TopCoat® Metal Estimating Guide

Information Sheet

Updated: 1/07

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Quality You Can Trust Since 1886…
From North America's Largest Roofing Manufacturer™

TOPCOAT® Metal Estimating Guide

1.0 PROJECT INFORMATION: _____

1.1 BUILDING NAME: _____

1.2 BUILDING LOCATION: _____

1.3 POC/PHONE NUMBER: _____

2.0 ROOF AREA CALCULATIONS:
Multiply number of roof squares X stretch factor (estimated stretch factors are shown below)
(Recommend measuring actual roof panels to determine exact stretch factor - Include a small waste factor)

 = 1.15  = 1.15  = 1.20  = 1.30

_____ squares X _____ factor = _____ SQ (actual roof surface area)

3.0 TOPCOAT® PRODUCTS AND APPLICATION RATES:

TOPCOAT® Product	Product Application	Estimated Application Rate	Product Cost	Product Units
EverTite™ Fasteners	Stitching Screws	As Required		1,000 each
Precote *	Adhesion Promotor	1 gallon/SQ		5-gallon pail
MB Plus	Asphalt Oil Block	1 gallon/SQ		5-gallon pail
MP-300	Rust Inhibitor	1 gallon/SQ		5-gallon pail
Surface Seal SB Primer	Rust Inhibitor Aluminum Coated Roofs	1 gallon/SQ		5-gallon pail
XR-2000	Pre-Finished Metal Primer (Kynar, Hylar, etc)	0.75 gallon/SQ		5-gallon pail
Liquid Fabric	Water-Based Flashing Material	5 gallons/125 ft (6" width)		
Flashing Grade	Water-Based Flashing Material	5 gallons/125 ft (6" width)		5-gallon pail
SB-900	Solvent-Based Flashing Material (Low Temp.)	5 gallons/150 ft (6" width)		5-gallon pail
TOPESTER Fabric	Reinforcing Fabric (6" and 12" widths)	150' rolls (6" and 12")		Roll
Fastener Grade	Fastener Sealant	275 fasteners/1 quart tube		Box of 12 Tubes
SKY-LITE	Skylight Treatment	2 gallons/SQ (total)		5-gallon pail
FlexSeal	Gutter Sealant	5 gallons/SQ (total)		5-gallon pail
TOPCOAT® Roofing Membrane	Roofing Membrane	1.0 - 1.75 gal per sq. per coat		5-gallon pail
Surface Seal SB	Roofing Membrane Solvent Based	1.0 - 1.5 gal /sq		5-gallon pail
*Required for Transite				

4.0 TOPCOAT® MATERIAL ESTIMATE:

4.1 STITCHING SCREWS (EVERTITE™ FASTENERS):
Multiply estimated no. of additional fasteners per square X total no. of roof squares, then divide by 1,000 to determine no. of EverTite™ boxes. Multiply number of EverTite™ boxes X cost per box (1,000 each)

_____ fast. /square X _____ squares = _____ fast. /1,000 = _____ boxes (1,000 each) of EverTite's

_____ boxes X _____ cost per box = _____ EverTite™ Fasteners

4.2 RESIDUAL ASPHALT TREATMENT MB+:

4.2.1 CALCULATE ROOF SURFACE AREA REQUIRING RESIDUAL ASPHALT TREATMENT:
Multiply actual roof surface area X percentage of roof which requires residual asphalt treatment

_____ SQ X _____ % asphalt = _____ SQ (roof surface area requiring residual asphalt treatment)

4.2.2 CALCULATE QUANTITY AND COST OF TOPCOAT® RESIDUAL ASPHALT TREATMENT MB Plus:
Multiply roof surface area requiring residual asphalt treatment X 1 gallon per square, then divide by 5 to determine number of 5 gallon pails. Multiply number of 5 gallon pails X cost per 5 gallon pail for Precote Required for Transite Panels

_____ SQ X 1.0 = _____ gallons/5 = _____ pails (5 gallon) of MB Plus

_____ MB+ pails X _____ cost per pail = _____ MB Plus

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4.3 RUST TREATMENT (TOPCOAT® MP-300, Surface Seal SB Primer):

4.3.1 CALCULATE ROOF SURFACE AREA REQUIRING RUST TREATMENT:
Multiply actual roof surface area X percentage of roof which requires rust treatment

