



2014 NATIONAL PAINTING COST ESTIMATOR

By Dennis D. Gleason, CPE

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How to Use This Book

Paint estimating is more of an art than a science. There's no price that's exactly right for every job and for every bidder. That's because every painting job is unique. No single material cost, no labor estimate, no pricing system fits all types of work. And just as every job varies, so do painting companies. No two painting contractors have the same productivity rates, the same labor burden, the same overhead expense and the same profit requirements.

The best paint estimates are always custom-made for a particular job. They're based on the contractor's actual productivity rate, material cost, labor cost, overhead percentage and profit expectations. No estimating book, no computerized estimating system, no estimating service can possibly account for all the variables that make every job and every painting company different. Only a skilled estimator using professional judgment and a proven estimating system can produce consistently reliable estimates on a wide variety of painting jobs.

So, Why Buy This Book?

That's easy. This is the most complete, authoritative and reliable unit cost guide ever made available to paint estimators. No matter what types of work you estimate, no matter what your costs are, this book will help produce consistently accurate painting cost estimates in dollars and cents. But it isn't a substitute for expertise. It's not a simple way to do in minutes what an experi-

enced paint estimator might not be able to do in hours. Instead, this unit cost guide will aid you in developing a good estimate of costs for any painting operation on any project. Think of this manual as one good estimating tool. But it's not (or at least shouldn't be) the only estimating tool you'll use.

For most jobs, I expect that the figures you see here will prove to be good estimates. But anyone who understands paint estimating will understand why judgment is needed when applying figures from this manual — or any other paint estimating guide. It's your responsibility to decide which conditions on the job you're bidding are like conditions assumed in this manual, and which conditions are different. Where conditions are different, you'll need good professional judgment to arrive at a realistic estimated cost.



Inside the back cover of this book you'll find a software download certificate. To access the download, follow the instructions printed there. The download includes the National Estimator, an easy-to-use estimating program with all the cost estimates in this book. The software will run on PCs using Windows XP, Vista, 7 or 8 operating systems. When the National Estimator program has been installed, click Help on the menu bar to see a list of topics that will get you up and running. Or, go online to www.costbook.com and click the ShowMe tutorial link to view an interactive tutorial for National Estimator.

	Manhour productivity	Labor cost per hour	Labor burden percent	Labor burden dollars	Labor cost plus burden	Material price discount	Overhead percent	Profit
Slow (1P)	Low	\$20.25	29.5%	\$5.97	\$26.22	20%	19.0%	16%
Medium (2P)	Average	25.75	35.4%	9.12	34.87	30%	25.0%	12%
Fast (3P)	High	31.50	40.8%	12.85	44.35	40%	31.0%	7%

Notes: These rates are for painters. Hourly rates for wallcovering are different. See page 29. Slow, Medium and Fast jobs are defined on page 13. Labor burden percentages used in this book are summarized on page 31. National Estimator uses hourly rates in the Labor cost plus burden column. National Estimator shows productivity rates (Slow, Medium and Fast) and copies the words Slow, Medium or Fast to your estimate. It also copies the crew productivity code, either 1P (Slow), 2P (Medium), or 3P (Fast) to your estimating form. National Estimator allows you to enter any percentage you select for overhead and profit.

Figure 1

The basis for painting cost estimates in this book

How to Use the Tables

The estimating tables in this book show typical costs and bid prices for every painting operation you're likely to encounter, whether paint is applied by brush, roller, mitt or spray. Selecting the right cost table and the correct application method is easy. Tables are divided into four parts:

Part I: General Painting Costs

Part II: Preparation Costs

Part III: Industrial, Institutional and Heavy Commercial Painting Costs

Part IV: Wallcovering Costs

Each section is arranged alphabetically by operation. If you have trouble finding the tables you need, use the Table of Contents at the front of the book or the Index at the back of the book.

Once you've found the right table and the appropriate application method, you have to select the correct application rate. For each of the application methods (brush, roll, mitt or spray), the tables show three application rates: "Slow," "Medium," or "Fast." That's a very important decision when using this book, because each application rate assumes different manhour productivity, material coverage, material cost per gallon, hourly labor cost, labor burden, overhead and profit.

Your decision on the application rate to use (or which combination of rates to use) has to be based on your evaluation of the job, your painters and your company. That's where good common sense is needed.

Figure 1 shows crew codes, labor costs, labor burdens, material discounts, and profit for each of the three production rates for painting.

The "Slow" application rate in Figure 1 assumes lower productivity (less area covered per manhour), a lower labor cost (due to a less skilled crew), a lower labor burden (due to lower fringe benefits), a lower discount on materials (because of low volume), higher overhead (due to lower volume) and a higher profit margin (typical on small repaint or custom jobs). Figures in this "Slow" application row will apply where painters with lower skill levels are working on smaller or more difficult repaint jobs.

Look at the "Fast" row in Figure 1. These estimates will apply where a skilled crew (higher hourly rate and larger fringe benefits) is working under good supervision and good conditions (more area covered per manhour) on larger (volume discount on materials) and more competitive jobs (lower profit margin). Figures in the "Fast" application row assume high productivity and lower material coverage, (unpainted surfaces absorb more paint), like that of a residential tract job.

Each of the three application rates is described more completely later in this section.

	Pricing variables			Unit cost estimate					
	1	2	3	4	5	6	7	8	9
	Labor SF per manhour	Material coverage SF/gallon	Material cost per gallon	Labor cost per 100 SF	Labor burden 100 SF	Material cost per 100 SF	Overhead per 100 SF	Profit per 100 SF	Total cost per 100 SF
Walls, gypsum drywall, orange peel or knock-down, roll, per 100 SF of wall area									
Flat latex, water base (material #5)									
Roll 1st coat									
Slow	400	300	36.70	5.06	1.50	12.23	3.57	3.58	25.94
Medium	538	275	32.10	4.79	1.70	11.67	4.54	2.72	25.42
Fast	675	250	27.50	4.67	1.89	11.00	5.45	1.61	24.62
Your customized figures				3.11	.92	11.67	3.93	2.36	21.99

Figure 2
Customize the tables

The Easy Case: No Adjustments

Let's suppose the "Slow" application rate fits the job you're estimating almost perfectly. Your crew's productivity is expected to be low. The labor cost will be \$20.25 per hour. Labor burden (fringes, taxes and insurance) will be 29.5 percent. Discount on materials will be 20 percent. Overhead will be 19 percent and profit will be 16 percent. Then your task is easy. All of your costs match the costs in the "Slow" row. No modifications are needed. The same is true if your costs fit the "Medium" or "Fast" rows.

But that's not always going to happen. More often, the job, your crew and your company won't fit exactly into any of the three rows. What then? More evaluation is required. You'll combine costs from several application rate rows to reach an accurate bid price. I call that *customizing your costs* and it's nearly always required for an accurate estimate.

Customizing Your Costs

Every company has a different combination of work-speed and experience, taxes, benefits, spread rates, equipment needs, percentage for overhead, and profit margin. These are the cost variables in paint estimat-

ing. This book is designed so you can quickly and easily adjust estimates to reflect actual costs on the job you're estimating. It's important that you *read the rest of this section before using the cost tables in this book*. That's the only way to get from this manual all the accuracy and flexibility that's built into it.

In the remainder of this section I'll describe the assumptions I've made and the methods I used to compile the cost tables in this manual. Once you understand them, you'll be able to combine and modify costs in the estimating tables so your bids fit the job, your crew and your company as closely as possible.

When you start using the cost tables in this book, I suggest you circle numbers in the "Slow," "Medium," or "Fast" application rate rows that best fit your company and your jobs. To improve accuracy even more, write your own figures in the blank row below the "Fast" row in each table, like I've done in Figure 2.

A Practical Example

Figure 2 is part of an estimating table taken from Part I of this book, General Painting Costs. I'm going to use it to show how to customize estimates to match

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your actual costs. In Figure 2 I've circled some of the costs I plan to use in a sample estimate and calculated others.

In column 1, *Labor SF per manhour*, I've circled 675 because I feel the journeyman painter assigned to this job can paint walls at the "Fast" rate of 675 square feet per hour. That's the number I plan to use for my estimate.

In column 2, *Material coverage SF/gallon*, I've reviewed my past performance and I expect coverage will be about 275 square feet per gallon of paint. So I've circled that figure.

In column 3, *Material cost per gallon*, I've circled 32.10 for my cost per gallon for flat water base latex (including tax and an allowance for consumable supplies), based on a 30 percent discount from the retail price.

So far, so good. That completes the first three columns, what I call the *pricing variables*. Now we can begin on the *unit cost estimate*, columns 4 through 9. Each of these columns show a price per 100 square feet of wall.

We'll start with column 4, *Labor cost per 100 SF*. Notice that I've entered 3.11 for this column. Here's why. Look back at Figure 1. Throughout this book the painting labor rate for "Fast" work is assumed to be \$31.50 per hour. See page 29 for the wallcovering application rate. I can't use the labor cost per 100 SF for "Fast" work because the journeymen on my job earn \$21.00 per hour. That pay rate is a little higher than the "Slow" pay rate as shown in Figure 1. To calculate the labor cost per 100 SF, divide \$21.00 by 675 and multiply by 100: $21/675 = .0311 \times 100 = 3.11$.

In column 5, *Labor burden 100 SF*, I've entered .92. This figure is a result of my labor cost at \$3.11 x 29.5 percent, my labor burden (taxes, insurance and benefits) from the "Slow" row of Figure 1. Even though the labor rate is "Fast" and the labor cost is higher than the "Slow" rate, for this example labor burden will be most like work done at the "Slow" rate because this company doesn't offer many benefits.

In column 6, *Material cost per 100 SF*, I've circled 11.67, the number in the "Medium" row. Since I've used numbers in the "Medium" row in both columns 2 and 3, I can take the figure in column 6 for material costs directly from the table, without any calculations.

In column 7, *Overhead per 100 SF*, I've calculated the overhead dollar value by adding the labor cost, labor burden and material cost then multiplying that sum by the "Medium" overhead at 25 percent: $\$3.11 + \$.92 + \$11.67 = \$15.70 \times .25 = \$3.93$.

In column 8, *Profit per 100 SF*, I've calculated the profit dollar value by adding the labor cost, labor burden, material cost and overhead then multiplying that sum by the "Medium" profit at 12 percent from Figure 1. The result is $\$3.11 + \$.92 + \$11.67 + \$3.93 = \$19.63 \times .12 = \2.36 .

Column 9, *Total cost per 100 SF*, is the bid price — it's the sum of columns 4 through 8 for each row. Because I've circled costs that fall in more than one row, I can't use any figure in column 9. Instead, I simply add the circled or calculated figures in columns 4 through 8: $\$3.11 + \$.92 + \$11.67 + \$3.93 + \$2.36 = \21.99 . That's my bid price per 100 square feet on this job. It's the combination of costs that fit my company, my painters and the job.

Using Your Good Judgment

Of course, judgment is required when using these tables, as it is when making any estimate. For example, if your journeymen painters earn the top rate of \$31.50 but work at the "Medium" production rate or slower, your labor cost per unit will be higher than the highest cost listed in column 4. An adjustment will be required.

Because figures in columns 7 and 8 are percentages of figures in columns 4, 5 and 6, you have to be careful when you blend costs from different rows. Let's look at an extreme (and unlikely) example.

Suppose you use costs from the "Slow" application row for columns 4 (5.06), 5 (1.50) and 6 (12.23) of Figure 2. The total of those three costs is \$18.79. Then you decide to use overhead from the "Fast" row because your overhead is about 31 percent of cost, not 19 percent of cost as in the "Slow" row (Figure 1). "Fast" overhead is listed as \$5.45 in Figure 2. The correct overhead figure is \$5.82, 31 percent of the sum of "Slow" costs in columns 4, 5 and 6. Be aware of this small discrepancy and calculate figures for all the categories yourself if extreme accuracy is essential.

Converting Unit Prices

The last column in Figure 2 shows the total cost per 100 square feet of wall. Some estimating tables in this book show a total cost per 100 linear feet (such as for baseboard) or total costs per unit (such as for doors). To convert a cost per 100 square feet to a cost per square foot, move the decimal point two places to the left. Thus the cost per 100 square feet for the “Fast” rate in Figure 2 is \$24.62 or about 25 cents per square foot.

General Qualifications

It's important that you understand the conditions the tables are based upon. I call these conditions the job *qualifications*. A qualifications statement follows each estimating table to help you understand what's included and what's excluded. Please read those qualifications before using costs from this manual in your estimates. The following points apply to *all* tables in this book:

Included Costs

- Minor preparation, both time and material. Normal preparation for new residential construction is included in the “Fast” row and for new commercial jobs in the “Medium” row. Minimal preparation is included for repaint jobs in the “Slow” row.
- Minimum setup and cleanup
- Equipment such as ladders, spray rigs and brushes are included in overhead for the “Fast” rate (residential tracts) or “Medium” (commercial) work. Add equipment costs at their rental rate for “Slow” (repaint) jobs.

Excluded Costs

- Equipment costs such as ladders, spray rigs, etc. for “Slow” (repaint) jobs. Add these at their rental rate whether or not you own the equipment.
- Extensive surface preparation. Add the cost of time and materials needed for more than “normal” preparation work. Also add time to remove and replace hardware and accessories, protect

adjacent surfaces, and do any extensive setup, cleanup, or touchup. (See the discussion of SURRPTUCU on the next page.)

- Mobilization or demobilization
- Supervision
- Material handling, delivery, or storage
- Sample preparation
- Mixing coatings
- Excessive material waste or spillage
- Equipment rental or placement costs
- Scaffolding rental and erection costs
- Subcontract costs
- Contingency allowance
- Owner allowances
- Commissions, bonuses, overtime, premium pay for shift adjustments (evening work), travel time or per diem.
- Bonds, fees, or permits
- Additional insurance to meet owner requirements
- Work at heights above 8 feet or beyond the reach of a wand or extension pole. (See the table for High Time Difficulty Factors on page 139.)

Surface Preparation

The Preparation estimating tables that follow Part I: General Painting Costs, apply to both interior and exterior surfaces.

Surface preparation is one of the hardest parts of the job to estimate accurately. Any experienced painter can make a reasonably good estimate of the quantity of paint and time needed for application. But the amount of prep work needed will vary widely — especially for repaint jobs. Some will need very little work. Others will take more time for prep than for painting.

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Preparation work for new construction jobs is relatively standard and consistent. You'll have to mask cabinets before spraying sealer on wet area walls, caulk at the baseboards, putty the nail holes in wood trim, and occasionally use a wire brush to smooth and clean a surface. The time required for this work is fairly predictable.

Labor cost for normal preparation of unpainted surfaces in new residential construction is included in the "Fast" labor costs and for new commercial construction in the "Medium" labor cost. The cost of materials for normal surface preparation on unpainted surfaces is included in the sundries allowance that's part of the "Fast" or "Medium" material cost.

But if more than normal surface prep work is needed, estimate the extra manhours and materials required and add these costs to your estimate.

Add for Repaint Preparation

The "Slow" unit costs include no surface preparation other than a quick wipedown. Preparation on a repaint job may take longer than the painting itself. That's why you have to estimate surface prep as a separate item and add that cost to your estimate.

A misjudgment in estimating preparation work can be very expensive. That's why I recommend that you bid surface preparation by the hour, using your shop rate for "time and material" jobs, or some other specified hourly rate. That protects you against cost overruns if the preparation takes longer than anticipated. But there's a danger here. Owners may be angry about the cost because they don't understand what's involved in preparation and why it takes so long. You can avoid this with a "not to exceed" bid that contains a maximum price for the prep work. Your bid should define the scope of preparation work in detail and list exactly what's included and excluded. Be sure to consider all the labor, material, and equipment costs involved.

If you have to bid repaint work, be sure to include all the miscellaneous costs. The acronym I use to identify these miscellaneous costs is SURRPTUCU: Setup (SU), Remove and Replace (RR), Protection (P), Touchup (TU) and Cleanup (CU). Add these costs to your repaint estimate if they require anything beyond minimum attention.

- 1) *Setup* includes unloading the vehicle, spreading the tarp and setting up the tools — everything that has to be done before prep or painting can begin.
- 2) *Remove and replace* everything that will interfere with painting, including door and cabinet hardware, the contents of cabinets, light fixtures, bathroom accessories, switch covers and outlet plates, among others.
- 3) *Protection* for furniture and adjacent surfaces such as floors, cabinets, plumbing or electrical fixtures, windows, and doors. Protection methods include masking, applying visqueen, laying drop cloths and applying a protective coating on windows.
- 4) *Touchup* time varies with the speed and quality of the painting job and how fussy the owner is. The more careful your painters are, the less touchup time needed. You can estimate touchup time accurately only if you know how well your crews perform. The Touchup table in this book is based on a percentage of total job cost.
- 5) *Cleanup* time is usually about the same as setup time, about 20 to 30 minutes each day for repaint jobs. Cleanup time begins when work stops for the day and ends when the crew is back in the truck and ready to go home. It includes cleaning tools, dismantling the paint shop and loading the vehicle.

Subcontractors

Painting contractors don't hire many subcontractors. But once in a while you'll need a specialist for sandblasting, waterblasting, wallcovering, scaffolding or pavement marking. Subcontract costs are not included in the estimating tables. Add the cost of any subcontract work that will be required.

Figure 3 shows some typical rates quoted by sandblasting subcontractors. Of course, prices in your area will probably be different. You could also figure sandblasting unit costs from the sandblasting estimating tables included in Part II, Preparation Costs, in this book.

Minimum charges: \$582.00, scaffolding not included		Epoxy coated - add	1.22 to 1.34/SF
Additional insurance: May be required to cover adjacent personal and real property which may not be protected.		With portable equipment - add	.70 to 1.02/SF
Sandblasting water soluble paints	\$1.02 to 1.16/SF	Commercial blast - 67% white stage	
Sandblasting oil paints	1.08 to 1.22/SF	Field welded, new, uncoated	
Sandblasting heavy mastic		ground runs	1.08 to 1.28/SF
(depends on coating thickness)	1.40 to 1.53/SF	above ground	1.34 to 2.11/SF
Sandblasting brick - light blast	1.02 to 1.16/SF	Previously painted surfaces - add	.65 to 1.16/SF
Sandblasting masonry block walls		Epoxy coated - add	1.16 to 1.34/SF
Clean up & remove grime - light	.96 to 1.02/SF	With portable equipment - add	.83 to 1.02/SF
- heavy	1.46 to 1.60/SF	Near white blast - 95% white stage	
Sandblasting structural steel		Field welded, new, uncoated	
Pricing rules of thumb:		ground runs	1.28 to 1.47/SF
Pipe up to 12" O.D.	1.46 to 2.17/SF	above ground	1.47 to 2.24/SF
Structural steel up to 2 SF/LF	1.34 to 1.55/SF	Previously painted surfaces - add	.65 to 1.16/SF
Structural steel from 2 to 5 SF/LF	1.60 to 1.79/SF	Epoxy coated - add	1.16 to 1.34/SF
Structural steel over 5 SF/LF	(depends on shape)	With portable equipment - add	.83 to 1.02/SF
Tanks and vessels up to 12'0" O.D.	2.11 to 2.44/SF	White blast - 100% uniform white stage	
Tanks and vessels over 12'0" O.D.	2.11 to 2.44/SF	Field welded, new, uncoated	
Brush off blast - light blast (loose mill scale)		ground runs	1.92 to 2.24/SF
Field welded, new, uncoated		above ground	2.11 to 2.49/SF
ground runs	.65 to .83/SF	Previously painted surfaces - add	.65 to 1.08/SF
above ground	.96 to 1.79/SF	Epoxy coated - add	1.16 to 1.34/SF
Previously painted surfaces - add	.65 to 1.16/SF	With portable equipment - add	.65 to .96/SF

Figure 3
Sandblasting pricing table

Figure 4 shows typical subcontract bids for pavement marking. Again, prices in your area may be different.

If you do much repainting, you'll probably want to buy a waterblasting rig. Even if you own the blaster, include a charge in each estimate for the equipment as though you rented it from a rental yard just for that job. Figure the unit costs for waterblasting from Part II of this book, Preparation Costs.

Consider using a waterblasting subcontractor if you don't need the service often. Figure 5 shows some typical rates for waterblasting. Make up a table like this based on quotes from subcontractors in your area. For a more detailed table, see Sandblasting in the Preparation section, page 303.

When you hire a subcontractor, make sure the quoted price includes everything that contractor has to do — all labor, material (with tax, if applicable), equipment,

overhead and profit. Add your overhead and profit percentage to the subcontractor's bid price when you enter that item on the estimate.

Contingencies

Occasionally you'll add a contingency allowance on bids for repaint projects where there are unknowns that can't be forecast before work actually begins. Contingency allowances are rarely needed when estimating new construction. When necessary, the contingency amount is usually from 3 to 5 percent. It can go higher, however, if there are unusual conditions or unknowns that make it hard to produce an accurate estimate. Include a contingency allowance in your estimates only if you have reason to expect:

- An uncertain scope of work (unknown job conditions)
- An inexperienced owner or general contractor
- Incomplete drawings

Pricing rules of thumb:	
Number of parking spaces: Figure on one space per 300 SF of pavement	
Single line striping with light graphics application	\$10.00 per space
Single line striping with heavy graphics application	17.40 per space
Single striping, light graphics and 3' wheel stop	24.80 per space
Single striping, heavy graphics and 3' wheel stop	32.10 per space
<hr/>	
Equipment pricing:	
Simple "inverted spray can" approximate cost	\$225.00
Professional striping machine cost range	4,631 to 5,093
Professional road/highway striper	254,000
<hr/>	
Subcontractor pricing:	
Move on:	\$151.00 to 185.00
<hr/>	
Striping prices:	
Single line striping	\$.46 to .59 per lineal foot
Bike lane striping	.59 to .69 per lineal foot
Fire lane, red curb	.46 to .59 per lineal foot
<hr/>	
Symbol pricing:	
Templates - 8'0" template	\$174.00 to 208.00 each
Arrows	39.40 to 46.30 each
Handicap symbol, one color	16.20 to 22.00 each
two color	29.00 to 34.80 each
No parking fire lane stencil	3.13 to 3.82 each
<hr/>	
Wheel stops:	
3'0" stops	\$22.00 to 27.80 each if pinned on asphalt 29.00 to 34.80 each if glued and pinned
6'0" stops	34.80 to 41.70 each if pinned on asphalt 41.70 to 47.60 each if glued and pinned (add for stops pinned to concrete)
<hr/>	
Signs and posts:	
Sign only 12" x 18"	\$48.60 to 68.40
Post mounted 12" x 18"	128.00 to 176.00
<hr/>	
Pavement markers:	
One way pavement markers	\$10.40 each
Two way pavement markers	13.90 each

Figure 4
Pavement marking pricing table

Minimum charges: \$579.00, scaffolding not included	
Additional insurance: May be required to cover adjacent personal and real property	
Pricing rules of thumb:	
Up to 5,000 PSI blast	4 hour minimum \$128.00/hour
5,000 to 10,000 PSI blast	8 hour minimum \$185.00/hour
10,000 PSI blast	8 hour minimum \$229.00/hour
Wet sandblasting	4 hour minimum \$147.00/hour

Figure 5
Waterblasting pricing table

- Delays in beginning the project
- Owner involvement in supervision
- Below-standard working conditions

Don't use contingency allowances as a substitute for complete estimates. Include contingency only to cover what can't be estimated, not what you don't have time to estimate accurately.

heading are divided according to coating material, then by application method, and further into the "Slow," "Medium," and "Fast" application rates.

Column 1: Labor Productivity

This column shows units of work completed per manhour. My estimates assume that painters are experienced and motivated professionals. The labor productivity categories are shown in Figure 6.

Column Headings Defined

Take another look at Figure 2. The heading describes the surface to be coated: the type, texture, and often, condition. Sections within each surface

My experience is that a painting company that can handle larger projects will have highly skilled, better qualified and more productive painters. The estimating tables also assume that repainting a surface usually takes about 35 percent more time than painting newly constructed surfaces. Much of this extra time is spent protecting adjacent areas.

Slow	Medium	Fast
Repaint jobs	New commercial projects	New residential production
Custom painting	Industrial painting	Repetitious painting
Tenant improvements	—	—
Small jobs	Medium-sized jobs	Large projects
Single units	Two to four units	Five or more units
Low production	Average production	High production
High difficulty	Average difficulty	Low difficulty
Poor conditions	Average conditions	Good conditions
High quality	Average quality	Minimum quality
Semi-skilled crew	Skilled crew	Highly skilled crew
No supervision	Some supervision	Good supervision

Figure 6
Labor productivity categories

National Painting Cost Estimator

To establish your company's production levels, ask your field superintendent to monitor the time needed to complete each task and to keep records of crew productivity. You can use the Field Production Times and Rates form on pages 419 and 420 to track your painters' productivity. Make copies of the blank form and have your field superintendent or job foreman give one to each painter on every job. Your superintendent should check the forms frequently to insure they are accurate and kept up to date. Your best guide to productivity on future jobs is productivity on jobs already completed, and this form will help you keep track of your production time. Refer back to Figure 2 on page 7. You can use the results collected on these forms to complete the customized figures row under the "Fast" operation in Figure 2 for every operation in the National Painting Cost Estimator. Examples of how to use Figure 2 are on pages 7 through 9. The more you know about your painters' performance, the more accurate your estimates will be. But don't expect your estimates and actual production to always match exactly. Painters are human beings, not robots. You can't expect them to work at the same rate at all times.

Reduced Productivity

The tables in this book assume no overtime work. Excessive overtime puts a strain on your craftsmen and reduces productivity. A few consecutive days of overtime can drag productivity down to well below average. It's good practice not to assign overtime work on more than two consecutive days.

Work efficiency is also lower when men, materials and equipment are confined in a small area or required to work in cluttered, poorly lit or dirty rooms. Painters need elbow room to work efficiently and get maximum productivity. They're also more productive in a clean environment where they can see what they're doing. It's easier — and safer — to work in a well-lighted area that's relatively clear of debris. If the work area is confined or dirty, reduce estimated productivity accordingly.

Supervision

Supervision expense is not included in the cost tables. Add the cost of supervision to your estimates.

Most supervision is done by foremen. Every crew should have a project foreman designated, usually the most experienced and reliable painter on the job. When not supervising, project foremen should be painting.

Thus the project foreman is a working supervisor. Part of the foreman's time will be productive (applying coatings) and part will be nonproductive (directing the work).

If you have more than three or four jobs going at one time, you need a field superintendent. The field superintendent is the foreman's supervisor. His or her primary responsibility is to be sure that each foreman has the manpower, materials and equipment needed to get the job done. The field superintendent should monitor job progress to be sure manhour productivity and materials used are in line with estimates. Field superintendents usually are not working supervisors; all their time is nonproductive. Figure the field superintendent's salary as overhead expense, because you can't charge his salary to a specific job.

Your project foremen and field superintendent can make or break a job. The better they are, the more work will be done. You want a field superintendent who assigns the right painters to the right foreman, and a foreman who puts the right painters on the right tasks. The most experienced tradesmen should work on tasks that require more skill. Other painters should be used where less skill is needed. The project foreman is also responsible for job safety and quality control.

Your estimates will be more competitive if you can assume high productivity. That's only possible when you have good supervision, from both foremen and superintendent, and motivated crews.

Allowances for Supervision

Supervision isn't considered productive labor. A foreman isn't painting when he's scheduling, organizing a job and instructing his workers. Here are my rule-of-thumb allowances for nonproductive labor on painting jobs.

Custom homes. Allow 2.5 hours of nonproductive supervision for a home up to 1,500 square feet, 3 hours on a home between 1,500 and 2,000 square feet, 4 hours on a custom home between 2,000 and 2,500 square feet, and 5 hours on a larger home.

Model homes in a tract. One hour of nonproductive supervision for each day your crew will be on the job.

Most tract homes. One hour per house.

Higher-quality tract homes. Two hours per house.

Slow application and light coverage (Repaint jobs)	Medium application and medium coverage (Commercial projects)	Fast application and heavy coverage (Residential tracts)
Repaint jobs	Commercial projects	Residential production
Light usage	Moderate usage	Heavy usage
Low absorption	Moderate absorption	High absorption
Light application	Medium application	Heavy application
Low waste	Moderate waste	High waste
Quality paint	Standard paint	Production paint
Semi-skilled painters	Skilled crew	Highly skilled crew

Figure 7
Material coverage rates

Apartments and condos. Allow 1 hour per unit if there are 10 units or less. For 11 to 30 units, allow 0.75 hours of nonproductive time per unit. If there are more than 30 units, allow 0.5 hour per unit.

Nonproductive labor on commercial, industrial, institutional and government projects varies considerably. More complex jobs will require proportionately more nonproductive labor. Use your knowledge based on past experience to estimate supervision either as a percentage of job cost or by the square foot of floor.

Column 2: Material Coverage

The second column in the cost tables shows the estimated material coverage in units (usually square feet or linear feet) per gallon. Figure 7 shows the conditions likely to apply for each of the three material coverage rates. Every condition listed in each of these categories won't necessarily occur on every painting operation. For example, it's possible to have high waste and use low quality paint on a repaint job. But it's more likely that waste will be low and paint quality high on jobs like that.

The "Slow" (repaint) application rate assumes light coverage, "Medium" (commercial project) application rate assumes medium coverage and "Fast" (residential tract) application rate assumes heavy coverage. Light

coverage is typical on "Slow" (repaint) jobs because previously painted surfaces usually absorb 10 to 15 percent less paint than an unpainted surface. All coverage rates are based on paint that's been thinned according to the manufacturer's recommendations.

Of course, coverage varies with the paint you're using and the surface you're painting. Paint manufacturers usually list the recommended coverage rate on the container label. I've listed estimated coverage rates in the tables throughout this book.

Calculating Film Thickness

Many project specifications for commercial, industrial and government jobs identify the coating (film) thickness you have to apply to each surface. The thickness is given in *mils*, or thousandths of an inch. One mil is 0.001 inch.

The thickness of the dry paint film depends on the percentage of solids in the paint. If you apply a gallon of paint containing 100 percent solids over 1,600 square feet, the dry film will be 1 mil thick — that is, if 100 percent of the paint adheres to the wall. But if there's 10 percent waste (because of paint that's left in the can, on brushes, or spilled), only 90 percent of the material ends up on the surface.

Slow application	Medium application	Fast application
Repaint jobs	Commercial projects	Residential tracts
Low volume	Medium volume	High volume
20% discount	30% discount	40% discount

Figure 8
Material price discounts

Here's a formula for coverage rates that makes it easy to calculate mil thickness, including the waste factor. Coverage rate equals:

$$\frac{\% \text{ of solids} \times 1600}{\text{mil thickness}} \times (1.00 - \text{waste factor})$$

Here's an example. Assume you're applying paint with 40 percent solids (by volume), using a roller. The waste factor is 10 percent. You need a thickness of 5 mils.

Here's the calculation for the coverage rate:

$$\frac{.40 \times 1600}{5} \times (1.00 - .10) = 115.2 \text{ per gallon}$$

You may have to apply several coats to get a thickness of 5 mils. In any case, you'll have to use one gallon of paint for each 115.2 square feet of surface.

Waste Factors

Be sure to consider waste and spillage when you figure coverage rates. Professional painters waste very little paint. They rarely kick over a five-gallon paint bucket. But there's always some waste. My material coverage formulas include a typical waste allowance for each application method, whether it's brush, roller or spray. Of course, actual waste depends on the skill of your painters no matter what application method they use.

These are the waste factors I've built into the tables:

Brush	.3 to 5%
Roll	.5 to 10%
Airless spray	.20 to 25%
Conventional spray	.25 to 35%

Changes in Paint Formulation

In the late 1970s, the California State Air Resources Board established a "model rule" for lowering the solvent in oil-based paints. They mandated replacing solvent-based paint with water-based formulas. The objective was to lower the amount of solvents escaping into the air. This change in the formulation of oil-based paints is being adopted nationwide.

Changes in paint formulation will affect coverage rates and the cost for non-flat paints. Review actual coverage rates and paint prices and make adjustments where necessary before using the estimates in this book.

Column 3: Material Pricing

The third column in the cost tables shows the cost of materials. The "Slow," "Medium," and "Fast" prices in each table are based on the discounts usually offered by suppliers for volume purchases by contractor customers. The material discounts used in this book are defined in Figure 8.

The more paint a contractor buys over a given period, the greater the discount that contractor can expect. Most paint contractors get a discount of at least 20 percent off retail. Contractors buying in heavy volume usually get discounts that approach 40 percent off retail.

Material Pricing Tables

Figures 9, 10 and 11 show the material prices I've used for each of three application rates throughout this book. In the cost estimating tables each coating is identified by a material number. To find out more about the cost of any of these coatings, refer to the material number listed in Figure 9, 10 or 11.

Material prices at 20% discount

All pricing is based on production grade material purchased in 5 gallon quantities.

		Retail price guide	Contractor price at a 20% discount	Add 15% sundries & 10% escalation	Price with sales tax at 8%	Estimating prices with tax
Interior:						
	Sealer, P.V.A., off white (wet area walls & ceilings)					
#1 -	Water base	28.25	22.60	28.25	30.51	30.50
#2 -	Oil base	36.80	29.44	36.80	39.74	39.70
	Undercoat (doors, casings and other paint grade wood)					
#3 -	Water base	30.20	24.16	30.20	32.62	32.60
#4 -	Oil base	39.20	31.36	39.20	42.34	42.30
	Flat latex (walls, ceilings & paint grade baseboard)					
#5 -	Water base latex paint	34.00	27.20	34.00	36.72	36.70
	Acoustic spray-on texture					
#6 -	Primer	25.00	20.00	25.00	27.00	27.00
#7 -	Finish	27.65	22.12	27.65	29.86	29.90
#8 -	Dripowder mixed (pound)	.85	.68	.85	.92	.92
	Enamel (wet area walls & ceilings and openings)					
#9 -	Water base enamel	43.35	34.68	43.35	46.82	46.80
#10 -	Oil base enamel	57.15	45.72	57.15	61.72	61.70
	System estimate (cabinets, bookshelves, molding, interior windows)					
#11a -	Wiping stain, oil base	47.50	38.00	47.50	51.30	51.30
#11b -	Sanding sealer, lacquer	38.40	30.72	38.40	41.47	41.50
#11c -	Lacquer, semi gloss	42.45	33.96	42.45	45.85	45.90
#11 -	Stain, seal & 2 coat lacquer system					
	Average cost (11a + b + (2 x c))	42.70	34.16	42.70	46.12	46.10
#12 -	Shellac, clear	67.65	54.12	67.65	73.06	73.10
#13 -	Penetrating oil stain	50.45	40.36	50.45	54.49	54.50
#14 -	Penetrating stain wax (molding)	43.25	34.60	43.25	46.71	46.70
#15 -	Wax, per pound (floors)	14.15	11.32	14.15	15.28	15.30
#16 -	Glazing (mottling over enamel)	65.75	52.60	65.75	71.01	71.00
#17 -	Spray can, each (HVAC registers)	8.45	6.76	8.45	9.13	9.10
Exterior:						
	Solid body/color stain (beams, light valance, fascia, overhang, siding, plant-on trim, wood shelves)					
#18 -	Water base stain	41.70	33.36	41.70	45.04	45.00
#19 -	Oil base stain	50.05	40.04	50.05	54.05	54.10
	Semi-transparent stain (beams, siding, T & G ceiling)					
#20 -	Water base stain	44.00	35.20	44.00	47.52	47.50
#21 -	Oil base stain	45.05	36.04	45.05	48.65	48.70
#22 -	Polyurethane (exterior doors)	72.95	58.36	72.95	78.79	78.80
#23 -	Marine spar varnish, flat or gloss (exterior doors)					
	Interior or exterior	76.95	61.56	76.95	83.11	83.10

Figure 9
Material prices at 20% discount

Material prices at 20% discount (cont.)

	Retail price guide	Contractor price at a 20% discount	Add 15% sundries & 10% escalation	Price with sales tax at 8%	Estimating prices with tax
Exterior enamel (exterior doors & trim)					
#24 - Water base	46.95	37.56	46.95	50.71	50.70
#25 - Oil base	52.25	41.80	52.25	56.43	56.40
Porch & deck enamel - interior or exterior					
#26 - Water base enamel	50.35	40.28	50.35	54.38	54.40
#27 - Oil base enamel	62.25	49.80	62.25	67.23	67.20
#28 - Epoxy, 1 part, water base	76.40	61.12	76.40	82.51	82.50
#29 - Epoxy, 2 part system	87.90	70.32	87.90	94.93	94.90
System estimate (exterior windows)					
#30a - Wiping stain, oil base	49.40	39.52	49.40	53.35	53.40
#30b - Sanding sealer, varnish	48.15	38.52	48.15	52.00	52.00
#30c - Varnish, flat or gloss	75.65	60.52	75.65	81.70	81.70
#30 - Stain, seal & 1 coat varnish system					
Average cost (30a + b + c)	57.74	46.19	57.74	62.36	62.40
Masonry paint (masonry, concrete, plaster)					
#31 - Water base, flat or gloss	35.40	28.32	35.40	38.23	38.20
#32 - Oil base paint	35.55	28.44	35.55	38.39	38.40
#33 - Block filler	33.90	27.12	33.90	36.61	36.60
#34 - Waterproofing, clear hydro seal	37.55	30.04	37.55	40.55	40.60
Metal primer, rust inhibitor					
#35 - Clean metal	55.25	44.20	55.25	59.67	59.70
#36 - Rusty metal	66.95	53.56	66.95	72.31	72.30
Metal finish, synthetic enamel, gloss, interior or exterior					
#37 - Off white	55.25	44.20	55.25	59.67	59.70
#38 - Colors (except orange/red)	60.35	48.28	60.35	65.18	65.20
Anti-graffiti stain eliminator					
#39 - Water base primer & sealer	46.60	37.28	46.60	50.33	50.30
#40 - Oil base primer & sealer	46.20	36.96	46.20	49.90	49.90
#41 - Polyurethane 2 part system	145.40	116.32	145.40	157.03	157.00
Preparation:					
#42 - Caulking, per fluid ounce	.32	.26	.33	.36	.36
Paint remover, per gallon					
#43 - Light duty	34.50	27.60	34.50	37.26	37.30
#44 - Heavy duty	38.80	31.04	38.80	41.90	41.90
#45 - Putty, per pound	6.40	5.12	6.40	6.91	6.90
#46 - Silica sand, per pound	.40	.32	.40	.43	.43
#47 - Visqueen, 1.5 mil, 12' x 200' roll	37.55	30.04	37.55	40.55	40.60
#48 - Wood filler, per gallon	38.35	30.68	38.35	41.42	41.40

Figure 9 (continued)
Material prices at 20% discount

Material prices at 20% discount (cont.)

	Retail price guide	Contractor price at a 20% discount	Add 15% sundries & 10% escalation	Price with sales tax at 8%	Estimating prices with tax
Industrial:					
#49 - Acid wash (muriatic acid)	10.65	8.52	10.65	11.50	11.50
#50 - Aluminum base paint	72.60	58.08	72.60	78.41	78.40
Epoxy coating, 2 part system					
#51 - Clear	136.05	108.84	136.05	146.93	146.90
#52 - White	163.85	131.08	163.85	176.96	177.00
Heat resistant enamel					
#53 - 800 to 1200 degree range	127.90	102.32	127.90	138.13	138.10
#54 - 300 to 800 degree range	112.40	89.92	112.40	121.39	121.40
#55 - Industrial bonding & penetrating oil paint	45.05	36.04	45.05	48.65	48.70
Industrial enamel, oil base, high gloss					
#56 - Light colors	56.50	45.20	56.50	61.02	61.00
#57 - Dark (OSHA) colors	62.55	50.04	62.55	67.55	67.60
#58 - Industrial waterproofing	38.95	31.16	38.95	42.07	42.10
#59 - Vinyl coating (tanks)	98.50	78.80	98.50	106.38	106.40
Wallcovering:					
Ready-mix:					
#60 - Light-weight vinyl (gal)	12.25	9.80	12.25	13.23	13.20
#61 - Heavy weight vinyl (gal)	13.60	10.88	13.60	14.69	14.70
#62 - Cellulose, clear (gal)	15.35	12.28	15.35	16.58	16.60
#63 - Vinyl to vinyl (gal)	22.90	18.32	22.90	24.73	24.70
#64 - Powdered cellulose, 2 - 4 ounces	6.65	5.32	6.65	7.18	7.20
#65 - Powdered vinyl, 2 - 4 ounces	7.75	6.20	7.75	8.37	8.40
#66 - Powdered wheat paste, 2-4 ounces	5.60	4.48	5.60	6.05	6.10
Note: Typically, powdered paste is in 2 to 4 ounce packages which will adhere 6 to 12 rolls of wallcovering.					

