

C.L. Edwards Construction

445 Lorenzo Hurst Rd. Springfield, Ga. 31329

912-657-5686

Effingham County- Sandhill Fire Station

1/31/26

General Job Description	Estimate
<p>Estimate includes all material, labor and disposal to complete an enclosed 40'x84' pole barn style building with 2 truck bays and a living quarter. Price based on scope of work listed below:</p> <ul style="list-style-type: none">• Form and pour a 40'x 84' slab with 6" thick concrete in truck bay of shop and 4" thick concrete in rest of building. Includes under slab plumbing, termite treatment and plastic vapor barrier.• Build a 40'x84' enclosed pole barn with 2-36" man doors and 2-14'x14' insulated manual garage doors. Exterior finish is galvalume sheeting on roof, colored galvalume metal on exterior walls.• Wood frame a 12'x40' living quarters with 2x4 interior walls forming a kitchen area, 2 bedrooms and 1 full restroom. Walls set for 9' ceilings with 2x8 joist decked for above storage.• Install open cell spray foam insulation on exterior walls and ceiling of entire shell of building.• Install electrical in building including all rough in electrical, 5 high bay lights in shop bays and standard fixtures inside living quarters. Includes 4 exterior lights and exterior Ga. Power service meter. Optional manual generator panel/plug at meter=\$1500.00• Install plumbing to living quarters including rough in plumbing, 5' standard fiberglass	

<p>shower inserts,40-gallon water heater, standard drop-in double sink, refrigerator ice maker connection, standard toilet, 2 exterior water spickets, and up to 50' main water line connection with cut off valve. Install propane gas line from bay heaters to outside tank location. (propane tank not includes)</p> <ul style="list-style-type: none"> • Install double mini-split system in living quarters. Install 2 wall mount propane heat units in shop area. • Install ½" sheetrock on interior walls and ceiling of living quarters. Install ½" OSB sheathing on shop side of wall between shop and living quarters. • Install standard lower and upper wood box cabinets in kitchen area with laminate countertops. Install 24" wood vanity in restroom. • Install standard 6 panel interior doors, 4" baseboards and quarter round. • Prep and paint walls, ceiling and trim in living quarters area. Prep and paint OSB wall inside shop. • Install standard glue down LVP flooring in living quarters. • Install septic system and connect to building. • Clean up and final grade around building. • Install restroom hardware. • Supply portable restroom and dumpster <p>Appliances not included in estimate. Building permit fees not included in estimate.</p>	
<p>Total Estimate</p> <p style="text-align: center;">Thank you for your business!</p>	<p>\$172,700.00</p>

Please sign and return if approved _____