_____ SQ X _____ % rusted = _____ SQ (roof surface area requiring rust treatment)

4.3.2 CALCULATE QUANTITY AND COST OF TOPCOAT® RUST INHIBITOR (MP-300, Surface Seal SB Primer):
Multiply roof surface area requiring rust treatment X 1 gallon per square, then divide by 5 to determine number of 5 gallon pails
Multiply number of 5 gallon pails X cost per 5 gallon pail

_____ SQ X 1.0 = _____ gallons/5 = _____ pails (5 gallon) of MP-300

_____ pails X _____ cost per pail = _____ MP-300

4.4 PRE-FINISHED METAL TREATMENT (TOPCOAT® XR-2000):
(NOTE: XR-2000 is designed for use on Kynar-type finishes. Test patches are required prior to use of XR-2000.)
Multiply roof surface area requiring pre-finished metal treatment X 0.75 gallons per square, then divide by 5 to determine number of 5 gallon pails. Multiply number of 5 gallon pails X cost per 5 gallon pail

_____ SQ X 0.75 = _____ gallons/5 = _____ pails (5 gallon) of XR-2000

_____ pails X _____ cost per pail = _____ XR-2000

4.5 FLASHING WORK (TOPCOAT® FLASHING GRADE or LIQUID FABRIC FLASHING GRADE):

4.5.1 CALCULATE QUANTITY OF TOPCOAT® FLASHING GRADE OR LIQUID FABRIC FLASHING GRADE FOR HORIZONTAL SEAMS AND RIDGE CAPS: *Multiply building length (rake-to-rake) X stretch factor X number of horizontal seams to determine total horizontal seam linear footage.* **(NOTE: Ridge cap normally counts as 2 horizontal seams)**

Divide total horizontal seam linear feet by 125 to determine number of 5 gallon pails

_____ bldg. length X _____ factor X _____ hor. seams = _____ total linear feet of horizontal seams

_____ total LF/125 = _____ pails (5 gallon) of TOPCOAT® Flashing Grade or Liquid Fabric Flashing Grade for horizontal seams

4.5.2 CALCULATE QUANTITY OF TOPCOAT® FLASHING GRADE FOR VERTICAL SEAMS:
Divide building length (rake-to-rake) by panel width, then multiply by overall building width (eave-to-eave) to determine total vertical seam linear footage. Divide total vertical seam linear feet by (300 for ribbed or corrugated; 450 for standing seam) to determine number of 5 gallon pails

_____ bldg. length/ _____ panel width X _____ bldg. width = _____ total linear feet of vertical seams

_____ total LF/ _____ panel factor = _____ pails (5 gallon) of TOPCOAT® Flashing Grade for vertical seams

4.5.3 CALCULATE QUANTITY OF TOPCOAT® FLASHING GRADE FOR PENETRATIONS, RAKES, SKYLIGHTS AND MISCELLANEOUS:
Estimate total circumference/length of all penetrations, curb units, rakes, skylights, etc., then divide by 100 to determine number of 5 gallon pails

Circumference or length of pene., rakes, etc./100 = _____ pails (5 gallon) of TOPCOAT® Flashing Grade for pene., rakes, etc.

4.5.4 CALCULATE TOTAL COST OF TOPCOAT® FLASHING GRADE AND LIQUID FABRIC FLASHING GRADE:
Add number of 5 gallon pails used for horizontal seams, vertical seams and penetrations/rakes etc. to determine total number of 5 gallon pails
Multiply total number of 5 gallon pails X cost per 5 gallon pail

_____ pails hor. + _____ pails vert. + _____ pails pene./etc. = _____ pails (5 gallon) of TOPCOAT® Flashing Grade

_____ pails X _____ cost per pail = _____ TOPCOAT® Flashing Grade

4.6 REINFORCING FABRIC (TOPESTER):
Add total circumference/length of all pene., rakes, etc., and total hor. seam linear footage, then divide by 150 to determine no. of TOPESTER rolls. **(NOTE: TOPESTER is not required for horizontal seams on corrugated panels or when using Liquid Fabric Flashing Grade)**
Multiply number of TOPESTER rolls X cost per roll