Figure 9 (continued)
Material prices at 20% discount

Material prices at 30% discount

	Retail price guide	Contractor price at a 30% discount	Add 15% sundries & 10% escalation	Price with sales tax at 8%	Estimating prices with tax
Interior:					
Sealer, P.V.A., off white (wet area walls & ceilings)					
#1 -	Water base	28.25	19.78	24.73	26.71
#2 -	Oil base	36.80	25.76	32.20	34.78
Undercoat (doors, casings and other paint grade wood)					
#3 -	Water base	30.20	21.14	26.43	28.54
#4 -	Oil base	39.20	27.44	34.30	37.04
Flat latex (walls, ceilings & paint grade baseboard)					
#5 -	Water base latex paint	34.00	23.80	29.75	32.13
Acoustic spray-on texture					
#6 -	Primer	25.00	17.50	21.88	23.63
#7 -	Finish	27.65	19.36	24.20	26.14
#8 -	Dripowder mixed (pound)	.85	.60	.75	.81
Enamel (wet area walls & ceilings and openings)					
#9 -	Water base enamel	43.35	30.35	37.94	40.98
#10 -	Oil base enamel	57.15	40.01	50.01	54.01
System estimate (cabinets, bookshelves, molding, interior windows)					
#11a -	Wiping stain, oil base	47.50	33.25	41.56	44.88
#11b -	Sanding sealer, lacquer	38.40	26.88	33.60	36.29
#11c -	Lacquer, semi gloss	42.45	29.72	37.15	40.12
#11 -	Stain, seal & 2 coat lacquer system				
	Average cost (11a + b + (2 x c))	42.70	29.89	37.36	40.35
#12 -	Shellac, clear	67.65	47.36	59.20	63.94
#13 -	Penetrating oil stain	50.45	35.32	44.15	47.68
#14 -	Penetrating stain wax (molding)	43.25	30.28	37.85	40.88
#15 -	Wax, per pound (floors)	14.15	9.91	12.39	13.38
#16 -	Glazing (mottling over enamel)	65.75	46.03	57.54	62.14
#17 -	Spray can, each (HVAC registers)	8.45	5.92	7.40	7.99
Exterior:					
Solid body/color stain (beams, light valance, fascia, overhang, siding, plant-on trim, wood shelves)					
#18 -	Water base stain	41.70	29.19	36.49	39.41
#19 -	Oil base stain	50.05	35.04	43.80	47.30
Semi-transparent stain (beams, siding, T & G ceiling)					
#20 -	Water base stain	44.00	30.80	38.50	41.58
#21 -	Oil base stain	45.05	31.54	39.43	42.58
#22 -	Polyurethane (exterior doors)	72.95	51.07	63.84	68.95
#23 -	Marine spar varnish, flat or gloss (exterior doors)				
	Interior or exterior	76.95	53.87	67.34	72.73

Figure 10
Material prices at 30% discount

Material prices at 30% discount (cont.)

	Retail price guide	Contractor price at a 30% discount	Add 15% sundries & 10% escalation	Price with sales tax at 8%	Estimating prices with tax
Exterior enamel (exterior doors & trim)					
#24 - Water base	46.95	32.87	41.09	44.38	44.40
#25 - Oil base	52.25	36.58	45.73	49.39	49.40
Porch & deck enamel - interior or exterior					
#26 - Water base enamel	50.35	35.25	44.06	47.58	47.60
#27 - Oil base enamel	62.25	43.58	54.48	58.84	58.80
#28 - Epoxy, 1 part, water base	76.40	53.48	66.85	72.20	72.20
#29 - Epoxy, 2 part system	87.90	61.53	76.91	83.06	83.10
System estimate (exterior windows)					
#30a - Wiping stain, oil base	49.40	34.58	43.23	46.69	46.70
#30b - Sanding sealer, varnish	48.15	33.71	42.14	45.51	45.50
#30c - Varnish, flat or gloss	75.65	52.96	66.20	71.50	71.50
#30 - Stain, seal & 1 coat varnish system					
Average cost (30a + b + c)	57.74	40.42	50.53	54.57	54.60
Masonry paint (masonry, concrete, plaster)					
#31 - Water base, flat or gloss	35.40	24.78	30.98	33.46	33.50
#32 - Oil base paint	35.55	24.89	31.11	33.60	33.60
#33 - Block filler	33.90	23.73	29.66	32.03	32.00
#34 - Waterproofing, clear hydro seal	37.55	26.29	32.86	35.49	35.50
Metal primer, rust inhibitor					
#35 - Clean metal	55.25	38.68	48.35	52.22	52.20
#36 - Rusty metal	66.95	46.87	58.59	63.28	63.30
Metal finish, synthetic enamel, gloss, interior or exterior					
#37 - Off white	55.25	38.68	48.35	52.22	52.20
#38 - Colors (except orange/red)	60.35	42.25	52.81	57.03	57.00
Anti-graffiti stain eliminator					
#39 - Water base primer & sealer	46.60	32.62	40.78	44.04	44.00
#40 - Oil base primer & sealer	46.20	32.34	40.43	43.66	43.70
#41 - Polyurethane 2 part system	145.40	101.78	127.23	137.41	137.40
Preparation:					
#42 - Caulking, per fluid ounce	.32	.22	.28	.30	.30
Paint remover, per gallon					
#43 - Light duty	34.50	24.15	30.19	32.61	32.60
#44 - Heavy duty	38.80	27.16	33.95	36.67	36.70
#45 - Putty, per pound	6.40	4.48	5.60	6.05	6.10
#46 - Silica sand, per pound	.40	.28	.35	.38	.38
#47 - Visqueen, 1.5 mil, 12' x 200' roll	37.55	26.29	32.86	35.49	35.50
#48 - Wood filler, per gallon	38.35	26.85	33.56	36.24	36.20

Figure 10 (continued)
Material prices at 30% discount

Material prices at 30% discount (cont.)

	Retail price guide	Contractor price at a 30% discount	Add 15% sundries & 10% escalation	Price with sales tax at 8%	Estimating prices with tax
Industrial:					
#49 - Acid wash (muriatic acid)	10.65	7.46	9.33	10.08	10.10
#50 - Aluminum base paint	72.60	50.82	63.53	68.61	68.60
Epoxy coating, 2 part system					
#51 - Clear	136.05	95.24	119.05	128.57	128.60
#52 - White	163.85	114.70	143.38	154.85	154.90
Heat resistant enamel					
#53 - 800 to 1200 degree range	127.90	89.53	111.91	120.86	120.90
#54 - 300 to 800 degree range	112.40	78.68	98.35	106.22	106.20
#55 - Industrial bonding & penetrating oil paint	45.05	31.54	39.43	42.58	42.60
Industrial enamel, oil base, high gloss					
#56 - Light colors	56.50	39.55	49.44	53.40	53.40
#57 - Dark (OSHA) colors	62.55	43.79	54.74	59.12	59.10
#58 - Industrial waterproofing	38.95	27.27	34.09	36.82	36.80
#59 - Vinyl coating (tanks)	98.50	68.95	86.19	93.09	93.10
Wallcovering:					
Ready-mix:					
#60 - Light-weight vinyl (gal)	12.25	8.58	10.73	11.59	11.60
#61 - Heavy weight vinyl (gal)	13.60	9.52	11.90	12.85	12.90
#62 - Cellulose, clear (gal)	15.35	10.75	13.44	14.52	14.50
#63 - Vinyl to vinyl (gal)	22.90	16.03	20.04	21.64	21.60
#64 - Powdered cellulose, 2 - 4 ounces	6.65	4.66	5.83	6.30	6.30
#65 - Powdered vinyl, 2 - 4 ounces	7.75	5.43	6.79	7.33	7.30
#66 - Powdered wheat paste, 2-4 ounces	5.60	3.92	4.90	5.29	5.30

Note: Typically, powdered paste is in 2 to 4 ounce packages which will adhere 6 to 12 rolls of wallcovering.

Figure 10 (continued)
Material prices at 30% discount

Material prices at 40% discount

	Retail price guide	Contractor price at a 40% discount	Add 15% sundries & 10% escalation	Price with sales tax at 8%	Estimating prices with tax
Interior:					
Sealer, P.V.A., off white (wet area walls & ceilings)					
#1 -	Water base	28.25	16.95	21.19	22.89
#2 -	Oil base	36.80	22.08	27.60	29.80
Undercoat (doors, casings and other paint grade wood)					
#3 -	Water base	30.20	18.12	22.65	24.46
#4 -	Oil base	39.20	23.52	29.40	31.80
Flat latex (walls, ceilings & paint grade baseboard)					
#5 -	Water base latex paint	34.00	20.40	25.50	27.54
Acoustic spray-on texture					
#6 -	Primer	25.00	15.00	18.75	20.25
#7 -	Finish	27.65	16.59	20.74	22.40
#8 -	Dripowder mixed (pound)	.85	.51	.64	.69
Enamel (wet area walls & ceilings and openings)					
#9 -	Water base enamel	43.35	26.01	32.51	35.11
#10 -	Oil base enamel	57.15	34.29	42.86	46.29
System estimate (cabinets, bookshelves, molding, interior windows)					
#11a -	Wiping stain, oil base	47.50	28.50	35.63	38.48
#11b -	Sanding sealer, lacquer	38.40	23.04	28.80	31.10
#11c -	Lacquer, semi gloss	42.45	25.47	31.84	34.39
#11 -	Stain, seal & 2 coat lacquer system				
	Average cost (11a + b + (2 x c))	42.70	25.62	32.03	34.59
#12 -	Shellac, clear	67.65	40.59	50.74	54.80
#13 -	Penetrating oil stain	50.45	30.27	37.84	40.87
#14 -	Penetrating stain wax (molding)	43.25	25.95	32.44	35.04
#15 -	Wax, per pound (floors)	14.15	8.49	10.61	11.46
#16 -	Glazing (mottling over enamel)	65.75	39.45	49.31	53.25
#17 -	Spray can, each (HVAC registers)	8.45	5.07	6.34	6.85
Exterior:					
Solid body/color stain (beams, light valance, fascia, overhang, siding, plant-on trim, wood shelves)					
#18 -	Water base stain	41.70	25.02	31.28	33.78
#19 -	Oil base stain	50.05	30.03	37.54	40.54
Semi-transparent stain (beams, siding, T & G ceiling)					
#20 -	Water base stain	44.00	26.40	33.00	35.64
#21 -	Oil base stain	45.05	27.03	33.79	36.49
#22 -	Polyurethane (exterior doors)	72.95	43.77	54.71	59.09
#23 -	Marine spar varnish, flat or gloss (exterior doors)				
	Interior or exterior	76.95	46.17	57.71	62.33

Figure 11
Material prices at 40% discount

Material prices at 40% discount (cont.)

	Retail price guide	Contractor price at a 40% discount	Add 15% sundries & 10% escalation	Price with sales tax at 8%	Estimating prices with tax
Exterior enamel (exterior doors & trim)					
#24 - Water base	46.95	28.17	35.21	38.03	38.00
#25 - Oil base	52.25	31.35	39.19	42.33	42.30
Porch & deck enamel - interior or exterior					
#26 - Water base enamel	50.35	30.21	37.76	40.78	40.80
#27 - Oil base enamel	62.25	37.35	46.69	50.43	50.40
#28 - Epoxy, 1 part, water base	76.40	45.84	57.30	61.88	61.90
#29 - Epoxy, 2 part system	87.90	52.74	65.93	71.20	71.20
System estimate (exterior windows)					
#30a - Wiping stain, oil base	49.40	29.64	37.05	40.01	40.00
#30b - Sanding sealer, varnish	48.15	28.89	36.11	39.00	39.00
#30c - Varnish, flat or gloss	75.65	45.39	56.74	61.28	61.30
#30 - Stain, seal & 1 coat varnish system Average cost (30a + b + c))	57.74	34.64	43.30	46.76	46.80
Masonry paint (masonry, concrete, plaster)					
#31 - Water base, flat or gloss	35.40	21.24	26.55	28.67	28.70
#32 - Oil base paint	35.55	21.33	26.66	28.79	28.80
#33 - Block filler	33.90	20.34	25.43	27.46	27.50
#34 - Waterproofing, clear hydro seal	37.55	22.53	28.16	30.41	30.40
Metal primer, rust inhibitor					
#35 - Clean metal	55.25	33.15	41.44	44.76	44.80
#36 - Rusty metal	66.95	40.17	50.21	54.23	54.20
Metal finish, synthetic enamel, gloss, interior or exterior					
#37 - Off white	55.25	33.15	41.44	44.76	44.80
#38 - Colors (except orange/red)	60.35	36.21	45.26	48.88	48.90
Anti-graffiti stain eliminator					
#39 - Water base primer & sealer	46.60	27.96	34.95	37.75	37.80
#40 - Oil base primer & sealer	46.20	27.72	34.65	37.42	37.40
#41 - Polyurethane 2 part system	145.40	87.24	109.05	117.77	117.80
Preparation:					
#42 - Caulking, per fluid ounce	.32	.19	.24	.26	.26
Paint remover, per gallon					
#43 - Light duty	34.50	20.70	25.88	27.95	28.00
#44 - Heavy duty	38.80	23.28	29.10	31.43	31.40
#45 - Putty, per pound	6.40	3.84	4.80	5.18	5.20
#46 - Silica sand, per pound	.40	.24	.30	.32	.32
#47 - Visqueen, 1.5 mil, 12' x 200' roll	37.55	22.53	28.16	30.41	30.40
#48 - Wood filler, per gallon	38.35	23.01	28.76	31.06	31.10

Figure 11 (continued)
Material prices at 40% discount

Material prices at 40% discount (cont.)

	Retail price guide	Contractor price at a 40% discount	Add 15% sundries & 10% escalation	Price with sales tax at 8%	Estimating prices with tax
Industrial:					
#49 - Acid wash (muriatic acid)	10.65	6.39	7.99	8.63	8.60
#50 - Aluminum base paint	72.60	43.56	54.45	58.81	58.80
Epoxy coating, 2 part system					
#51 - Clear	136.05	81.63	102.04	110.20	110.20
#52 - White	163.85	98.31	122.89	132.72	132.70
Heat resistant enamel					
#53 - 800 to 1200 degree range	127.90	76.74	95.93	103.60	103.60
#54 - 300 to 800 degree range	112.40	67.44	84.30	91.04	91.00
#55 - Industrial bonding & penetrating oil paint	45.05	27.03	33.79	36.49	36.50
Industrial enamel, oil base, high gloss					
#56 - Light colors	56.50	33.90	42.38	45.77	45.80
#57 - Dark (OSHA) colors	62.55	37.53	46.91	50.66	50.70
#58 - Industrial waterproofing	38.95	23.37	29.21	31.55	31.60
#59 - Vinyl coating (tanks)	98.50	59.10	73.88	79.79	79.80
Wallcovering:					
Ready-mix:					
#60 - Light-weight vinyl (gal)	12.25	7.35	9.19	9.93	9.90
#61 - Heavy weight vinyl (gal)	13.60	8.16	10.20	11.02	11.00
#62 - Cellulose, clear (gal)	15.35	9.21	11.51	12.43	12.40
#63 - Vinyl to vinyl (gal)	22.90	13.74	17.18	18.55	18.60
#64 - Powdered cellulose, 2 - 4 ounces	6.65	3.99	4.99	5.39	5.40
#65 - Powdered vinyl, 2 - 4 ounces	7.75	4.65	5.81	6.27	6.30
#66 - Powdered wheat paste, 2-4 ounces	5.60	3.36	4.20	4.54	4.50
Note: Typically, powdered paste is in 2 to 4 ounce packages which will adhere 6 to 12 rolls of wallcovering.					

Figure 11 (continued)
Material prices at 40% discount

National Painting Cost Estimator

Figure 9 shows prices at a 20 percent discount off retail. It applies to “Slow” work and assumes light coverage on a previously painted surface. These costs would be typical for a lower-volume company handling mostly repaint or custom work.

Figure 10 reflects a 30 percent discount. It applies to “Medium” work and assumes medium coverage, as in commercial work.

Figure 11 is the 40 percent discount table. It applies to “Fast” work and assumes heavier coverage typically required on unpainted surfaces in new construction. This discount is usually available only to large, high-volume painting companies that purchase materials in large quantities.

Here’s an explanation of the columns in Tables 9, 10 and 11:

Retail price guide: This is an average based on a survey of eleven paint manufacturers or distributors, for standard grade, construction-quality paint, purchased in five gallon quantities.

Material pricing and discount percentages will vary from supplier to supplier and from area to area. Always keep your supplier’s current price list handy. It should show your current cost for all the coatings and supplies you use. Also post a list of all suppliers, their phone numbers, and the salesperson’s name beside your phone.

Prices change frequently. Paint quality, your supplier’s discount programs, their marketing strategy and competition from other paint manufacturers will influence the price you pay. Never guess about paint prices — especially about less commonly used coatings. Don’t assume that a product you haven’t used before costs about the same as similar products. It might not. A heavy-duty urethane finish, for example, will cost about twice as much as a heavy-duty vinyl coating. If you don’t know that, your profit for the job can disappear very quickly.

Prices at discount: The retail price, less the appropriate discount.

Allowance for sundries: It’s not practical to figure the cost of every sheet of sandpaper and every rag you’ll use on a job. And there’s no way to accurately

predict how many jobs you’ll get out of each brush or roller pole, roller handle, ladder, or drop cloth. But don’t let that keep you from including an allowance for these important costs in your estimates. If you leave them out, it’s the same as estimating the cost of those items as *zero*. That’s a 100 percent miss. Too many of those, and you’re out of the painting business. It’s better to estimate any amount than to omit some costs entirely.

Figure 12 is a sundries inventory checklist. Use it to keep track of the actual cost of expendable tools and equipment.

I’ve added 15 percent to the paint cost to cover expendable tools and supplies. This is enough for sundries on most jobs. There is one exception, however. On repaint jobs where there’s extensive prep work, the cost of sundries may be more than 15 percent of the paint cost. When preparation work is extensive, figure the actual cost of supplies. Then add to the estimate that portion of the sundries cost that exceeds 15 percent of the paint cost. You might have to double the normal sundries allowance. When it comes to prep work, make sure your estimate covers all your supplies.

Price with sales tax at 8 percent: This column increases the material cost, including sundries, by 8 percent to cover sales tax. If sales tax in your area is more or less than 8 percent, you can adjust the material cost, or use the price that’s closest to your actual cost.

In most cases contractors have to pay sales tax. If you don’t pay the tax yourself, you may have to collect it from the building owner or general contractor and remit it to the state taxing authority. In either case, include sales tax in your estimate.

Estimating prices with tax: The figures in the last column of Figures 9 through 11 are rounded to the nearest dime unless the total is under a dollar. Those prices are rounded to the nearest penny.

This system for pricing materials isn’t exact. But it’s quick, easy and flexible. Compare your current material costs with costs in Figures 9, 10 and 11. If your costs are more than a few percent higher or lower than my costs, make a note on the blank line below “Fast” in the estimating tables.

Sundry Inventory Checklist

Suppliers: D-Dumphy Paints
F-Fisher Paints
S-Superior Paints
P-Pioneer Paints

Supplier	Product number	Product	Inventory quantity	Unit	Cost	7/21	7/27	8/2	8/10
D	# —	Bender paint pads	3	Each	\$ 4.75				
D	#792	Brush - 3" nylon <i>Peacock</i>	2	Each	\$ 25.20		1		
D	#783	Brush - 4" nylon <i>Scooter</i>	2	Each	\$ 37.30			1	
D	#115	Brush - 5" nylon <i>Pacer</i>	2	Each	\$ 63.40			1	
D	#784	Brush - 3" bristle	2	Each	\$ 23.40			1	
D	#2170	Caulking bags	2	Each	\$ 5.04				
D	Latex	Caulking-DAP <i>Acrylic latex</i>	12	Each	\$ 2.73		12		
D	#2172	Caulking gun (Newborn)	2	Each	\$ 9.58		1		
P	# —	Hydraulic fluid	2	Qt	\$ 10.80				
P	# —	Lemon oil	2	Pint	\$ 5.41		1		
F	# —	Masking paper 18" wide	3	Roll	\$ 27.60				
F	Anchor	Masking tape 1 1/2"	24	Roll	\$ 4.06		12		12
P	#2176	Lacquer - 5 gallons	2	5's	\$ 123.00			1	
P	#2173	Sanding sealer - 5 gallons	2	5's	\$ 117.00		1		
P	#9850	Resin sealer - 5 gallons	2	5's	\$ 105.00				
P	#131	PVA sealer (clear) - 5 gallons	2	5's	\$ 110.00		1		
F	#8500	Particle masks 100/box	1	Box	\$ 18.00			1	
P	# —	Putty (Crawfords)	3	Qt	\$ 12.29		2		
F	#R-10	Respirators	1	Each	\$ 50.40				1
F	#R-49	Respirator cartridges 20/box	2	Box	\$ 58.70				
F	#R-51	Respirator filters 20/box	2	Box	\$ 41.90			1	
P	# —	Rags - 10 pound sack	2	Sack	\$ 30.10				
F	#AR 691	Roller covers 9" x 3/4"	6	Each	\$ 5.58		2		
F	#AR 692	Roller covers 9" x 3/8"	6	Each	\$ 4.73	3			2
F	#AR 671	Roller covers 7" x 3/4"	3	Each	\$ 4.61			1	
F	#AR 672	Roller covers 7" x 3/8"	3	Each	\$ 5.04		1		

Figure 12
Sundry inventory checklist

National Painting Cost Estimator

Supplier	Product number	Product	Inventory quantity	Unit	Cost	7/21	7/27	8/2	8/10
F	#AR 611	Roller covers mini	3	Each	\$ 3.89			1	
F	#95	Roller frames 9"	6	Each	\$ 7.15	1	2		
F	#75	Roller frames 7"	5	Each	\$ 6.91	3		3	
F	#TSR	Roller frames mini	2	Each	\$ 4.00				
D	#40	Roller poles 4' wood tip	3	Each	\$ 3.52		1		
D	#10	Roller poles 6' wood tip	10	Each	\$ 5.46			2	
P	# 1	Roller pole tips metal	2	Each	\$ 4.37			2	
P	# —	Sandpaper (120C production)	2	Slve	\$ 65.10				1
P	# —	Sandpaper (220A trimite)	2	Slve	\$ 50.60				
P	# —	Sandpaper (220A garnet)	1	Slve	\$ 46.10		1		
D	# —	Spackle (Synkloid)	3	Qt	\$ 7.10	1		1	
D	#42/61	Spray bombs (black ^B /white ^w)	12	Each	\$ 4.13	^B 12			^w 12
F	# —	Spray gun tips #3 or #4	10	Each	\$ 10.30			3	
F	#2762	Spray gun couplers	10	Each	\$ 2.79			5	
F	#S-71	Spray socks 48/box	1	Box	\$ 22.30				
D	#5271	Stip fill	1	Gal	\$ 12.00			1	
D	#5927	Strainer bags	2	Each	\$ 1.94	1			
D	#JT-21	Staples - 5/16"	2	Box	\$ 3.15				
P	50 Gal	Thinner, lacquer	1	Drum	\$ 561.00				
P	50 Gal	Thinner, paint	1	Drum	\$ 279.00				1
P	# —	Thinner, shellac (alcohol)	1	Gal	\$ 13.10				
D	# —	Visqueen 1.5 mil 12' x 200'	3	Roll	\$ 33.70				
D	#5775	Work pots (2 gal. plastic)	3	Each	\$ 3.76		1		2
	#				\$				
	#				\$				
	#				\$				
	#				\$				
		Order date:				7/21	7/27	8/2	8/10
		Ordered by: (initials)				jj	jj	jj	jj
		Purchase order no.				0352	0356	0361	0371

Figure 12 (continued)
Sundry inventory checklist

	Residential Wallcovering				Commercial Wallcovering				Flexible Wood Wallcovering			
Production Rate	Computer Program Crew Code	Labor Cost per Hour	Labor Burden per Hour	Labor Cost + Burden	Computer Program Crew Code	Labor Cost per Hour	Labor Burden per Hour	Labor Cost + Burden	Computer Program Crew Code	Labor Cost per Hour	Labor Burden per Hour	Labor Cost + Burden
Slow	1W	\$19.25	\$5.68	\$24.93	4W	\$18.25	\$5.38	\$23.63	7W	\$18.75	\$5.53	\$24.28
Medium	2W	24.50	8.67	33.17	5W	23.00	8.14	31.14	8W	23.75	8.41	32.16
Fast	3W	30.25	12.34	42.59	6W	28.25	11.53	39.78	9W	29.25	11.93	41.18

Figure 13
Hourly wage rates for wallcovering application

Price Escalation

Escalation is the change in prices between the time you bid a job and the time you pay for labor and materials. Painting contractors seldom include escalation clauses in their bids because they don't expect lengthy delays. That's why escalation isn't included as a separate item in the estimating forms, Figures 18 and 19.

Any minor price escalation will be covered by the 15 percent added to material prices for sundries. But don't rely on that small cushion to absorb major inflationary cost increases. Plan ahead if prices are rising. In that case, add 10% of your material costs as an escalation factor and include this figure as a separate line item in the estimate.

Many formal construction contracts include an escalator clause that allows the contractor to recover for cost increases during the time of construction — especially if there was an unreasonable delay through no fault of the subcontractor. This clause may give you the right to collect for increases in both labor and material costs.

If work is delayed after you've been awarded the contract, you may be able to recover for cost increases under the escalator clause. This is more likely on public projects than on private jobs. Also, if there's a significant delay due to weather, you may have a good argument for adjusting the contract amount.

You can protect yourself against escalation if you include an expiration date on your bids. If the contract award is delayed beyond your expiration date, you can review your costs and make necessary adjustments.

But be careful here. Increase the bid too much and you'll probably lose the contract. So raise your bid only if necessary, and then only by the amount of the actual cost increases. Don't try to make a killing on the job just because the bid prices have expired.

Column 4: Labor Cost

Column 4 in Figure 2 on page 7 shows the labor cost per unit. This figure is based on the productivity rate in column 1 and the wage rate in Figure 1. The wage rate for "Slow" (repaint) work is assumed to be \$20.25 per hour. The wage rate for "Medium" (commercial) work is \$25.75 per hour. The wage rate for "Fast" (residential tract) work is \$31.50 per hour. Wage rates for wallcovering are different (Figure 13).

Wage Rates Vary

Wages vary from city to city. Recently I saw a survey of hourly union rates for painters in U.S. cities. The lowest rate shown was \$17.91 an hour for painters in Raleigh, North Carolina. The highest rate was \$46.15 for painters in Nome, Alaska. You might ask, "Why don't all the painters in Raleigh move to Nome?"

I don't know the answer, except to suggest that painters aren't starving in Raleigh. Nor are they getting rich in Nome. Working conditions and the cost of living are very different in those two cities. However, on private jobs using non-union tradesmen, wage rates usually don't vary as much from city to city. The wage you pay depends on the demand for painting and how many painters are available for work.

Wages also change over time. For example, wage rates increased between 1996 and 2006. The national average union wage (including fringes) for painters in large cities went from \$27.60 in 1996 to \$35.00 per hour in 2006. In 2011, the average union wage for commercial work increased to as high as \$49.00 per hour. Always base your estimates on the actual wages you'll pay your **most experienced** painters.

Wages for Higher Skilled Specialists

Wages also vary with a workers' skill, dependability and with job difficulty. Generally higher paid painters are more productive than lower paid painters. Here's a chart to determine how much more per hour to estimate for supervision and for painting and surface preparation specialists. These figures are in addition to the basic journeyman rate.

Foremen	\$1.00 to 4.00
Field superintendents	\$4.50 to 6.50
Swing stage brush painters, spray painters, or paperhangers	\$.50
Iron, steel and bridge painters (ground work)	\$1.00
Sandblasters, iron, steel, or bridge painters (swing stage)	\$2.00
Steeplejacks	\$2.50

Most government and defense painting contracts require compliance with the Davis Bacon Act, which specifies that contractors pay at least the prevailing wage for each trade in the area where the job is located.

Calculate Your Labor Rate

Use the wage rate in Figure 1 (\$20.25, \$25.75 or \$31.50 for "Slow," "Medium," or "Fast") that's appropriate for your company. Or, use a rate somewhere in between the rates listed. If you use your own wage rate, divide the hourly wage by the labor productivity (such as square feet per manhour in column 1). That's your labor cost per unit. Multiply by 100 if the units used are 100 linear feet or 100 square feet. ($\$10 \div 400 \times 100 = \2.50 .)

Column 5: Labor Burden

For each dollar of wages your company pays, at least another 28 cents has to be paid in payroll tax and for insurance. That's part of your labor burden. The rest is fringe benefits such as vacation pay, health benefits and pension plans.

Federal taxes are the same for all employers. State taxes vary from state to state. Fringe benefits vary the most. Generally, larger companies with more skilled painters offer considerably more fringe benefits than smaller companies.

In the estimating tables, the labor burden percentage varies with the application rate. For "Slow" (repaint) work, it's assumed to be 29.5 percent of \$20.25 or \$5.97 per hour. For "Medium" (commercial) work, the estimating tables use 35.4 percent of \$25.75 or \$9.12 per hour. For "Fast" (residential tract) work, the labor burden is 40.8 percent of \$31.50 or \$12.85 per hour.

Figure 14 shows how the labor burden percentages were compiled for each application rate.

FICA — Social Security tax: This is the portion paid by employers and is set by federal law. A similar amount is withheld from each employee's wage and deposited with a Federal Reserve bank by the employer.

FUTA — Federal Unemployment Insurance tax: Paid entirely by the employer and set by federal law. No portion is deducted from employee wages.

SUI — State Unemployment Insurance: Varies from state to state.

WCI — Workers' Compensation Insurance: Provides benefits for employees in case of injury on the job. Workers' comp is required by state law. Rates vary by state, job description and the loss experience of the employer.

Liab. Ins. — Liability Insurance: Covers injury or damage done to the public by employees. Comprehensive contractor's liability insurance includes current operations, completed operations, bodily injury, property damage, protective and contractual coverages with a \$1,000,000 policy limit.

	Fixed burden					Fringe benefits					
	FICA	FUTA	SUI	WCI	Liab. Ins.	Vac	Med	Life	Pension	Training	Total
Slow	7.65%	0.8%	3.0%	10.5%	6.55%	0	1.0%	0	0	0	29.50%
Medium	7.65%	0.8%	4.5%	12.5%	6.95%	.5%	2.0%	.25%	.25%	0	35.40%
Fast	7.65%	0.8%	6.0%	13.5%	7.35%	1.5%	3.0%	.25%	0.5%	.25%	40.80%

Figure 14
Labor burden percentages

Fringe benefits: *Vac* is vacation pay. *Med* is medical insurance. *Life* is life insurance contribution. *Pension* is a pension plan contribution. *Training* is an apprentice training fund.

Vacation, life, pension and training payments depend on the agreement between employers and employees. These are voluntary contributions if not required by a collective bargaining agreement. Smaller companies are less likely to provide these benefits. The cost of fringe benefits in a painting company can range from zero to more than 10 percent of wages.

Column 6: Material Cost per Unit

This column is the result of dividing column 3 (material cost) by column 2 (material coverage) for each application rate. For example, in Figure 2 in the “Medium” row, a material cost of \$32.10 is divided by material coverage of 275, then multiplied by 100 to arrive at \$11.67 per 100 square feet. That’s the figure listed for “Medium” in column 6.

Column 7: Overhead

The overhead rate for “Slow” (repaint) jobs is assumed to be 19 percent. For “Medium” (commercial projects), overhead is 25 percent. For “Fast” (residential tracts), overhead is 31 percent. The overhead cost per unit in each row is calculated by adding the labor cost per unit, labor burden per unit, and material cost per unit and then multiplying by the appropriate overhead percentage.

There are two types of overhead, direct overhead and indirect overhead. Only indirect overhead is included in the “Overhead” column of the estimating cost tables. Enter your direct overhead costs on a separate line on your take-off sheet.

Direct overhead is job site overhead, expenses you charge to a specific job. Examples include performance bonds, special insurance premiums, or rental of a job site storage trailer. These expenses are not included in the estimating tables and have to be added to your estimates. On many jobs, there may be little or no direct overhead.

Indirect overhead is office overhead, expenses that aren’t related to any particular job and that tend to continue whether the volume of work increases or decreases. Examples are non-trade salaries, office rent, vehicles, sales and financial expenses, insurance, taxes and licenses.

The percentage of income spent on overhead is assumed to be lower for high volume companies and higher for low volume companies. A large company working many projects at the same time can spread overhead costs over many projects — charging a smaller percentage of overhead to each job. The more jobs, the lower the overhead per job — assuming overhead doesn’t increase faster than business volume.

On the other hand, a small business may have to absorb all overhead on a single job. Even painting contractors who work out of their homes have overhead expenses.

National Painting Cost Estimator

Here's one overhead expense every paint contractor has and that you might overlook: the cost of estimating jobs. That's part of the salary cost of the employee who does the estimating.

Figure Overhead Carefully

Estimating indirect (office) overhead isn't as easy as estimating labor and material. There aren't as many clear-cut answers. That's why indirect overhead is often underestimated. Don't make that mistake in your estimates. Underestimating overhead is the same as giving up part of your profit. After all, indirect overhead expenses are real costs, just like paint, labor and taxes.

In large painting companies, management accumulates indirect overhead costs and translates them into a percentage the estimator should add to the costs of each job. In smaller companies, the estimator should keep a record of indirect overhead expenses. With a good record of overhead expense, you can calculate your overhead percentage for future periods very accurately. Then it's easy to add a percentage for indirect overhead costs into your estimate.

Computing Your Overhead Percentage

Here's how to decide which overhead rate to use in the cost estimating tables:

- 1) List all your overhead expenses for at least the last six months; a year would be better. You need overhead cost information that goes back far enough to eliminate the effect of seasonal changes in business volume

If your company is new, estimate your annual overhead by projecting overhead costs for the first full year. For example, if you've been in business for five months and overhead has been \$5,500 so far, you can expect annual overhead to be about \$13,200 (\$5,500 divided by 5 and multiplied by 12).

- 2) Here's how to calculate your indirect overhead percentage:

$$\frac{\text{Annual indirect overhead}}{\text{Annual job expenses}} = \text{Overhead \%}$$

Calculate your indirect overhead by adding together your real (or anticipated) annual expenses for the following:

Salaries. Include what you pay for all employees except trade workers, plus payroll-related expenses for all employees.

Office and shop expense. Rent or mortgage, utilities, furniture and equipment, maintenance, office supplies and postage, storage sheds, warehouses, fences or yard maintenance.

Vehicles. Lease or purchase payments, maintenance, repairs and fuel.

Sales promotion. Advertising, entertainment and sales-related travel.

Taxes. Property tax and income tax, and sales tax (if not included in your material prices).

Licenses. Contractor's and business licenses.

Insurance. General liability, property and vehicle policies.

Interest expense. Loan interest and bank charges. Also consider loss of interest on payments retained by the general contractor until the job is finished.

Miscellaneous expenses. Depreciation and amortization on building and vehicles, bad debts, legal and accounting fees, and educational expenses.

Direct overhead is easier to figure. It's all job expenses except tradesman labor, payroll taxes and insurance, materials, equipment, subcontracts, and contingency expenses. Permits, bonds, fees and special insurance policies for property owners are also examples of direct overhead. Add the direct overhead expense on the appropriate lines in your estimate. Direct overhead is not included in the estimating tables in this manual.

Field Equipment May Be Part of Overhead

As you may have noticed, there's no equipment cost column in the estimating tables. Instead, field equipment expense is included in the overhead percentage for "Fast" and "Medium" work but not "Slow" work.

Equipment Rental Rates

Use the following rates only as a guide. They may not be accurate for your area.
Verify equipment rental rates at your local yard.

	Rental				Rental		
	Day	Week	Month		Day	Week	Month
Acoustical sprayer	57.90	172.00	432.00	Dehumidifier - 5000 Btu, 89 lb, 8.7 amp	70.70	211.00	527.00
Air compressors				Ladders			
Electric or gasoline, wheel mounted				Aluminum extension			
5 CFM, 1.5 HP, electric	34.80	106.00	268.00	16' to 36'	38.20	114.00	287.00
8 CFM, 1.5 HP, electric	41.70	123.00	307.00	40' to 60'	57.90	172.00	432.00
10 CFM, 5.5 HP, gasoline	47.60	142.00	354.00	Step - fiberglass or wood			
15 CFM, shop type, electric	53.20	161.00	402.00	6'	10.20	30.70	76.40
50 CFM, shop type, electric	70.70	211.00	527.00	8'	12.80	38.20	96.20
100 CFM, gasoline	96.20	287.00	718.00	10'	15.30	46.00	114.00
125 CFM, gasoline	108.00	326.00	813.00	12'	17.90	53.60	134.00
150 CFM, gasoline	122.00	364.00	908.00	14'	20.40	61.40	153.00
175 CFM, gasoline	133.00	402.00	1,010.00	16'	25.50	76.40	191.00
190 CFM, gasoline	147.00	440.00	1,100.00	20'	33.20	99.50	249.00
Diesel, wheel mounted				Ladder jacks - No guardrail.	10.20	25.50	63.70
to 159 CFM	108.00	326.00	975.00	Masking paper dispenser	25.50	63.70	160.00
160 to 249 CFM	133.00	401.00	1,200.00	Painter's pic (walkboards); No guardrail.			
250 to 449 CFM	198.00	593.00	1,780.00	(Also known as airplane planks, toothpicks and banana boards)			
450 to 749 CFM	294.00	881.00	2,650.00	16' long	10.20	30.70	76.40
750 to 1199 CFM	402.00	1,200.00	3,610.00	20' long	20.40	61.40	153.00
1200 CFM & over	587.00	1,760.00	6,560.00	24' long	25.50	76.40	191.00
Air hose - with coupling, 50' lengths				28' long	30.70	91.60	229.00
1/4" I.D.	7.64	23.20	57.90	32' long	35.90	108.00	268.00
3/8" I.D.	9.03	26.70	67.10	Planks - plain end microlam scaffold plank			
1/2" I.D.	10.20	30.10	76.40	9" wide	12.80	38.20	96.20
5/8" I.D.	11.60	34.80	86.80	10" wide	15.30	46.00	114.00
3/4" I.D.	12.80	38.20	96.20	12" wide	17.90	53.60	134.00
1" I.D.	14.00	41.70	105.00	Pressure washers (See Water pressure washers)			
1-1/2" I.D.	20.40	61.40	153.00	Sandblast compressor and hopper			
Boomlifts				To 250 PSI	76.40	229.00	575.00
3' x 4' to 3' x 8' basket				Over 250 to 300 PSI	109.00	326.00	813.00
20' two wheel drive	179.00	536.00	1,610.00	Over 600 to 1000 PSI	140.00	421.00	1,050.00
30' two wheel drive	216.00	651.00	1,950.00	Sandblast machines			
40' four wheel drive	249.00	747.00	2,240.00	150 lb pot with hood, 175 CFM compressor	294.00	881.00	2,210.00
50' - 1000 lb.	410.00	1,230.00	3,680.00	300 lb pot with hood, 325 CFM compressor	525.00	1,560.00	3,930.00
Telescoping and articulating booms, self propelled, gas or diesel powered, 2-wheel drive				600 lb pot with hood, 600 CFM compressor	950.00	2,860.00	7,130.00
21' to 30' high	255.00	765.00	2,290.00				
31' to 40' high	320.00	957.00	2,870.00				
41' to 50' high	415.00	1,250.00	3,740.00				
51' to 60' high	509.00	1,530.00	4,600.00				
Burner, paint	15.30	46.30	114.00				

Figure 15
Typical equipment purchase and rental prices

	Rental				Rental		
	Day	Week	Month		Day	Week	Month
Sandblast hoses - 50' lengths, coupled				Titan 660, 1 HP, electric	102.00	307.00	920.00
3/8" I.D.	12.80	38.20	97.20	Gasoline, .75 gpm	109.00	326.00	1,010.00
3/4" I.D.	17.90	53.60	133.00	Emulsion pumps			
1" I.D.	22.90	68.40	172.00	65 gal, 5 HP engine	89.10	269.00	805.00
1-1/4" I.D.	25.50	76.40	192.00	200 gal, 5 HP engine	102.00	303.00	920.00
1-1/2" I.D.	28.10	84.50	211.00	Emulsion airless, 1.25 gpm, gasoline	109.00	326.00	1,010.00
Sandblast accessories				Conventional pumps, gas, portable			
Nozzles, all types	22.90	69.50	172.00	High pressure, low vol. (HVLP)	57.90	172.00	517.00
Hood, air-fed	35.70	108.00	269.00	8 CFM complete	76.40	229.00	689.00
Valves, remote control (deadman, all sizes)	38.20	114.00	287.00	17 CFM complete	83.40	249.00	747.00
				85 CFM complete	96.20	287.00	861.00
Sanders				150 CFM complete	140.00	421.00	1,270.00
Belt - 3"	17.90	53.60	134.00	Spray rig accessories: 6' wand	9.03	26.90	67.10
Belt - 4" x 24"	21.70	64.80	163.00	Striper, paint (parking lot striping)			
Disc - 7"	28.10	84.50	211.00	Aerosol	25.50	76.40	191.00
Finish sander, 6"	15.30	46.00	114.00	Pressure regulated	37.10	108.00	269.00
Floor edger, 7" disk, 29#, 15 amp.	25.50	76.40	191.00	Swing stage, rental			
Floor sander, 8" drum, 118#, 14 amp.	57.50	171.00	432.00	Any length drop, motor operated, excluding safety gear and installation or dismantling. Note: Must be set up by a professional to ensure safety.			
Palm sander, 4" x 4"	12.80	38.20	96.20	Swing stage	128.00	382.00	1,140.00
Palm sander, 4-1/2" x 9-1/4"	15.30	46.00	114.00	Basket	64.80	192.00	574.00
Scaffolding, rolling stage, caster mounted, 30" wide by 7' or 10' long				Bosun's chair	64.80	192.00	574.00
4' to 6' reach	50.90	102.00	204.00	Swing stage safety gear, purchase only			
7' to 11' reach	63.70	128.00	255.00	Safety harness (114.00)			
12' to 16' reach	89.10	179.00	357.00	4' lanyard with locking snap at each end (83.40)			
17' to 21' reach	122.00	242.00	485.00	DBI rope grab for 5/8" safety line (89.10)			
22' to 26' reach	134.00	268.00	536.00	Komet rope grab for 3/4" safety line (128.00)			
27' to 30' reach	146.00	293.00	587.00	Texturing equipment			
Castors - each	12.81	25.50	38.20	Texturing gun - w/ hopper, no compressor	6.48	19.20	57.90
Scissor lifts				Texturing mud paddle mixer	9.03	26.80	81.10
Electric powered, rolling with 2' x 3' platform, 650 lb capacity				Texturing outfit - 1 HP w/ gun, 50' hose, 75 PSI	14.10	42.10	126.00
30' high	96.20	287.00	861.00	Wallpaper hanging kit	21.70	64.80	195.00
40' high	166.00	499.00	1,490.00	Wallpaper steamer			
50' high	191.00	575.00	1,720.00	Electric, small, 10 amp	25.50	76.40	229.00
Rolling, self-propelled, hydraulic, electric powered				Electric, 15 amp	38.20	114.00	345.00
to 20' high	140.00	568.00	1,270.00	Pressurized, electric	48.50	146.00	437.00
21' to 30' high	172.00	516.00	1,550.00	Water pressure washer (pressure washer, water blaster, power washer)			
31' to 40' high	216.00	651.00	1,950.00	1000 PSI, electric, 15 amp	57.90	172.00	516.00
Rolling, self-propelled, hydraulic, diesel powered				2000 PSI, gas	96.20	287.00	861.00
to 20' high	160.00	480.00	1,440.00	2500 PSI, gas	102.00	307.00	920.00
21' to 30' high	198.00	593.00	1,770.00	3500 PSI, gas	112.00	337.00	1,010.00
31' to 40' high	255.00	767.00	2,290.00	Spray rigs			
Spray rigs				Airless pumps, complete with gun and 50' of line			
Airless pumps, complete with gun and 50' of line				Titan 447, 7/8 HP, electric	89.10	269.00	805.00
Titan 447, 7/8 HP, electric	89.10	269.00	805.00				

Figure 15 (continued)
Typical equipment purchase and rental prices

New Construction and Commercial Work: The overhead percentage for “Fast” (residential tract) work and “Medium” (commercial) projects *includes* equipment costs such as ladders, spray equipment, and masking paper holders. Those items are used on many jobs, not just one specific job. The overhead allowance covers equipment purchase payments, along with maintenance, repairs and fuel. If you have to rent equipment for a specific new construction project, add that rental expense as a separate cost item in your estimate.

