	----	----	----	----	----	----	----	600
700	----	1.22	1.33	1.50	1.68	1.86	----	----	----	----	----	----	----	----	700
800	----	----	1.26	1.42	1.57	1.73	1.88	----	----	----	----	----	----	----	800
1,000	----	----	1.17	1.29	1.42	1.54	1.66	1.79	----	----	----	----	----	----	1,000
2,000	----	----	----	1.04	1.10	1.17	1.23	1.29	1.42	1.54	1.66	1.79	----	----	2,000
4,000	----	----	----	----	.95	.98	1.01	1.04	1.10	1.17	1.23	1.29	1.35	----	4,000
6,000	----	----	----	----	----	.92	.94	.96	1.00	1.04	1.08	1.12	1.17	1.21	6,000
8,000	----	----	----	----	----	----	.90	.92	.95	.98	1.01	1.04	1.07	1.10	8,000
10,000	----	----	----	----	----	----	----	.89	.92	.94	.97	.99	1.02	1.04	10,000
14,000	----	----	----	----	----	----	----	----	.88	.90	.92	.93	.95	.97	14,000
18,000	----	----	----	----	----	----	----	----	.86	.88	.89	.91	.92	.93	18,000
20,000	----	----	----	----	----	----	----	----	.85	.87	.88	.89	.91	.92	20,000

5

USE COUNTY MULTIPLIERS IN MULTIPLIER SECTION.

ARENAS



GOODS CLASS S RIDING AREA

OCCUPANCY DESCRIPTION: These buildings include a large, simple clear-span riding or exercise area with some stabling facilities, which may be in a lean-to extension. A good show, exhibit or auction/sale facility includes spectator viewing and lounge commensurate with the quality level.



LOW CLASS D_{POLE} EXERCISE AREA

INCLUDED IN COSTS: Architects' fees and contractors' overhead and profit.

NOT INCLUDED IN COSTS: Heating, seating, lockers or food preparation or training equipment.

ARENAS

CLASS	TYPE	COST/ SQ. FT.	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING & PLUMBING
C	Excellent	\$40.20	Steel frame, good block or concrete panels, good entrance	Finished stalls, lounge, viewing area, quality finishes	High-level electrical service, good restrooms and kitchen
	Good	27.30	Steel or wood frame, block or tilt-up, small entrance	Fin. stalls, good floors in snack bar, feed/tack rm., good qual. throughout	Good lighting and water outlets, restrooms
	Average	18.60	Block or tilt-up, very plain, some interior finish	Unfinished arena area, floors in feed/tack and washrooms	Adequate lighting and water service
	Low cost	12.60	Concrete block, some wainscot	Minimum facility, some flooring	Minimum services
D	Excellent	36.20	Glulam or steel frame, good veneer, siding, good entrance	Finished stalls, lounge, viewing area, quality finishes	High-level electrical service, good restrooms and kitchen
	Good	21.35	Good siding or stucco on wood or steel frame, small entrance	Fin. stalls, good floors in snack bar, feed/tack rm., good qual. throughout	Good lighting and water outlets, restrooms
	Average	12.60	Siding or stucco on wood frame, some interior finish	Unfinished arena area, floors in feed/tack and washrooms	Adequate lighting and water service
	Low cost	7.40	Vertical boards or plywood on box frame, some wainscot	Dirt arena floor, some stalls, few finishes, some flooring	Minimum lighting and water service
D_{POLE}	Good	18.55	Good metal panels, insulated pole frame, small entrance	Fin. stalls, good floors in snack bar, feed/tack rm., good quality throughout	Good lighting and water outlets, restrooms
	Average	10.90	Good metal on pole frame, some interior finish	Unfinished arena area, floors in feed/tack and washrooms	Adequate lighting and water service
	Low cost	6.40	Pole frame, metal siding, some wainscot	Dirt arena floor, some stalls, few finishes, some flooring	Minimum lighting and water service
	Cheap	5.85	Pole frame, metal siding	Unfinished, dirt floor, exer. only	Minimum electrical only
D_{HOOP ARCH}	Cheap	5.15	Wood post, wide hoop frame, fabric cover, end walls, curtain doors	Unfinished, dirt floor, exercise arena, corral pipe fence	Minimum electrical only
S	Excellent	34.50	Steel frame, good enameled siding, masonry trim, good entrance	Finished stalls, lounge, viewing area, quality finishes	High-level electrical service, good restrooms and kitchen
	Good	20.70	Insulated sandwich panels, steel frame, small entrance	Fin. stalls, good floors in snack bar, feed/tack rm., good qual. throughout	Good lighting and water outlets, restrooms
	Average	12.40	Good metal panels and roof, some interior finish	Unfinished arena area, floors in feed/tack and washrooms	Adequate lighting and water service
	Low cost	7.40	Steel siding, some wainscot	Minimum facility, some flooring	Minimum services
	Cheap	6.50	No walls, steel gable roof and truss on steel columns, wide span	Unfinished open arena, sand floor	Minimum electrical and water service

EQUESTRIAN LEAN-TOS

D	Average	\$11.70	Side extension, board siding, windows and side doors	Stalls, tackroom, some flooring	Adequate lighting and water
	Low cost	7.10	Side extension, board siding	Some stalls and flooring	Minimum services
	Cheap	4.30	Side extension, plywood/box frame	Unfinished, no doors, dirt floor	None
D_{POLE}	Average	10.65	Side extension, good metal on pole frame, windows and side doors	Stalls, tackroom, some flooring	Adequate lighting and water
	Low cost	6.30	Side extension, metal on pole frame	Some stalls and flooring	Minimum services
	Cheap	3.70	Side extension, metal on pole frame	Unfinished, no doors, dirt floor	None
S	Average	11.45	Steel siding, side doors, windows	Stalls, tackroom, some flooring	Adequate lighting and water
	Low cost	7.05	Side extension, steel frame/siding	Some stalls and flooring	Minimum services
	Cheap	4.35	Side extension, steel frame/siding	Unfinished, no doors, dirt floor	None