_____ total pene./etc. + _____ total hor.)/150 = _____ rolls (6" width) of TOPESTER Fabric

_____ rolls X _____ cost per roll (6") = _____ TOPESTER Fabric

Quick Specs and Tips

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4.7 FASTENER SEALANT (TOPCOAT® FASTENER GRADE):
Note: if spraying flashing grade, the fasteners may be sprayed as well eliminating the fastener grade.
Estimate 2 cases of Fastener Grade 1-quart caulking tubes (12 tubes per case) per 100 roof squares (as applicable for through-fastened roofs)
(Recommend counting fasteners in a typical roof square to make a better estimate - One tube will seal approximately 275 fasteners)
Multiply number of Fastener Grade cases X cost per case

_____ roof squares/100 X 2 cases = _____ cases (12 tubes each) of Fastener Grade

_____ cases X _____ cost per case = _____ TOPCOAT® Fastener Grade

4.8 SKYLIGHT TREATMENT (TOPCOAT® SKY-LITE):

4.8.1 CALCULATE FLUSH-MOUNTED SKYLIGHT SURFACE AREA:
Multiply number of flush-mounted skylights X estimated skylight area (in squares) X stretch factor

_____ skylights X _____ area (squares) X _____ factor = _____ SQ (actual skylight surface area)

4.8.2 CALCULATE QUANTITY AND COST OF TOPCOAT® SKYLIGHT TREATMENT (SKY-LITE):
Multiply actual skylight surface area X 2 gallons per square, then divide by 5 to determine number of 5 gallon pails
Multiply number of 5 gallon pails X cost per 5 gallon pail

_____ SQ X 2.0 = _____ gallons/5 = _____ pails (5 gallon) of TOPCOAT® SKY-LITE

_____ pails X _____ cost per pail = _____ TOPCOAT® SKY-LITE

4.9 GUTTER TREATMENT (TOPCOAT® FLEXSEAL):
Multiply estimated gutter surface area X 5 gallons per square, then divide by 5 to determine number of 5 gallon pails
Multiply number of 5 gallon pails X cost per 5 gallon pail

_____ squares X 5 = _____ gallons/5 = _____ pails (5 gallon) of TOPCOAT® FlexSeal

_____ pails X _____ cost per pail = _____ TOPCOAT® FlexSeal

4.10 SPRAY APPLICATION OF TOPCOAT® ELASTOMERIC ROOFING MEMBRANE:

4.10.1 BASE COAT (TOPCOAT® ELASTOMERIC ROOFING MEMBRANE GRAY):
Multiply actual roof surface area X gallon per square, then divide by 5 to determine number of 5 gallon pails
Multiply number of 5 gallon pails X cost per 5 gallon pail

_____ SQ X = _____ gallons/5 = _____ pails (5 gallon) of TOPCOAT® Gray

_____ Gray pails X _____ cost per pail = _____ TOPCOAT® Gray

4.10.2 FINISH COAT (TOPCOAT® ELASTOMERIC ROOFING MEMBRANE WHITE):
Multiply actual roof surface area X gallons per square, then divide by 5 to determine number of 5 gallon pails
Multiply number of 5 gallon pails X cost per 5 gallon pail

_____ SQ X = _____ gallons/5 = _____ pails (5 gallon) of TOPCOAT® White

_____ White pails X _____ cost per pail = _____ TOPCOAT® White

Note: Refer to membrane application chart on page 9

4.11 SUBTOTAL COST FOR TOPCOAT® MATERIAL:
Add all TOPCOAT material costs from previous paragraphs _____ TOPCOAT® Material Cost Subtotal

4.12 SALES TAX:
Multiply sales tax X subtotal cost for TOPCOAT® Materials

_____ sales tax X _____ material cost subtotal = _____ Sales Tax

4.13 TOTAL TOPCOAT® MATERIAL COST:
Add TOPCOAT material cost subtotal and sales tax from paragraphs 4.11 and 4.12 _____ Material Cost

5.0 TOPCOAT® LABOR ESTIMATE:

5.1 PRESSURE-WASHING:
Estimate pressure washing by using 100 SQ per man day
Divide actual roof surface area by 100 to determine pressure washing man days

_____ SQ / 100 = _____ man days (Pressure-Washing)

5.2 RESIDUAL ASPHALT, RUST, PRE-FINISHED METAL AND SKYLIGHT TREATMENT:
Estimate that a 3-man crew can treat 60 SQ per day
Divide roof surface areas requiring treatment by 60, then multiply by 3 to determine man days