Repaint Jobs: Overhead rates for “Slow” (repaint) work do *not* include equipment costs. When you estimate a repaint job, any small or short-term job, or a job that uses only a small quantity of materials, *add* the cost of equipment at the rental rate — even if the equipment is owned by your company.

Rental yards quote daily, weekly and monthly equipment rental rates. Figure 15 shows typical rental costs for painting equipment. Your actual equipment costs may be different. Here’s a suggestion that can save you more than a few minutes on the telephone collecting rental rates. Make up a blank form like Figure 15 and give it to your favorite rental equipment suppliers. Ask each supplier to fill in current rental costs. Use the completed forms until you notice that rates have changed. Then ask for a new set of rental rates.

Commissions and Bonuses

Any commissions or bonuses you have to pay on a job aren’t included in the estimating tables. You must add these expenses to your bid.

Painting contractors rarely have a sales staff, so there won’t be sales commissions to pay on most jobs. There’s one exception, however. Most room addition and remodeling contractors have salespeople. And many of their remodeling projects exclude painting. In fact, their contract may specify that the owner is responsible for the painting. These jobs may be a good source of leads for a painting contractor. Develop a relationship with the remodeling contractor’s sales staff (with the remodeling contractor’s approval, of course). If you have to pay a sales commission for the referral, this is direct overhead and has to be added to the estimate.

Some painting contractors pay their estimators a bonus of 1 to 3 percent per job in addition to their salary. If you offer an incentive like this, add the cost to your estimate, again as a direct overhead item.

An Example of Overhead

Here’s an example of how overhead is added into an estimate. A painting company completed 20 new housing projects in the last year. Average revenue per project was \$50,000. Gross receipts were \$1,000,000 and the company made a 5 percent profit.

Gross income	\$1,000,000
Less the profit earned (5%)	<u>- 50,000</u>
Gross expenses	950,000
Less total direct job cost	<u>- 825,000</u>
Indirect overhead expense	125,000
$\frac{125,000 \text{ (overhead cost)}}{825,000 \text{ (direct job cost)}}$	= 0.1515 or 15.15%

When you’ve calculated indirect overhead as a percentage of direct job cost, add that percentage to your estimates. If you leave indirect overhead out of your estimates, you’ve left out some very significant costs.

Column 8: Profit

The estimating tables assume that profit on “Slow” (repaint) jobs is 16 percent, profit on “Medium” (commercial) projects is 12 percent and profit on “Fast” (residential tract) jobs is 7 percent. Calculate the profit per unit by first adding together the costs in columns 4 (labor cost per unit), column 5 (labor burden per unit), column 6 (material costs per unit), and column 7 (overhead per unit). Then multiply the total by the appropriate profit percentage to find the profit per unit.

It’s my experience that larger companies with larger projects can survive with a smaller profit percentage. Stiff competition for high volume tract work forces bidders to trim their profit margin. Many smaller companies doing custom work earn a higher profit margin because they produce better quality work, have fewer jobs, and face less competition.

Risk factor	Normal profit (assume 10%)		Difficulty factor	=	Proposed profit range
High risk	10%	x	1.5 to 3.5	=	15% to 35%
Average risk	10%	x	1.3 to 1.4	=	13% to 14%
Moderate risk	10%	x	1.0 to 1.2	=	10% to 12%
Low risk	10%	x	0.5 to 0.9	=	5% to 9%

Figure 16
Risk factors and profit margin

Profit and Risk

Profit is usually proportionate to risk. The more risk, the greater the potential profit has to be to attract bidders. Smaller companies handling custom or repaint work have more risk of a major cost overrun because there are many more variables in that type of work. It's usually safe to estimate a smaller profit on new work because new work tends to be more predictable. The risk of loss smaller.

How do you define risk? Here's my definition: Risk is the *headache factor*, the number and size of potential problems you could face in completing the project. Repaint jobs have more unknowns, so they're a greater risk. And dealing with an indecisive or picky homeowner can be the greatest headache of all. You may need to use a profit margin even higher than the 15 to 35 range indicated for high-risk work in Figure 16.

Tailoring Your Profit Margin

Of course, your profit margin has to be based on the job, your company and the competition. But don't cut your profit to the bone just to get more work. Instead, review your bid to see if there are reasons why the standard costs wouldn't apply.

I use the term *standard base bid* to refer to my usual charge for all the estimated costs, including my standard profit. Before submitting any bid, spend a minute or two deciding whether your standard base bid will apply.

Risk Factors

Your assessment of the difficulty of the job may favor assigning a risk factor that could be used to modify your profit percentage. The higher the risk, the higher potential profit should be. My suggestions are in Figure 16.

As you might expect, opinions on difficulty factors can vary greatly. There's a lot of knowledge involved. You need experience and good judgment to apply these factors effectively.

Bidding Variables

Of course, your profit may be affected by an error in evaluating the job risk factor. You can greatly reduce the risk by accurately evaluating the bidding variables in Figure 17. Make adjustments to your standard base bid for example, if you expect your crews to be more or less efficient on this project, or if you expect competition to be intense. If there are logical reasons to modify your standard base bid, make those changes.

But remember, if you adjust your standard base bid, you're not changing your profit margin. You're only allowing for cost variables in the job. Adjust your standard base costs for unusual labor productivity, material or equipment cost changes, or because of unusual overhead conditions. Review the following bidding variables when deciding how to adjust your standard base bid.

<p>Reputations and Attitudes</p> <ul style="list-style-type: none"> ■ Owner ■ Architect ■ General Contractor ■ Lender ■ Inspector 	<p>The Site</p> <ul style="list-style-type: none"> ■ Location (distance from shop and suppliers) ■ Accessibility ■ Working conditions ■ Security requirements ■ Safety considerations
<p>The Project</p> <ul style="list-style-type: none"> ■ Building type ■ Project size ■ Your financial limits ■ Start date ■ Weather conditions ■ Manpower availability and capability 	<p>Competition</p> <ul style="list-style-type: none"> ■ Number bidding ■ Their strength, size and competence <p>Desire for the work</p>

Figure 17
Bidding variables

The Bottom Line

The profit margin you include in estimates depends on the way you do business, the kind of work you do, and your competition. Only you can decide what percentage is right for your bids. Don't take another paint estimator's advice on the "correct" profit margin.

There's no single correct answer. Use your own judgment. But here are some typical profit margins for the kinds of work most painting contractors do.

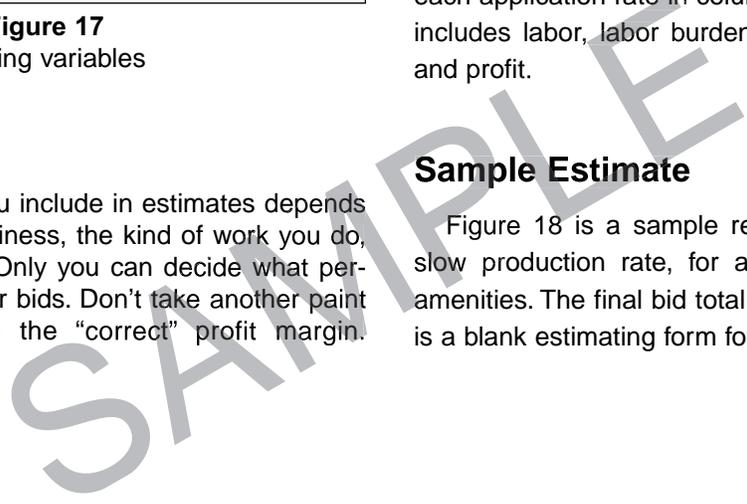
Repaints:	Custom	20 to 35%
	Average	15 to 20%
Commercial or industrial		10 to 15%
New residential:	1-4 units	10 to 12%
	5 or more	5 to 7%
Government work		5 to 7%

Column 9: Total Cost

The costs in Column 9 of Figure 2, and all the estimating tables in this book, are the totals per unit for each application rate in columns 4, 5, 6, 7, and 8. That includes labor, labor burden, material cost, overhead and profit.

Sample Estimate

Figure 18 is a sample repaint estimate, using the slow production rate, for a small house with many amenities. The final bid total is the bid price. Figure 19 is a blank estimating form for your use.



Date 1/7/14
 Customer Dan Gleason
 Address 3333 A Street
 City/State/Zip Yourtown, USA 77777
 Phone (619) 555-1212
 Estimated by CHS

Due date 1/15/14
 Job name Gleason Repaint
 Job location 3333 A Street
 Estimate # 14-012
 Total square feet 1,020 SF (5 rooms)
 Checked by Jack

Interior Costs

Operation	Material	Application Method	Dimensions	Quantity SF/LF/Each	Unit Cost Per SF	Total Cost	Formula Page
1 Ceilings - T & G	Semi-Trans-WB	R + B	17.5 x 15.3 x 1.3	348 SF	x .40 = \$	139.00	86
2 Beams to 13'H	Solid Body-WB	R + B	17.5 x 7	122.5 LF	x 2.28 = \$	279.00	45
3 Ceilings - GYP. Drywall	Orange Peel-Flat	R	127 + 127	254 SF	x .28 = \$	71.00	65
4 Ceilings - GYP. Drywall	Sealer-WB	R	75 + 15 + 40	130 SF	x .24 = \$	31.00	65
5 Ceilings - GYP. Drywall	Enamel-WB	R	75 + 15 + 40	130 SF	x .31 = \$	40.00	65
6 Walls - GYP. Drywall	Orange Peel-Flat	R	675 + 392 + 392	1,459 SF	x .26 = \$	379.00	228
7 Walls - Above 8' (clip)	Orange Peel-Flat	R + B	70 + 85 = 155 x 13	201.5 SF	x .26 = \$	52.00	228
8 Walls - GYP. Drywall	Sealer-WB	R	280 + 128 + 208	616 SF	x .26 = \$	160.00	228
9 Walls - GYP. Drywall	Enamel-WB	R	280 + 128 + 208	616 SF	x .35 = \$	216.00	228
10 Doors-Flush	Undercoat	R + B	Opening Count	10 Ea	= 146.86 = \$	147.00	108
11 Doors-Flush	Enamel-WB	R + B	Opening Count	10 Ea	= 165.83 = \$	166.00	108
12 Baseboard - Prime	Flat w/walls	R + B	64 + 49 + 49	162 LF	x .10 = \$	16.00	43
13 Baseboard - Finish	Enamel	B	11 + 16 + 35	62 LF	x .45 = \$	28.00	43
14 Railing - W.I.-Preprimed	Enamel/Off-white	B	42" High	15 LF	x 2.13 = \$	32.00	180
15 Valance-Light-2" x 8"	Solid Body Stain	B	2 x 8	10 LF	x 1.88 = \$	19.00	224
16 Registers	Spray Can	Spray	1,020 SF Home	1,020 SF	x .06 = \$	61.00	182
17					x = \$		
18					x = \$		
Total Interior Costs (includes overhead and profit) = \$						1,836.00	

Exterior Costs

Operation	Material	Application Method	Dimensions	Quantity SF/LF/Each	Unit Cost Per SF	Total Cost	Formula Page
1 Roof Jacks - 1 Story	Finish-enamel	B	1 Story	1 House	x 27.34 = \$	27.00	183
2 S.M. Diverter-3" W	Finish-enamel	B	14	14 LF	x .25 = \$	4.00	198
3 S.M. Vents & Flashing	Finish-enamel	B	1 Story	1 House	x 58.30 = \$	58.00	199
4 Fascia - 2 x 8	Solid-water	Roll	66 + 59	125 LF	x .81 = \$	101.00	120
5 Overhang - 24"	Solid-water	R + B	(132 + 76) x 1.5	312 SF	x .72 = \$	225.00	160
6 Siding - R.S. Wood	Solid-water	Roll	(1/2 x 24 x 4.5) x 2	108 SF	x .51 = \$	55.00	210
7 Plaster / Stucco	Masonry Paint	Roll	255 + 255 + 204 + 204	918 SF	x .41 = \$	376.00	169
8 Door - Panel (Entry)	Enamel 2 coats	R + B	Entry	1 Ea	x 68.17 = \$	68.00	101
9 Door - Flush	Enamel 2 coats	R + B	Exterior	1 Ea	x 29.22 = \$	29.00	98
10 Plant-On Trim - 2 x 4	Solid-water	R + B	66 + 62 + 52	180 LF	x .66 = \$	119.00	162
11 PassThrough-Preprimed	Finish-enamel	B	10	10 LF	x 1.93 = \$	19.00	162
12 Pot Shelf	Solid-water	R + B	27	27 LF	x 2.07 = \$	56.00	172
13					x = \$		
14					x = \$		
15					x = \$		
16					x = \$		
17					x = \$		
18					x = \$		
Total Exterior Costs (includes overhead and profit) = \$						1,137.00	

Figure 18
 Sample painting estimate

Preparation Costs

Operation	Dimensions	Quantity SF/LF/Each	Unit Per SF	Total cost	Formula Page
1 Sand/Putty Wood Ceil (Siding x 1.3)	17.5 x 15.3 x 1.3	348 SF	x .20 = \$	70.00	300
2 Sand and Putty Int. Wall	675 + 392 + 392	1,459 SF	x .19 = \$	277.00	300
3 Lt. Sand Doors/Frames (Enamel)	14 Ea x 21 SF x 2 Sides	588 SF	x .28 = \$	165.00	301
4 Wash Int. Walls/Ceil-Enamel	280 + 128 + 208	616 SF	x .19 = \$	117.00	313
5 Waterblast Exterior Stucco	125 + 210 + 108 + 918	1,361 SF	x .05 = \$	68.00	315
6 Sand and Putty Ext. Trim	125 + 210 + 108	443 SF	x .36 = \$	159.00	300
7 Caulk Ext. Windows-1/8" gap	20 + 15 + 10 + 20 + 12	77 SF	x .64 = \$	49.00	298
8			x = \$		
9			x = \$		
10			x = \$		
Total Preparation Costs (includes overhead and profit) = \$				905.00	

SURRPTUCU Costs

Operation	Description	Labor hours	Labor cost (at \$26.22)	Material cost	Totals	Formula Page
SetUp	2 Days @1/day	2.0	52.44	—	52.00	6
Remove/Replace	Hardware & Plates	1.25	32.78	—	33.00	6
Protection	Furniture & Floors	2.0	52.44	20.00	72.00	6
TouchUp is applied as a percentage of the total costs. See Extensions						
CleanUp	2 Days @1/day	2.0	52.44	—	52.00	6

Equipment Costs

Equipment description	Rental days	Daily cost	Total cost	Formula Page
Pressure Washer	1	96.20	\$ 96.00	34
Ladders, 6', 2 Ea	1	10.20	\$ 20.00	33
Palm Sander 4" x 4"	1	12.80	\$ 13.00	34
			\$	
			\$	
			\$	
			\$	
Total Equipment Costs			\$ 129.00	

Extensions

Supervision (2 Hr.)	\$ 52.00
Setup	\$ 52.00
Remove/replace	\$ 33.00
Protection	\$ 72.00
Cleanup	\$ 52.00
Equipment	\$ 129.00
Subcontracts	\$ 0
Commissions	\$ 0
Other costs	\$ 0
Subtotal	\$ 390.00
Overhead (19 %)	\$ 74.00
Profit (16 %)	\$ 74.00
Subtotal	\$ 538.00
Preparation	\$ 905.00
Interior total	\$ 1,836.00
Exterior total	\$ 1,137.00
Subtotal	\$ 4,416.00
Touchup (10 %)	\$ 442.00
Contingency (0 %)	\$ 0
Total base bid	\$ 4,858.00
Adjustment (-2 %)	\$ (97.00)
Final bid total	\$ 4,761.00
Price per SF (1020)	\$ 4.67
Price per room (5)	\$ 952.00

Subcontractor Costs

Trade	Bid Amount
Pavement marking	\$ 0
Sandblasting	\$ 0
Scaffolding	\$ 0
Wallcovering	\$ 0
Waterblasting	\$ 0
Other	\$ 0
Other	\$ 0
Other	\$ 0
Total Subcontractor Costs	\$ —

Figure 18 (continued)
Sample painting estimate

Date _____
 Customer _____
 Address _____
 City/State/Zip _____
 Phone _____
 Estimated by _____

Due date _____
 Job name _____
 Job location _____
 Estimate # _____
 Total square feet _____
 Checked by _____

Interior Costs

	Operation	Material	Application Method	Dimensions	Quantity SF/LF/Each	Unit Cost	Total Cost
1	_____	_____	_____	_____	_____ x	_____ = \$	_____
2	_____	_____	_____	_____	_____ x	_____ = \$	_____
3	_____	_____	_____	_____	_____ x	_____ = \$	_____
4	_____	_____	_____	_____	_____ x	_____ = \$	_____
5	_____	_____	_____	_____	_____ x	_____ = \$	_____
6	_____	_____	_____	_____	_____ x	_____ = \$	_____
7	_____	_____	_____	_____	_____ x	_____ = \$	_____
8	_____	_____	_____	_____	_____ x	_____ = \$	_____
9	_____	_____	_____	_____	_____ x	_____ = \$	_____
10	_____	_____	_____	_____	_____ x	_____ = \$	_____
11	_____	_____	_____	_____	_____ x	_____ = \$	_____
12	_____	_____	_____	_____	_____ x	_____ = \$	_____
13	_____	_____	_____	_____	_____ x	_____ = \$	_____
14	_____	_____	_____	_____	_____ x	_____ = \$	_____
15	_____	_____	_____	_____	_____ x	_____ = \$	_____
16	_____	_____	_____	_____	_____ x	_____ = \$	_____
17	_____	_____	_____	_____	_____ x	_____ = \$	_____
18	_____	_____	_____	_____	_____ x	_____ = \$	_____
	Total Interior Costs (includes overhead and profit) = \$						_____

Exterior Costs

	Operation	Material	Application Method	Dimensions	Quantity SF/LF/Each	Unit Cost	Total Cost
1	_____	_____	_____	_____	_____ x	_____ = \$	_____
2	_____	_____	_____	_____	_____ x	_____ = \$	_____
3	_____	_____	_____	_____	_____ x	_____ = \$	_____
4	_____	_____	_____	_____	_____ x	_____ = \$	_____
5	_____	_____	_____	_____	_____ x	_____ = \$	_____
6	_____	_____	_____	_____	_____ x	_____ = \$	_____
7	_____	_____	_____	_____	_____ x	_____ = \$	_____
8	_____	_____	_____	_____	_____ x	_____ = \$	_____
9	_____	_____	_____	_____	_____ x	_____ = \$	_____
10	_____	_____	_____	_____	_____ x	_____ = \$	_____
11	_____	_____	_____	_____	_____ x	_____ = \$	_____
12	_____	_____	_____	_____	_____ x	_____ = \$	_____
13	_____	_____	_____	_____	_____ x	_____ = \$	_____
14	_____	_____	_____	_____	_____ x	_____ = \$	_____
15	_____	_____	_____	_____	_____ x	_____ = \$	_____
16	_____	_____	_____	_____	_____ x	_____ = \$	_____
17	_____	_____	_____	_____	_____ x	_____ = \$	_____
18	_____	_____	_____	_____	_____ x	_____ = \$	_____
	Total Exterior Costs (includes overhead and profit) = \$						_____

Figure 19
 Blank painting estimate

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Part I

GENERAL
Painting
COSTS

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	Labor LF per manhour	Material coverage LF/gallon	Material cost per gallon	Labor cost per 100 LF	Labor burden 100 LF	Material cost per 100 LF	Overhead per 100 LF	Profit per 100 LF	Total price per 100 LF
Baseboard, per linear foot									
Roll 1 coat with walls, brush touchup, paint grade base									
Flat latex, water base, (material #5)									
Slow	900	800	36.70	2.25	.66	4.59	1.43	1.43	10.36
Medium	1200	750	32.10	2.15	.74	4.28	1.80	1.08	10.05
Fast	1500	700	27.50	2.10	.87	3.93	2.14	.63	9.67
Enamel, water base (material #9)									
Slow	600	750	46.80	3.38	1.00	6.24	2.02	2.02	14.66
Medium	800	725	41.00	3.22	1.14	5.66	2.51	1.50	14.03
Fast	1000	700	35.10	3.15	1.29	5.01	2.93	.87	13.25
Enamel, oil base (material #10)									
Slow	600	750	61.70	3.38	1.00	8.23	2.40	2.40	17.41
Medium	800	725	54.00	3.22	1.14	7.45	2.95	1.77	16.53
Fast	1000	700	46.30	3.15	1.29	6.61	3.43	1.01	15.49
Brush 1 coat, cut-in, paint grade base									
Enamel, water base (material #9)									
Slow	100	700	46.80	20.25	5.97	6.69	6.25	6.27	45.43
Medium	120	675	41.00	21.46	7.59	6.07	8.78	5.27	49.17
Fast	140	650	35.10	22.50	9.17	5.40	11.49	3.40	51.96
Enamel, oil base (material #10)									
Slow	100	700	61.70	20.25	5.97	8.81	6.66	6.67	48.36
Medium	120	675	54.00	21.46	7.59	8.00	9.27	5.56	51.88
Fast	140	650	46.30	22.50	9.17	7.12	12.03	3.56	54.38
Spray 1 coat, stain in boneyard, stain grade base									
Wiping stain (material #11a)									
Slow	--	--	--	--	--	--	--	--	--
Medium	1500	1750	44.90	1.72	.62	2.57	1.23	.74	6.88
Fast	2000	1500	38.50	1.58	.64	2.57	1.48	.44	6.71

Use these figures for 1-1/2 inch to 3 inch baseboard stock, painted or stained on one side. Measurements are based on linear feet of baseboard. Paint grade base is painted after it is installed but stain grade base is usually stained in a boneyard. Typically, finger joint stock is paint grade and butt joint stock is stain grade. These figures include minimal preparation time and material. Add for extensive preparation. "Slow" work is based on an hourly wage of \$20.25, "Medium" work on an hourly wage of \$25.75, and "Fast" work on an hourly wage of \$31.50. Other qualifications that apply to this table are on page 9.

National Painting Cost Estimator

	Labor SF per manhour	Material coverage SF/gallon	Material cost per gallon	Labor cost per 100 SF	Labor burden 100 SF	Material cost per 100 SF	Overhead per 100 SF	Profit per 100 SF	Total price per 100 SF
Baseboard, per square foot of floor area									
Roll 1 coat with walls, brush touchup, paint grade base									
Flat latex, water base, (material #5)									
Slow	2500	1500	36.70	.81	.24	2.45	.67	.67	4.84
Medium	2750	1250	32.10	.94	.32	2.57	.96	.58	5.37
Fast	3000	1000	27.50	1.05	.41	2.75	1.31	.39	5.91
Enamel, water base (material #9)									
Slow	2000	1000	46.80	1.01	.30	4.68	1.14	1.14	8.27
Medium	2200	900	41.00	1.17	.40	4.56	1.54	.92	8.59
Fast	2400	800	35.10	1.31	.55	4.39	1.93	.57	8.75
Enamel, oil base (material #10)									
Slow	2000	1000	61.70	1.01	.30	6.17	1.42	1.42	10.32
Medium	2200	900	54.00	1.17	.40	6.00	1.90	1.14	10.61
Fast	2400	800	46.30	1.31	.55	5.79	2.37	.70	10.72
Brush 1 coat, cut-in, paint grade base									
Enamel, water base (material #9)									
Slow	500	1500	46.80	4.05	1.19	3.12	1.59	1.59	11.54
Medium	550	1350	41.00	4.68	1.67	3.04	2.35	1.41	13.15
Fast	600	1200	35.10	5.25	2.16	2.93	3.20	.95	14.49
Enamel, oil base (material #10)									
Slow	500	1500	61.70	4.05	1.19	4.11	1.78	1.78	12.91
Medium	550	1350	54.00	4.68	1.67	4.00	2.59	1.55	14.49
Fast	600	1200	46.30	5.25	2.16	3.86	3.49	1.03	15.79
Spray 1 coat, stain in boneyard, stain grade base									
Wiping stain (material #11a)									
Slow	--	--	--	--	--	--	--	--	--
Medium	4000	1350	44.90	.64	.23	3.33	1.05	.63	5.88
Fast	5000	1200	38.50	.63	.26	3.21	1.27	.38	5.75

Baseboard measurements are based on square feet of floor area. Use these figures for 1-1/2 inch to 3 inch stock, painted or stained on one side. Stain grade base is to be stained in a boneyard. Typically, finger joint stock is paint grade and butt joint stock is stain grade. These figures include minimal preparation time and material. Add for extensive preparation. "Slow" work is based on an hourly wage of \$20.25, "Medium" work on an hourly wage of \$25.75, and "Fast" work on an hourly wage of \$31.50. Other qualifications that apply to this table are on page 9.

	Labor LF per manhour	Material coverage LF/gallon	Material cost per gallon	Labor cost per 100 LF	Labor burden 100 LF	Material cost per 100 LF	Overhead per 100 LF	Profit per 100 LF	Total price per 100 LF
Beams, per linear foot, heights to 13 feet									
Solid body stain, water base (material #18)									
Roll & brush each coat									
Slow	35	50	45.00	57.86	17.05	90.00	31.34	31.40	227.65
Medium	40	45	39.40	64.38	22.80	87.56	43.68	26.21	244.63
Fast	45	40	33.80	70.00	28.55	84.50	56.75	16.79	256.59
Solid body stain, oil base (material #19)									
Roll & brush each coat									
Slow	35	50	54.10	57.86	17.05	108.20	34.79	34.87	252.77
Medium	40	45	47.30	64.38	22.80	105.11	48.07	28.84	269.20
Fast	45	40	40.50	70.00	28.55	101.25	61.94	18.32	280.06
Semi-transparent stain, water base (material #20)									
Roll & brush each coat									
Slow	40	55	47.50	50.63	14.92	86.36	28.87	28.93	209.71
Medium	45	50	41.60	57.22	20.26	83.20	40.17	24.10	224.95
Fast	50	45	35.60	63.00	25.70	79.11	52.02	15.39	235.22
Semi-transparent stain, oil base (material #21)									
Roll & brush each coat									
Slow	40	55	48.70	50.63	14.92	88.55	29.28	29.34	212.72
Medium	45	50	42.60	57.22	20.26	85.20	40.67	24.40	227.75
Fast	50	45	36.50	63.00	25.70	81.11	52.64	15.57	238.02

Beam measurements are based on linear feet of installed 4" x 6" to 8" x 14" beams. High time difficulty factors are already figured into the formulas. "Slow" work is based on an hourly wage of \$20.25, "Medium" work on an hourly wage of \$25.75, and "Fast" work on an hourly wage of \$31.50. Other qualifications that apply to this table are on page 9.

National Painting Cost Estimator

	Labor LF per manhour	Material coverage LF/gallon	Material cost per gallon	Labor cost per 100 LF	Labor burden 100 LF	Material cost per 100 LF	Overhead per 100 LF	Profit per 100 LF	Total price per 100 LF
Beams, per linear foot, heights from 13 to 17 feet									
Solid body stain, water base (material #18)									
Roll & brush each coat									
Slow	24	50	45.00	84.38	24.88	90.00	37.86	37.94	275.06
Medium	27	45	39.40	95.37	33.79	87.56	54.17	32.50	303.39
Fast	30	40	33.80	105.00	42.82	84.50	72.03	21.31	325.66
Solid body stain, oil base (material #19)									
Roll & brush each coat									
Slow	24	50	54.10	84.38	24.88	108.20	41.32	41.41	300.19
Medium	27	45	47.30	95.37	33.79	105.11	58.56	35.14	327.97
Fast	30	40	40.50	105.00	42.82	101.25	77.22	22.84	349.13
Semi-transparent stain, water base (material #20)									
Roll & brush each coat									
Slow	28	55	47.50	72.32	21.31	86.36	34.20	34.27	248.46
Medium	31	50	41.60	83.06	29.43	83.20	48.92	29.35	273.96
Fast	34	45	35.60	92.65	37.78	79.11	64.96	19.22	293.72
Semi-transparent stain, oil base (material #21)									
Roll & brush each coat									
Slow	28	55	48.70	72.32	21.31	88.55	34.62	34.69	251.49
Medium	31	50	42.60	83.06	29.43	85.20	49.42	29.65	276.76
Fast	34	45	36.50	92.65	37.78	81.11	65.58	19.40	296.52

Beam measurements are based on linear feet of installed 4" x 6" to 8" x 14" beams. High time difficulty factors are already figured into the formulas. "Slow" work is based on an hourly wage of \$20.25, "Medium" work on an hourly wage of \$25.75, and "Fast" work on an hourly wage of \$31.50. Other qualifications that apply to this table are on page 9.

	Labor LF per manhour	Material coverage LF/gallon	Material cost per gallon	Labor cost per 100 LF	Labor burden 100 LF	Material cost per 100 LF	Overhead per 100 LF	Profit per 100 LF	Total price per 100 LF
Beams, per linear foot, heights from 18 to 19 feet									
Solid body stain, water base (material #18)									
Roll & brush each coat									
Slow	16	50	45.00	126.56	37.32	90.00	48.24	48.34	350.46
Medium	18	45	39.40	143.06	50.68	87.56	70.32	42.19	393.81
Fast	20	40	33.80	157.50	64.25	84.50	94.94	28.08	429.27
Solid body stain, oil base (material #19)									
Roll & brush each coat									
Slow	16	50	54.10	126.56	37.32	108.20	51.70	51.81	375.59
Medium	18	45	47.30	143.06	50.68	105.11	74.70	44.82	418.37
Fast	20	40	40.50	157.50	64.25	101.25	100.13	29.62	452.75

	Labor LF per manhour	Material coverage LF/gallon	Material cost per gallon	Labor cost per 100 LF	Labor burden 100 LF	Material cost per 100 LF	Overhead per 100 LF	Profit per 100 LF	Total price per 100 LF
Semi-transparent stain, water base (material #20)									
Roll & brush each coat									
Slow	19	55	47.50	106.58	31.42	86.36	42.63	42.72	309.71
Medium	21	50	41.60	122.62	43.43	83.20	62.31	37.38	348.94
Fast	23	45	35.60	136.96	55.87	79.11	84.30	24.94	381.18
Semi-transparent stain, oil base (material #21)									
Roll & brush each coat									
Slow	19	55	48.70	106.58	31.42	88.55	43.05	43.14	312.74
Medium	21	50	42.60	122.62	43.43	85.20	62.81	37.68	351.74
Fast	23	45	36.50	136.96	55.87	81.11	84.92	25.12	383.98

Beam measurements are based on linear feet of installed 4" x 6" to 8" x 14" beams. High time difficulty factors are already figured into the formulas. "Slow" work is based on an hourly wage of \$20.25, "Medium" work on an hourly wage of \$25.75, and "Fast" work on an hourly wage of \$31.50. Other qualifications that apply to this table are on page 9.

	Labor LF per manhour	Material coverage LF/gallon	Material cost per gallon	Labor cost per 100 LF	Labor burden 100 LF	Material cost per 100 LF	Overhead per 100 LF	Profit per 100 LF	Total price per 100 LF
Beams, per linear foot, heights from 20 to 21 feet									
Solid body stain, water base (material #18)									
Roll & brush each coat									
Slow	12	50	45.00	168.75	49.74	90.00	58.62	58.74	425.85
Medium	14	45	39.40	183.93	65.15	87.56	84.15	50.49	471.28
Fast	16	40	33.80	196.88	80.31	84.50	112.13	33.17	506.99
Solid body stain, oil base (material #19)									
Roll & brush each coat									
Slow	12	50	54.10	168.75	49.74	108.20	62.08	62.21	450.98
Medium	14	45	47.30	183.93	65.15	105.11	88.54	53.12	495.85
Fast	16	40	40.50	196.88	80.31	101.25	117.32	34.70	530.46
Semi-transparent stain, water base (material #20)									
Roll & brush each coat									
Slow	14	55	47.50	144.64	42.65	86.36	52.00	52.11	377.76
Medium	16	50	41.60	160.94	57.00	83.20	75.28	45.17	421.59
Fast	18	45	35.60	175.00	71.41	79.11	100.91	29.85	456.28
Semi-transparent stain, oil base (material #21)									
Roll & brush each coat									
Slow	14	55	48.70	144.64	42.65	88.55	52.41	52.52	380.77
Medium	16	50	42.60	160.94	57.00	85.20	75.78	45.47	424.39
Fast	18	45	36.50	175.00	71.41	81.11	101.53	30.03	459.08

Beam measurements are based on linear feet of installed 4" x 6" to 8" x 14" beams. High time difficulty factors are already figured into the formulas. "Slow" work is based on an hourly wage of \$20.25, "Medium" work on an hourly wage of \$25.75, and "Fast" work on an hourly wage of \$31.50. Other qualifications that apply to this table are on page 9.

National Painting Cost Estimator

	Labor SF per manhour	Material coverage SF/gallon	Material cost per gallon	Labor cost per 100 SF	Labor burden 100 SF	Material cost per 100 SF	Overhead per 100 SF	Profit per 100 SF	Total price per 100 SF
Bookcases and shelves, paint grade, brush application									
Undercoat, water base (material #3)									
Roll & brush 1 coat									
Slow	25	300	32.60	81.00	23.88	10.87	22.00	22.04	159.79
Medium	30	280	28.50	85.83	30.39	10.18	31.60	18.96	176.96
Fast	35	260	24.50	90.00	36.71	9.42	42.20	12.48	190.81
Undercoat, oil base (material #4)									
Roll & brush 1 coat									
Slow	25	340	42.30	81.00	23.88	12.44	22.29	22.34	161.95
Medium	30	318	37.00	85.83	30.39	11.64	31.96	19.18	179.00
Fast	35	295	31.80	90.00	36.71	10.78	42.63	12.61	192.73
Split coat (1/2 undercoat + 1/2 enamel), water base (material #3 + #9)									
Roll & brush each coat									
Slow	40	350	39.70	50.63	14.92	11.34	14.61	14.64	106.14
Medium	45	328	34.75	57.22	20.26	10.59	22.02	13.21	123.30
Fast	50	305	29.80	63.00	25.70	9.77	30.53	9.03	138.03
Split coat (1/2 undercoat + 1/2 enamel), oil base (material #4 + #10)									
Roll & brush each coat									
Slow	40	350	52.00	50.63	14.92	14.86	15.28	15.31	111.00
Medium	45	328	34.75	57.22	20.26	10.59	22.02	13.21	123.30
Fast	50	305	29.80	63.00	25.70	9.77	30.53	9.03	138.03
Enamel, water base (material #9)									
Roll & brush 1st finish coat									
Slow	35	340	46.80	57.86	17.05	13.76	16.85	16.89	122.41
Medium	40	318	41.00	64.38	22.80	12.89	25.02	15.01	140.10
Fast	45	295	35.10	70.00	28.55	11.90	34.24	10.13	154.82
Roll & brush 2nd or additional finish coats									
Slow	40	350	46.80	50.63	14.92	13.37	15.00	15.03	108.95
Medium	45	328	41.00	57.22	20.26	12.50	22.50	13.50	125.98
Fast	50	305	35.10	63.00	25.70	11.51	31.07	9.19	140.47
Enamel, oil base (material #10)									
Roll & brush 1st finish coat									
Slow	35	340	61.70	57.86	17.05	18.15	17.69	17.72	128.47
Medium	40	318	54.00	64.38	22.80	16.98	26.04	15.62	145.82
Fast	45	295	46.30	70.00	28.55	15.69	35.42	10.48	160.14
Roll & brush 2nd or additional finish coats									
Slow	40	350	61.70	50.63	14.92	17.63	15.81	15.84	114.83
Medium	45	318	54.00	57.22	20.26	16.98	23.62	14.17	132.25
Fast	50	305	46.30	63.00	25.70	15.18	32.20	9.53	145.61

Bookcase and shelf estimates are based on overall dimensions (length times width) to 8 feet high and include painting all exposed surfaces (including stiles, interior shelves and backs). For heights above 8 feet, use the High Time Difficulty Factors on page 139. "Slow" work is based on an hourly wage of \$20.25, "Medium" work on an hourly wage of \$25.75, and "Fast" work on an hourly wage of \$31.50. Other qualifications that apply to this table are on page 9.

	Labor SF per manhour	Material coverage SF/gallon	Material cost per gallon	Labor cost per 100 SF	Labor burden 100 SF	Material cost per 100 SF	Overhead per 100 SF	Profit per 100 SF	Total price per 100 SF
Bookcases and shelves, paint grade, spray application									
Undercoat, water base (material #3)									
Spray 1 coat									
Slow	150	145	32.60	13.50	3.99	22.48	7.59	7.61	55.17
Medium	165	133	28.50	15.61	5.52	21.43	10.64	6.39	59.59
Fast	175	120	24.50	18.00	7.32	20.42	14.19	4.20	64.13
Undercoat, oil base (material #4)									
Spray 1 coat									
Slow	150	145	42.30	13.50	3.99	29.17	8.86	8.88	64.40
Medium	165	133	37.00	15.61	5.52	27.82	12.24	7.34	68.53
Fast	175	120	31.80	18.00	7.32	26.50	16.07	4.75	72.64
Split coat (1/2 undercoat + 1/2 enamel), water base (material #3 + #9)									
Spray each coat									
Slow	245	195	39.70	8.27	2.43	20.36	5.90	5.92	42.88
Medium	270	183	34.75	9.54	3.36	18.99	7.98	4.79	44.66
Fast	295	170	29.80	10.68	4.35	17.53	10.10	2.99	45.65
Split coat (1/2 undercoat + 1/2 enamel), oil base (material #4 + #10)									
Spray each coat									
Slow	245	195	52.00	8.27	2.43	26.67	7.10	7.12	51.59
Medium	270	183	45.50	9.54	3.36	24.86	9.45	5.67	52.88
Fast	295	170	39.05	10.68	4.35	22.97	11.78	3.49	53.27
Enamel, water base (material #9)									
Spray 1st finish coat									
Slow	225	170	46.80	9.00	2.64	27.53	7.45	7.46	54.08
Medium	250	158	41.00	10.30	3.65	25.95	9.98	5.99	55.87
Fast	275	145	35.10	11.45	4.69	24.21	12.50	3.70	56.55
Spray 2nd or additional finish coats									
Slow	245	195	46.80	8.27	2.43	24.00	6.59	6.61	47.90
Medium	270	183	41.00	9.54	3.36	22.40	8.83	5.30	49.43
Fast	295	170	35.10	10.68	4.35	20.65	11.06	3.27	50.01
Enamel, oil base (material #10)									
Spray 1st finish coat									
Slow	225	170	61.70	9.00	2.64	36.29	9.11	9.13	66.17
Medium	250	158	54.00	10.30	3.65	34.18	12.03	7.22	67.38
Fast	275	145	46.30	11.45	4.69	31.93	14.90	4.41	67.38
Spray 2nd or additional finish coats									
Slow	245	195	61.70	8.27	2.43	31.64	8.05	8.06	58.45
Medium	270	183	54.00	9.54	3.36	29.51	10.61	6.36	59.38
Fast	295	170	46.30	10.68	4.35	27.24	13.11	3.88	59.26

Bookcase and shelf estimates are based on overall dimensions (length times width) to 8 feet high and include painting all exposed surfaces (including stiles, interior shelves and backs). For heights above 8 feet, use the High Time Difficulty Factors on page 139. "Slow" work is based on an hourly wage of \$20.25, "Medium" work on an hourly wage of \$25.75, and "Fast" work on an hourly wage of \$31.50. Other qualifications that apply to this table are on page 9.

National Painting Cost Estimator

	Labor SF per manhour	Material coverage SF/gallon	Material cost per gallon	Labor cost per 100 SF	Labor burden 100 SF	Material cost per 100 SF	Overhead per 100 SF	Profit per 100 SF	Total price per 100 SF
Bookcases and shelves, stain grade									
Stain, seal & lacquer (7 step process)									
STEP 1: Sand & putty;									
Slow	100	--	--	20.25	5.97	--	4.98	4.99	36.19
Medium	125	--	--	20.60	7.30	--	6.97	4.18	39.05
Fast	150	--	--	21.00	8.58	--	9.17	2.71	41.46
STEP 2 & 3: Stain (material #11a) & wipe									
Brush 1 coat & wipe									
Slow	75	500	51.30	27.00	7.95	10.26	8.59	8.61	62.41
Medium	85	475	44.90	30.29	10.72	9.45	12.62	7.57	70.65
Fast	95	450	38.50	33.16	13.54	8.56	17.13	5.07	77.46
Spray 1 coat & wipe									
Slow	300	175	51.30	6.75	1.98	29.31	7.23	7.24	52.51
Medium	400	138	44.90	6.44	2.28	32.54	10.32	6.19	57.77
Fast	500	100	38.50	6.30	2.57	38.50	14.68	4.34	66.39
STEP 4: Sanding sealer (material #11b)									
Brush 1 coat									
Slow	130	550	41.50	15.58	4.58	7.55	5.27	5.28	38.26
Medium	140	525	36.30	18.39	6.51	6.91	7.95	4.77	44.53
Fast	150	500	31.10	21.00	8.58	6.22	11.09	3.28	50.17
Spray 1 coat									
Slow	375	175	41.50	5.40	1.60	23.71	5.83	5.84	42.38
Medium	475	138	36.30	5.42	1.94	26.30	8.41	5.05	47.12
Fast	575	100	31.10	5.48	2.24	31.10	12.03	3.56	54.41
STEP 5: Sand lightly									
Slow	175	--	--	11.57	3.40	--	2.85	2.85	20.67
Medium	225	--	--	11.44	4.04	--	3.87	2.32	21.67
Fast	275	--	--	11.45	4.69	--	5.00	1.48	22.62
STEP 6 & 7: Lacquer (material #11c), 2 coats									
Brush 1st coat									
Slow	140	400	45.90	14.46	4.26	11.48	5.74	5.75	41.69
Medium	185	375	40.10	13.92	4.94	10.69	7.39	4.43	41.37
Fast	245	350	34.40	12.86	5.23	9.83	8.66	2.56	39.14
Brush 2nd coat									
Slow	155	425	45.90	13.06	3.85	10.80	5.26	5.28	38.25
Medium	208	413	40.10	12.38	4.39	9.71	6.62	3.97	37.07
Fast	260	400	34.40	12.12	4.95	8.60	7.95	2.35	35.97
Spray 1st coat									
Slow	340	175	45.90	5.96	1.75	26.23	6.45	6.46	46.85
Medium	458	138	40.10	5.62	1.98	29.06	9.17	5.50	51.33
Fast	575	100	34.40	5.48	2.24	34.40	13.06	3.86	59.04

General Painting Costs

	Labor SF per manhour	Material coverage SF/gallon	Material cost per gallon	Labor cost per 100 SF	Labor burden 100 SF	Material cost per 100 SF	Overhead per 100 SF	Profit per 100 SF	Total price per 100 SF
Spray 2nd coat									
Slow	430	200	45.90	4.71	1.40	22.95	5.52	5.53	40.11
Medium	530	163	40.10	4.86	1.73	24.60	7.80	4.68	43.67
Fast	630	125	34.40	5.00	2.05	27.52	6.57	6.58	47.72
Complete 7 step stain, seal & lacquer process (material #11)									
Brush all coats									
Slow	30	160	46.10	67.50	19.89	28.81	22.08	22.13	160.41
Medium	35	150	40.40	73.57	26.05	26.93	24.04	24.09	174.68
Fast	40	140	34.60	78.75	32.13	24.71	33.90	20.34	189.83
Spray all coats									
Slow	65	60	46.10	31.15	9.18	76.83	29.29	17.58	164.03
Medium	83	48	40.40	31.02	11.00	84.17	23.97	24.02	174.18
Fast	100	35	34.60	31.50	12.85	98.86	35.80	21.48	200.49
Shellac, clear (material #12)									
Brush each coat									
Slow	205	570	73.10	9.88	2.92	12.82	4.87	4.88	35.37
Medium	230	545	63.90	11.20	3.97	11.72	6.72	4.03	37.64
Fast	255	520	54.80	12.35	5.04	10.54	8.66	2.56	39.15
Varnish, flat or gloss (material #30c)									
Brush each coat									
Slow	175	450	81.70	11.57	3.40	18.16	6.30	6.31	45.74
Medium	200	438	71.50	12.88	4.56	16.32	8.44	5.06	47.26
Fast	225	425	61.30	14.00	5.69	14.42	10.58	3.13	47.82
Penetrating stain wax (material #14) & polish									
Brush 1st coat									
Slow	150	595	46.70	13.50	3.99	7.85	4.81	4.82	34.97
Medium	175	558	40.90	14.71	5.20	7.33	6.81	4.09	38.14
Fast	200	520	35.00	15.75	6.43	6.73	8.96	2.65	40.52
Brush 2nd or additional coats									
Slow	175	600	46.70	11.57	3.40	7.78	5.69	3.41	31.85
Medium	200	575	40.90	12.88	4.56	7.11	4.66	4.67	33.88
Fast	225	550	35.00	14.00	5.69	6.36	6.52	3.91	36.48

Bookcase and shelf estimates are based on overall dimensions (length times width) to 8 feet high and include painting all exposed surfaces (including stiles, interior shelves and backs). For heights above 8 feet, use the High Time Difficulty Factors on page 139. "Slow" work is based on an hourly wage of \$20.25, "Medium" work on an hourly wage of \$25.75, and "Fast" work on an hourly wage of \$31.50. Other qualifications that apply to this table are on page 9.

National Painting Cost Estimator

	Labor SF per manhour	Material coverage SF/gallon	Material cost per gallon	Labor cost per 100 SF	Labor burden 100 SF	Material cost per 100 SF	Overhead per 100 SF	Profit per 100 SF	Total price per 100 SF
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Cabinet backs, paint grade, brush

Flat latex, water base (material #5)

Brush each coat

Slow	100	300	36.70	20.25	5.97	12.23	7.31	7.32	53.08
Medium	150	275	32.10	17.17	6.09	11.67	8.73	5.24	48.90
Fast	200	250	27.50	15.75	6.43	11.00	10.29	3.04	46.51

Enamel, water base (material #9)

Brush each coat

Slow	80	275	46.80	25.31	7.47	17.02	9.46	9.48	68.74
Medium	130	250	41.00	19.81	7.01	16.40	10.81	6.48	60.51
Fast	175	225	35.10	18.00	7.32	15.60	12.69	3.75	57.36

Enamel, oil base (material #10)

Brush each coat

Slow	80	275	61.70	25.31	7.47	22.44	10.49	10.51	76.22
Medium	130	250	54.00	19.81	7.01	21.60	12.11	7.26	67.79
Fast	175	225	46.30	18.00	7.32	20.58	14.24	4.21	64.35

Cabinet back estimates are based on overall dimensions (length times width) to 8 feet high and include painting the inside back wall of paint grade or stain grade cabinets. ADD for preparation time. For heights above 8 feet, use the High Time Difficulty Factors on page 139. Measurements are based on total area of cabinet faces. "Slow" work is based on an hourly wage of \$20.25, "Medium" work on an hourly wage of \$25.75, and "Fast" work on an hourly wage of \$31.50. Other qualifications that apply to this table are on page 9.

	Labor SF per manhour	Material coverage SF/gallon	Material cost per gallon	Labor cost per 100 SF	Labor burden 100 SF	Material cost per 100 SF	Overhead per 100 SF	Profit per 100 SF	Total price per 100 SF
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Cabinet faces, stain grade

Complete 7 step stain, seal & 2 coat lacquer system (material #11)

Brush all coats

Slow	20	190	46.10	101.25	29.85	24.26	29.52	29.58	214.46
Medium	35	178	40.40	73.57	26.05	22.70	30.58	18.35	171.25
Fast	50	165	34.60	63.00	25.70	20.97	34.00	10.06	153.73

Spray all coats

Slow	85	67	46.10	23.82	7.01	68.81	18.94	18.98	137.56
Medium	110	51	40.40	23.41	8.29	79.22	27.73	16.64	155.29
Fast	135	35	34.60	23.33	9.53	98.86	40.83	12.08	184.63

Cabinet face estimates are based on overall dimensions (length times width) to 8 feet high. Use these figures to estimate finishing the faces of stain grade kitchen, bar, linen, pullman or vanity cabinets. ADD for preparation time. For heights above 8 feet, use the High Time Difficulty Factors on page 139. Measurements are based on total area of cabinet faces. "Slow" work is based on an hourly wage of \$20.25, "Medium" work on an hourly wage of \$25.75, and "Fast" work on an hourly wage of \$31.50. Other qualifications that apply to this table are on page 9.

	Labor SF per manhour	Material coverage SF/gallon	Material cost per gallon	Labor cost per 100 SF	Labor burden 100 SF	Material cost per 100 SF	Overhead per 100 SF	Profit per 100 SF	Total price per 100 SF
Cabinets, paint grade, roll and brush									
Undercoat, water base (material #3)									
Roll & brush, 1 coat									
Slow	75	260	32.60	27.00	7.95	12.54	9.03	9.05	65.57
Medium	93	250	28.50	27.69	9.80	11.40	12.22	7.33	68.44
Fast	110	240	24.50	28.64	11.67	10.21	15.67	4.63	70.82
Undercoat, oil base (material #4)									
Roll & brush, 1 coat									
Slow	75	275	42.30	27.00	7.95	15.38	9.57	9.59	69.49
Medium	93	268	37.00	27.69	9.80	13.81	12.83	7.70	71.83
Fast	110	250	31.80	28.64	11.67	12.72	16.45	4.87	74.35
Split coat (1/2 undercoat + 1/2 enamel), water base (material #3 + #9)									
Roll & brush each coat									
Slow	95	310	39.70	21.32	6.29	12.81	7.68	7.70	55.80
Medium	113	298	34.75	22.79	8.07	11.66	10.63	6.38	59.53
Fast	130	285	29.80	24.23	9.88	10.46	13.82	4.09	62.48
Split coat (1/2 undercoat + 1/2 enamel), oil base (material #4 + #10)									
Roll & brush each coat									
Slow	95	310	52.00	21.32	6.29	16.77	8.43	8.45	61.26
Medium	113	298	45.50	22.79	8.07	15.27	11.53	6.92	64.58
Fast	130	285	39.05	24.23	9.88	13.70	14.82	4.38	67.01
Enamel, water base (material #9)									
Roll & brush 1st finish coat									
Slow	85	300	46.80	23.82	7.01	15.60	8.83	8.84	64.10
Medium	103	288	41.00	25.00	8.86	14.24	12.02	7.21	67.33
Fast	120	275	35.10	26.25	10.69	12.76	15.41	4.56	69.67
Roll & brush 2nd or additional finish coats									
Slow	95	310	46.80	21.32	6.29	15.10	8.11	8.13	58.95
Medium	113	298	41.00	22.79	8.07	13.76	11.16	6.69	62.47
Fast	130	285	35.10	24.23	9.88	12.32	14.40	4.26	65.09
Enamel, oil base (material #10)									
Roll & brush 1st finish coat									
Slow	85	300	61.70	23.82	7.01	20.57	9.77	9.79	70.96
Medium	103	288	54.00	25.00	8.86	18.75	13.15	7.89	73.65
Fast	120	275	46.30	26.25	10.69	16.84	16.68	4.93	75.39
Roll & brush 2nd or additional finish coats									
Slow	95	310	61.70	21.32	6.29	19.90	9.03	9.05	65.59
Medium	113	298	54.00	22.79	8.07	18.12	12.25	7.35	68.58
Fast	130	285	46.30	24.23	9.88	16.25	15.61	4.62	70.59

Cabinet estimates are based on overall dimensions (length times width) to 8 feet high and include painting the cabinet face, back of doors, stiles and rails. See Cabinet backs for painting the inside back wall of the cabinets. Use these figures to estimate paint grade kitchen cabinets. Use the Opening Count Method to estimate paint grade pullmans, vanities, bars or linen cabinets. For heights above 8 feet, apply the High Time Difficulty Factors to labor costs and the labor burden cost categories and add these figures to the total cost. Measurements are based on total area of cabinet faces. "Slow" work is based on an hourly wage of \$20.25, "Medium" work on an hourly wage of \$25.75, and "Fast" work on an hourly wage of \$31.50. Other qualifications that apply to this table are on page 9.

National Painting Cost Estimator

	Labor SF per manhour	Material coverage SF/gallon	Material cost per gallon	Labor cost per 100 SF	Labor burden 100 SF	Material cost per 100 SF	Overhead per 100 SF	Profit per 100 SF	Total price per 100 SF
Cabinets, paint grade, spray application									
Undercoat, water base (material #3)									
Spray 1 coat									
Slow	125	125	32.60	16.20	4.78	26.08	8.94	8.96	64.96
Medium	140	113	28.50	18.39	6.51	25.22	12.53	7.52	70.17
Fast	155	100	24.50	20.32	8.29	24.50	16.46	4.87	74.44
Undercoat, oil base (material #4)									
Spray 1 coat									
Slow	125	135	42.30	16.20	4.78	31.33	9.94	9.96	72.21
Medium	140	123	37.00	18.39	6.51	30.08	13.75	8.25	76.98
Fast	155	110	31.80	20.32	8.29	28.91	17.83	5.27	80.62
Split coat (1/2 undercoat + 1/2 enamel), water base (material #3 + #9)									
Spray each coat									
Slow	200	175	39.70	10.13	2.98	22.69	6.80	6.82	49.42
Medium	225	163	34.75	11.44	4.04	21.32	9.20	5.52	51.52
Fast	250	150	29.80	12.60	5.14	19.87	11.66	3.45	52.72
Split coat (1/2 undercoat + 1/2 enamel), oil base (material #4 + #10)									
Spray each coat									
Slow	200	175	52.00	10.13	2.98	29.71	8.14	8.16	59.12
Medium	225	163	45.50	11.44	4.04	27.91	10.85	6.51	60.75
Fast	250	150	39.05	12.60	5.14	26.03	13.57	4.01	61.35
Enamel, water base (material #9)									
Spray 1st finish coat									
Slow	185	150	46.80	10.95	3.24	31.20	8.62	8.64	62.65
Medium	210	138	41.00	12.26	4.34	29.71	11.58	6.95	64.84
Fast	235	125	35.10	13.40	5.49	28.08	14.55	4.31	65.83
Spray 2nd or additional finish coats									
Slow	200	175	46.80	10.13	2.98	26.74	7.57	7.59	55.01
Medium	225	163	41.00	11.44	4.04	25.15	10.16	6.10	56.89
Fast	250	150	35.10	12.60	5.14	23.40	12.75	3.77	57.66
Enamel, oil base (material #10)									
Spray 1st finish coat									
Slow	185	160	61.70	10.95	3.24	38.56	10.02	10.04	72.81
Medium	210	148	54.00	12.26	4.34	36.49	13.27	7.96	74.32
Fast	235	135	46.30	13.40	5.49	34.30	16.48	4.88	74.55
Spray 2nd or additional finish coats									
Slow	200	185	61.70	10.13	2.98	33.35	8.83	8.85	64.14
Medium	225	173	54.00	11.44	4.04	31.21	11.68	7.01	65.38
Fast	250	160	46.30	12.60	5.14	28.94	14.47	4.28	65.43

Cabinet estimates are based on overall dimensions (length times width) to 8 feet high and include painting the cabinet face, back of doors, stiles and rails. See Cabinet backs for painting the inside back wall of the cabinets. Use these figures to estimate paint grade kitchen cabinets. Use the Opening Count Method to estimate paint grade pullmans, vanities, bars or linen cabinets. For heights above 8 feet, apply the High Time Difficulty Factors to labor costs and the labor burden cost categories and add these figures to the total cost. Measurements are based on total area of cabinet faces. "Slow" work is based on an hourly wage of \$20.25, "Medium" work on an hourly wage of \$25.75, and "Fast" work on an hourly wage of \$31.50. Other qualifications that apply to this table are on page 9.

	Labor SF per manhour	Material coverage SF/gallon	Material cost per gallon	Labor cost per 100 SF	Labor burden 100 SF	Material cost per 100 SF	Overhead per 100 SF	Profit per 100 SF	Total price per 100 SF
Cabinets, stain grade									
Stain, seal & 2 coats lacquer system (7 step process)									
STEP 1: Sand & putty;									
Slow	125	--	--	16.20	4.78	--	3.99	4.00	28.97
Medium	150	--	--	17.17	6.09	--	5.81	3.49	32.56
Fast	175	--	--	18.00	7.32	--	7.86	2.32	35.50
STEP 2 & 3: Stain (material #11a) & wipe									
Brush 1 coat & wipe									
Slow	65	450	51.30	31.15	9.18	11.40	9.83	9.85	71.41
Medium	75	400	44.90	34.33	12.15	11.23	14.43	8.66	80.80
Fast	85	350	38.50	37.06	15.10	11.00	19.59	5.79	88.54
Spray 1 coat & wipe									
Slow	250	175	51.30	8.10	2.39	29.31	7.56	7.58	54.94
Medium	350	138	44.90	7.36	2.61	32.54	10.63	6.38	59.52
Fast	450	100	38.50	7.00	2.85	38.50	14.99	4.43	67.77
STEP 4: Sanding sealer (material #11b)									
Brush 1 coat									
Slow	110	450	41.50	18.41	5.42	9.22	6.28	6.29	45.62
Medium	120	425	36.30	21.46	7.59	8.54	9.40	5.64	52.63
Fast	130	400	31.10	24.23	9.88	7.78	12.99	3.84	58.72
Spray 1 coat									
Slow	330	175	41.50	6.14	1.80	23.71	6.02	6.03	43.70
Medium	430	138	36.30	5.99	2.13	26.30	8.60	5.16	48.18
Fast	530	100	31.10	5.94	2.44	31.10	12.23	3.62	55.33
STEP 5: Sand lightly									
Slow	200	--	--	10.13	2.98	--	2.49	2.50	18.10
Medium	250	--	--	10.30	3.65	--	3.49	2.09	19.53
Fast	300	--	--	10.50	4.27	--	4.58	1.36	20.71
STEP 6 & 7: Lacquer (material #11c), 2 coats									
Brush 1st coat									
Slow	120	375	45.90	16.88	4.96	12.24	6.48	6.49	47.05
Medium	165	350	40.10	15.61	5.52	11.46	8.15	4.89	45.63
Fast	215	325	34.40	14.65	5.97	10.58	9.68	2.86	43.74
Brush 2nd coat									
Slow	130	400	45.90	15.58	4.58	11.48	6.02	6.03	43.69
Medium	173	388	40.10	14.88	5.27	10.34	7.62	4.57	42.68
Fast	225	375	34.40	14.00	5.69	9.17	8.95	2.65	40.46
Spray 1st coat									
Slow	275	150	45.90	7.36	2.18	30.60	7.62	7.64	55.40
Medium	388	100	40.10	6.64	2.36	40.10	12.27	7.36	68.73
Fast	500	75	34.40	6.30	2.57	45.87	16.97	5.02	76.73

National Painting Cost Estimator

	Labor SF per manhour	Material coverage SF/gallon	Material cost per gallon	Labor cost per 100 SF	Labor burden 100 SF	Material cost per 100 SF	Overhead per 100 SF	Profit per 100 SF	Total price per 100 SF
Spray 2nd coat									
Slow	350	200	45.90	5.79	1.71	22.95	5.79	5.80	42.04
Medium	475	163	40.10	5.42	1.94	24.60	7.99	4.79	44.74
Fast	600	125	34.40	5.25	2.16	27.52	10.82	3.20	48.95
Complete 7 step stain, seal & 2 coat lacquer system (material #11)									
Brush all coats									
Slow	20	125	46.10	101.25	29.85	36.88	31.92	31.99	231.89
Medium	25	113	40.40	103.00	36.48	35.75	43.80	26.28	245.31
Fast	30	100	34.60	105.00	42.82	34.60	56.56	16.73	255.71
Spray all coats									
Slow	40	40	46.10	50.63	14.92	115.25	34.36	34.43	249.59
Medium	50	30	40.40	51.50	18.24	134.67	51.10	30.66	286.17
Fast	60	21	34.60	52.50	21.43	164.76	73.99	21.89	334.57
Shellac, clear (material #12)									
Brush each coat									
Slow	175	525	73.10	11.57	3.40	13.92	7.23	4.34	40.46
Medium	200	513	63.90	12.88	4.56	12.46	9.27	2.74	41.91
Fast	225	500	54.80	14.00	5.69	10.96	9.51	2.81	42.97
Varnish, flat or gloss (material #30c)									
Brush each coat									
Slow	155	475	81.70	13.06	3.85	17.20	10.57	3.13	47.81
Medium	180	463	71.50	14.31	5.08	15.44	6.62	6.63	48.08
Fast	205	450	61.30	15.37	6.27	13.62	8.82	5.29	49.37
Penetrating stain wax (material #14) & polish									
Brush 1st coat									
Slow	125	575	46.70	16.20	4.78	8.12	9.02	2.67	40.79
Medium	150	538	40.90	17.17	6.09	7.60	5.86	5.87	42.59
Fast	175	500	35.00	18.00	7.32	7.00	8.09	4.85	45.26
Brush 2nd or additional coats									
Slow	150	600	46.70	13.50	3.99	7.78	7.83	2.32	35.42
Medium	175	575	40.90	14.71	5.20	7.11	8.38	2.48	37.88
Fast	200	550	35.00	15.75	6.43	6.36	5.42	5.43	39.39

Cabinet estimates are based on overall dimensions (length times width) to 8 feet high. Use these figures to estimate stain grade kitchen, bar, linen, pullman or vanity cabinets. For the stain, seal and lacquer process, the figures include finishing both sides of cabinet doors, stiles and rails with a fog coat of stain on shelves and the wall behind the cabinet (cabinet back). See Cabinet backs for painting the inside back wall of the cabinets. For heights above 8 feet, use the High Time Difficulty Factors on page 139. Measurements are based on total area of cabinet faces. "Slow" work is based on an hourly wage of \$20.25, "Medium" work on an hourly wage of \$25.75, and "Fast" work on an hourly wage of \$31.50. Other qualifications that apply to this table are on page 9.

	Labor SF per manhour	Material coverage SF/gallon	Material cost per gallon	Labor cost per 100 SF	Labor burden 100 SF	Material cost per 100 SF	Overhead per 100 SF	Profit per 100 SF	Total price per 100 SF
Ceiling panels, suspended, fiber panels in T-bar frames, brush application									
Flat latex, water base (material #5)									
Brush 1st coat									
Slow	80	260	36.70	25.31	7.47	14.12	8.91	8.93	64.74
Medium	110	230	32.10	23.41	8.29	13.96	11.42	6.85	63.93
Fast	140	200	27.50	22.50	9.17	13.75	14.08	4.17	63.67
Brush 2nd or additional coats									
Slow	130	300	36.70	15.58	4.58	12.23	6.16	6.17	44.72
Medium	150	275	32.10	17.17	6.09	11.67	8.73	5.24	48.90
Fast	170	250	27.50	18.53	7.55	11.00	11.50	3.40	51.98
Enamel, water base (material #9)									
Brush 1st coat									
Slow	65	260	46.80	31.15	9.18	18.00	11.08	11.11	80.52
Medium	100	230	41.00	25.75	9.12	17.83	13.18	7.91	73.79
Fast	125	200	35.10	25.20	10.28	17.55	16.44	4.86	74.33
Brush 2nd or additional coats									
Slow	115	300	46.80	17.61	5.20	15.60	7.30	7.31	53.02
Medium	135	275	41.00	19.07	6.77	14.91	10.18	6.11	57.04
Fast	155	250	35.10	20.32	8.29	14.04	13.22	3.91	59.78
Enamel, oil base (material #10)									
Brush 1st coat									
Slow	65	250	61.70	31.15	9.18	24.68	12.35	12.38	89.74
Medium	95	213	54.00	27.11	9.61	25.35	15.52	9.31	86.90
Fast	125	175	46.30	25.20	10.28	26.46	19.20	5.68	86.82
Brush 2nd or additional coats									
Slow	115	275	61.70	17.61	5.20	22.44	8.60	8.61	62.46
Medium	135	260	54.00	19.07	6.77	20.77	11.65	6.99	65.25
Fast	155	240	46.30	20.32	8.29	19.29	14.85	4.39	67.14

Ceiling panel estimates are based on overall dimensions (length times width) to 8 feet high. Do not make deductions for openings in the ceiling area that are under 100 square feet. For heights above 8 feet, use the High Time Difficulty Factors on page 139. "Slow" work is based on an hourly wage of \$20.25, "Medium" work on an hourly wage of \$25.75, and "Fast" work on an hourly wage of \$31.50. Other qualifications that apply to this table are on page 9.

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	Labor SF per manhour	Material coverage SF/gallon	Material cost per gallon	Labor cost per 100 SF	Labor burden 100 SF	Material cost per 100 SF	Overhead per 100 SF	Profit per 100 SF	Total price per 100 SF
Ceiling panels, suspended, fiber panels in T-bar frame, roll application									
Flat latex, water base (material #5)									
Roll 1st coat									
Slow	150	270	36.70	13.50	3.99	13.59	5.90	5.92	42.90
Medium	215	235	32.10	11.98	4.23	13.66	7.47	4.48	41.82
Fast	280	200	27.50	11.25	4.58	13.75	9.17	2.71	41.46
Roll 2nd or additional coats									
Slow	225	280	36.70	9.00	2.64	13.11	4.71	4.72	34.18
Medium	288	260	32.10	8.94	3.16	12.35	6.11	3.67	34.23
Fast	350	240	27.50	9.00	3.68	11.46	7.48	2.21	33.83
Enamel, water base (material #9)									
Roll 1st coat									
Slow	135	250	46.80	15.00	4.43	18.72	7.25	7.26	52.66
Medium	200	220	41.00	12.88	4.56	18.64	9.02	5.41	50.51
Fast	265	190	35.10	11.89	4.83	18.47	10.92	3.23	49.34
Roll 2nd or additional finish coats									
Slow	210	280	46.80	9.64	2.84	16.71	5.55	5.56	40.30
Medium	273	260	41.00	9.43	3.33	15.77	7.14	4.28	39.95
Fast	335	240	35.10	9.40	3.86	14.63	8.64	2.56	39.09
Enamel, oil base (material #10)									
Roll 1st coat									
Slow	135	240	61.70	15.00	4.43	25.71	8.58	8.60	62.32
Medium	200	230	54.00	12.88	4.56	23.48	10.23	6.14	57.29
Fast	265	210	46.30	11.89	4.83	22.05	12.02	3.56	54.35
Roll 2nd or additional finish coats									
Slow	210	275	61.70	9.64	2.84	22.44	6.63	6.65	48.20
Medium	273	250	54.00	9.43	3.33	21.60	8.59	5.16	48.11
Fast	335	230	46.30	9.40	3.86	20.13	10.34	3.06	46.79

Ceiling panel estimates are based on overall dimensions (length times width) to 8 feet high. Do not make deductions for openings in the ceiling area that are under 100 square feet. For heights above 8 feet, use the High Time Difficulty Factors on page 139. "Slow" work is based on an hourly wage of \$20.25, "Medium" work on an hourly wage of \$25.75, and "Fast" work on an hourly wage of \$31.50. Other qualifications that apply to this table are on page 9.

	Labor SF per manhour	Material coverage SF/gallon	Material cost per gallon	Labor cost per 100 SF	Labor burden 100 SF	Material cost per 100 SF	Overhead per 100 SF	Profit per 100 SF	Total price per 100 SF
Ceiling panels, suspended, fiber panels in T-bar frame, spray application									
Flat latex, water base (material #5)									
Spray 1st coat									
Slow	300	250	36.70	6.75	1.98	14.68	4.45	4.46	32.32
Medium	345	238	32.10	7.46	2.65	13.49	5.90	3.54	33.04
Fast	390	225	27.50	8.08	3.27	12.22	7.32	2.16	33.05
Spray 2nd or additional coats									
Slow	500	270	36.70	4.05	1.19	13.59	3.58	3.59	26.00
Medium	545	260	32.10	4.72	1.66	12.35	4.69	2.81	26.23
Fast	590	250	27.50	5.34	2.16	11.00	5.74	1.70	25.94
Enamel, water base (material #9)									
Spray 1st coat									
Slow	275	250	46.80	7.36	2.18	18.72	5.37	5.38	39.01
Medium	325	238	41.00	7.92	2.82	17.23	6.99	4.19	39.15
Fast	375	225	35.10	8.40	3.44	15.60	8.50	2.52	38.46
Spray 2nd or additional coats									
Slow	450	275	46.80	4.50	1.32	17.02	4.34	4.35	31.53
Medium	500	263	41.00	5.15	1.82	15.59	5.64	3.38	31.58
Fast	550	250	35.10	5.73	2.34	14.04	6.85	2.03	30.99
Enamel, oil base (material #10)									
Spray 1st coat									
Slow	275	240	61.70	7.36	2.18	25.71	6.70	6.71	48.66
Medium	325	220	54.00	7.92	2.82	24.55	8.82	5.29	49.40
Fast	375	200	46.30	8.40	3.44	23.15	10.84	3.21	49.04
Spray 2nd or additional coats									
Slow	450	250	61.70	4.50	1.32	24.68	5.80	5.81	42.11
Medium	500	238	54.00	5.15	1.82	22.69	7.42	4.45	41.53
Fast	550	225	46.30	5.73	2.34	20.58	8.88	2.63	40.16

Ceiling panel estimates are based on overall dimensions (length times width) to 8 feet high. Do not make deductions for openings in the ceiling area that are under 100 square feet. For heights above 8 feet, use the High Time Difficulty Factors on page 139. "Slow" work is based on an hourly wage of \$20.25, "Medium" work on an hourly wage of \$25.75, and "Fast" work on an hourly wage of \$31.50. Other qualifications that apply to this table are on page 9.

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	Labor SF per manhour	Material coverage SF/gallon	Material cost per gallon	Labor cost per 100 SF	Labor burden 100 SF	Material cost per 100 SF	Overhead per 100 SF	Profit per 100 SF	Total price per 100 SF
Ceiling pans, metal, exterior enamel finish									
Enamel, water base (material #24)									
Brush each coat									
Slow	80	450	50.70	25.31	7.47	11.27	8.37	8.39	60.81
Medium	100	388	44.40	25.75	9.12	11.44	11.58	6.95	64.84
Fast	125	325	38.00	25.20	10.28	11.69	14.62	4.33	66.12
Enamel, oil base (material #25)									
Brush each coat									
Slow	80	400	56.40	25.31	7.47	14.10	8.91	8.93	64.72
Medium	103	338	49.40	25.00	8.86	14.62	12.12	7.27	67.87
Fast	125	275	42.30	25.20	10.28	15.38	15.77	4.66	71.29
Enamel, water base (material #24)									
Roll each coat									
Slow	175	425	50.70	11.57	3.40	11.93	5.11	5.12	37.13
Medium	200	368	44.40	12.88	4.56	12.07	7.38	4.43	41.32
Fast	225	300	38.00	14.00	5.69	12.67	10.04	2.97	45.37
Enamel, oil base (material #25)									
Roll each coat									
Slow	175	375	56.40	11.57	3.40	15.04	5.70	5.72	41.43
Medium	200	313	49.40	12.88	4.56	15.78	8.31	4.98	46.51
Fast	225	250	42.30	14.00	5.69	16.92	11.36	3.36	51.33
Enamel, water base (material #24)									
Spray each coat									
Slow	550	380	50.70	3.68	1.09	13.34	3.44	3.45	25.00
Medium	600	370	44.40	4.29	1.53	12.00	4.45	2.67	24.94
Fast	650	260	38.00	4.85	1.98	14.62	6.65	1.97	30.07
Enamel, oil base (material #25)									
Spray each coat									
Slow	550	330	56.40	3.68	1.09	17.09	4.15	4.16	30.17
Medium	600	270	49.40	4.29	1.53	18.30	6.03	3.62	33.77
Fast	650	210	42.30	4.85	1.98	20.14	8.36	2.47	37.80

Ceiling panel estimates are based on overall dimensions (length times width) to 8 feet high. Do not make deductions for openings in the ceiling area that are under 100 square feet. For heights above 8 feet, use the High Time Difficulty Factors on page 139. "Slow" work is based on an hourly wage of \$20.25, "Medium" work on an hourly wage of \$25.75, and "Fast" work on an hourly wage of \$31.50. Other qualifications that apply to this table are on page 9.

	Labor SF per manhour	Material coverage SF/gallon	Material cost per gallon	Labor cost per 100 SF	Labor burden 100 SF	Material cost per 100 SF	Overhead per 100 SF	Profit per 100 SF	Total price per 100 SF
Ceilings, acoustic spray-on texture on gypsum drywall									
Acoustic spray-on texture, primer (material #6)									
Spray prime coat									
Slow	250	100	27.00	8.10	2.39	27.00	7.12	7.14	51.75
Medium	300	90	23.60	8.58	3.03	26.22	9.46	5.68	52.97
Fast	350	80	20.30	9.00	3.68	25.38	11.80	3.49	53.35
Acoustic spray-on texture, finish (material #7)									
Spray 1st finish coat									
Slow	400	180	29.90	5.06	1.50	16.61	4.40	4.41	31.98
Medium	450	170	26.10	5.72	2.02	15.35	5.77	3.46	32.32
Fast	500	160	22.40	6.30	2.57	14.00	7.09	2.10	32.06
Spray 2nd or additional finish coats									
Slow	500	200	29.90	4.05	1.19	14.95	3.84	3.84	27.87
Medium	550	188	26.10	4.68	1.67	13.88	5.06	3.03	28.32
Fast	600	175	22.40	5.25	2.16	12.80	6.26	1.85	28.32

Ceiling texture estimates are based on overall dimensions (length times width) to 8 feet high. Do not make deductions for openings in the ceiling area that are under 100 square feet. For heights above 8 feet, use the High Time Difficulty Factors on page 139. "Slow" work is based on an hourly wage of \$20.25, "Medium" work on an hourly wage of \$25.75, and "Fast" work on an hourly wage of \$31.50. Other qualifications that apply to this table are on page 9.

	Labor SF per manhour	Material coverage SF/pound	Material cost per pound	Labor cost per 100 SF	Labor burden 100 SF	Material cost per 100 SF	Overhead per 100 SF	Profit per 100 SF	Total price per 100 SF
Ceilings, stipple finish texture paint, light, on drywall									
Stipple finish texture paint, Drypowder mix, light coverage (material #8)									
Spray each coat									
Slow	225	10.0	.92	9.00	2.64	9.20	3.96	3.97	28.77
Medium	250	7.5	.81	10.30	3.65	10.80	6.19	3.71	34.65
Fast	275	5.0	.69	11.45	4.69	13.80	9.28	2.74	41.96

Estimates for stipple finish texture paint are based on overall dimensions (length times width) to 8 feet high. Do not make deductions for openings in the ceiling area that are under 100 square feet. For heights above 8 feet, use the High Time Difficulty Factors on page 139. "Slow" work is based on an hourly wage of \$20.25, "Medium" work on an hourly wage of \$25.75, and "Fast" work on an hourly wage of \$31.50. Other qualifications that apply to this table are on page 9.

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	Labor SF per manhour	Material coverage SF/gallon	Material cost per gallon	Labor cost per 100 SF	Labor burden 100 SF	Material cost per 100 SF	Overhead per 100 SF	Profit per 100 SF	Total price per 100 SF
Ceilings, gypsum drywall, anti-graffiti stain eliminator									
Water base primer and pigmented sealer (material #39)									
Roll & brush each coat									
Slow	350	450	50.30	5.79	1.71	11.18	3.55	3.56	25.79
Medium	375	425	44.00	6.87	2.44	10.35	4.91	2.95	27.52
Fast	400	400	37.80	7.88	3.21	9.45	6.37	1.88	28.79
Oil base primer and pigmented sealer (material #40)									
Roll & brush each coat									
Slow	350	400	49.90	5.79	1.71	12.48	3.80	3.80	27.58
Medium	375	388	43.70	6.87	2.44	11.26	5.14	3.08	28.79
Fast	400	375	37.40	7.88	3.21	9.97	6.53	1.93	29.52
Polyurethane 2 part system (material #41)									
Roll & brush each coat									
Slow	300	400	157.00	6.75	1.98	39.25	9.12	9.14	66.24
Medium	325	375	137.40	7.92	2.82	36.64	11.84	7.10	66.32
Fast	350	350	117.80	9.00	3.68	33.66	14.36	4.25	64.95

Ceiling estimates are based on overall dimensions (length times width) to 8 feet high. Do not make deductions for openings in the ceiling area that are under 100 square feet. For heights above 8 feet, use the High Time Difficulty Factors on page 139. "Slow" work is based on an hourly wage of \$20.25, "Medium" work on an hourly wage of \$25.75, and "Fast" work on an hourly wage of \$31.50. Other qualifications that apply to this table are on page 9.