_____ SQ / 60 = _____ crew days X 3 = _____ man days (Various Treatments)

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5.3 FLASHING:
Estimate that a 3-man crew can flash 60 SQ per day including additional fasteners
Divide actual roof surface area by 60, then multiply by 3 to determine man days

_____ SQ/60 = _____ crew days X 3 = _____ man days (Flashing)

5.4 SPRAY APPLICATION OF BASE COAT:
Estimate that a 3-man crew can spray 180 SQ per day
Divide actual roof surface area by 180, then multiply by 3 to determine man days

_____ SQ/180 = _____ crew days X 3 = _____ man days (Spraying - Base Coat)

5.5 SPRAY APPLICATION OF FINISH COAT:
Estimate that a 3-man crew can spray 180 SQ per day
Divide actual roof surface area by 180, then multiply by 3 to determine man days

_____ SQ/180 = _____ crew days X 3 = _____ man days (Spraying - Finish Coat)

5.6 MISCELLANEOUS:
Under normal conditions, estimate 1 man day per 100 SQ
(NOTE: Miscellaneous labor estimate may increase due to required gutter treatment, slope of roof, size of roof, etc.)
Divide actual roof surface area by 100 to determine miscellaneous man days

_____ SQ / 100 = _____ man days (Miscellaneous)

5.7 TOTAL LABOR MAN DAYS:
Add man days from paragraphs 5.1 through 5.6 _____ Total Man Days

5.8 TOTAL TOPCOAT® LABOR COST:
Multiply total man days X contractor man day cost

_____ man days X _____ man day cost = _____ Labor Cost

6.0 MISCELLANEOUS PROJECT COSTS:

6.1 SHEET METAL WORK (PANEL REPLACEMENT, CRICKETS, RIB CAPS, ETC.): _____ **Sheet Metal Work**

6.2 EQUIPMENT (RENTAL, LIFTS, SPECIAL ITEMS, ETC.): _____ **Equipment**

6.3 DISPOSAL CHARGES: _____ **Disposal Charges**

6.4 TRAVEL ALLOWANCES: _____ **Travel Allowances**

6.5 GUARANTEE FEE:
Multiply number of roof squares X 100, then multiply by guarantee fee per square foot to determine total guarantee fee
(NOTE: Refer to page 9 for fee schedule)

_____ squares X 100 = _____ SF X $0.10 = _____ Guarantee Fee

6.6 TOTAL TOPCOAT® MISCELLANEOUS PROJECT COSTS:
Add costs from paragraphs 6.1 through 6.5 _____ Misc. Cost

7.0 MISCELLANEOUS PROJECT COSTS:

7.1 MATERIAL: _____ Material Cost

7.2 LABOR: _____ Labor Cost

7.3 MISCELLANEOUS: _____ Miscellaneous Cost

7.4 TOTAL TOPCOAT® PROJECT COST:
Add costs from paragraphs 7.1 through 7.3 _____ Project Cost (without profit)

8.0 PROFIT:
NOTE: Applicator to determine profit based on own Company Policy
profit rate applied to all project costs except Guarantee Fee (or other Company Policy) _____ Profit

9.0 TOTAL TOPCOAT® PROJECT PRICE:
Add total TOPCOAT® project cost and profit from paragraphs 7.4 and 8.0 Total Price: _____

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10.0 Warranty Fee Schedule:

Classic Bronze	.03 sq. ft.
Bronze	.05 sq. ft.
Silver	.07 sq. ft.
Gold	.10 sq. ft.
Platinum	.12 sq. ft
Titanium	.15 sq. ft.

11.0 Membrane Application Rates:

Bronze	1 coat @ 1.5 gal per sq.
Silver	2 coats, base @ 1.0 gal per sq., finish @1.0 gal per sq. (both coats may be white)
Gold	2 coats, base @1.0 gal per sq., finish @1.5 gal per sq.
Platinum	2 coats, base @1.5 gal per sq., finish @1.75 gal per sq.
Titanium	3 coats, base@ 1.5 gal per sq., intermediate 1.5 gal per sq., final 1.5 gal per sq.

NOTICE: The TOPCOAT® ESTIMATING GUIDE is provided for estimating purposes only. GAFMC assumes no liability, either express or implied, for use of ESTIMATING GUIDE.

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