	Labor SF per manhour	Material coverage SF/gallon	Material cost per gallon	Labor cost per 100 SF	Labor burden 100 SF	Material cost per 100 SF	Overhead per 100 SF	Profit per 100 SF	Total price per 100 SF
Ceilings, gypsum drywall, orange peel or knock-down texture, brush									
Flat latex, water base (material #5)									
Brush 1st coat									
Slow	150	300	36.70	13.50	3.99	12.23	5.64	5.66	41.02
Medium	175	288	32.10	14.71	5.20	11.15	7.77	4.66	43.49
Fast	200	275	27.50	15.75	6.43	10.00	9.98	2.95	45.11
Brush 2nd coat									
Slow	175	350	36.70	11.57	3.40	10.49	4.84	4.85	35.15
Medium	200	338	32.10	12.88	4.56	9.50	6.74	4.04	37.72
Fast	225	325	27.50	14.00	5.69	8.46	8.73	2.58	39.46
Brush 3rd or additional coats									
Slow	200	400	36.70	10.13	2.98	9.18	4.24	4.25	30.78
Medium	225	375	32.10	11.44	4.04	8.56	6.01	3.61	33.66
Fast	250	350	27.50	12.60	5.14	7.86	7.94	2.35	35.89
Sealer, water base (material #1)									
Brush prime coat									
Slow	175	300	30.50	11.57	3.40	10.17	4.78	4.79	34.71
Medium	200	288	26.70	12.88	4.56	9.27	6.68	4.01	37.40
Fast	225	275	22.90	14.00	5.69	8.33	8.69	2.57	39.28
Sealer, oil base (material #2)									
Brush prime coat									
Slow	175	250	39.70	11.57	3.40	15.88	5.86	5.88	42.59
Medium	200	238	34.80	12.88	4.56	14.62	8.02	4.81	44.89
Fast	225	225	29.80	14.00	5.69	13.24	10.21	3.02	46.16
Enamel, water base (material #9)									
Brush 1st finish coat									
Slow	150	350	46.80	13.50	3.99	13.37	5.86	5.87	42.59
Medium	175	338	41.00	14.71	5.20	12.13	8.01	4.81	44.86
Fast	200	325	35.10	15.75	6.43	10.80	10.22	3.02	46.22
Brush 2nd or additional finish coats									
Slow	175	400	46.80	11.57	3.40	11.70	5.07	5.08	36.82
Medium	200	375	41.00	12.88	4.56	10.93	7.09	4.26	39.72
Fast	225	350	35.10	14.00	5.69	10.03	9.22	2.73	41.67

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	Labor SF per manhour	Material coverage SF/gallon	Material cost per gallon	Labor cost per 100 SF	Labor burden 100 SF	Material cost per 100 SF	Overhead per 100 SF	Profit per 100 SF	Total price per 100 SF
Enamel, oil base (material #10)									
Brush 1st finish coat									
Slow	150	325	61.70	13.50	3.99	18.98	6.93	6.94	50.34
Medium	175	313	54.00	14.71	5.20	17.25	9.29	5.58	52.03
Fast	200	300	46.30	15.75	6.43	15.43	11.66	3.45	52.72
Brush 2nd or additional finish coats									
Slow	150	400	61.70	13.50	3.99	15.43	6.25	6.27	45.44
Medium	175	375	54.00	14.71	5.20	14.40	8.58	5.15	48.04
Fast	200	350	46.30	15.75	6.43	13.23	10.98	3.25	49.64
Epoxy coating, white (material #52)									
Brush 1st coat									
Slow	125	350	177.00	16.20	4.78	50.57	13.59	13.62	98.76
Medium	150	325	154.90	17.17	6.09	47.66	17.73	10.64	99.29
Fast	175	300	132.70	18.00	7.32	44.23	21.57	6.38	97.50
Brush 2nd or additional coats									
Slow	175	375	177.00	11.57	3.40	47.20	11.81	11.84	85.82
Medium	200	350	154.90	12.88	4.56	44.26	15.43	9.26	86.39
Fast	225	325	132.70	14.00	5.69	40.83	18.77	5.55	84.84

Ceiling estimates are based on overall dimensions (length times width) to 8 feet high. Do not make deductions for openings in the ceiling area that are under 100 square feet. For heights above 8 feet, use the High Time Difficulty Factors on page 139. ADD for cutting-in at ceilings and protecting adjacent surfaces if ceilings alone are being painted, not walls. Otherwise, figure any cutting-in time with walls. See the notes under the wall formulas for clarification. "Slow" work is based on an hourly wage of \$20.25, "Medium" work on an hourly wage of \$25.75, and "Fast" work on an hourly wage of \$31.50. Other qualifications that apply to this table are on page 9.

	Labor SF per manhour	Material coverage SF/gallon	Material cost per gallon	Labor cost per 100 SF	Labor burden 100 SF	Material cost per 100 SF	Overhead per 100 SF	Profit per 100 SF	Total price per 100 SF
Ceilings, gypsum drywall, orange peel or knock-down texture, roll									
Flat latex, water base (material #5)									
Roll 1st coat									
Slow	325	300	36.70	6.23	1.85	12.23	3.86	3.87	28.04
Medium	350	275	32.10	7.36	2.61	11.67	5.41	3.25	30.30
Fast	375	250	27.50	8.40	3.44	11.00	7.08	2.09	32.01
Roll 2nd coat									
Slow	350	325	36.70	5.79	1.71	11.29	3.57	3.58	25.94
Medium	375	313	32.10	6.87	2.44	10.26	4.89	2.93	27.39
Fast	400	300	27.50	7.88	3.21	9.17	6.28	1.86	28.40
Roll 3rd or additional coats									
Slow	400	350	36.70	5.06	1.50	10.49	3.24	3.24	23.53
Medium	425	338	32.10	6.06	2.13	9.50	4.43	2.66	24.78
Fast	450	325	27.50	7.00	2.85	8.46	5.68	1.68	25.67
Sealer, water base (material #1)									
Roll prime coat									
Slow	350	300	30.50	5.79	1.71	10.17	3.36	3.36	24.39
Medium	375	275	26.70	6.87	2.44	9.71	4.75	2.85	26.62
Fast	400	250	22.90	7.88	3.21	9.16	6.28	1.86	28.39
Sealer, oil base (material #2)									
Roll prime coat									
Slow	350	275	39.70	5.79	1.71	14.44	4.17	4.18	30.29
Medium	375	250	34.80	6.87	2.44	13.92	5.81	3.48	32.52
Fast	400	225	29.80	7.88	3.21	13.24	7.55	2.23	34.11
Enamel, water base (material #9)									
Roll 1st finish coat									
Slow	325	325	46.80	6.23	1.85	14.40	4.27	4.28	31.03
Medium	350	313	41.00	7.36	2.61	13.10	5.77	3.46	32.30
Fast	375	300	35.10	8.40	3.44	11.70	7.29	2.16	32.99
Roll 2nd or additional finish coats									
Slow	375	350	46.80	5.40	1.60	13.37	3.87	3.88	28.12
Medium	400	338	41.00	6.44	2.28	12.13	5.21	3.13	29.19
Fast	425	325	35.10	7.41	3.01	10.80	6.58	1.95	29.75

National Painting Cost Estimator

	Labor SF per manhour	Material coverage SF/gallon	Material cost per gallon	Labor cost per 100 SF	Labor burden 100 SF	Material cost per 100 SF	Overhead per 100 SF	Profit per 100 SF	Total price per 100 SF
Enamel, oil base (material #10)									
Roll 1st finish coat									
Slow	325	300	61.70	6.23	1.85	20.57	5.44	5.45	39.54
Medium	350	275	54.00	7.36	2.61	19.64	7.40	4.44	41.45
Fast	375	250	46.30	8.40	3.44	18.52	9.41	2.78	42.55
Roll 2nd or additional finish coats									
Slow	375	300	61.70	5.40	1.60	20.57	5.24	5.25	38.06
Medium	400	288	54.00	6.44	2.28	18.75	6.87	4.12	38.46
Fast	425	275	46.30	7.41	3.01	16.84	8.45	2.50	38.21
Epoxy coating, white (material #52)									
Roll 1st coat									
Slow	300	300	177.00	6.75	1.98	59.00	12.87	12.90	93.50
Medium	325	288	154.90	7.92	2.82	53.78	16.13	9.68	90.33
Fast	350	275	132.70	9.00	3.68	48.25	18.89	5.59	85.41
Roll 2nd or additional coats									
Slow	350	300	177.00	5.79	1.71	59.00	12.64	12.66	91.80
Medium	375	288	154.90	6.87	2.44	53.78	15.77	9.46	88.32
Fast	400	275	132.70	7.88	3.21	48.25	18.40	5.44	83.18

Ceiling estimates are based on overall dimensions (length times width) to 8 feet high. Do not make deductions for openings in the ceiling area that are under 100 square feet. For heights above 8 feet, use the High Time Difficulty Factors on page 139. ADD for cutting-in at ceilings and protecting adjacent surfaces if ceilings alone are being painted, not walls. Otherwise, figure any cutting-in time with walls. See the notes under the wall formulas for clarification. "Slow" work is based on an hourly wage of \$20.25, "Medium" work on an hourly wage of \$25.75, and "Fast" work on an hourly wage of \$31.50. Other qualifications that apply to this table are on page 9.

	Labor SF per manhour	Material coverage SF/gallon	Material cost per gallon	Labor cost per 100 SF	Labor burden 100 SF	Material cost per 100 SF	Overhead per 100 SF	Profit per 100 SF	Total price per 100 SF
Ceilings, gypsum drywall, orange peel or knock-down texture, spray									
Flat latex, water base (material #5)									
Spray 1st coat									
Slow	650	225	36.70	3.12	.92	16.31	3.87	3.88	28.10
Medium	750	200	32.10	3.43	1.21	16.05	5.17	3.10	28.96
Fast	850	175	27.50	3.71	1.52	15.71	6.49	1.92	29.35
Spray 2nd coat									
Slow	775	250	36.70	2.61	.77	14.68	3.43	3.44	24.93
Medium	875	225	32.10	2.94	1.04	14.27	4.56	2.74	25.55
Fast	975	200	27.50	3.23	1.34	13.75	5.67	1.68	25.67
Spray 3rd or additional coats									
Slow	825	275	36.70	2.45	.72	13.35	3.14	3.15	22.81
Medium	925	250	32.10	2.78	.99	12.84	4.15	2.49	23.25
Fast	1025	225	27.50	3.07	1.28	12.22	5.13	1.52	23.22
Sealer, water base (material #1)									
Spray prime coat									
Slow	700	225	30.50	2.89	.86	13.56	3.29	3.29	23.89
Medium	800	200	26.70	3.22	1.14	13.35	4.43	2.66	24.80
Fast	900	175	22.90	3.50	1.42	13.09	5.59	1.65	25.25
Sealer, oil base (material #2)									
Spray prime coat									
Slow	700	200	39.70	2.89	.86	19.85	4.48	4.49	32.57
Medium	800	188	34.80	3.22	1.14	18.51	5.72	3.43	32.02
Fast	900	175	29.80	3.50	1.42	17.03	6.81	2.01	30.77
Enamel, water base (material #9)									
Spray 1st finish coat									
Slow	725	250	46.80	2.79	.83	18.72	4.24	4.25	30.83
Medium	825	225	41.00	3.12	1.10	18.22	5.61	3.37	31.42
Fast	925	200	35.10	3.41	1.38	17.55	6.93	2.05	31.32
Spray 2nd or additional finish coat									
Slow	775	275	46.80	2.61	.77	17.02	3.88	3.88	28.16
Medium	875	250	41.00	2.94	1.04	16.40	5.10	3.06	28.54
Fast	975	225	35.10	3.23	1.34	15.60	6.25	1.85	28.27

National Painting Cost Estimator

	Labor SF per manhour	Material coverage SF/gallon	Material cost per gallon	Labor cost per 100 SF	Labor burden 100 SF	Material cost per 100 SF	Overhead per 100 SF	Profit per 100 SF	Total price per 100 SF
Enamel, oil base (material #10)									
Spray 1st finish coat									
Slow	725	225	61.70	2.79	.83	27.42	5.90	5.91	42.85
Medium	825	213	54.00	3.12	1.10	25.35	7.39	4.44	41.40
Fast	925	200	46.30	3.41	1.38	23.15	8.66	2.56	39.16
Spray 2nd or additional finish coat									
Slow	775	250	61.70	2.61	.77	24.68	5.33	5.34	38.73
Medium	875	238	54.00	2.94	1.04	22.69	6.67	4.00	37.34
Fast	975	225	46.30	3.23	1.34	20.58	7.79	2.30	35.24

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SAMPLE

	Labor SF per manhour	Material coverage SF/gallon	Material cost per gallon	Labor cost per 100 SF	Labor burden 100 SF	Material cost per 100 SF	Overhead per 100 SF	Profit per 100 SF	Total price per 100 SF
Ceilings, gypsum drywall, sand finish or skip trowel texture, brush									
Flat latex, water base (material #5)									
Brush 1st coat									
Slow	175	325	36.70	11.57	3.40	11.29	4.99	5.00	36.25
Medium	200	313	32.10	12.88	4.56	10.26	6.93	4.16	38.79
Fast	225	300	27.50	14.00	5.69	9.17	8.95	2.65	40.46
Brush 2nd coat									
Slow	200	400	36.70	10.13	2.98	9.18	4.24	4.25	30.78
Medium	238	375	32.10	10.82	3.83	8.56	5.80	3.48	32.49
Fast	275	350	27.50	11.45	4.69	7.86	7.43	2.20	33.63
Brush 3rd or additional coats									
Slow	225	425	36.70	9.00	2.64	8.64	3.86	3.87	28.01
Medium	263	400	32.10	9.79	3.46	8.03	5.32	3.19	29.79
Fast	300	375	27.50	10.50	4.27	7.33	6.85	2.03	30.98
Sealer, water base (material #1)									
Brush prime coat									
Slow	200	325	30.50	10.13	2.98	9.38	4.28	4.28	31.05
Medium	225	313	26.70	11.44	4.04	8.53	6.01	3.60	33.62
Fast	250	300	22.90	12.60	5.14	7.63	7.86	2.33	35.56
Sealer, oil base (material #2)									
Brush prime coat									
Slow	200	325	39.70	10.13	2.98	12.22	4.81	4.82	34.96
Medium	225	313	34.80	11.44	4.04	11.12	6.65	3.99	37.24
Fast	250	300	29.80	12.60	5.14	9.93	8.58	2.54	38.79
Enamel, water base (material #9)									
Brush 1st finish coat									
Slow	200	400	46.80	10.13	2.98	11.70	4.72	4.73	34.26
Medium	225	375	41.00	11.44	4.04	10.93	6.61	3.96	36.98
Fast	250	350	35.10	12.60	5.14	10.03	8.61	2.55	38.93
Brush 2nd or additional finish coats									
Slow	225	425	46.80	9.00	2.64	11.01	4.31	4.32	31.28
Medium	263	400	41.00	9.79	3.46	10.25	5.88	3.53	32.91
Fast	300	375	35.10	10.50	4.27	9.36	7.48	2.21	33.82

National Painting Cost Estimator

	Labor SF per manhour	Material coverage SF/gallon	Material cost per gallon	Labor cost per 100 SF	Labor burden 100 SF	Material cost per 100 SF	Overhead per 100 SF	Profit per 100 SF	Total price per 100 SF
Enamel, oil base (material #10)									
Brush 1st finish coat									
Slow	200	375	61.70	10.13	2.98	16.45	5.62	5.63	40.81
Medium	225	350	54.00	11.44	4.04	15.43	7.73	4.64	43.28
Fast	250	325	46.30	12.60	5.14	14.25	9.92	2.93	44.84
Brush 2nd or additional finish coats									
Slow	225	400	61.70	9.00	2.64	15.43	5.15	5.16	37.38
Medium	263	375	54.00	9.79	3.46	14.40	6.92	4.15	38.72
Fast	300	350	46.30	10.50	4.27	13.23	8.68	2.57	39.25
Epoxy coating, white (material #52)									
Brush 1st coat									
Slow	150	375	177.00	13.50	3.99	47.20	12.29	12.32	89.30
Medium	175	350	154.90	14.71	5.20	44.26	16.05	9.63	89.85
Fast	225	325	132.70	14.00	5.69	40.83	18.77	5.55	84.84
Brush 2nd or additional coats									
Slow	175	400	177.00	11.57	3.40	44.25	11.25	11.28	81.75
Medium	200	375	154.90	12.88	4.56	41.31	14.69	8.81	82.25
Fast	225	350	132.70	14.00	5.69	37.91	17.86	5.28	80.74

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	Labor SF per manhour	Material coverage SF/gallon	Material cost per gallon	Labor cost per 100 SF	Labor burden 100 SF	Material cost per 100 SF	Overhead per 100 SF	Profit per 100 SF	Total price per 100 SF
Ceilings, gypsum drywall, sand finish or skip trowel texture, roll									
Flat latex, water base (material #5)									
Roll 1st coat									
Slow	300	325	36.70	6.75	1.98	11.29	3.81	3.81	27.64
Medium	350	300	32.10	7.36	2.61	10.70	5.17	3.10	28.94
Fast	400	275	27.50	7.88	3.21	10.00	6.54	1.93	29.56
Roll 2nd coat									
Slow	350	350	36.70	5.79	1.71	10.49	3.42	3.43	24.84
Medium	388	338	32.10	6.64	2.36	9.50	4.62	2.77	25.89
Fast	425	325	27.50	7.41	3.01	8.46	5.86	1.73	26.47
Roll 3rd or additional coats									
Slow	425	350	36.70	4.76	1.40	10.49	3.16	3.17	22.98
Medium	450	338	32.10	5.72	2.02	9.50	4.31	2.59	24.14
Fast	475	325	27.50	6.63	2.73	8.46	5.52	1.63	24.97
Sealer, water base (material #1)									
Roll prime coat									
Slow	325	325	30.50	6.23	1.85	9.38	3.32	3.32	24.10
Medium	375	300	26.70	6.87	2.44	8.90	4.55	2.73	25.49
Fast	425	275	22.90	7.41	3.01	8.33	5.82	1.72	26.29
Sealer, oil base (material #2)									
Roll prime coat									
Slow	325	300	39.70	6.23	1.85	13.23	4.05	4.06	29.42
Medium	375	275	34.80	6.87	2.44	12.65	5.49	3.29	30.74
Fast	425	250	29.80	7.41	3.01	11.92	6.93	2.05	31.32
Enamel, water base (material #9)									
Roll 1st finish coat									
Slow	325	350	46.80	6.23	1.85	13.37	4.07	4.08	29.60
Medium	363	338	41.00	7.09	2.50	12.13	5.43	3.26	30.41
Fast	400	325	35.10	7.88	3.21	10.80	6.79	2.01	30.69
Roll 2nd or additional finish coats									
Slow	400	350	46.80	5.06	1.50	13.37	3.78	3.79	27.50
Medium	425	338	41.00	6.06	2.13	12.13	5.09	3.05	28.46
Fast	450	325	35.10	7.00	2.85	10.80	6.40	1.89	28.94
Enamel, oil base (material #10)									
Roll 1st finish coat									
Slow	325	325	61.70	6.23	1.85	18.98	5.14	5.15	37.35
Medium	363	313	54.00	7.09	2.50	17.25	6.71	4.03	37.58
Fast	400	300	46.30	7.88	3.21	15.43	8.22	2.43	37.17

National Painting Cost Estimator

	Labor SF per manhour	Material coverage SF/gallon	Material cost per gallon	Labor cost per 100 SF	Labor burden 100 SF	Material cost per 100 SF	Overhead per 100 SF	Profit per 100 SF	Total price per 100 SF
Roll 2nd or additional finish coats									
Slow	400	350	61.70	5.06	1.50	17.63	4.59	4.60	33.38
Medium	425	338	54.00	6.06	2.13	15.98	6.05	3.63	33.85
Fast	450	325	46.30	7.00	2.85	14.25	7.47	2.21	33.78
Epoxy coating, white (material #52)									
Roll 1st coat									
Slow	300	350	177.00	6.75	1.98	50.57	11.27	11.29	81.86
Medium	350	325	154.90	7.36	2.61	47.66	14.41	8.64	80.68
Fast	375	300	132.70	8.40	3.44	44.23	17.38	5.14	78.59
Roll 2nd or additional coats									
Slow	375	375	177.00	5.40	1.60	47.20	10.30	10.32	74.82
Medium	400	350	154.90	6.44	2.28	44.26	13.25	7.95	74.18
Fast	425	325	132.70	7.41	3.01	40.83	15.89	4.70	71.84

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	Labor SF per manhour	Material coverage SF/gallon	Material cost per gallon	Labor cost per 100 SF	Labor burden 100 SF	Material cost per 100 SF	Overhead per 100 SF	Profit per 100 SF	Total price per 100 SF
Ceilings, gypsum drywall, sand finish or skip trowel texture, spray									
Flat latex, water base (material #5)									
Spray 1st coat									
Slow	700	275	36.70	2.89	.86	13.35	3.25	3.25	23.60
Medium	800	250	32.10	3.22	1.14	12.84	4.30	2.58	24.08
Fast	900	225	27.50	3.50	1.42	12.22	5.32	1.57	24.03
Spray 2nd coat									
Slow	800	325	36.70	2.53	.75	11.29	2.77	2.77	20.11
Medium	900	300	32.10	2.86	1.01	10.70	3.64	2.19	20.40
Fast	1000	275	27.50	3.15	1.29	10.00	4.48	1.32	20.24
Spray 3rd or additional coats									
Slow	850	325	36.70	2.38	.71	11.29	2.73	2.74	19.85
Medium	950	313	32.10	2.71	.95	10.26	3.48	2.09	19.49
Fast	1050	300	27.50	3.00	1.21	9.17	4.15	1.23	18.76
Sealer, water base (material #1)									
Spray prime coat									
Slow	750	275	30.50	2.70	.79	11.09	2.77	2.78	20.13
Medium	850	250	26.70	3.03	1.08	10.68	3.70	2.22	20.71
Fast	950	225	22.90	3.32	1.34	10.18	4.60	1.36	20.80
Sealer, oil base (material #2)									
Spray prime coat									
Slow	750	225	39.70	2.70	.79	17.64	4.02	4.03	29.18
Medium	850	213	34.80	3.03	1.08	16.34	5.11	3.07	28.63
Fast	950	200	29.80	3.32	1.34	14.90	6.07	1.79	27.42
Enamel, water base (material #9)									
Spray 1st finish coat									
Slow	750	325	46.80	2.70	.79	14.40	3.40	3.41	24.70
Medium	850	300	41.00	3.03	1.08	13.67	4.44	2.67	24.89
Fast	950	275	35.10	3.32	1.34	12.76	5.40	1.60	24.42
Spray 2nd or additional finish coat									
Slow	800	325	46.80	2.53	.75	14.40	3.36	3.37	24.41
Medium	900	313	41.00	2.86	1.01	13.10	4.24	2.55	23.76
Fast	1000	300	35.10	3.15	1.29	11.70	5.00	1.48	22.62

National Painting Cost Estimator

	Labor SF per manhour	Material coverage SF/gallon	Material cost per gallon	Labor cost per 100 SF	Labor burden 100 SF	Material cost per 100 SF	Overhead per 100 SF	Profit per 100 SF	Total price per 100 SF
Enamel, oil base (material #10)									
Spray 1st finish coat									
Slow	750	300	61.70	2.70	.79	20.57	4.57	4.58	33.21
Medium	850	288	54.00	3.03	1.08	18.75	5.71	3.43	32.00
Fast	950	275	46.30	3.32	1.34	16.84	6.67	1.97	30.14
Spray 2nd or additional finish coat									
Slow	800	325	61.70	2.53	.75	18.98	4.23	4.24	30.73
Medium	900	313	54.00	2.86	1.01	17.25	5.28	3.17	29.57
Fast	1000	300	46.30	3.15	1.29	15.43	6.16	1.82	27.85

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SAMPLE

	Labor SF per manhour	Material coverage SF/gallon	Material cost per gallon	Labor cost per 100 SF	Labor burden 100 SF	Material cost per 100 SF	Overhead per 100 SF	Profit per 100 SF	Total price per 100 SF
Ceilings, gypsum drywall, smooth finish, brush									
Flat latex, water base (material #5)									
Brush 1st coat									
Slow	175	325	36.70	11.57	3.40	11.29	4.99	5.00	36.25
Medium	200	313	32.10	12.88	4.56	10.26	6.93	4.16	38.79
Fast	225	300	27.50	14.00	5.69	9.17	8.95	2.65	40.46
Brush 2nd coat									
Slow	225	400	36.70	9.00	2.64	9.18	3.96	3.97	28.75
Medium	250	375	32.10	10.30	3.65	8.56	5.63	3.38	31.52
Fast	275	350	27.50	11.45	4.69	7.86	7.43	2.20	33.63
Brush 3rd or additional coats									
Slow	250	425	36.70	8.10	2.39	8.64	3.63	3.64	26.40
Medium	275	400	32.10	9.36	3.33	8.03	5.18	3.11	29.01
Fast	300	375	27.50	10.50	4.27	7.33	6.85	2.03	30.98
Sealer, water base (material #1)									
Brush prime coat									
Slow	200	325	30.50	10.13	2.98	9.38	4.28	4.28	31.05
Medium	225	313	26.70	11.44	4.04	8.53	6.01	3.60	33.62
Fast	250	300	22.90	12.60	5.14	7.63	7.86	2.33	35.56
Sealer, oil base (material #2)									
Brush prime coat									
Slow	200	350	39.70	10.13	2.98	11.34	4.65	4.66	33.76
Medium	225	338	34.80	11.44	4.04	10.30	6.45	3.87	36.10
Fast	250	325	29.80	12.60	5.14	9.17	8.34	2.47	37.72
Enamel, water base (material #9)									
Brush 1st finish coat									
Slow	200	400	46.80	10.13	2.98	11.70	4.72	4.73	34.26
Medium	225	375	41.00	11.44	4.04	10.93	6.61	3.96	36.98
Fast	250	350	35.10	12.60	5.14	10.03	8.61	2.55	38.93
Brush 2nd and additional finish coats									
Slow	225	425	46.80	9.00	2.64	11.01	4.31	4.32	31.28
Medium	250	400	41.00	10.30	3.65	10.25	6.05	3.63	33.88
Fast	275	375	35.10	11.45	4.69	9.36	7.90	2.34	35.74
Enamel, oil base (material #10)									
Brush 1st finish coat									
Slow	200	400	61.70	10.13	2.98	15.43	5.42	5.44	39.40
Medium	225	388	54.00	11.44	4.04	13.92	7.35	4.41	41.16
Fast	250	375	46.30	12.60	5.14	12.35	9.33	2.76	42.18

National Painting Cost Estimator

	Labor SF per manhour	Material coverage SF/gallon	Material cost per gallon	Labor cost per 100 SF	Labor burden 100 SF	Material cost per 100 SF	Overhead per 100 SF	Profit per 100 SF	Total price per 100 SF
Brush 2nd or additional finish coats									
Slow	225	425	61.70	9.00	2.64	14.52	4.97	4.98	36.11
Medium	250	413	54.00	10.30	3.65	13.08	6.76	4.05	37.84
Fast	275	400	46.30	11.45	4.69	11.58	8.59	2.54	38.85
Epoxy coating, white (material #52)									
Brush 1st coat									
Slow	175	425	177.00	11.57	3.40	41.65	10.76	10.78	78.16
Medium	200	400	154.90	12.88	4.56	38.73	14.04	8.43	78.64
Fast	225	375	132.70	14.00	5.69	35.39	17.08	5.05	77.21
Brush 2nd or additional coats									
Slow	200	450	177.00	10.13	2.98	39.33	9.97	9.99	72.40
Medium	225	425	154.90	11.44	4.04	36.45	12.99	7.79	72.71
Fast	250	400	132.70	12.60	5.14	33.18	15.79	4.67	71.38

Ceiling estimates are based on overall dimensions (length times width) to 8 feet high. Do not make deductions for openings in the ceiling area that are under 100 square feet. For heights above 8 feet, use the High Time Difficulty Factors on page 139. ADD for cutting-in at ceilings and protecting adjacent surfaces if ceilings alone are being painted, not walls. Otherwise, figure any cutting-in time with walls. See the notes under the wall formulas for clarification. "Slow" work is based on an hourly wage of \$20.25, "Medium" work on an hourly wage of \$25.75, and "Fast" work on an hourly wage of \$31.50. Other qualifications that apply to this table are on page 9.

	Labor SF per manhour	Material coverage SF/gallon	Material cost per gallon	Labor cost per 100 SF	Labor burden 100 SF	Material cost per 100 SF	Overhead per 100 SF	Profit per 100 SF	Total price per 100 SF
Ceilings, gypsum drywall, smooth finish, roll									
Flat latex, water base (material #5)									
Roll 1st coat									
Slow	325	350	36.70	6.23	1.85	10.49	3.53	3.53	25.63
Medium	375	325	32.10	6.87	2.44	9.88	4.80	2.88	26.87
Fast	425	300	27.50	7.41	3.01	9.17	6.08	1.80	27.47
Roll 2nd coat									
Slow	375	375	36.70	5.40	1.60	9.79	3.19	3.20	23.18
Medium	413	363	32.10	6.23	2.21	8.84	4.32	2.59	24.19
Fast	450	350	27.50	7.00	2.85	7.86	5.49	1.62	24.82
Roll 3rd or additional coats									
Slow	425	400	36.70	4.76	1.40	9.18	2.91	2.92	21.17
Medium	450	388	32.10	5.72	2.02	8.27	4.00	2.40	22.41
Fast	475	375	27.50	6.63	2.73	7.33	5.17	1.53	23.39
Sealer, water base (material #1)									
Roll prime coat									
Slow	350	350	30.50	5.79	1.71	8.71	3.08	3.09	22.38
Medium	400	325	26.70	6.44	2.28	8.22	4.24	2.54	23.72
Fast	450	300	22.90	7.00	2.85	7.63	5.42	1.60	24.50
Sealer, oil base (material #2)									
Roll prime coat									
Slow	350	300	39.70	5.79	1.71	13.23	3.94	3.95	28.62
Medium	400	288	34.80	6.44	2.28	12.08	5.20	3.12	29.12
Fast	450	275	29.80	7.00	2.85	10.84	6.42	1.90	29.01
Enamel, water base, (material #9)									
Roll 1st finish coat									
Slow	350	375	46.80	5.79	1.71	12.48	3.80	3.80	27.58
Medium	400	363	41.00	6.44	2.28	11.29	5.00	3.00	28.01
Fast	450	350	35.10	7.00	2.85	10.03	6.17	1.82	27.87
Roll 2nd or additional finish coats									
Slow	425	400	46.80	4.76	1.40	11.70	3.39	3.40	24.65
Medium	450	388	41.00	5.72	2.02	10.57	4.58	2.75	25.64
Fast	475	375	35.10	6.63	2.73	9.36	5.80	1.72	26.24
Enamel, oil base (material #10)									
Roll 1st finish coat									
Slow	350	350	61.70	5.79	1.71	17.63	4.77	4.78	34.68
Medium	400	338	54.00	6.44	2.28	15.98	6.18	3.71	34.59
Fast	450	325	46.30	7.00	2.85	14.25	7.47	2.21	33.78

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	Labor SF per manhour	Material coverage SF/gallon	Material cost per gallon	Labor cost per 100 SF	Labor burden 100 SF	Material cost per 100 SF	Overhead per 100 SF	Profit per 100 SF	Total price per 100 SF
Roll 2nd or additional finish coats									
Slow	425	375	61.70	4.76	1.40	16.45	4.30	4.31	31.22
Medium	450	363	54.00	5.72	2.02	14.88	5.66	3.39	31.67
Fast	475	350	46.30	6.63	2.73	13.23	7.00	2.07	31.66
Epoxy coating, white (material #52)									
Roll 1st finish coat									
Slow	325	400	177.00	6.23	1.85	44.25	9.94	9.96	72.23
Medium	363	375	154.90	7.09	2.50	41.31	12.73	7.64	71.27
Fast	400	350	132.70	7.88	3.21	37.91	15.19	4.49	68.68
Roll 2nd or additional finish coats									
Slow	400	425	177.00	5.06	1.50	41.65	9.16	9.18	66.55
Medium	425	400	154.90	6.06	2.13	38.73	11.74	7.04	65.70
Fast	450	375	132.70	7.00	2.85	35.39	14.03	4.15	63.42
Stipple finish									
Slow	200	--	--	10.13	2.98	--	2.49	2.50	18.10
Medium	225	--	--	11.44	4.04	--	3.87	2.32	21.67
Fast	250	--	--	12.60	5.14	--	5.50	1.63	24.87

Ceiling estimates are based on overall dimensions (length times width) to 8 feet high. Do not make deductions for openings in the ceiling area that are under 100 square feet. For heights above 8 feet, use the High Time Difficulty Factors on page 139. ADD for cutting-in at ceilings and protecting adjacent surfaces if ceilings alone are being painted, not walls. Otherwise, figure any cutting-in time with walls. See the notes under the wall formulas for clarification. "Slow" work is based on an hourly wage of \$20.25, "Medium" work on an hourly wage of \$25.75, and "Fast" work on an hourly wage of \$31.50. Other qualifications that apply to this table are on page 9.

	Labor SF per manhour	Material coverage SF/gallon	Material cost per gallon	Labor cost per 100 SF	Labor burden 100 SF	Material cost per 100 SF	Overhead per 100 SF	Profit per 100 SF	Total price per 100 SF
Ceilings, gypsum drywall, smooth finish, spray									
Flat latex, water base (material #5)									
Spray 1st coat									
Slow	750	300	36.70	2.70	.79	12.23	2.99	3.00	21.71
Medium	850	275	32.10	3.03	1.08	11.67	3.94	2.37	22.09
Fast	950	250	27.50	3.32	1.34	11.00	4.86	1.44	21.96
Spray 2nd coat									
Slow	850	350	36.70	2.38	.71	10.49	2.58	2.58	18.74
Medium	950	325	32.10	2.71	.95	9.88	3.39	2.03	18.96
Fast	1050	300	27.50	3.00	1.21	9.17	4.15	1.23	18.76
Spray 3rd or additional coats									
Slow	900	350	36.70	2.25	.66	10.49	2.55	2.55	18.50
Medium	1000	338	32.10	2.58	.91	9.50	3.25	1.95	18.19
Fast	1100	325	27.50	2.86	1.18	8.46	3.87	1.15	17.52
Sealer, water base (material #1)									
Spray prime coat									
Slow	800	300	30.50	2.53	.75	10.17	2.56	2.56	18.57
Medium	900	275	26.70	2.86	1.01	9.71	3.40	2.04	19.02
Fast	1000	250	22.90	3.15	1.29	9.16	4.22	1.25	19.07
Sealer, oil base (material #2)									
Spray prime coat									
Slow	800	250	39.70	2.53	.75	15.88	3.64	3.65	26.45
Medium	900	238	34.80	2.86	1.01	14.62	4.62	2.77	25.88
Fast	1000	225	29.80	3.15	1.29	13.24	5.48	1.62	24.78
Enamel, water base (material #9)									
Spray 1st finish coat									
Slow	800	350	46.80	2.53	.75	13.37	3.16	3.17	22.98
Medium	900	325	41.00	2.86	1.01	12.62	4.12	2.47	23.08
Fast	1000	300	35.10	3.15	1.29	11.70	5.00	1.48	22.62
Spray 2nd or additional finish coats									
Slow	850	350	46.80	2.38	.71	13.37	3.13	3.13	22.72
Medium	950	338	41.00	2.71	.95	12.13	3.95	2.37	22.11
Fast	1050	325	35.10	3.00	1.21	10.80	4.66	1.38	21.05
Enamel, oil base (material #10)									
Spray 1st finish coat									
Slow	800	300	61.70	2.53	.75	20.57	4.53	4.54	32.92
Medium	900	280	54.00	2.86	1.01	19.29	5.79	3.47	32.42
Fast	1000	260	46.30	3.15	1.29	17.81	6.90	2.04	31.19
Spray 2nd or additional finish coats									
Slow	850	325	61.70	2.38	.71	18.98	4.19	4.20	30.46
Medium	950	313	54.00	2.71	.95	17.25	5.23	3.14	29.28
Fast	1050	300	46.30	3.00	1.21	15.43	6.09	1.80	27.53

Ceiling estimates are based on overall dimensions (length times width) to 8 feet high. Do not make deductions for openings in the ceiling area that are under 100 square feet. For heights above 8 feet, use the High Time Difficulty Factors on page 139. ADD for cutting-in at ceilings and protecting adjacent surfaces if ceilings alone are being painted, not walls. Otherwise, figure any cutting-in and protection time with the walls. "Slow" work is based on an hourly wage of \$20.25, "Medium" work on an hourly wage of \$25.75, and "Fast" work on an hourly wage of \$31.50. Other qualifications that apply to this table are on page 9.

National Painting Cost Estimator

	Labor SF per manhour	Material coverage SF/gallon	Material cost per gallon	Labor cost per 100 SF	Labor burden 100 SF	Material cost per 100 SF	Overhead per 100 SF	Profit per 100 SF	Total price per 100 SF
Ceilings, tongue & groove, paint grade, brush									
Flat latex, water base (material #5)									
Brush 1st coat									
Slow	55	300	36.70	36.82	10.85	12.23	11.38	11.41	82.69
Medium	65	288	32.10	39.62	14.01	11.15	16.20	9.72	90.70
Fast	75	275	27.50	42.00	17.12	10.00	21.43	6.34	96.89
Brush 2nd coat									
Slow	65	350	36.70	31.15	9.18	10.49	9.66	9.68	70.16
Medium	75	338	32.10	34.33	12.15	9.50	14.00	8.40	78.38
Fast	85	325	27.50	37.06	15.10	8.46	18.80	5.56	84.98
Brush 3rd or additional coats									
Slow	80	375	36.70	25.31	7.47	9.79	8.09	8.11	58.77
Medium	90	363	32.10	28.61	10.13	8.84	11.90	7.14	66.62
Fast	100	350	27.50	31.50	12.85	7.86	16.19	4.79	73.19
Sealer, water base (material #1)									
Brush prime coat									
Slow	60	300	30.50	33.75	9.96	10.17	10.24	10.26	74.38
Medium	70	288	26.70	36.79	13.04	9.27	14.77	8.86	82.73
Fast	80	275	22.90	39.38	16.06	8.33	19.77	5.85	89.39
Sealer, oil base (material #2)									
Brush prime coat									
Slow	60	350	39.70	33.75	9.96	11.34	10.46	10.48	75.99
Medium	70	338	34.80	36.79	13.04	10.30	15.03	9.02	84.18
Fast	80	325	29.80	39.38	16.06	9.17	20.03	5.93	90.57
Enamel, water base (material #9)									
Brush 1st finish coat									
Slow	65	300	46.80	31.15	9.18	15.60	10.63	10.65	77.21
Medium	75	288	41.00	34.33	12.15	14.24	15.18	9.11	85.01
Fast	85	275	35.10	37.06	15.10	12.76	20.13	5.95	91.00
Brush 2nd or additional finish coats									
Slow	80	375	46.80	25.31	7.47	12.48	8.60	8.62	62.48
Medium	90	363	41.00	28.61	10.13	11.29	12.51	7.50	70.04
Fast	100	350	35.10	31.50	12.85	10.03	16.86	4.99	76.23

	Labor SF per manhour	Material coverage SF/gallon	Material cost per gallon	Labor cost per 100 SF	Labor burden 100 SF	Material cost per 100 SF	Overhead per 100 SF	Profit per 100 SF	Total price per 100 SF
Enamel, oil base (material #10)									
Brush 1st finish coat									
Slow	55	375	61.70	36.82	10.85	16.45	12.18	12.21	88.51
Medium	65	363	54.00	39.62	14.01	14.88	17.13	10.28	95.92
Fast	75	350	46.30	42.00	17.12	13.23	22.43	6.64	101.42
Brush 2nd or additional finish coats									
Slow	70	425	61.70	28.93	8.54	14.52	9.88	9.90	71.77
Medium	80	413	54.00	32.19	11.40	13.08	14.17	8.50	79.34
Fast	90	400	46.30	35.00	14.27	11.58	18.87	5.58	85.30

Ceiling estimates are based on overall dimensions (length times width) to 8 feet high. Do not make deductions for openings in the ceiling area that are under 100 square feet. Figure painting of wood ceilings separate from wood beams. For heights above 8 feet, use the High Time Difficulty Factors on page 139. ADD for protecting adjacent surfaces if ceilings alone are painted, not the walls. Otherwise, figure any cutting-in and protection time with the walls. "Slow" work is based on an hourly wage of \$20.25, "Medium" work on an hourly wage of \$25.75, and "Fast" work on an hourly wage of \$31.50. Other qualifications that apply to this table are on page 9.

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National Painting Cost Estimator

	Labor SF per manhour	Material coverage SF/gallon	Material cost per gallon	Labor cost per 100 SF	Labor burden 100 SF	Material cost per 100 SF	Overhead per 100 SF	Profit per 100 SF	Total price per 100 SF
Ceilings, tongue & groove, paint grade, roll and brush									
Flat latex, water base (material #5)									
Roll 1st coat									
Slow	110	275	36.70	18.41	5.42	13.35	7.07	7.08	51.33
Medium	130	263	32.10	19.81	7.01	12.21	9.76	5.85	54.64
Fast	150	250	27.50	21.00	8.58	11.00	12.58	3.72	56.88
Roll 2nd coat									
Slow	140	325	36.70	14.46	4.26	11.29	5.70	5.72	41.43
Medium	155	313	32.10	16.61	5.88	10.26	8.19	4.91	45.85
Fast	170	300	27.50	18.53	7.55	9.17	10.93	3.23	49.41
Roll 3rd or additional coats									
Slow	190	350	36.70	10.66	3.13	10.49	4.62	4.63	33.53
Medium	200	338	32.10	12.88	4.56	9.50	6.74	4.04	37.72
Fast	210	325	27.50	15.00	6.11	8.46	9.17	2.71	41.45
Sealer, water base (material #1)									
Roll prime coat									
Slow	100	275	30.50	20.25	5.97	11.09	7.09	7.10	51.50
Medium	120	263	26.70	21.46	7.59	10.15	9.80	5.88	54.88
Fast	150	250	22.90	21.00	8.58	9.16	12.01	3.55	54.30
Sealer, oil base (material #2)									
Roll prime coat									
Slow	100	350	39.70	20.25	5.97	11.34	7.14	7.15	51.85
Medium	120	325	34.80	21.46	7.59	10.71	9.94	5.97	55.67
Fast	150	300	29.80	21.00	8.58	9.93	12.25	3.62	55.38
Enamel, water base (material #9)									
Roll 1st finish coat									
Slow	130	325	46.80	15.58	4.58	14.40	6.57	6.58	47.71
Medium	145	313	41.00	17.76	6.30	13.10	9.29	5.57	52.02
Fast	160	300	35.10	19.69	8.03	11.70	12.22	3.61	55.25
Roll 2nd or additional finish coats									
Slow	180	350	46.80	11.25	3.33	13.37	5.31	5.32	38.58
Medium	190	338	41.00	13.55	4.79	12.13	7.62	4.57	42.66
Fast	200	325	35.10	15.75	6.43	10.80	10.22	3.02	46.22

	Labor SF per manhour	Material coverage SF/gallon	Material cost per gallon	Labor cost per 100 SF	Labor burden 100 SF	Material cost per 100 SF	Overhead per 100 SF	Profit per 100 SF	Total price per 100 SF
Enamel, oil base (material #10)									
Roll 1st finish coat									
Slow	130	375	61.70	15.58	4.58	16.45	6.96	6.97	50.54
Medium	145	363	54.00	17.76	6.30	14.88	9.73	5.84	54.51
Fast	160	350	46.30	19.69	8.03	13.23	12.69	3.75	57.39
Roll 2nd or additional finish coats									
Slow	180	400	61.70	11.25	3.33	15.43	5.70	5.71	41.42
Medium	190	388	54.00	13.55	4.79	13.92	8.07	4.84	45.17
Fast	200	375	46.30	15.75	6.43	12.35	10.70	3.17	48.40

Ceiling estimates are based on overall dimensions (length times width) to 8 feet high. Do not make deductions for openings in the ceiling area that are under 100 square feet. Figure painting of wood ceilings separate from wood beams. For heights above 8 feet, use the High Time Difficulty Factors on page 139. ADD for protecting adjacent surfaces if ceilings alone are painted, not the walls. Otherwise, figure any cutting-in and protection time with the walls. "Slow" work is based on an hourly wage of \$20.25, "Medium" work on an hourly wage of \$25.75, and "Fast" work on an hourly wage of \$31.50. Other qualifications that apply to this table are on page 9.

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National Painting Cost Estimator

	Labor SF per manhour	Material coverage SF/gallon	Material cost per gallon	Labor cost per 100 SF	Labor burden 100 SF	Material cost per 100 SF	Overhead per 100 SF	Profit per 100 SF	Total price per 100 SF
Ceilings, tongue & groove, paint grade, spray									
Flat latex, water base (material #5)									
Spray 1st coat									
Slow	300	180	36.70	6.75	1.98	20.39	5.53	5.55	40.20
Medium	360	155	32.10	7.15	2.54	20.71	7.60	4.56	42.56
Fast	420	125	27.50	7.50	3.06	22.00	10.09	2.99	45.64
Spray 2nd coat									
Slow	420	250	36.70	4.82	1.42	14.68	3.97	3.98	28.87
Medium	470	225	32.10	5.48	1.95	14.27	5.42	3.25	30.37
Fast	520	200	27.50	6.06	2.46	13.75	6.91	2.04	31.22
Spray 3rd or additional coats									
Slow	520	325	36.70	3.89	1.14	11.29	3.10	3.11	22.53
Medium	570	300	32.10	4.52	1.58	10.70	4.21	2.52	23.53
Fast	620	275	27.50	5.08	2.06	10.00	5.32	1.57	24.03
Sealer, water base (material #1)									
Spray prime coat									
Slow	320	180	30.50	6.33	1.88	16.94	4.78	4.79	34.72
Medium	380	155	26.70	6.78	2.39	17.23	6.60	3.96	36.96
Fast	440	125	22.90	7.16	2.91	18.32	8.80	2.60	39.79
Sealer, oil base (material #2)									
Spray prime coat									
Slow	320	200	39.70	6.33	1.88	19.85	5.33	5.34	38.73
Medium	380	190	34.80	6.78	2.39	18.32	6.88	4.13	38.50
Fast	440	180	29.80	7.16	2.91	16.56	8.26	2.44	37.33
Enamel, water base (material #9)									
Spray 1st finish coat									
Slow	400	250	46.80	5.06	1.50	18.72	4.80	4.81	34.89
Medium	450	225	41.00	5.72	2.02	18.22	6.49	3.89	36.34
Fast	500	200	35.10	6.30	2.57	17.55	8.19	2.42	37.03
Spray 2nd or additional finish coat									
Slow	500	325	46.80	4.05	1.19	14.40	3.73	3.74	27.11
Medium	550	300	41.00	4.68	1.67	13.67	5.00	3.00	28.02
Fast	600	275	35.10	5.25	2.16	12.76	6.25	1.85	28.27

	Labor SF per manhour	Material coverage SF/gallon	Material cost per gallon	Labor cost per 100 SF	Labor burden 100 SF	Material cost per 100 SF	Overhead per 100 SF	Profit per 100 SF	Total price per 100 SF
Enamel, oil base (material #10)									
Spray 1st finish coat									
Slow	400	270	61.70	5.06	1.50	22.85	5.59	5.60	40.60
Medium	450	250	54.00	5.72	2.02	21.60	7.34	4.40	41.08
Fast	500	230	46.30	6.30	2.57	20.13	8.99	2.66	40.65
Spray 2nd or additional finish coat									
Slow	500	325	61.70	4.05	1.19	18.98	4.60	4.61	33.43
Medium	550	313	54.00	4.68	1.67	17.25	5.90	3.54	33.04
Fast	600	300	46.30	5.25	2.16	15.43	7.07	2.09	32.00

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National Painting Cost Estimator

	Labor SF per manhour	Material coverage SF/gallon	Material cost per gallon	Labor cost per 100 SF	Labor burden 100 SF	Material cost per 100 SF	Overhead per 100 SF	Profit per 100 SF	Total price per 100 SF
Ceilings, tongue & groove, stain grade, roll and brush									
Semi-transparent stain, water base (material #20)									
Roll & brush each coat									
Slow	200	300	47.50	10.13	2.98	15.83	5.50	5.51	39.95
Medium	240	275	41.60	10.73	3.81	15.13	7.42	4.45	41.54
Fast	280	250	35.60	11.25	4.58	14.24	9.32	2.76	42.15
Semi-transparent stain, oil base (material #21)									
Roll & brush each coat									
Slow	200	280	48.70	10.13	2.98	17.39	5.80	5.81	42.11
Medium	240	260	42.60	10.73	3.81	16.38	7.73	4.64	43.29
Fast	280	240	36.50	11.25	4.58	15.21	9.63	2.85	43.52
Ceilings, tongue & groove, stain grade, spray application									
Semi-transparent stain, water base (material #20)									
Spray each coat									
Slow	300	220	47.50	6.75	1.98	21.59	5.76	5.77	41.85
Medium	350	200	41.60	7.36	2.61	20.80	7.69	4.62	43.08
Fast	400	180	35.60	7.88	3.21	19.78	9.57	2.83	43.27
Semi-transparent stain, oil base (material #21)									
Spray each coat									
Slow	300	200	48.70	6.75	1.98	24.35	6.29	6.30	45.67
Medium	350	188	42.60	7.36	2.61	22.66	8.16	4.89	45.68
Fast	400	175	36.50	7.88	3.21	20.86	9.91	2.93	44.79
Stain, seal and 2 coat lacquer system (7 step process)									
STEP 1: Sand & putty									
Slow	100	--	--	20.25	5.97	--	4.98	4.99	36.19
Medium	125	--	--	20.60	7.30	--	6.97	4.18	39.05
Fast	150	--	--	21.00	8.58	--	9.17	2.71	41.46
STEP 2 & 3: Wiping stain, oil base (material #11a) & wipe									
Roll & brush, 1 coat & wipe									
Slow	75	300	51.30	27.00	7.95	17.10	9.89	9.91	71.85
Medium	100	275	44.90	25.75	9.12	16.33	12.80	7.68	71.68
Fast	125	250	38.50	25.20	10.28	15.40	15.77	4.67	71.32
Spray, 1 coat & wipe									
Slow	275	150	51.30	7.36	2.18	34.20	8.31	8.33	60.38
Medium	200	125	44.90	12.88	4.56	35.92	13.34	8.00	74.70
Fast	325	100	38.50	9.69	3.97	38.50	16.16	4.78	73.10

	Labor SF per manhour	Material coverage SF/gallon	Material cost per gallon	Labor cost per 100 SF	Labor burden 100 SF	Material cost per 100 SF	Overhead per 100 SF	Profit per 100 SF	Total price per 100 SF
STEP 4: Sanding sealer (material #11b)									
Brush, 1 coat									
Slow	125	325	41.50	16.20	4.78	12.77	6.41	6.43	46.59
Medium	150	300	36.30	17.17	6.09	12.10	8.84	5.30	49.50
Fast	175	275	31.10	18.00	7.32	11.31	11.36	3.36	51.35
Spray, 1 coat									
Slow	350	150	41.50	5.79	1.71	27.67	6.68	6.70	48.55
Medium	400	125	36.30	6.44	2.28	29.04	9.44	5.66	52.86
Fast	450	100	31.10	7.00	2.85	31.10	12.70	3.76	57.41
STEP 5: Sand lightly									
Slow	175	--	--	11.57	3.40	--	2.85	2.85	20.67
Medium	225	--	--	11.44	4.04	--	3.87	2.32	21.67
Fast	275	--	--	11.45	4.69	--	5.00	1.48	22.62
STEP 6 & 7: Lacquer, 2 coats (material #11c)									
Brush, 1st coat									
Slow	150	350	45.90	13.50	3.99	13.11	5.81	5.82	42.23
Medium	200	338	40.10	12.88	4.56	11.86	7.33	4.40	41.03
Fast	275	325	34.40	11.45	4.69	10.58	8.28	2.45	37.45
Brush, 2nd coat									
Slow	200	400	45.90	10.13	2.98	11.48	4.67	4.68	33.94
Medium	250	375	40.10	10.30	3.65	10.69	6.16	3.70	34.50
Fast	325	350	34.40	9.69	3.97	9.83	7.28	2.15	32.92
Spray, 1st coat									
Slow	425	275	45.90	4.76	1.40	16.69	4.34	4.35	31.54
Medium	525	250	40.10	4.90	1.73	16.04	5.67	3.40	31.74
Fast	625	225	34.40	5.04	2.06	15.29	6.94	2.05	31.38
Spray, 2nd coat									
Slow	475	300	45.90	4.26	1.27	15.30	3.96	3.96	28.75
Medium	588	275	40.10	4.38	1.55	14.58	5.13	3.08	28.72
Fast	650	250	34.40	4.85	1.98	13.76	6.38	1.89	28.86

National Painting Cost Estimator

	Labor SF per manhour	Material coverage SF/gallon	Material cost per gallon	Labor cost per 100 SF	Labor burden 100 SF	Material cost per 100 SF	Overhead per 100 SF	Profit per 100 SF	Total price per 100 SF
Complete 7 step stain, seal & 2 coat lacquer system (material #11)									
Brush all coats									
Slow	30	150	46.10	67.50	19.89	30.73	22.45	22.49	163.06
Medium	35	138	40.40	73.57	26.05	29.28	32.22	19.33	180.45
Fast	40	125	34.60	78.75	32.13	27.68	42.95	12.71	194.22
Spray all coats									
Slow	60	50	46.10	33.75	9.96	92.20	25.82	25.88	187.61
Medium	70	40	40.40	36.79	13.04	101.00	37.70	22.62	211.15
Fast	80	30	34.60	39.38	16.06	115.33	52.94	15.66	239.37

Ceiling estimates are based on overall dimensions (length times width) to 8 feet high. Do not make deductions for openings in the ceiling area that are under 100 square feet. Figure painting of wood ceilings separate from wood beams. For heights above 8 feet, use the High Time Difficulty Factors on page 139. ADD for masking-off or cutting-in at wall-to-ceiling intersections and for protecting adjacent surfaces as necessary. "Slow" work is based on an hourly wage of \$20.25, "Medium" work on an hourly wage of \$25.75, and "Fast" work on an hourly wage of \$31.50. Other qualifications that apply to this table are on page 9.

	Labor SF per manhour	Material coverage SF/gallon	Material cost per gallon	Labor cost per 100 SF	Labor burden 100 SF	Material cost per 100 SF	Overhead per 100 SF	Profit per 100 SF	Total price per 100 SF
Closet pole, stain grade									
Penetrating oil stain, (material #13)									
Brush & wipe, 1 coat									
Slow	40	225	54.50	50.63	14.92	24.22	17.06	17.10	123.93
Medium	50	213	47.70	51.50	18.24	22.39	23.03	13.82	128.98
Fast	60	200	40.90	52.50	21.43	20.45	29.25	8.65	132.28

To stain poles in new construction, apply stain before installation. On repaints, remove the pole before staining. When estimating by the Opening Count Method, count one opening for each 10 linear feet of pole. "Slow" work is based on an hourly wage of \$20.25, "Medium" work on an hourly wage of \$25.75, and "Fast" work on an hourly wage of \$31.50. Other qualifications that apply to this table are on page 9.

	Labor LF per manhour	Material coverage LF/gallon	Material cost per gallon	Labor cost per 100 LF	Labor burden 100 LF	Material cost per 100 LF	Overhead per 100 LF	Profit per 100 LF	Total price per 100 LF
Closet shelf & pole, paint grade									
Undercoat, water base (material #3)									
Brush 1 coat									
Slow	17	80	32.60	119.12	35.11	40.75	37.05	37.13	269.16
Medium	22	70	28.50	117.05	41.43	40.71	49.80	29.88	278.87
Fast	33	60	24.50	95.45	38.93	40.83	54.32	16.07	245.60
Undercoat, oil base (material #4)									
Brush 1 coat									
Slow	17	90	42.30	119.12	35.11	47.00	38.24	38.32	277.79
Medium	22	80	37.00	117.05	41.43	46.25	51.19	30.71	286.63
Fast	33	65	31.80	95.45	38.93	48.92	56.83	16.81	256.94
Split coat (1/2 undercoat + 1/2 enamel), water base (material #3 & #9)									
Brush 1 coat									
Slow	16	80	39.70	126.56	37.32	49.63	40.57	40.66	294.74
Medium	21	70	34.75	122.62	43.43	49.64	53.92	32.35	301.96
Fast	32	60	29.80	98.44	40.15	49.67	58.36	17.26	263.88
Split coat (1/2 undercoat + 1/2 enamel), oil base (material #4 & #10)									
Brush 1 coat									
Slow	16	90	52.00	126.56	37.32	57.78	42.12	42.21	305.99
Medium	21	80	45.50	122.62	43.43	56.88	55.73	33.44	312.10
Fast	32	65	39.05	98.44	40.15	60.08	61.59	18.22	278.48
Enamel, water base (material #9)									
Brush each coat									
Slow	15	80	46.80	135.00	39.81	58.50	44.33	44.43	322.07
Medium	20	70	41.00	128.75	45.60	58.57	58.23	34.94	326.09
Fast	30	60	35.10	105.00	42.82	58.50	63.97	18.92	289.21
Enamel, oil base (material #10)									
Brush each coat									
Slow	15	90	61.70	135.00	39.81	68.56	46.24	46.34	335.95
Medium	20	80	54.00	128.75	45.60	67.50	60.46	36.27	338.58
Fast	30	65	46.30	105.00	42.82	71.23	67.91	20.09	307.05

Use these costs for painting the wardrobe closet shelves and poles with an undercoat and enamel system. If painting wardrobe closet shelves and poles with flat latex paint along with walls, use the Opening Count Method described under Doors, interior openings. Measurements are based on linear feet (LF) of shelves and poles. "Slow" work is based on an hourly wage of \$20.25, "Medium" work on an hourly wage of \$25.75, and "Fast" work on an hourly wage of \$31.50. Other qualifications that apply to this table are on page 9.

National Painting Cost Estimator

	Labor LF per manhour	Material coverage LF/gallon	Material cost per gallon	Labor cost per 100 LF	Labor burden 100 LF	Material cost per 100 LF	Overhead per 100 LF	Profit per 100 LF	Total price per 100 LF
Closet shelves, paint grade									
Undercoat, water base (material #3)									
Brush 1 coat									
Slow	30	100	32.60	67.50	19.89	32.60	22.80	22.85	165.64
Medium	37	90	28.50	69.59	24.66	31.67	31.47	18.88	176.27
Fast	44	80	24.50	71.59	29.22	30.63	40.74	12.05	184.23
Undercoat, oil base (material #4)									
Brush 1 coat									
Slow	30	110	42.30	67.50	19.89	38.45	23.91	23.96	173.71
Medium	37	100	37.00	69.59	24.66	37.00	32.81	19.68	183.74
Fast	44	90	31.80	71.59	29.22	35.33	42.20	12.48	190.82
Split coat (1/2 undercoat + 1/2 enamel), water base (material #3 & #9)									
Brush 1 coat									
Slow	27	100	39.70	75.00	22.12	39.70	26.00	26.05	188.87
Medium	35	90	34.75	73.57	26.05	38.61	34.56	20.73	193.52
Fast	42	80	29.80	75.00	30.60	37.25	44.28	13.10	200.23
Split coat (1/2 undercoat + 1/2 enamel), oil base (material #4 & #10)									
Brush 1 coat									
Slow	27	110	52.00	75.00	22.12	47.27	27.44	27.49	199.32
Medium	35	100	45.50	73.57	26.05	45.50	36.28	21.77	203.17
Fast	42	90	39.05	75.00	30.60	43.39	46.19	13.66	208.84
Enamel, water base (material #9)									
Brush each coat									
Slow	25	100	46.80	81.00	23.88	46.80	28.82	28.88	209.38
Medium	33	90	41.00	78.03	27.63	45.56	37.80	22.68	211.70
Fast	40	80	35.10	78.75	32.13	43.88	47.98	14.19	216.93
Enamel, oil base (material #10)									
Brush each coat									
Slow	25	110	61.70	81.00	23.88	56.09	30.59	30.65	222.21
Medium	33	100	54.00	78.03	27.63	54.00	39.91	23.95	223.52
Fast	40	90	46.30	78.75	32.13	51.44	50.32	14.88	227.52

Use these costs for painting the wardrobe closet shelves with an undercoat and enamel system. If painting wardrobe closet shelves with flat latex paint along with walls, use the Opening Count Method described under Doors, interior openings. Measurements are based on linear feet (LF) of shelves. "Slow" work is based on an hourly wage of \$20.25, "Medium" work on an hourly wage of \$25.75, and "Fast" work on an hourly wage of \$31.50. Other qualifications that apply to this table are on page 9.

	Labor LF per manhour	Material coverage LF/gallon	Material cost per gallon	Labor cost per 100 LF	Labor burden 100 LF	Material cost per 100 LF	Overhead per 100 LF	Profit per 100 LF	Total price per 100 LF
Closets, molding at perimeter, paint grade									
Undercoat, water base (material #3)									
Brush 1 coat									
Slow	80	225	32.60	25.31	7.47	14.49	8.98	9.00	65.25
Medium	95	213	28.50	27.11	9.61	13.38	12.52	7.51	70.13
Fast	110	200	24.50	28.64	11.67	12.25	16.30	4.82	73.68
Undercoat, oil base (material #4)									
Brush 1 coat									
Slow	80	250	42.30	25.31	7.47	16.92	9.44	9.46	68.60
Medium	95	238	37.00	27.11	9.61	15.55	13.07	7.84	73.18
Fast	110	220	31.80	28.64	11.67	14.45	16.98	5.02	76.76
Split coat (1/2 undercoat + 1/2 enamel), water base (material #3 & #9)									
Brush 1 coat									
Slow	75	225	39.70	27.00	7.95	17.64	10.00	10.02	72.61
Medium	90	213	34.75	28.61	10.13	16.31	13.76	8.26	77.07
Fast	105	200	29.80	30.00	12.22	14.90	17.71	5.24	80.07
Split coat (1/2 undercoat + 1/2 enamel), oil base (material #4 & #10)									
Brush 1 coat									
Slow	75	250	52.00	27.00	7.95	20.80	10.60	10.62	76.97
Medium	90	238	45.50	28.61	10.13	19.12	14.47	8.68	81.01
Fast	105	220	39.05	30.00	12.22	17.75	18.60	5.50	84.07
Enamel, water base (material #9)									
Brush each coat									
Slow	70	225	46.80	28.93	8.54	20.80	11.07	11.09	80.43
Medium	85	213	41.00	30.29	10.72	19.25	15.07	9.04	84.37
Fast	100	200	35.10	31.50	12.85	17.55	19.19	5.68	86.77
Enamel, oil base (material #10)									
Brush each coat									
Slow	70	250	61.70	28.93	8.54	24.68	11.81	11.83	85.79
Medium	85	238	54.00	30.29	10.72	22.69	15.93	9.56	89.19
Fast	100	220	46.30	31.50	12.85	21.05	20.27	6.00	91.67

Use these costs for molding around wardrobe closets. Measurements are based on linear feet (LF) of molding. "Slow" work is based on an hourly wage of \$20.25, "Medium" work on an hourly wage of \$25.75, and "Fast" work on an hourly wage of \$31.50. Other qualifications that apply to this table are on page 9.

National Painting Cost Estimator

	Labor LF per manhour	Material coverage LF/gallon	Material cost per gallon	Labor cost per 100 LF	Labor burden 100 LF	Material cost per 100 LF	Overhead per 100 LF	Profit per 100 LF	Total price per 100 LF
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Corbels, wood trim, stain grade, average size 4" x 8"

Solid body stain, water base (material #18)

Brush each coat

Slow	15	50	45.00	135.00	39.81	90.00	50.32	50.42	365.55
Medium	20	48	39.40	128.75	45.60	82.08	64.10	38.46	358.99
Fast	25	45	33.80	126.00	51.40	75.11	78.28	23.16	353.95

Solid body stain, oil base (material #19)

Brush each coat

Slow	15	55	54.10	135.00	39.81	98.36	51.91	52.02	377.10
Medium	20	53	47.30	128.75	45.60	89.25	65.90	39.54	369.04
Fast	25	50	40.50	126.00	51.40	81.00	80.11	23.70	362.21

Semi-transparent stain, water base (material #20)

Brush each coat

Slow	18	55	47.50	112.50	33.18	86.36	44.09	44.18	320.31
Medium	22	53	41.60	117.05	41.43	78.49	59.25	35.55	331.77
Fast	28	50	35.60	112.50	45.87	71.20	71.18	21.05	321.80

Semi-transparent stain, oil base (material #21)

Brush each coat

Slow	18	60	48.70	112.50	33.18	81.17	43.10	43.19	313.14
Medium	22	58	42.60	117.05	41.43	73.45	57.99	34.79	324.71
Fast	28	55	36.50	112.50	45.87	66.36	69.68	20.61	315.02

Use these costs for painting corbels averaging 4" x 8" in size. Measurements are based on linear feet (LF) of corbels that are painted or stained with a different material or color than the surface they extend from. "Slow" work is based on an hourly wage of \$20.25, "Medium" work on an hourly wage of \$25.75, and "Fast" work on an hourly wage of \$31.50. Other qualifications that apply to this table are on page 9.

	Labor LF per manhour	Material coverage LF/gallon	Material cost per gallon	Labor cost per 100 LF	Labor burden 100 LF	Material cost per 100 LF	Overhead per 100 LF	Profit per 100 LF	Total price per 100 LF
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Cutting-in, horizontal, interior or exterior

Cutting-in, horizontal, heights less than 6'8"

Brush application

Slow	23	--	--	88.04	25.96	--	21.66	21.71	157.37
Medium	35	--	--	74.64	26.45	--	25.27	15.16	141.52
Fast	56	--	--	55.80	22.74	--	24.36	7.21	110.11

Cutting-in, horizontal, heights from 6'8" to 9'0" (1.3 High Time Difficulty Factor included)

Brush application

Slow	18	--	--	114.46	33.74	--	28.16	28.22	204.58
Medium	27	--	--	97.03	34.36	--	32.85	19.71	183.95
Fast	43	--	--	72.54	29.60	--	31.66	9.37	143.17

	Labor LF per manhour	Material coverage LF/gallon	Material cost per gallon	Labor cost per 100 LF	Labor burden 100 LF	Material cost per 100 LF	Overhead per 100 LF	Profit per 100 LF	Total price per 100 LF
Cutting-in, horizontal, heights from 9'0" to 13'0" (1.6 High Time Difficulty Factor included)									
Brush application									
Slow	14	--	--	140.87	41.54	--	34.66	34.73	251.80
Medium	22	--	--	119.42	42.31	--	40.42	24.25	226.40
Fast	35	--	--	89.28	36.41	--	38.97	11.53	176.19
Cutting-in, horizontal, heights from 13'0" to 17'0" (1.9 High Time Difficulty Factor included)									
Brush application									
Slow	12	--	--	167.28	49.32	--	41.16	41.25	299.01
Medium	18	--	--	141.81	50.22	--	48.00	28.80	268.83
Fast	30	--	--	106.01	43.27	--	46.27	13.69	209.24
Cutting-in, horizontal, heights from 17'0" to 19'0" (2.2 High Time Difficulty Factor included)									
Brush application									
Slow	10	--	--	193.70	57.09	--	47.66	47.76	346.21
Medium	16	--	--	164.20	58.17	--	55.58	33.35	311.30
Fast	26	--	--	122.75	50.08	--	53.58	15.85	242.26
Cutting-in, horizontal, heights from 19'0" to 21'0" (2.5 High Time Difficulty Factor included)									
Brush application									
Slow	9	--	--	220.11	64.90	--	54.16	54.27	393.44
Medium	14	--	--	186.59	66.08	--	63.16	37.90	353.73
Fast	23	--	--	139.49	56.89	--	60.88	18.01	275.27
Cutting-in, vertical, interior or exterior									
Cutting-in, vertical, heights less than 6'8"									
Brush application									
Slow	29	--	--	69.83	20.58	--	17.18	17.22	124.81
Medium	41	--	--	63.42	22.46	--	21.47	12.88	120.23
Fast	58	--	--	54.31	22.15	--	23.71	7.01	107.18
Cutting-in, vertical, heights from 6'8" to 9'0" (1.3 High Time Difficulty Factor included)									
Brush application									
Slow	22	--	--	90.78	26.76	--	22.34	22.38	162.26
Medium	31	--	--	82.45	29.20	--	27.91	16.75	156.31
Fast	45	--	--	70.60	28.79	--	30.81	9.11	139.31
Cutting-in, vertical, heights from 9'0" to 13'0" (1.6 High Time Difficulty Factor included)									
Brush application									
Slow	18	--	--	111.72	32.94	--	27.49	27.55	199.70
Medium	25	--	--	101.48	35.94	--	34.35	20.61	192.38
Fast	36	--	--	86.90	35.46	--	37.93	11.22	171.51
Cutting-in, vertical, heights from 13'0" to 17'0" (1.9 High Time Difficulty Factor included)									
Brush application									
Slow	15	--	--	132.67	39.12	--	32.64	32.71	237.14
Medium	21	--	--	120.50	42.69	--	40.79	24.47	228.45
Fast	31	--	--	103.19	42.10	--	45.04	13.32	203.65

National Painting Cost Estimator

	Labor LF per manhour	Material coverage LF/gallon	Material cost per gallon	Labor cost per 100 LF	Labor burden 100 LF	Material cost per 100 LF	Overhead per 100 LF	Profit per 100 LF	Total price per 100 LF
Cutting-in, vertical, heights from 17'0" to 19'0" (2.2 High Time Difficulty Factor included)									
Brush application									
Slow	13	--	--	153.62	45.28	--	37.80	37.88	274.58
Medium	18	--	--	139.53	49.43	--	47.23	28.34	264.53
Fast	26	--	--	119.48	48.74	--	52.15	15.43	235.80
Cutting-in, vertical, heights from 19'0" to 21'0" (2.5 High Time Difficulty Factor included)									
Brush application									
Slow	12	--	--	174.57	51.47	--	42.95	43.04	312.03
Medium	16	--	--	158.56	56.17	--	53.67	32.20	300.60
Fast	23	--	--	135.78	55.37	--	59.27	17.53	267.95

Use these figures when cutting-in by hand with a brush at vertical walls, horizontal ceilings, at baseboards, around door frames, etc. when different colors or different sheens (i.e. flat vs. semi-gloss) are used on the adjacent surfaces. "Slow" work is based on an hourly wage of \$20.25, "Medium" work on an hourly wage of \$25.725, and "Fast" work on an hourly wage of \$31.50.

"Slow" applies to residential repaints with heavy texture. "Slow" also applies when cutting in freehand, i.e. using a brush to build-up a bead of paint and running the cut line 3/16" to 1/8" from the adjacent surface, typically horizontal cutting-in at ceilings. "Medium" applies to residential or commercial repaints with light to medium texture. "Medium" speed also applies when using masking tape to form the cut line, then using light brush coats so excess paint doesn't seep under the tape. This application is common around doors, windows at woodwork, and can be used vertically at wall to wall intersections. "Fast" applies to new construction with smooth wall or orange peel texture. "Fast" speed also applies when using a paint guide, either metal or plastic. The paint guide is typically used for vertical wall-to-wall applications, but can be used for horizontal use at baseboards, over doors, etc. As when using masking tape at medium speed, a series of light brush coats works best so paint doesn't seep under the guide tool.

Tip: At baseboards, it's sometimes best to use a stiff putty knife to pull the baseboard away from the wall, and use a Bender paint pad to paint the wall behind the baseboard. Then, while the base is away from the wall, paint the top edge of the base and reinstall the baseboard.

Notes:

1 - Material consumption for cutting-in is minimal or zero (0) since the material cost is actually calculated in the wall painting or ceiling painting line item.

2 - High Time Difficulty Factors are built into these figures to allow for up and down time and moving ladders or scaffolding.

3 - Horizontal cutting-in is typically more difficult and consumes more time than vertical cutting-in, as the figures indicate.

ADD for scribing and back-painting (scraping the texture to achieve a clean line and back-painting to cover the scraped intersection) at a wall-to-ceiling or wall-to-wall corner intersection. See Preparation section of this book.

ADD for time to switch paint if there is more than one color in any room, i.e. ceiling color (1), wall color (2), accent wall color (3). In this example, add time to switch paint twice.

Deck overhang, wood

Multiply the horizontal surface area by 1.5 to allow for painting floor joists and use the overhang table for areas greater than 2.5 feet wide to determine pricing.

Deck surfaces, steps, stair treads & porches, wood

Measure the surface area and apply the prices for smooth siding.

	Labor LF per manhour	Material coverage LF/gallon	Material cost per gallon	Labor cost per 100 LF	Labor burden 100 LF	Material cost per 100 LF	Overhead per 100 LF	Profit per 100 LF	Total price per 100 LF
Door frames and trim only, per 100 linear feet									
Undercoat, water base (material #3)									
Brush 1 coat									
Slow	220	500	32.60	9.20	2.73	6.52	3.50	3.51	25.46
Medium	270	465	28.50	9.54	3.36	6.13	4.76	2.86	26.65
Fast	320	425	24.50	9.84	4.04	5.76	6.08	1.80	27.52
Undercoat, oil base (material #4)									
Brush 1 coat									
Slow	220	550	42.30	9.20	2.73	7.69	3.72	3.73	27.07
Medium	270	510	37.00	9.54	3.36	7.25	5.04	3.03	28.22
Fast	320	465	31.80	9.84	4.04	6.84	6.41	1.90	29.03
Split coat (1/2 undercoat + 1/2 enamel), water base (material #3 & #9)									
Brush 1 coat									
Slow	205	560	39.70	9.88	2.92	7.09	3.78	3.79	27.46
Medium	240	515	34.75	10.73	3.81	6.75	5.32	3.19	29.80
Fast	275	475	29.80	11.45	4.69	6.27	6.94	2.05	31.40
Split coat (1/2 undercoat + 1/2 enamel), oil base (material #4 & #10)									
Brush 1 coat									
Slow	205	610	52.00	9.88	2.92	8.52	4.05	4.06	29.43
Medium	240	565	45.50	10.73	3.81	8.05	5.65	3.39	31.63
Fast	275	525	39.05	11.45	4.69	7.44	7.30	2.16	33.04
Enamel, water base (material #9)									
Brush each coat									
Slow	185	560	46.80	10.95	3.24	8.36	4.28	4.29	31.12
Medium	220	515	41.00	11.70	4.17	7.96	5.95	3.57	33.35
Fast	255	475	35.10	12.35	5.04	7.39	7.68	2.27	34.73
Enamel, oil base (material #10)									
Brush each coat									
Slow	185	610	61.70	10.95	3.24	10.11	4.62	4.63	33.55
Medium	220	565	54.00	11.70	4.17	9.56	6.35	3.81	35.59
Fast	255	525	46.30	12.35	5.04	8.82	8.13	2.40	36.74

Use these figures for painting door frames and wood trim on all sides when doors are not to be painted. ADD for additional preparation time, as needed, including setup, remove & replace (hardware), protection (mask walls and visqueen floors), putty, caulking, sanding and cleanup. When doors are painted along with the frames and trim, use the Opening Count Method under Doors, interior openings, and/or the exterior door costs under Doors, exterior. Measurements for door frames and trim are based on linear feet (LF) of the frame. Prices are for about 17 linear feet of frame at each opening. "Slow" work is based on an hourly wage of \$20.25, "Medium" work on an hourly wage of \$25.75, and "Fast" work on an hourly wage of \$31.50. Other qualifications that apply to this table are on page 9.

National Painting Cost Estimator

	Openings per manhour	Openings per gallon	Material cost per gallon	Labor cost per opening	Labor burden opening	Material cost per opening	Overhead per opening	Profit per opening	Total price per opening
Door frames and trim only, per opening									
Undercoat, water base (material #3)									
Brush 1 coat									
Slow	13	30	32.60	1.56	.46	1.09	.59	.59	4.29
Medium	16	28	28.50	1.61	.59	1.02	.80	.48	4.50
Fast	18	25	24.50	1.75	.73	.98	1.07	.32	4.85
Undercoat, oil base (material #4)									
Brush 1 coat									
Slow	13	33	42.30	1.56	.46	1.28	.63	.63	4.56
Medium	16	31	37.00	1.61	.59	1.19	.84	.51	4.74
Fast	18	28	31.80	1.75	.73	1.14	1.12	.33	5.07
Split coat (1/2 undercoat + 1/2 enamel), water base (material #3 & #9)									
Brush 1 coat									
Slow	12	33	39.70	1.69	.49	1.20	.64	.64	4.66
Medium	14	31	34.75	1.84	.64	1.12	.90	.54	5.04
Fast	16	28	29.80	1.97	.82	1.06	1.19	.35	5.39
Split coat (1/2 undercoat + 1/2 enamel), oil base (material #4 & #10)									
Brush 1 coat									
Slow	12	36	52.00	1.69	.49	1.44	.69	.69	5.00
Medium	14	34	45.50	1.84	.64	1.34	.96	.57	5.35
Fast	16	31	39.05	1.97	.82	1.26	1.25	.37	5.67
Enamel, water base (material #9)									
Brush each coat									
Slow	11	33	46.80	1.84	.55	1.42	.72	.72	5.25
Medium	13	31	41.00	1.98	.70	1.32	1.00	.60	5.60
Fast	15	28	35.10	2.10	.87	1.25	1.31	.39	5.92
Enamel, oil base (material #10)									
Brush each coat									
Slow	11	36	61.70	1.84	.55	1.71	.78	.78	5.66
Medium	13	34	54.00	1.98	.70	1.59	1.07	.64	5.98
Fast	15	31	46.30	2.10	.87	1.49	1.38	.41	6.25

Use these figures for painting door frames and wood trim on all sides when doors are not to be painted. ADD for additional preparation time, as needed, including setup, remove & replace (hardware), protection (mask walls and visqueen floors); putty, caulking, sanding and cleanup. When doors are painted along with the frames and trim, use the Opening Count Method under Doors, interior openings, and/or the exterior door costs under Doors, exterior. These costs are based on a count of the openings requiring paint. Prices are for about 17 linear feet of frame at each opening. "Slow" work is based on an hourly wage of \$20.25, "Medium" work on an hourly wage of \$25.75, and "Fast" work on an hourly wage of \$31.50. Other qualifications that apply to this table are on page 9.

Doors, exterior

The tables that follow include costs for both time and material needed to apply two coats of a high quality finish to all six sides of each exterior door, finish the jamb and trim, and lay-off each door smoothly. These costs are in addition to those shown under Doors, interior openings, for both the *Opening Count Method* and the *Per Door Method*, which include one coat of undercoat and one coat of enamel for each exterior door along with the interior doors. New exterior paint grade doors actually receive two coats of exterior enamel. New exterior stain grade doors actually receive a coat of stain, sealer, and then a coat of either marine spar varnish or polyurethane finish. The following two examples give total cost to finish a flush or a panel (entry) exterior door with polyurethane, and includes the cost for the two coats from the interior take-off.

Example #1 Flush Doors**OPENING COUNT METHOD**

Included in the interior take-off

Opening Count Method, interior undercoat cost - 1 coat, slow \$ 18.08 (page 103)

Opening Count Method, interior enamel cost - 1 coat, slow \$ 19.64 (page 103)

Included in the exterior take-off

Exterior, flush, two coat system, polyurethane cost - 2 coats, slow \$ 47.09 (page 98)

Total to finish the exterior door \$ 84.81

OR**PER DOOR METHOD**

Included in the interior take-off

Per Door Method, interior, flush, undercoat cost - 1 coat, slow \$ 17.95 (page 109)

Per Door Method, interior enamel cost - 1 coat, slow \$ 16.55 (page 109)

Included in the exterior take-off

Exterior, flush, two coat system, polyurethane cost - 2 coats, slow \$ 47.09 (page 98)

Total to finish the exterior door \$ 81.59

Under this system, much of the cost to paint the exterior door is included in the interior take-off. When counting interior doors, be sure you include all the exterior doors whether you use either the *Opening Count Method* or the *Per Door Method* to estimate doors.

Example #2 Panel (Entry) Doors**OPENING COUNT METHOD**

Included in the interior take-off

Opening Count Method, interior undercoat cost - 1 coat, slow \$ 18.08 (page 103)

Opening Count Method, interior enamel cost - 1 coat, slow \$ 19.64 (page 103)

Included in the exterior take-off

Exterior, panel (entry) two coat system, polyurethane cost - 2 coats, slow \$ 88.73 (page 101)

Total to finish the exterior door \$ 126.45

OR**PER DOOR METHOD**

Included in the interior take-off

Per Door Method, interior, flush, undercoat cost - 1 coat, slow \$ 17.95 (page 109)

Per Door Method, interior enamel cost - 1 coat, slow \$ 16.55 (page 109)

Included in the exterior take-off

Exterior, panel (entry) two coat system, polyurethane cost - 2 coats, slow \$ 88.73 (page 101)

Total to finish the exterior door \$ 123.23

National Painting Cost Estimator

	Manhours per door	Doors per gallon	Material cost per gallon	Labor cost per door	Labor burden door	Material cost per door	Overhead per door	Profit per door	Total price per door
Doors, exterior, flush, two coat system									
Exterior enamel, 2 coat system, water base (material #24)									
Roll & brush 2 coats									
Slow	0.5	7	50.70	10.13	2.98	7.24	3.87	3.88	28.10
Medium	0.4	6	44.40	10.30	3.65	7.40	5.34	3.20	29.89
Fast	0.3	5	38.00	9.45	3.86	7.60	6.48	1.92	29.31
Exterior enamel, 2 coat system, oil base (material #25)									
Roll & brush 2 coats									
Slow	0.5	7	56.40	10.13	2.98	8.06	4.02	4.03	29.22
Medium	0.4	6	49.40	10.30	3.65	8.23	5.55	3.33	31.06
Fast	0.3	5	42.30	9.45	3.86	8.46	6.75	2.00	30.52
Polyurethane (material #22)									
Brush 2 coats									
Slow	0.7	5.0	78.80	14.18	4.17	15.76	6.48	6.50	47.09
Medium	0.6	4.5	69.00	15.45	5.47	15.33	9.06	5.44	50.75
Fast	0.5	4.0	59.10	15.75	6.43	14.78	11.46	3.39	51.81
Marine spar varnish, flat or gloss (material #23)									
Brush 2 coats									
Slow	0.6	6	83.10	12.15	3.58	13.85	5.62	5.63	40.83
Medium	0.5	5	72.70	12.88	4.56	14.54	8.00	4.80	44.78
Fast	0.4	4	62.30	12.60	5.14	15.58	10.33	3.06	46.71
ADD - Preparation for spar varnish									
Steel wool buff	0.2	--	--	5.15	1.82	--	1.74	1.05	9.76
Wax application	0.2	--	--	5.15	1.82	--	1.74	1.05	9.76

Use these figures for painting two coats on flush exterior doors, other than entry doors. These costs are to be included with the exterior door take-off and are in addition to the costs that are included in the interior take-off as explained by the example in the previous section. ADD for additional preparation time, as needed, including setup, remove & replace (hardware), protection (mask walls and visqueen floors); putty, caulking, sanding and cleanup. Add minimum preparation time for varnishing as indicated above. "Slow" work is based on an hourly wage of \$20.25, "Medium" work on an hourly wage of \$25.75, and "Fast" work on an hourly wage of \$31.50. Other qualifications that apply to this table are on page 9.

	Manhours per door	Doors per gallon	Material cost per gallon	Labor cost per door	Labor burden door	Material cost per door	Overhead per door	Profit per door	Total price per door
Doors, exterior, French, two coat system									
Exterior enamel, 2 coat system, water base (material #24)									
Roll & brush 2 coats									
Slow	1.0	12	50.70	20.25	5.97	4.23	5.79	5.80	42.04
Medium	0.8	10	44.40	20.60	7.30	4.44	8.08	4.85	45.27
Fast	0.6	8	38.00	18.90	7.71	4.75	9.72	2.88	43.96
Exterior enamel, 2 coat system, oil base (material #25)									
Roll & brush 2 coats									
Slow	1.0	12	56.40	20.25	5.97	4.70	5.87	5.89	42.68
Medium	0.8	10	49.40	20.60	7.30	4.94	8.21	4.92	45.97
Fast	0.6	8	42.30	18.90	7.71	5.29	9.89	2.93	44.72
Polyurethane (material #22)									
Brush 2 coats									
Slow	1.5	8.0	78.80	30.38	8.95	9.85	9.35	9.37	67.90
Medium	1.3	7.5	69.00	33.48	11.85	9.20	13.63	8.18	76.34
Fast	1.0	7.0	59.10	31.50	12.85	8.44	16.36	4.84	73.99
Marine spar varnish, flat or gloss (material #23)									
Brush 2 coats									
Slow	1.2	12	83.10	24.30	7.16	6.93	7.30	7.31	53.00
Medium	1.0	10	72.70	25.75	9.12	7.27	10.54	6.32	59.00
Fast	0.8	8	62.30	25.20	10.28	7.79	13.41	3.97	60.65
ADD - Preparation for spar varnish									
Steel wool buff	0.3	--	--	7.73	2.73	--	2.62	1.57	14.65
Wax application	0.3	--	--	7.73	2.73	--	2.62	1.57	14.65

Use these figures for painting two coats on exterior French doors that have 10 to 15 lites. These costs are to be included with the exterior door take-off and are in addition to the costs that are included in the interior take-off as explained by the example in the previous section. ADD for additional preparation time, as needed, including setup, remove & replace (hardware), protection (mask walls and visqueen floors); putty, caulking, sanding and cleanup. Add minimum preparation time for varnishing as indicated above. "Slow" work is based on an hourly wage of \$20.25, "Medium" work on an hourly wage of \$25.75, and "Fast" work on an hourly wage of \$31.50. Other qualifications that apply to this table are on page 9.

National Painting Cost Estimator

	Manhours per door	Doors per gallon	Material cost per gallon	Labor cost per door	Labor burden door	Material cost per door	Overhead per door	Profit per door	Total price per door
Doors, exterior, louvered, two coat system									
Exterior enamel, 2 coat system, water base (material #24)									
Roll & brush 2 coats									
Slow	1.4	7	50.70	28.35	8.36	7.24	8.35	8.37	60.67
Medium	1.1	6	44.40	28.33	10.03	7.40	11.44	6.86	64.06
Fast	0.7	5	38.00	22.05	9.00	7.60	11.98	3.54	54.17
Exterior enamel, 2 coat system, oil base (material #25)									
Roll & brush 2 coats									
Slow	1.4	7	56.40	28.35	8.36	8.06	8.51	8.52	61.80
Medium	1.1	6	49.40	28.33	10.03	8.23	11.65	6.99	65.23
Fast	0.7	5	42.30	22.05	9.00	8.46	12.25	3.62	55.38
Polyurethane (material #22)									
Brush 2 coats									
Slow	1.7	5.0	78.80	34.43	10.14	15.76	11.47	11.49	83.29
Medium	1.5	4.5	69.00	38.63	13.68	15.33	16.91	10.15	94.70
Fast	1.2	4.0	59.10	37.80	15.42	14.78	21.08	6.24	95.32
Marine spar varnish, flat or gloss (material #23)									
Brush 2 coats									
Slow	1.6	7	83.10	32.40	9.55	11.87	10.23	10.25	74.30
Medium	1.3	6	72.70	33.48	11.85	12.12	14.36	8.62	80.43
Fast	0.9	5	62.30	28.35	11.57	12.46	16.24	4.80	73.42
ADD - Preparation for spar varnish									
Steel wool buff	0.4	--	--	10.30	3.65	--	3.49	2.09	19.53
Wax application	0.4	--	--	10.30	3.65	--	3.49	2.09	19.53

Use these figures for painting two coats on exterior louvered doors. These costs are to be included with the exterior door take-off and are in addition to the costs that are included in the interior take-off as explained by the example in the previous section. ADD for additional preparation time, as needed, including setup, remove & replace (hardware), protection (mask walls and visqueen floors); putty, caulking, sanding and cleanup. Add minimum preparation time for varnishing as indicated above. "Slow" work is based on an hourly wage of \$20.25, "Medium" work on an hourly wage of \$25.75, and "Fast" work on an hourly wage of \$31.50. Other qualifications that apply to this table are on page 9.

	Manhours per door	Doors per gallon	Material cost per gallon	Labor cost per door	Labor burden door	Material cost per door	Overhead per door	Profit per door	Total price per door
Doors, exterior, panel (entry), two coat system									
Exterior enamel, 2 coat system, water base (material #24)									
Roll & brush 2 coats									
Slow	1.4	4	50.70	28.35	8.36	12.68	9.38	9.40	68.17
Medium	1.1	3	44.40	28.33	10.03	14.80	13.29	7.97	74.42
Fast	0.8	2	38.00	25.20	10.28	19.00	16.89	5.00	76.37
Exterior enamel, 2 coat system, oil base (material #25)									
Roll & brush 2 coats									
Slow	1.4	4	56.40	28.35	8.36	14.10	9.65	9.67	70.13
Medium	1.1	3	49.40	28.33	10.03	16.47	13.71	8.22	76.76
Fast	0.8	2	42.30	25.20	10.28	21.15	17.56	5.19	79.38
Polyurethane (material #22)									
Brush 2 coats									
Slow	1.7	4	78.80	34.43	10.14	19.70	12.22	12.24	88.73
Medium	1.5	3	69.00	38.63	13.68	23.00	18.83	11.30	105.44
Fast	1.2	2	59.10	37.80	15.42	29.55	25.66	7.59	116.02
Marine spar varnish, flat or gloss (material #23)									
Brush 2 coats									
Slow	1.4	4	83.10	28.35	8.36	20.78	10.92	10.95	79.36
Medium	1.1	3	72.70	28.33	10.03	24.23	15.65	9.39	87.63
Fast	0.8	2	35.60	25.20	10.28	17.80	16.52	4.89	74.69
ADD - Preparation for spar varnish									
Steel wool buff	0.3	--	--	7.73	2.73	--	2.62	1.57	14.65
Wax application	0.3	--	--	7.73	2.73	--	2.62	1.57	14.65

Use these figures for painting two coats on typical exterior paneled doors. These costs are included with the exterior door take-off and are in addition to the costs that are included in the interior take-off as explained by the example in the previous section. ADD for additional preparation time, as needed, including setup, remove & replace (hardware), protection (mask walls and visqueen floors); putty, caulking, sanding and cleanup. Add minimum preparation time for varnishing as indicated above. "Slow" work is based on an hourly wage of \$20.25, "Medium" work on an hourly wage of \$25.75, and "Fast" work on an hourly wage of \$31.50. Other qualifications that apply to this table are on page 9.

Doors, Opening Count Method

Many painting companies estimate paint grade doors (including jambs and frames), wood windows, pullmans, linens, bookcases, wine racks and other interior surfaces that take an undercoat and enamel finish by the "opening." Based on Figure 20 below, each opening is considered to take the same time regardless of whether it's a door, window, pullman, etc. These figures are based on the number of openings finished per 8-hour day and the material required per opening. The Opening Count Method of estimating involves counting the quantity of all openings (including all exterior doors) based on the opening allowance table at Figure 20 below. After you determine the number of openings, use the following table in accumulated multiples of 10 for applying undercoat and enamel. The undercoat process is based on 11 to 13 openings per gallon and enamel is based on 10 to 12 openings per gallon. As an example, using the medium rate for water based material on 12 openings with 1 coat of undercoat and 1 coat of enamel, add the 10 opening figures for each coat to the 2 opening figures for each coat as follows:

Interior Take-off

	Undercoat	Enamel
10 openings	150.68	169.97 (page 108)
2 openings	<u>31.20</u>	<u>34.75</u> (page 103)
12 openings	181.88	204.72

Item	Opening Count
Closets	
Molding at closet perimeter	Count 1 opening per 25'0" length
Poles, stain	Count 1 opening per 10'0" length
Shelf & pole (undercoat or enamel)	Count 1 opening per 6'0" length
Shelves (undercoat or enamel)	Count 1 opening per 10'0" length
Doors	
Bifold doors & frames	Count 1 opening per door
Dutch doors & frames	Count 2 openings per door
Entry doors & frames	Count 1 opening per door
Forced air unit doors & frames	Count 1 opening per door
French doors & frames	Count 1.5 openings per door
Linen doors with face frame	Count 1 opening per 2'0" width
Louvered bifold doors & frames	Count 1 opening per door panel
false	Count 1 opening per door panel
real	Count 1 opening per door or per 1'6" width
Passage doors & frames	
flush	Count 1 opening per door
paneled	Count 1.25 openings per door
Wardrobe doors	Count 1 opening per door
Split coat operation, doors & frames	Count 1 opening per door
Tipoff operation (doors only)	Count .5 opening per door
Pullman cabinets	Count 1 opening per lavatory or per 4'0" width
Windows, wood	Count 1 opening per 6 SF of window

Figure 20
Interior opening count allowance table

	Manhours per opening	Gallons per opening	Material cost per gallon	Labor cost per opening	Labor burden per opening	Material cost per opening	Overhead per opening	Profit per opening	Total price per opening
Doors, interior openings, Opening Count Method									
1 opening total									
Undercoat, water base (material #3)									
Roll & brush 1 coat									
Slow	0.4	0.080	32.60	8.10	2.39	2.61	2.49	2.49	18.08
Medium	0.3	0.085	28.50	7.73	2.73	2.42	3.22	1.93	18.03
Fast	0.2	0.090	24.50	6.30	2.57	2.21	3.43	1.02	15.53
Undercoat, oil base (material #4)									
Roll & brush 1 coat									
Slow	0.4	0.080	42.30	8.10	2.39	3.38	2.64	2.64	19.15
Medium	0.3	0.085	37.00	7.73	2.73	3.15	3.41	2.04	19.06
Fast	0.2	0.090	31.80	6.30	2.57	2.86	3.64	1.08	16.45
Enamel, water base (material #9)									
Roll & brush 1 coat									
Slow	0.4	0.08	46.80	8.10	2.39	3.74	2.70	2.71	19.64
Medium	0.3	0.09	41.00	7.73	2.73	3.69	3.54	2.12	19.81
Fast	0.2	0.10	35.10	6.30	2.57	3.51	3.84	1.14	17.36
Enamel, oil base (material #10)									
Roll & brush 1 coat									
Slow	0.4	0.08	61.70	8.10	2.39	4.94	2.93	2.94	21.30
Medium	0.3	0.09	54.00	7.73	2.73	4.86	3.83	2.30	21.45
Fast	0.2	0.10	46.30	6.30	2.57	4.63	4.19	1.24	18.93
2 openings total									
Undercoat, water base (material #3)									
Roll & brush 1 coat									
Slow	0.7	0.16	32.60	14.18	4.17	5.22	4.48	4.49	32.54
Medium	0.5	0.17	28.50	12.88	4.56	4.85	5.57	3.34	31.20
Fast	0.3	0.18	24.50	9.45	3.86	4.41	5.49	1.62	24.83
Undercoat, oil base (material #4)									
Roll & brush 1 coat									
Slow	0.7	0.16	42.30	14.18	4.17	6.77	4.77	4.78	34.67
Medium	0.5	0.17	37.00	12.88	4.56	6.29	5.93	3.56	33.22
Fast	0.3	0.18	31.80	9.45	3.86	5.72	5.90	1.75	26.68
Enamel, water base (material #9)									
Roll & brush 1 coat									
Slow	0.7	0.17	46.80	14.18	4.17	7.96	5.00	5.01	36.32
Medium	0.5	0.18	41.00	12.88	4.56	7.38	6.21	3.72	34.75
Fast	0.3	0.20	35.10	9.45	3.86	7.02	6.30	1.86	28.49

National Painting Cost Estimator

	Manhours per opening	Gallons per opening	Material cost per gallon	Labor cost per opening	Labor burden opening	Material cost per opening	Overhead per opening	Profit per opening	Total price per opening
Enamel, oil base (material #10)									
Roll & brush 1 coat									
Slow	0.7	0.17	61.70	14.18	4.17	10.49	5.48	5.49	39.81
Medium	0.5	0.18	54.00	12.88	4.56	9.72	6.79	4.07	38.02
Fast	0.3	0.20	46.30	9.45	3.86	9.26	7.00	2.07	31.64
3 openings total									
Undercoat, water base (material #3)									
Roll & brush 1 coat									
Slow	1.00	0.23	32.60	20.25	5.97	7.50	6.41	6.42	46.55
Medium	0.75	0.25	28.50	19.31	6.84	7.13	8.32	4.99	46.59
Fast	0.50	0.27	24.50	15.75	6.43	6.62	8.93	2.64	40.37
Undercoat, oil base (material #4)									
Roll & brush 1 coat									
Slow	1.00	0.23	42.30	20.25	5.97	9.73	6.83	6.84	49.62
Medium	0.75	0.25	37.00	19.31	6.84	9.25	8.85	5.31	49.56
Fast	0.50	0.27	31.80	15.75	6.43	8.59	9.54	2.82	43.13
Enamel, water base (material #9)									
Roll & brush 1 coat									
Slow	1.00	0.25	46.80	20.25	5.97	11.70	7.20	7.22	52.34
Medium	0.75	0.27	41.00	19.31	6.84	11.07	9.31	5.58	52.11
Fast	0.50	0.30	35.10	15.75	6.43	10.53	10.14	3.00	45.85
Enamel, oil base (material #10)									
Roll & brush 1 coat									
Slow	1.00	0.25	61.70	20.25	5.97	15.43	7.91	7.93	57.49
Medium	0.75	0.27	54.00	19.31	6.84	14.58	10.18	6.11	57.02
Fast	0.50	0.30	46.30	15.75	6.43	13.89	11.18	3.31	50.56
4 openings total									
Undercoat, water base (material #3)									
Roll & brush 1 coat									
Slow	1.3	0.31	32.60	26.33	7.76	10.11	8.40	8.42	61.02
Medium	1.0	0.33	28.50	25.75	9.12	9.41	11.07	6.64	61.99
Fast	0.7	0.36	24.50	22.05	9.00	8.82	12.36	3.66	55.89
Undercoat, oil base (material #4)									
Roll & brush 1 coat									
Slow	1.3	0.31	42.30	26.33	7.76	13.11	8.97	8.99	65.16
Medium	1.0	0.33	37.00	25.75	9.12	12.21	11.77	7.06	65.91
Fast	0.7	0.36	31.80	22.05	9.00	11.45	13.18	3.90	59.58

	Manhours per opening	Gallons per opening	Material cost per gallon	Labor cost per opening	Labor burden opening	Material cost per opening	Overhead per opening	Profit per opening	Total price per opening
Enamel, water base (material #9)									
Roll & brush 1 coat									
Slow	1.3	0.33	46.80	26.33	7.76	15.44	9.41	9.43	68.37
Medium	1.0	0.36	41.00	25.75	9.12	14.76	12.41	7.44	69.48
Fast	0.7	0.40	35.10	22.05	9.00	14.04	13.98	4.13	63.20
Enamel, oil base (material #10)									
Roll & brush 1 coat									
Slow	1.3	0.33	61.70	26.33	7.76	20.36	10.35	10.37	75.17
Medium	1.0	0.36	54.00	25.75	9.12	19.44	13.58	8.15	76.04
Fast	0.7	0.40	46.30	22.05	9.00	18.52	15.37	4.55	69.49
5 openings total									
Undercoat, water base (material #3)									
Roll & brush 1 coat									
Slow	1.6	0.38	32.60	32.40	9.55	12.39	10.33	10.35	75.02
Medium	1.3	0.41	28.50	33.48	11.85	11.69	14.26	8.55	79.83
Fast	0.9	0.45	24.50	28.35	11.57	11.03	15.79	4.67	71.41
Undercoat, oil base (material #4)									
Roll & brush 1 coat									
Slow	1.6	0.38	42.30	32.40	9.55	16.07	11.03	11.05	80.10
Medium	1.3	0.41	37.00	33.48	11.85	15.17	15.13	9.08	84.71
Fast	0.9	0.45	31.80	28.35	11.57	14.31	16.81	4.97	76.01
Enamel, water base (material #9)									
Roll & brush 1 coat									
Slow	1.6	0.42	46.80	32.40	9.55	19.66	11.71	11.73	85.05
Medium	1.3	0.46	41.00	33.48	11.85	18.86	16.05	9.63	89.87
Fast	0.9	0.50	35.10	28.35	11.57	17.55	17.82	5.27	80.56
Enamel, oil base (material #10)									
Roll & brush 1 coat									
Slow	1.6	0.42	61.70	32.40	9.55	25.91	12.90	12.92	93.68
Medium	1.3	0.46	54.00	33.48	11.85	24.84	17.54	10.53	98.24
Fast	0.9	0.50	46.30	28.35	11.57	23.15	19.55	5.78	88.40
6 openings total									
Undercoat, water base (material #3)									
Roll & brush 1 coat									
Slow	1.90	0.46	32.60	38.48	11.34	15.00	12.32	12.34	89.48
Medium	1.45	0.50	28.50	37.34	13.22	14.25	16.20	9.72	90.73
Fast	1.00	0.54	24.50	31.50	12.85	13.23	17.85	5.28	80.71

National Painting Cost Estimator

	Manhours per opening	Gallons per opening	Material cost per gallon	Labor cost per opening	Labor burden opening	Material cost per opening	Overhead per opening	Profit per opening	Total price per opening
Undercoat, oil base (material #4)									
Roll & brush 1 coat									
Slow	1.90	0.46	42.30	38.48	11.34	19.46	13.17	13.19	95.64
Medium	1.45	0.50	37.00	37.34	13.22	18.50	17.27	10.36	96.69
Fast	1.00	0.54	31.80	31.50	12.85	17.17	19.07	5.64	86.23
Enamel, water base (material #9)									
Roll & brush 1 coat									
Slow	1.90	0.50	46.80	38.48	11.34	23.40	13.91	13.94	101.07
Medium	1.45	0.55	41.00	37.34	13.22	22.55	18.28	10.97	102.36
Fast	1.00	0.60	35.10	31.50	12.85	21.06	20.28	6.00	91.69
Enamel, oil base (material #10)									
Roll & brush 1 coat									
Slow	1.90	0.50	61.70	38.48	11.34	30.85	15.33	15.36	111.36
Medium	1.45	0.55	54.00	37.34	13.22	29.70	20.07	12.04	112.37
Fast	1.00	0.60	46.30	31.50	12.85	27.78	22.36	6.61	101.10
7 openings total									
Undercoat, water base (material #3)									
Roll & brush 1 coat									
Slow	2.2	0.54	32.60	44.55	13.13	17.60	14.31	14.34	103.93
Medium	1.7	0.59	28.50	43.78	15.50	16.82	19.03	11.42	106.55
Fast	1.2	0.64	24.50	37.80	15.42	15.68	21.36	6.32	96.58
Undercoat, oil base (material #4)									
Roll & brush 1 coat									
Slow	2.2	0.54	42.30	44.55	13.13	22.84	15.30	15.33	111.15
Medium	1.7	0.59	37.00	43.78	15.50	21.83	20.28	12.17	113.56
Fast	1.2	0.64	31.80	37.80	15.42	20.35	22.81	6.75	103.13
Enamel, water base (material #9)									
Roll & brush 1 coat									
Slow	2.2	0.58	46.80	44.55	13.13	27.14	16.12	16.15	117.09
Medium	1.7	0.64	41.00	43.78	15.50	26.24	21.38	12.83	119.73
Fast	1.2	0.70	35.10	37.80	15.42	24.57	24.11	7.13	109.03
Enamel, oil base (material #10)									
Roll & brush 1 coat									
Slow	2.2	0.58	61.70	44.55	13.13	35.79	17.76	17.80	129.03
Medium	1.7	0.64	54.00	43.78	15.50	34.56	23.46	14.08	131.38
Fast	1.2	0.70	46.30	37.80	15.42	32.41	26.55	7.85	120.03

	Manhours per opening	Gallons per opening	Material cost per gallon	Labor cost per opening	Labor burden opening	Material cost per opening	Overhead per opening	Profit per opening	Total price per opening
8 openings total									
Undercoat, water base (material #3)									
Roll & brush 1 coat									
Slow	2.50	0.62	32.60	50.63	14.92	20.21	16.30	16.33	118.39
Medium	1.95	0.67	28.50	50.21	17.79	19.10	21.77	13.06	121.93
Fast	1.40	0.73	24.50	44.10	17.99	17.89	24.79	7.33	112.10
Undercoat, oil base (material #4)									
Roll & brush 1 coat									
Slow	2.50	0.62	42.30	50.63	14.92	26.23	17.44	17.48	126.70
Medium	1.95	0.67	37.00	50.21	17.79	24.79	23.19	13.92	129.90
Fast	1.40	0.73	31.80	44.10	17.99	23.21	26.44	7.82	119.56
Enamel, water base (material #9)									
Roll & brush 1 coat									
Slow	2.50	0.67	46.80	50.63	14.92	31.36	18.42	18.46	133.79
Medium	1.95	0.74	41.00	50.21	17.79	30.34	24.58	14.75	137.67
Fast	1.40	0.80	35.10	44.10	17.99	28.08	27.95	8.27	126.39
Enamel, oil base (material #10)									
Roll & brush 1 coat									
Slow	2.50	0.67	61.70	50.63	14.92	41.34	20.31	20.36	147.56
Medium	1.95	0.74	54.00	50.21	17.79	39.96	26.99	16.19	151.14
Fast	1.40	0.80	46.30	44.10	17.99	37.04	30.73	9.09	138.95
9 openings total									
Undercoat, water base (material #3)									
Roll & brush 1 coat									
Slow	2.80	0.69	32.60	56.70	16.72	22.49	18.22	18.26	132.39
Medium	2.15	0.75	28.50	55.36	19.61	21.38	24.09	14.45	134.89
Fast	1.50	0.81	24.50	47.25	19.28	19.85	26.78	7.92	121.08
Undercoat, oil base (material #4)									
Roll & brush 1 coat									
Slow	2.80	0.69	42.30	56.70	16.72	29.19	19.50	19.54	141.65
Medium	2.15	0.75	37.00	55.36	19.61	27.75	25.68	15.41	143.81
Fast	1.50	0.81	31.80	47.25	19.28	25.76	28.61	8.46	129.36
Enamel, water base (material #9)									
Roll & brush 1 coat									
Slow	2.80	0.75	46.80	56.70	16.72	35.10	20.62	20.66	149.80
Medium	2.15	0.82	41.00	55.36	19.61	33.62	27.15	16.29	152.03
Fast	1.50	0.90	35.10	47.25	19.28	31.59	30.42	9.00	137.54

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	Manhours per opening	Gallons per opening	Material cost per gallon	Labor cost per opening	Labor burden opening	Material cost per opening	Overhead per opening	Profit per opening	Total price per opening
Enamel, oil base (material #10)									
Roll & brush 1 coat									
Slow	2.80	0.75	61.70	56.70	16.72	46.28	22.74	22.79	165.23
Medium	2.15	0.82	54.00	55.36	19.61	44.28	29.81	17.89	166.95
Fast	1.50	0.90	46.30	47.25	19.28	41.67	33.54	9.92	151.66
10 openings total									
Undercoat, water base (material #3)									
Roll & brush 1 coat									
Slow	3.1	0.77	32.60	62.78	18.50	25.10	20.22	20.26	146.86
Medium	2.4	0.84	28.50	61.80	21.89	23.94	26.91	16.14	150.68
Fast	1.7	0.90	24.50	53.55	21.85	22.05	30.21	8.94	136.60
Undercoat, oil base (material #4)									
Roll & brush 1 coat									
Slow	3.1	0.77	42.30	62.78	18.50	32.57	21.64	21.68	157.17
Medium	2.4	0.84	37.00	61.80	21.89	31.08	28.69	17.21	160.67
Fast	1.7	0.90	31.80	53.55	21.85	28.62	32.25	9.54	145.81
Enamel, water base (material #9)									
Slow	3.1	0.83	46.80	62.78	18.50	38.84	22.83	22.88	165.83
Medium	2.4	0.92	41.00	61.80	21.89	37.72	30.35	18.21	169.97
Fast	1.7	1.00	35.10	53.55	21.85	35.10	34.26	10.13	154.89
Enamel, oil base (material #10)									
Roll & brush 1 coat									
Slow	3.1	0.83	61.70	62.78	18.50	51.21	25.18	25.23	182.90
Medium	2.4	0.92	54.00	61.80	21.89	49.68	33.34	20.00	186.71
Fast	1.7	1.00	46.30	53.55	21.85	46.30	37.73	11.16	170.59

Use these figures for painting interior doors, pullmans, linens and other surfaces described in Figure 20 on page 102. ADD for additional preparation time, as needed, including setup, remove & replace (hardware), protection (mask walls and visqueen floors); putty, caulking, sanding and cleanup. "Slow" work is based on an hourly wage of \$20.25, "Medium" work on an hourly wage of \$25.75, and "Fast" work on an hourly wage of \$31.50. Other qualifications that apply to this table are on page 9.

	Manhours per door	Doors per gallon	Material cost per gallon	Labor cost per door	Labor burden door	Material cost per door	Overhead per door	Profit per door	Total price per door
Doors, interior, flush, paint grade, roll & brush, based on per door method									
Undercoat, water base (material #3)									
Roll & brush 1 coat									
Slow	0.40	13.0	32.60	8.10	2.39	2.51	2.47	2.48	17.95
Medium	0.30	11.5	28.50	7.73	2.73	2.48	3.24	1.94	18.12
Fast	0.20	10.0	24.50	6.30	2.57	2.45	3.51	1.04	15.87
Undercoat, oil base (material #4)									
Roll & brush 1 coat									
Slow	0.40	13.0	42.30	8.10	2.39	3.25	2.61	2.62	18.97
Medium	0.30	11.5	37.00	7.73	2.73	3.22	3.42	2.05	19.15
Fast	0.20	10.0	31.80	6.30	2.57	3.18	3.74	1.11	16.90
Enamel, water base (material #9)									
Roll & brush 1st finish coat									
Slow	0.33	14.0	46.80	6.68	1.97	3.34	2.28	2.28	16.55
Medium	0.25	12.5	41.00	6.44	2.28	3.28	3.00	1.80	16.80
Fast	0.17	11.0	35.10	5.36	2.18	3.19	3.33	.98	15.04
Roll & brush additional finish coats									
Slow	0.25	15.0	46.80	5.06	1.50	3.12	1.84	1.84	13.36
Medium	0.20	13.5	41.00	5.15	1.82	3.04	2.50	1.50	14.01
Fast	0.15	12.0	35.10	4.73	1.92	2.93	2.97	.88	13.43
Enamel, oil base (material #10)									
Roll & brush 1st finish coat									
Slow	0.33	14.0	61.70	6.68	1.97	4.41	2.48	2.49	18.03
Medium	0.25	12.5	54.00	6.44	2.28	4.32	3.26	1.96	18.26
Fast	0.17	11.0	46.30	5.36	2.18	4.21	3.65	1.08	16.48
Roll & brush additional finish coats									
Slow	0.25	15.0	61.70	5.06	1.50	4.11	2.03	2.03	14.73
Medium	0.20	13.5	54.00	5.15	1.82	4.00	2.74	1.65	15.36
Fast	0.15	12.0	46.30	4.73	1.92	3.86	3.26	.96	14.73

This table is not to be confused with the Opening Count Method for estimating doors. Use these figures for painting both interior and exterior doors. These costs are in addition to the costs for applying the finish coats to exterior doors as explained on page 97. These figures include coating all six (6) sides of each door along with the frame and the jamb on both sides. These figures include minimal preparation time. ADD for additional preparation time, as needed, including setup, remove & replace (hardware), protection (mask walls and visqueen floors); putty, caulking, sanding and cleanup. "Slow" work is based on an hourly wage of \$20.25, "Medium" work on an hourly wage of \$25.75, and "Fast" work on an hourly wage of \$31.50. Other qualifications that apply to this table are on page 9.

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	Manhours per door	Doors per gallon	Material cost per gallon	Labor cost per door	Labor burden door	Material cost per door	Overhead per door	Profit per door	Total price per door
Doors, interior, flush, paint grade, spray application, based on per door method									
Undercoat, water base (material #3)									
Spray 1 coat									
Slow	0.10	17	32.60	2.03	.59	1.92	.86	.87	6.27
Medium	0.09	16	28.50	2.32	.82	1.78	1.23	.74	6.89
Fast	0.08	15	24.50	2.52	1.03	1.63	1.61	.48	7.27
Undercoat, oil base (material #4)									
Spray 1 coat									
Slow	0.10	17	42.30	2.03	.59	2.49	.97	.97	7.05
Medium	0.09	16	37.00	2.32	.82	2.31	1.36	.82	7.63
Fast	0.08	15	31.80	2.52	1.03	2.12	1.76	.52	7.95
Enamel, water base (material #9)									
Spray 1st finish coat									
Slow	0.09	18	46.80	1.82	.54	2.60	.94	.94	6.84
Medium	0.08	17	41.00	2.06	.73	2.41	1.30	.78	7.28
Fast	0.07	16	35.10	2.21	.89	2.19	1.64	.49	7.42
Spray 2nd or additional finish coats									
Slow	0.08	19	46.80	1.62	.48	2.46	.87	.87	6.30
Medium	0.07	18	41.00	1.80	.64	2.28	1.18	.71	6.61
Fast	0.06	17	35.10	1.89	.77	2.06	1.46	.43	6.61
Enamel, oil base (material #10)									
Spray 1st finish coat									
Slow	0.09	18	61.70	1.82	.54	3.43	1.10	1.10	7.99
Medium	0.08	17	54.00	2.06	.73	3.18	1.49	.90	8.36
Fast	0.07	16	46.30	2.21	.89	2.89	1.86	.55	8.40
Spray 2nd or additional finish coats									
Slow	0.08	19	61.70	1.62	.48	3.25	1.02	1.02	7.39
Medium	0.07	18	54.00	1.80	.64	3.00	1.36	.82	7.62
Fast	0.06	17	46.30	1.89	.77	2.72	1.67	.49	7.54

This table is not to be confused with the Opening Count Method for estimating doors. Use these figures for painting both interior and exterior doors. These costs are in addition to the costs for applying the finish coats to exterior doors as explained on page 97. These figures include coating all six (6) sides of each door along with the frame and the jamb on both sides. These figures include minimal preparation time. ADD for additional preparation time, as needed, including setup, remove & replace (hardware), protection (mask walls and visqueen floors); putty, caulking, sanding and cleanup. "Slow" work is based on an hourly wage of \$20.25, "Medium" work on an hourly wage of \$25.75, and "Fast" work on an hourly wage of \$31.50. Other qualifications that apply to this table are on page 9.

	Manhours per door	Doors per gallon	Material cost per gallon	Labor cost per door	Labor burden door	Material cost per door	Overhead per door	Profit per door	Total price per door
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Doors, interior, flush, stain grade, spray application, based on per door method

Complete 7 step stain, seal & 2 coat lacquer system (material #11)

Spray all coats

Slow	0.90	6	46.10	18.23	5.37	7.68	5.95	5.96	43.19
Medium	0.80	5	40.40	20.60	7.30	8.08	8.99	5.40	50.37
Fast	0.70	4	34.60	22.05	9.00	8.65	12.31	3.64	55.65

This table is not to be confused with the Opening Count Method for estimating doors. Use these figures for painting both interior and exterior doors. These costs are in addition to the costs for applying the finish coats to exterior doors as explained on page 97. These figures include coating all six (6) sides of each door along with the frame and the jamb on both sides. These figures include minimal preparation time. ADD for preparation time, as needed, including setup, remove & replace (hardware), protection (mask walls and visqueen floors); putty, caulking, sanding and cleanup. "Slow" work is based on an hourly wage of \$20.25, "Medium" work on an hourly wage of \$25.75, and "Fast" work on an hourly wage of \$31.50. Other qualifications that apply to this table are on page 9.

	Manhours per door	Doors per gallon	Material cost per gallon	Labor cost per door	Labor burden door	Material cost per door	Overhead per door	Profit per door	Total price per door
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Doors, interior, French, paint grade, roll & brush, based on per door method

Undercoat, water base (material #3)

Roll & brush 1 coat

Slow	0.45	14	32.60	9.11	2.69	2.33	2.68	2.69	19.50
Medium	0.38	13	28.50	9.79	3.46	2.19	3.86	2.32	21.62
Fast	0.30	12	24.50	9.45	3.86	2.04	4.76	1.41	21.52

Undercoat, oil base (material #4)

Roll & brush 1 coat

Slow	0.45	14	42.30	9.11	2.69	3.02	2.82	2.82	20.46
Medium	0.38	13	37.00	9.79	3.46	2.85	4.03	2.42	22.55
Fast	0.30	12	31.80	9.45	3.86	2.65	4.95	1.46	22.37

Enamel, water base (material #9)

Roll & brush 1st finish coat

Slow	0.43	15	46.80	8.71	2.56	3.12	2.74	2.74	19.87
Medium	0.35	14	41.00	9.01	3.19	2.93	3.78	2.27	21.18
Fast	0.28	13	35.10	8.82	3.60	2.70	4.69	1.39	21.20

Roll & brush 2nd or additional finish coats

Slow	0.40	16	46.80	8.10	2.39	2.93	2.55	2.56	18.53
Medium	0.33	15	41.00	8.50	3.01	2.73	3.56	2.14	19.94
Fast	0.25	14	35.10	7.88	3.21	2.51	4.22	1.25	19.07

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	Manhours per door	Doors per gallon	Material cost per gallon	Labor cost per door	Labor burden door	Material cost per door	Overhead per door	Profit per door	Total price per door
Enamel, oil base (material #10)									
Roll & brush 1st finish coat									
Slow	0.43	15	61.70	8.71	2.56	4.11	2.92	2.93	21.23
Medium	0.35	14	54.00	9.01	3.19	3.86	4.02	2.41	22.49
Fast	0.28	13	46.30	8.82	3.60	3.56	4.95	1.47	22.40
Roll & brush 2nd or additional finish coats									
Slow	0.40	16	61.70	8.10	2.39	3.86	2.73	2.73	19.81
Medium	0.33	15	54.00	8.50	3.01	3.60	3.78	2.27	21.16
Fast	0.25	14	46.30	7.88	3.21	3.31	4.47	1.32	20.19

This table is not to be confused with the Opening Count Method for estimating doors. Use these figures for painting both interior and exterior doors. These costs are in addition to the costs for applying the finish coats to exterior doors as explained on page 97. These figures include coating all six (6) sides of each door along with the frame and the jamb on both sides. These figures include minimal preparation time. ADD for additional preparation time, as needed, including setup, remove & replace (hardware), protection (mask walls and visqueen floors); putty, caulking, sanding and cleanup. "Slow" work is based on an hourly wage of \$20.25, "Medium" work on an hourly wage of \$25.75, and "Fast" work on an hourly wage of \$31.50. Other qualifications that apply to this table are on page 9.

	Manhours per door	Doors per gallon	Material cost per gallon	Labor cost per door	Labor burden door	Material cost per door	Overhead per door	Profit per door	Total price per door
Doors, interior, French, stain grade, spray application, based on per door method									
Complete 7 step stain, seal & 2 coat lacquer system (material #11)									
Spray all coats									
Slow	1.50	12	46.10	30.38	8.95	3.84	8.20	8.22	59.59
Medium	1.25	11	40.40	32.19	11.40	3.67	11.82	7.09	66.17
Fast	1.00	10	34.60	31.50	12.85	3.46	14.82	4.38	67.01

This table is not to be confused with the Opening Count Method for estimating doors. Use these figures for painting both interior and exterior doors. These costs are in addition to the costs for applying the finish coats to exterior doors as explained on page 97. These figures include coating all six (6) sides of each door along with the frame and the jamb on both sides. These figures include minimal preparation time. ADD for additional preparation time, as needed, including setup, remove & replace (hardware), protection (mask walls and visqueen floors); putty, caulking, sanding and cleanup. "Slow" work is based on an hourly wage of \$20.25, "Medium" work on an hourly wage of \$25.75, and "Fast" work on an hourly wage of \$31.50. Other qualifications that apply to this table are on page 9.

	Manhours per door	Doors per gallon	Material cost per gallon	Labor cost per door	Labor burden door	Material cost per door	Overhead per door	Profit per door	Total price per door
Doors, interior, louvered, paint grade, roll & brush, based on per door method									
Undercoat, water base (material #3)									
Roll & brush 1 coat									
Slow	0.67	8	32.60	13.57	4.00	4.08	4.11	4.12	29.88
Medium	0.54	7	28.50	13.91	4.92	4.07	5.73	3.44	32.07
Fast	0.40	6	24.50	12.60	5.14	4.08	6.76	2.00	30.58
Undercoat, oil base (material #4)									
Roll & brush 1 coat									
Slow	0.67	8	42.30	13.57	4.00	5.29	4.34	4.35	31.55
Medium	0.54	7	37.00	13.91	4.92	5.29	6.03	3.62	33.77
Fast	0.40	6	31.80	12.60	5.14	5.30	7.14	2.11	32.29
Enamel, water base (material #9)									
Roll & brush 1st finish coat									
Slow	0.50	9	46.80	10.13	2.98	5.20	3.48	3.49	25.28
Medium	0.42	8	41.00	10.82	3.83	5.13	4.95	2.97	27.70
Fast	0.33	7	35.10	10.40	4.24	5.01	6.09	1.80	27.54
Roll & brush 2nd or additional finish coats									
Slow	0.40	10	46.80	8.10	2.39	4.68	2.88	2.89	20.94
Medium	0.30	9	41.00	7.73	2.73	4.56	3.76	2.25	21.03
Fast	0.20	8	35.10	6.30	2.57	4.39	4.11	1.22	18.59
Enamel, oil base (material #10)									
Roll & brush 1st finish coat									
Slow	0.50	9	61.70	10.13	2.98	6.86	3.80	3.80	27.57
Medium	0.42	8	54.00	10.82	3.83	6.75	5.35	3.21	29.96
Fast	0.33	7	46.30	10.40	4.24	6.61	6.59	1.95	29.79
Roll & brush 2nd or additional finish coats									
Slow	0.40	10	61.70	8.10	2.39	6.17	3.17	3.17	23.00
Medium	0.30	9	54.00	7.73	2.73	6.00	4.12	2.47	23.05
Fast	0.20	8	46.30	6.30	2.57	5.79	4.54	1.34	20.54

This table is not to be confused with the Opening Count Method for estimating doors. Use these figures for painting both interior and exterior doors. These costs are in addition to the costs for applying the finish coats to exterior doors as explained on page 97. These figures include coating all six (6) sides of each door along with the frame and the jamb on both sides. These figures include minimal preparation time. ADD for additional preparation time, as needed, including setup, remove & replace (hardware), protection (mask walls and visqueen floors); putty, caulking, sanding and cleanup. "Slow" work is based on an hourly wage of \$20.25, "Medium" work on an hourly wage of \$25.75, and "Fast" work on an hourly wage of \$31.50. Other qualifications that apply to this table are on page 9.

National Painting Cost Estimator

	Manhours per door	Doors per gallon	Material cost per gallon	Labor cost per door	Labor burden door	Material cost per door	Overhead per door	Profit per door	Total price per door
Doors, interior, louvered, paint grade, spray application, based on per door method									
Undercoat, water base (material #3)									
Spray 1 coat									
Slow	0.17	12	32.60	3.44	1.02	2.72	1.36	1.36	9.90
Medium	0.14	11	28.50	3.61	1.27	2.59	1.87	1.12	10.46
Fast	0.12	10	24.50	3.78	1.54	2.45	2.41	.71	10.89
Undercoat, oil base (material #4)									
Spray 1 coat									
Slow	0.17	12	42.30	3.44	1.02	3.53	1.52	1.52	11.03
Medium	0.14	11	37.00	3.61	1.27	3.36	2.06	1.24	11.54
Fast	0.12	10	31.80	3.78	1.54	3.18	2.64	.78	11.92
Enamel, water base (material #9)									
Spray 1st finish coat									
Slow	0.13	13	46.80	2.63	.78	3.60	1.33	1.33	9.67
Medium	0.11	12	41.00	2.83	1.01	3.42	1.81	1.09	10.16
Fast	0.09	11	35.10	2.84	1.15	3.19	2.23	.66	10.07
Spray 2nd or additional finish coats									
Slow	0.10	14	46.80	2.03	.59	3.34	1.13	1.14	8.23
Medium	0.09	13	41.00	2.32	.82	3.15	1.57	.94	8.80
Fast	0.08	12	35.10	2.52	1.03	2.93	2.01	.59	9.08
Enamel, oil base (material #10)									
Spray 1st finish coat									
Slow	0.13	13	61.70	2.63	.78	4.75	1.55	1.55	11.26
Medium	0.11	12	54.00	2.83	1.01	4.50	2.08	1.25	11.67
Fast	0.09	11	46.30	2.84	1.15	4.21	2.55	.75	11.50
Spray 2nd or additional finish coats									
Slow	0.10	14	61.70	2.03	.59	4.41	1.34	1.34	9.71
Medium	0.09	13	54.00	2.32	.82	4.15	1.82	1.09	10.20
Fast	0.08	12	46.30	2.52	1.03	3.86	2.30	.68	10.39

This table is not to be confused with the Opening Count Method for estimating doors. Use these figures for painting both interior and exterior doors. These costs are in addition to the costs for applying the finish coats to exterior doors as explained on page 97. These figures include coating all six (6) sides of each door along with the frame and the jamb on both sides. These figures include minimal preparation time. ADD for additional preparation time, as needed, including setup, remove & replace (hardware), protection (mask walls and visqueen floors); putty, caulking, sanding and cleanup. "Slow" work is based on an hourly wage of \$20.25, "Medium" work on an hourly wage of \$25.75, and "Fast" work on an hourly wage of \$31.50. Other qualifications that apply to this table are on page 9.

	Manhours per door	Doors per gallon	Material cost per gallon	Labor cost per door	Labor burden door	Material cost per door	Overhead per door	Profit per door	Total price per door
Doors, interior, louvered, stain grade, spray application, based on per door method									
Complete 7 step stain, seal & 2 coat lacquer system (material #11)									
Spray all coats									
Slow	1.70	5	46.10	34.43	10.14	9.22	10.22	10.24	74.25
Medium	1.45	4	40.40	37.34	13.22	10.10	15.17	9.10	84.93
Fast	1.20	3	34.60	37.80	15.42	11.53	20.07	5.94	90.76

This table is not to be confused with the Opening Count Method for estimating doors. Use these figures for painting both interior and exterior doors. These costs are in addition to the costs for applying the finish coats to exterior doors as explained on page 97. These figures include coating all six (6) sides of each door along with the frame and the jamb on both sides. These figures include minimal preparation time. ADD for additional preparation time, as needed, including setup, remove & replace (hardware), protection (mask walls and visqueen floors); putty, caulking, sanding and cleanup. "Slow" work is based on an hourly wage of \$20.25, "Medium" work on an hourly wage of \$25.75, and "Fast" work on an hourly wage of \$31.50. Other qualifications that apply to this table are on page 9.

SAMPLE

National Painting Cost Estimator

	Manhours per door	Doors per gallon	Material cost per gallon	Labor cost per door	Labor burden door	Material cost per door	Overhead per door	Profit per door	Total price per door
Doors, interior, panel, paint grade, roll & brush, based on per door method									
Undercoat, water base (material #3)									
Roll & brush 1 coat									
Slow	0.50	8	32.60	10.13	2.98	4.08	3.27	3.28	23.74
Medium	0.33	7	28.50	8.50	3.01	4.07	3.90	2.34	21.82
Fast	0.25	6	24.50	7.88	3.21	4.08	4.71	1.39	21.27
Undercoat, oil base (material #4)									
Roll & brush 1 coat									
Slow	0.50	8	42.30	10.13	2.98	5.29	3.50	3.51	25.41
Medium	0.33	7	37.00	8.50	3.01	5.29	4.20	2.52	23.52
Fast	0.25	6	31.80	7.88	3.21	5.30	5.08	1.50	22.97
Enamel, water base (material #9)									
Roll & brush 1st finish coat									
Slow	0.40	11	46.80	8.10	2.39	4.25	2.80	2.81	20.35
Medium	0.30	10	41.00	7.73	2.73	4.10	3.64	2.19	20.39
Fast	0.20	9	35.10	6.30	2.57	3.90	3.96	1.17	17.90
Roll & brush 2nd or additional finish coats									
Slow	0.33	12	46.80	6.68	1.97	3.90	2.38	2.39	17.32
Medium	0.25	11	41.00	6.44	2.28	3.73	3.11	1.87	17.43
Fast	0.17	10	35.10	5.36	2.18	3.51	3.43	1.01	15.49
Enamel, oil base (material #10)									
Roll & brush 1st finish coat									
Slow	0.40	11	61.70	8.10	2.39	5.61	3.06	3.07	22.23
Medium	0.30	10	54.00	7.73	2.73	5.40	3.97	2.38	22.21
Fast	0.20	9	46.30	6.30	2.57	5.14	4.34	1.28	19.63
Roll & brush 2nd or additional finish coats									
Slow	0.33	12	61.70	6.68	1.97	5.14	2.62	2.63	19.04
Medium	0.25	11	54.00	6.44	2.28	4.91	3.41	2.04	19.08
Fast	0.17	10	46.30	5.36	2.18	4.63	3.78	1.12	17.07

This table is not to be confused with the Opening Count Method for estimating doors. Use these figures for painting both interior and exterior doors. These costs are in addition to the costs for applying the finish coats to exterior doors as explained on page 97. These figures include coating all six (6) sides of each door along with the frame and the jamb on both sides. These figures include minimal preparation time. ADD for additional preparation time, as needed, including setup, remove & replace (hardware), protection (mask walls and visqueen floors); putty, caulking, sanding and cleanup. "Slow" work is based on an hourly wage of \$20.25, "Medium" work on an hourly wage of \$25.75, and "Fast" work on an hourly wage of \$31.50. Other qualifications that apply to this table are on page 9.

	Manhours per door	Doors per gallon	Material cost per gallon	Labor cost per door	Labor burden door	Material cost per door	Overhead per door	Profit per door	Total price per door
Doors, interior, panel, paint grade, spray application, based on per door method									
Undercoat, water base (material #3)									
Spray 1 coat									
Slow	0.13	15	32.60	2.63	.78	2.17	1.06	1.06	7.70
Medium	0.11	14	28.50	2.83	1.01	2.04	1.47	.88	8.23
Fast	0.10	13	24.50	3.15	1.29	1.88	1.96	.58	8.86
Undercoat, oil base (material #4)									
Spray 1 coat									
Slow	0.13	15	42.30	2.63	.78	2.82	1.18	1.19	8.60
Medium	0.11	14	37.00	2.83	1.01	2.64	1.62	.97	9.07
Fast	0.10	13	31.80	3.15	1.29	2.45	2.14	.63	9.66
Enamel, water base (material #9)									
Spray 1st finish coat									
Slow	0.09	16	46.80	1.82	.54	2.93	1.01	1.01	7.31
Medium	0.08	15	41.00	2.06	.73	2.73	1.38	.83	7.73
Fast	0.08	14	35.10	2.52	1.03	2.51	1.88	.56	8.50
Spray 2nd or additional finish coats									
Slow	0.08	17	46.80	1.62	.48	2.75	.92	.92	6.69
Medium	0.08	16	41.00	2.06	.73	2.56	1.34	.80	7.49
Fast	0.07	15	35.10	2.21	.89	2.34	1.69	.50	7.63
Enamel, oil base (material #10)									
Spray 1st finish coat									
Slow	0.09	16	61.70	1.82	.54	3.86	1.18	1.18	8.58
Medium	0.08	15	54.00	2.06	.73	3.60	1.60	.96	8.95
Fast	0.08	14	46.30	2.52	1.03	3.31	2.13	.63	9.62
Spray 2nd or additional finish coats									
Slow	0.08	17	61.70	1.62	.48	3.63	1.09	1.09	7.91
Medium	0.08	16	54.00	2.06	.73	3.38	1.54	.93	8.64
Fast	0.07	15	46.30	2.21	.89	3.09	1.92	.57	8.68

This table is not to be confused with the Opening Count Method for estimating doors. Use these figures for painting both interior and exterior doors. These costs are in addition to the costs for applying the finish coats to exterior doors as explained on page 97. These figures include coating all six (6) sides of each door along with the frame and the jamb on both sides. These figures include minimal preparation time. ADD for additional preparation time, as needed, including setup, remove & replace (hardware), protection (mask walls and visqueen floors); putty, caulking, sanding and cleanup. "Slow" work is based on an hourly wage of \$20.25, "Medium" work on an hourly wage of \$25.75, and "Fast" work on an hourly wage of \$31.50. Other qualifications that apply to this table are on page 9.

National Painting Cost Estimator

	Manhours per door	Doors per gallon	Material cost per gallon	Labor cost per door	Labor burden door	Material cost per door	Overhead per door	Profit per door	Total price per door
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Doors, interior, panel, stain grade, spray application, based on per door method

Complete 7 step stain, seal & 2 coat lacquer system (material #11)

Spray all coats

Slow	1.25	6	46.10	25.31	7.47	7.68	7.69	7.70	55.85
Medium	1.08	5	40.40	27.81	9.85	8.08	11.43	6.86	64.03
Fast	0.90	4	34.60	28.35	11.57	8.65	15.06	4.45	68.08

This table is not to be confused with the Opening Count Method for estimating doors. Use these figures for painting both interior and exterior doors. These costs are in addition to the costs for applying the finish coats to exterior doors as explained on page 97. These figures include coating all six (6) sides of each door along with the frame and the jamb on both sides. These figures include minimal preparation time. ADD for additional preparation time, as needed, including setup, remove & replace (hardware), protection (mask walls and visqueen floors); putty, caulking, sanding and cleanup. "Slow" work is based on an hourly wage of \$20.25, "Medium" work on an hourly wage of \$25.75, and "Fast" work on an hourly wage of \$31.50. Other qualifications that apply to this table are on page 9.

	Labor LF per manhour	Material coverage LF/gallon	Material cost per gallon	Labor cost per 100 LF	Labor burden 100 LF	Material cost per 100 LF	Overhead per 100 LF	Profit per 100 LF	Total price per 100 LF
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Fascia, 2" x 4", brush one coat stain "to cover"

Solid body stain, water or oil base (material #18 or #19)

Brush each coat

Slow	80	170	49.55	25.31	7.47	29.15	11.77	11.79	85.49
Medium	105	160	43.35	24.52	8.68	27.09	15.07	9.04	84.40
Fast	130	150	37.15	24.23	9.88	24.77	18.26	5.40	82.54

Semi-transparent stain, water or oil base (material #20 or #21)

Brush each coat

Slow	95	195	48.10	21.32	6.29	24.67	9.93	9.95	72.16
Medium	120	185	42.10	21.46	7.59	22.76	12.96	7.77	72.54
Fast	145	175	36.05	21.72	8.88	20.60	15.87	4.69	71.76

Use these figures for brushing stain on 2" x 4" fascia board on two sides - the face and the lower edge. The back side is calculated with the overhang (eaves) operation. These figures include one full coat and any touchup required to meet the "to cover" specification. They also include minimum preparation time. ADD for additional preparation time, as needed, including setup, remove & replace (hardware), protection (masking and visqueen); putty, caulking, sanding and cleanup. Measurements are based on continuous linear feet. "Slow" work is based on an hourly wage of \$20.25, "Medium" work on an hourly wage of \$25.75, and "Fast" work on an hourly wage of \$31.50. Other qualifications that apply to this table are on page 9.

	Labor LF per manhour	Material coverage LF/gallon	Material cost per gallon	Labor cost per 100 LF	Labor burden 100 LF	Material cost per 100 LF	Overhead per 100 LF	Profit per 100 LF	Total price per 100 LF
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Fascia, 2" x 4", roll one coat stain "to cover"

Solid body stain, water or oil base (material #18 or #19)

Roll each coat

Slow	180	140	49.55	11.25	3.33	35.39	9.49	9.51	68.97
Medium	205	130	43.35	12.56	4.46	33.35	12.59	7.55	70.51
Fast	230	120	37.15	13.70	5.59	30.96	15.58	4.61	70.44

Semi-transparent stain, water or oil base (material #20 or #21)

Roll each coat

Slow	200	160	48.10	10.13	2.98	30.06	8.20	8.22	59.59
Medium	225	150	42.10	11.44	4.04	28.07	10.89	6.53	60.97
Fast	250	140	36.05	12.60	5.14	25.75	13.48	3.99	60.96

Use these figures for rolling stain on 2" x 4" fascia board on two sides - the face and the lower edge. The back side is calculated with the overhang (eaves) operation. These figures include one full coat and any touchup required to meet the "to cover" specification. They also include minimum preparation time. ADD time for extensive preparation. Measurements are based on continuous linear feet. "Slow" work is based on an hourly wage of \$20.25, "Medium" work on an hourly wage of \$25.75, and "Fast" work on an hourly wage of \$31.50. Other qualifications that apply to this table are on page 9.

	Labor LF per manhour	Material coverage LF/gallon	Material cost per gallon	Labor cost per 100 LF	Labor burden 100 LF	Material cost per 100 LF	Overhead per 100 LF	Profit per 100 LF	Total price per 100 LF
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Fascia, 2" x 4", spray one coat stain "to cover"

Solid body stain, water or oil base (material #18 or #19)

Spray each coat

Slow	275	110	49.55	7.36	2.18	45.05	10.37	10.39	75.35
Medium	325	100	43.35	7.92	2.82	43.35	13.52	8.11	75.72
Fast	375	90	37.15	8.40	3.44	41.28	16.46	4.87	74.45

Semi-transparent stain, water or oil base (material #20 or #21)

Spray each coat

Slow	300	125	48.10	6.75	1.98	38.48	8.97	8.99	65.17
Medium	350	115	42.10	7.36	2.61	36.61	11.65	6.99	65.22
Fast	400	105	36.05	7.88	3.21	34.33	14.08	4.17	63.67

Use these figures for spraying stain on 2" x 4" fascia board on two sides - the face and the lower edge. The back side is calculated with the overhang (eaves) operation. These figures include one full coat and any touchup required to meet the "to cover" specification. They also include minimum preparation time. ADD time for extensive preparation. Measurements are based on continuous linear feet. "Slow" work is based on an hourly wage of \$20.25, "Medium" work on an hourly wage of \$25.75, and "Fast" work on an hourly wage of \$31.50. Other qualifications that apply to this table are on page 9.

National Painting Cost Estimator

	Labor LF per manhour	Material coverage LF/gallon	Material cost per gallon	Labor cost per 100 LF	Labor burden 100 LF	Material cost per 100 LF	Overhead per 100 LF	Profit per 100 LF	Total price per 100 LF
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Fascia, 2" x 6" to 2" x 10", brush one coat stain "to cover"

Solid body stain, water or oil base (material #18 or #19)

Brush each coat

Slow	70	140	49.55	28.93	8.54	35.39	13.84	13.87	100.57
Medium	90	130	43.35	28.61	10.13	33.35	18.02	10.81	100.92
Fast	110	120	37.15	28.64	11.67	30.96	22.10	6.54	99.91

Semi-transparent stain, water or oil base (material #20 or #21)

Brush each coat

Slow	85	165	48.10	23.82	7.01	29.15	11.40	11.42	82.80
Medium	105	155	42.10	24.52	8.68	27.16	15.09	9.05	84.50
Fast	125	145	36.05	25.20	10.28	24.86	18.71	5.53	84.58

Use these figures for brushing stain on 2" x 6" to 2" x 10" fascia board on two sides - the face and the lower edge. The back side is calculated with the overhang (eaves) operation. These figures include one full coat and any touchup required to meet the "to cover" specification. They also include minimum preparation time. ADD time for extensive preparation. Measurements are based on continuous linear feet. "Slow" work is based on an hourly wage of \$20.25, "Medium" work on an hourly wage of \$25.75, and "Fast" work on an hourly wage of \$31.50. Other qualifications that apply to this table are on page 9.

	Labor LF per manhour	Material coverage LF/gallon	Material cost per gallon	Labor cost per 100 LF	Labor burden 100 LF	Material cost per 100 LF	Overhead per 100 LF	Profit per 100 LF	Total price per 100 LF
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Fascia, 2" x 6" to 2" x 10", roll one coat stain "to cover"

Solid body stain, water or oil base (material #18 or #19)

Roll each coat

Slow	150	120	49.55	13.50	3.99	41.29	11.17	11.19	81.14
Medium	175	110	43.35	14.71	5.20	39.41	14.83	8.90	83.05
Fast	200	100	37.15	15.75	6.43	37.15	18.39	5.44	83.16

Semi-transparent stain, water or oil base (material #20 or #21)

Roll each coat

Slow	170	140	48.10	11.91	3.51	34.36	9.46	9.48	68.72
Medium	195	130	42.10	13.21	4.68	32.38	12.57	7.54	70.38
Fast	220	120	36.05	14.32	5.86	30.04	15.56	4.60	70.38

Use these figures for rolling stain on 2" x 6" to 2" x 10" fascia board on two sides - the face and the lower edge. The back side is calculated with the overhang (eaves) operation. These figures include one full coat and any touchup required to meet the "to cover" specification. They also include minimum preparation time. ADD time for extensive preparation. Measurements are based on continuous linear feet. "Slow" work is based on an hourly wage of \$20.25, "Medium" work on an hourly wage of \$25.75, and "Fast" work on an hourly wage of \$31.50. Other qualifications that apply to this table are on page 9.

	Labor LF per manhour	Material coverage LF/gallon	Material cost per gallon	Labor cost per 100 LF	Labor burden 100 LF	Material cost per 100 LF	Overhead per 100 LF	Profit per 100 LF	Total price per 100 LF
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Fascia, 2" x 6" to 2" x 10", spray one coat stain "to cover"

Solid body stain, water or oil base (material #18 or #19)

Spray each coat

Slow	225	90	49.55	9.00	2.64	55.06	12.68	12.70	92.08
Medium	300	80	43.35	8.58	3.03	54.19	16.45	9.87	92.12
Fast	350	70	37.15	9.00	3.68	53.07	20.38	6.03	92.16

Semi-transparent stain, water or oil base (material #20 or #21)

Spray each coat

Slow	250	105	48.10	8.10	2.39	45.81	10.70	10.72	77.72
Medium	313	95	42.10	8.23	2.89	44.32	13.87	8.32	77.63
Fast	375	85	36.05	8.40	3.44	42.41	16.81	4.97	76.03

Use these figures for spraying stain on 2" x 6" to 2" x 10" fascia board on two sides - the face and the lower edge. The back side is calculated with the overhang (eaves) operation. These figures include one full coat and any touchup required to meet the "to cover" specification. They also include minimum preparation. ADD time for extensive preparation. Measurements are based on continuous linear feet. "Slow" work is based on an hourly wage of \$20.25, "Medium" work on an hourly wage of \$25.75, and "Fast" work on an hourly wage of \$31.50. Other qualifications that apply to this table are on page 9.

	Labor LF per manhour	Material coverage LF/gallon	Material cost per gallon	Labor cost per 100 LF	Labor burden 100 LF	Material cost per 100 LF	Overhead per 100 LF	Profit per 100 LF	Total price per 100 LF
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Fascia, 2" x 12", brush one coat stain "to cover"

Solid body stain, water or oil base (material #18 or #19)

Brush each coat

Slow	60	100	49.55	33.75	9.96	49.55	17.72	17.76	128.74
Medium	80	90	43.35	32.19	11.40	48.17	22.94	13.76	128.46
Fast	100	80	37.15	31.50	12.85	46.44	28.14	8.33	127.26

Semi-transparent stain, water or oil base (material #20 or #21)

Brush each coat

Slow	75	125	48.10	27.00	7.95	38.48	13.96	13.99	101.38
Medium	95	115	42.10	27.11	9.61	36.61	18.33	11.00	102.66
Fast	105	105	36.05	30.00	12.22	34.33	23.74	7.02	107.31

Use these figures for brushing stain on 2" x 12" fascia board on two sides - the face and the lower edge. The back side is calculated with the overhang (eaves) operation. These figures include one full coat and any touchup required to meet the "to cover" specification. They also include minimum preparation. ADD time for extensive preparation. Measurements are based on continuous linear feet. "Slow" work is based on an hourly wage of \$20.25, "Medium" work on an hourly wage of \$25.75, and "Fast" work on an hourly wage of \$31.50. Other qualifications that apply to this table are on page 9.

National Painting Cost Estimator

	Labor LF per manhour	Material coverage LF/gallon	Material cost per gallon	Labor cost per 100 LF	Labor burden 100 LF	Material cost per 100 LF	Overhead per 100 LF	Profit per 100 LF	Total price per 100 LF
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Fascia, 2" x 12", roll one coat stain "to cover"

Solid body stain, water or oil base (material #18 or #19)

Roll each coat

Slow	110	90	49.55	18.41	5.42	55.06	14.99	15.02	108.90
Medium	130	75	43.35	19.81	7.01	57.80	21.16	12.69	118.47
Fast	150	60	37.15	21.00	8.58	61.92	28.36	8.39	128.25

Semi-transparent stain, water or oil base (material #20 or #21)

Roll each coat

Slow	130	110	48.10	15.58	4.58	43.73	12.14	12.17	88.20
Medium	150	95	42.10	17.17	6.09	44.32	16.89	10.14	94.61
Fast	170	80	36.05	18.53	7.55	45.06	22.06	6.52	99.72

Use these figures for rolling stain on 2" x 12" fascia board on two sides - the face and the lower edge. The back side is calculated with the overhang (eaves) operation. These figures include one full coat and any touchup required to meet the "to cover" specification. They also include minimum preparation. ADD time for extensive preparation. Measurements are based on continuous linear feet. "Slow" work is based on an hourly wage of \$20.25, "Medium" work on an hourly wage of \$25.75, and "Fast" work on an hourly wage of \$31.50. Other qualifications that apply to this table are on page 9.

	Labor LF per manhour	Material coverage LF/gallon	Material cost per gallon	Labor cost per 100 LF	Labor burden 100 LF	Material cost per 100 LF	Overhead per 100 LF	Profit per 100 LF	Total price per 100 LF
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Fascia, 2" x 12", spray one coat stain "to cover"

Solid body stain, water or oil base (material #18 or #19)

Spray each coat

Slow	200	60	49.55	10.13	2.98	82.58	18.18	18.22	132.09
Medium	263	50	43.35	9.79	3.46	86.70	24.99	14.99	139.93
Fast	325	40	37.15	9.69	3.97	92.88	33.02	9.77	149.33

Semi-transparent stain, water or oil base (material #20 or #21)

Spray each coat

Slow	225	75	48.10	9.00	2.64	64.13	14.40	14.43	104.60
Medium	288	65	42.10	8.94	3.16	64.77	19.22	11.53	107.62
Fast	350	55	36.05	9.00	3.68	65.55	24.25	7.17	109.65

Use these figures for spraying stain on 2" x 12" fascia board on two sides - the face and the lower edge. The back side is calculated with the overhang (eaves) operation. These figures include one full coat and any touchup required to meet the "to cover" specification. They also include minimum preparation. ADD time for extensive preparation. Measurements are based on continuous linear feet. "Slow" work is based on an hourly wage of \$20.25, "Medium" work on an hourly wage of \$25.75, and "Fast" work on an hourly wage of \$31.50. Other qualifications that apply to this table are on page 9.

	Labor SF per manhour	Material coverage SF/gallon	Material cost per gallon	Labor cost per 100 SF	Labor burden 100 SF	Material cost per 100 SF	Overhead per 100 SF	Profit per 100 SF	Total price per 100 SF
Fence, chain link or wire mesh									
Solid body stain, water or oil base (material #18 or #19)									
Brush 1st coat									
Slow	90	600	49.55	22.50	6.63	8.26	7.11	7.12	51.62
Medium	110	550	43.35	23.41	8.29	7.88	9.90	5.94	55.42
Fast	125	500	37.15	25.20	10.28	7.43	13.30	3.93	60.14
Brush 2nd coat									
Slow	130	650	49.55	15.58	4.58	7.62	5.28	5.29	38.35
Medium	145	600	43.35	17.76	6.30	7.23	7.82	4.69	43.80
Fast	160	550	37.15	19.69	8.03	6.75	10.69	3.16	48.32
Roll 1st coat									
Slow	260	575	49.55	7.79	2.30	8.62	3.55	3.56	25.82
Medium	275	525	43.35	9.36	3.33	8.26	5.23	3.14	29.32
Fast	290	475	37.15	10.86	4.44	7.82	7.16	2.12	32.40
Roll 2nd coat									
Slow	280	625	49.55	7.23	2.13	7.93	3.29	3.29	23.87
Medium	300	575	43.35	8.58	3.03	7.54	4.79	2.87	26.81
Fast	320	525	37.15	9.84	4.04	7.08	6.49	1.92	29.37

Use these figures for chain link or wire mesh fencing. The figures are based on painting both sides to meet the "to cover" specification. These figures include minimum preparation time. ADD time for extensive preparation. To calculate the area, base measurements on the square feet (length times width) of one side of the fence then multiply by a difficulty factor of 3 and use the figures in the above table. For example, if the fence is 100' long x 3' high, the area is 300 SF. Multiply 300 SF x 3 to arrive at 900 SF which is the total to be used with this table. "Slow" work is based on an hourly wage of \$20.25, "Medium" work on an hourly wage of \$25.75, and "Fast" work on an hourly wage of \$31.50. Other qualifications that apply to this table are on page 9.

Fence, wood

For *solid plank fence*, measure the surface area of one side and multiply by 2 to find the area for both sides. Then use the cost table for Siding, exterior. For good neighbor fence (planks on alternate sides of the rail), measure the surface area of one side and multiply by 2 to find the area for both sides. Then multiply by a difficulty factor of 1.5 and use the pricing table for Siding, exterior.

National Painting Cost Estimator

	Labor SF per manhour	Material coverage SF/gallon	Material cost per gallon	Labor cost per 100 SF	Labor burden 100 SF	Material cost per 100 SF	Overhead per 100 SF	Profit per 100 SF	Total price per 100 SF
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Fence, picket, brush application

Solid body or semi-transparent stain, water base (material #18 or #20)

Brush 1st coat

Slow	75	400	46.25	27.00	7.95	11.56	8.84	8.86	64.21
Medium	113	388	40.50	22.79	8.07	10.44	10.33	6.20	57.83
Fast	150	375	34.70	21.00	8.58	9.25	12.03	3.56	54.42

Brush 2nd or additional coats

Slow	120	450	46.25	16.88	4.96	10.28	6.11	6.12	44.35
Medium	145	438	40.50	17.76	6.30	9.25	8.33	5.00	46.64
Fast	170	425	34.70	18.53	7.55	8.16	10.62	3.14	48.00

Solid body or semi-transparent stain, oil base (material #19 or #21)

Brush 1st coat

Slow	75	450	51.40	27.00	7.95	11.42	8.81	8.83	64.01
Medium	113	438	44.95	22.79	8.07	10.26	10.28	6.17	57.57
Fast	150	425	38.50	21.00	8.58	9.06	11.98	3.54	54.16

Brush 2nd or additional coats

Slow	120	500	51.40	16.88	4.96	10.28	6.11	6.12	44.35
Medium	145	488	44.95	17.76	6.30	9.21	8.32	4.99	46.58
Fast	170	475	38.50	18.53	7.55	8.11	10.60	3.14	47.93

For picket fence, measure the overall area of one side and multiply by 4 for painting both sides. Then apply these cost figures. "Slow" work is based on an hourly wage of \$20.25, "Medium" work on an hourly wage of \$25.75, and "Fast" work on an hourly wage of \$31.50. Other qualifications that apply to this table are on page 9.

	Labor SF per manhour	Material coverage SF/gallon	Material cost per gallon	Labor cost per 100 SF	Labor burden 100 SF	Material cost per 100 SF	Overhead per 100 SF	Profit per 100 SF	Total price per 100 SF
Fence, picket, roll application									
Solid body or semi-transparent stain, water base (material #18 or #20)									
Roll 1st coat									
Slow	120	360	46.25	16.88	4.96	12.85	6.59	6.61	47.89
Medium	145	343	40.50	17.76	6.30	11.81	8.97	5.38	50.22
Fast	170	325	34.70	18.53	7.55	10.68	11.40	3.37	51.53
Roll 2nd or additional coats									
Slow	200	400	46.25	10.13	2.98	11.56	4.69	4.70	34.06
Medium	225	388	40.50	11.44	4.04	10.44	6.48	3.89	36.29
Fast	250	375	34.70	12.60	5.14	9.25	8.37	2.48	37.84
Solid body or semi-transparent stain, oil base (material #19 or #21)									
Roll 1st coat									
Slow	120	400	51.40	16.88	4.96	12.85	6.59	6.61	47.89
Medium	145	388	44.95	17.76	6.30	11.59	8.91	5.35	49.91
Fast	170	375	38.50	18.53	7.55	10.27	11.27	3.33	50.95
Roll 2nd or additional coats									
Slow	200	450	51.40	10.13	2.98	11.42	4.66	4.67	33.86
Medium	225	438	44.95	11.44	4.04	10.26	6.44	3.86	36.04
Fast	250	425	38.50	12.60	5.14	9.06	8.31	2.46	37.57

For picket fence, measure the overall area of one side and multiply by 4 for painting both sides. Then apply these cost figures. "Slow" work is based on an hourly wage of \$20.25, "Medium" work on an hourly wage of \$25.75, and "Fast" work on an hourly wage of \$31.50. Other qualifications that apply to this table are on page 9.

National Painting Cost Estimator

	Labor SF per manhour	Material coverage SF/gallon	Material cost per gallon	Labor cost per 100 SF	Labor burden 100 SF	Material cost per 100 SF	Overhead per 100 SF	Profit per 100 SF	Total price per 100 SF
Fence, picket, spray application									
Solid body or semi-transparent stain, water base (material #18 or #20)									
Spray 1st coat									
Slow	400	300	46.25	5.06	1.50	15.42	4.17	4.18	30.33
Medium	500	275	40.50	5.15	1.82	14.73	5.43	3.26	30.39
Fast	600	250	34.70	5.25	2.16	13.88	6.59	1.95	29.83
Spray 2nd or additional coats									
Slow	500	350	46.25	4.05	1.19	13.21	3.51	3.51	25.47
Medium	600	325	40.50	4.29	1.53	12.46	4.57	2.74	25.59
Fast	700	300	34.70	4.50	1.84	11.57	5.55	1.64	25.10
Solid body or semi-transparent stain, oil base (material #19 or #21)									
Spray 1st coat									
Slow	400	350	51.40	5.06	1.50	14.69	4.04	4.04	29.33
Medium	500	325	44.95	5.15	1.82	13.83	5.20	3.12	29.12
Fast	600	300	38.50	5.25	2.16	12.83	6.27	1.85	28.36
Spray 2nd or additional coats									
Slow	500	425	51.40	4.05	1.19	12.09	3.29	3.30	23.92
Medium	600	400	44.95	4.29	1.53	11.24	4.26	2.56	23.88
Fast	700	375	38.50	4.50	1.84	10.27	5.15	1.52	23.28

For picket fence, measure the overall area of one side and multiply by 4 for painting both sides. Then apply these cost figures. "Slow" work is based on an hourly wage of \$20.25, "Medium" work on an hourly wage of \$25.75, and "Fast" work on an hourly wage of \$31.50. Other qualifications that apply to this table are on page 9.

	Labor SF per manhour	Material coverage SF/gallon	Material cost per gallon	Labor cost per 100 SF	Labor burden 100 SF	Material cost per 100 SF	Overhead per 100 SF	Profit per 100 SF	Total price per 100 SF
Fireplace masonry, interior, smooth surface masonry									
Masonry paint, water base (material #31)									
Brush each coat									
Slow	70	140	38.20	28.93	8.54	27.29	12.30	12.33	89.39
Medium	75	130	33.50	34.33	12.15	25.77	18.06	10.84	101.15
Fast	80	120	28.70	39.38	16.06	23.92	24.60	7.28	111.24
Masonry paint, oil base (material #32)									
Brush each coat									
Slow	70	165	38.40	28.93	8.54	23.27	11.54	11.56	83.84
Medium	75	155	33.60	34.33	12.15	21.68	17.04	10.22	95.42
Fast	80	145	28.80	39.38	16.06	19.86	23.35	6.91	105.56
Masonry paint, water base (material #31)									
Roll each coat									
Slow	140	120	38.20	14.46	4.26	31.83	9.61	9.63	69.79
Medium	150	110	33.50	17.17	6.09	30.45	13.43	8.06	75.20
Fast	160	100	28.70	19.69	8.03	28.70	17.49	5.17	79.08
Masonry paint, oil base (material #32)									
Roll each coat									
Slow	140	140	38.40	14.46	4.26	27.43	8.77	8.79	63.71
Medium	150	130	33.60	17.17	6.09	25.85	12.28	7.37	68.76
Fast	160	120	28.80	19.69	8.03	24.00	16.03	4.74	72.49
Masonry paint, water base (material #31)									
Spray each coat									
Slow	400	105	38.20	5.06	1.50	36.38	8.16	8.17	59.27
Medium	450	100	33.50	5.72	2.02	33.50	10.31	6.19	57.74
Fast	500	90	28.70	6.30	2.57	31.89	12.64	3.74	57.14
Masonry paint, oil base (material #32)									
Spray each coat									
Slow	400	125	38.40	5.06	1.50	30.72	7.08	7.10	51.46
Medium	450	120	33.60	5.72	2.02	28.00	8.94	5.36	50.04
Fast	500	110	28.80	6.30	2.57	26.18	10.87	3.21	49.13

Measurements are based on square feet of the surface area (length times width) to be painted. For fireplace exteriors, use the Masonry cost table which applies. "Slow" work is based on an hourly wage of \$20.25, "Medium" work on an hourly wage of \$25.75, and "Fast" work on an hourly wage of \$31.50. Other qualifications that apply to this table are on page 9.

National Painting Cost Estimator

	Labor LF per manhour	Material coverage LF/gallon	Material cost per gallon	Labor cost per 100 LF	Labor burden 100 LF	Material cost per 100 LF	Overhead per 100 LF	Profit per 100 LF	Total price per 100 LF
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Fireplace trim, wood, roll & brush each coat

Mantel, rough sawn 4' x 12"

Solid body or semi-transparent stain, water or oil base (Material #18 or #19 or #20 or #21)

Roll & brush each coat

Slow	15	50	48.83	135.00	39.81	97.66	51.77	51.88	376.12
Medium	18	45	42.73	143.06	50.68	94.96	72.17	43.30	404.17
Fast	20	40	36.60	157.50	64.25	91.50	97.11	28.73	439.09

Plant-on trim, interior

Solid body or semi-transparent stain, water or oil base (Material #18 or #19 or #20 or #21)

Roll & brush each coat

Slow	75	135	48.83	27.00	7.95	36.17	13.52	13.55	98.19
Medium	80	130	42.73	32.19	11.40	32.87	19.12	11.47	107.05
Fast	85	125	36.60	37.06	15.10	29.28	25.25	7.47	114.16

Siding, interior, tongue & groove

Solid body or semi-transparent stain, water or oil base (Material #18 or #19 or #20 or #21)

Roll & brush each coat

Slow	50	100	48.83	40.50	11.94	48.83	19.24	19.28	139.79
Medium	75	95	42.73	34.33	12.15	44.98	22.87	13.72	128.05
Fast	100	90	36.60	31.50	12.85	40.67	26.36	7.80	119.18

"Slow" work is based on an hourly wage of \$20.25, "Medium" work on an hourly wage of \$25.75, and "Fast" work on an hourly wage of \$31.50. Other qualifications that apply to this table are on page 9.

	Manhours per box	Material coverage gallons/box	Material cost per gallon	Labor cost per box	Labor burden box	Material cost per box	Overhead per box	Profit per box	Total price per box
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Firewood boxes, wood, brush each coat

Boxes of rough sawn wood, 3'0" x 3'0" x 3'0" deep

Solid body or semi-transparent stain, water or oil base (Material #18 or #19 or #20 or #21)

Roll & brush each coat

Slow	0.40	0.20	48.83	8.10	2.39	9.77	3.85	3.86	27.97
Medium	0.35	0.23	42.73	9.01	3.19	9.83	5.51	3.30	30.84
Fast	0.30	0.25	36.60	9.45	3.86	9.15	6.96	2.06	31.48

"Slow" work is based on an hourly wage of \$20.25, "Medium" work on an hourly wage of \$25.75, and "Fast" work on an hourly wage of \$31.50. Other qualifications that apply to this table are on page 9.

	Labor SF per manhour	Material coverage SF/gallon	Material cost per gallon	Labor cost per 100 SF	Labor burden 100 SF	Material cost per 100 SF	Overhead per 100 SF	Profit per 100 SF	Total price per 100 SF
Floors, concrete, brush, interior or exterior									
Masonry (concrete) paint, water base (material #31)									
Brush 1st coat									
Slow	90	250	38.20	22.50	6.63	15.28	8.44	8.46	61.31
Medium	145	238	33.50	17.76	6.30	14.08	9.53	5.72	53.39
Fast	200	225	28.70	15.75	6.43	12.76	10.83	3.20	48.97
Brush 2nd coat									
Slow	125	375	38.20	16.20	4.78	10.19	5.92	5.93	43.02
Medium	200	325	33.50	12.88	4.56	10.31	6.94	4.16	38.85
Fast	275	275	28.70	11.45	4.69	10.44	8.23	2.44	37.25
Brush 3rd or additional coats									
Slow	150	335	38.20	13.50	3.99	11.40	5.49	5.50	39.88
Medium	225	310	33.50	11.44	4.04	10.81	6.58	3.95	36.82
Fast	300	285	28.70	10.50	4.27	10.07	7.70	2.28	34.82
Masonry (concrete) paint, oil base (material #32)									
Brush 1st coat									
Slow	90	300	38.40	22.50	6.63	12.80	7.97	7.99	57.89
Medium	145	288	33.60	17.76	6.30	11.67	8.93	5.36	50.02
Fast	200	275	28.80	15.75	6.43	10.47	10.12	2.99	45.76
Brush 2nd coat									
Slow	125	400	38.40	16.20	4.78	9.60	5.81	5.82	42.21
Medium	200	388	33.60	12.88	4.56	8.66	6.53	3.92	36.55
Fast	275	375	28.80	11.45	4.69	7.68	7.38	2.18	33.38
Brush 3rd or additional coats									
Slow	150	550	38.40	13.50	3.99	6.98	4.65	4.66	33.78
Medium	225	525	33.60	11.44	4.04	6.40	5.47	3.28	30.63
Fast	300	500	28.80	10.50	4.27	5.76	6.37	1.88	28.78
Epoxy, 1 part, water base (material #28)									
Brush each coat									
Slow	125	400	82.50	16.20	4.78	20.63	7.91	7.92	57.44
Medium	163	388	72.20	15.80	5.58	18.61	10.00	6.00	55.99
Fast	200	375	61.90	15.75	6.43	16.51	11.99	3.55	54.23
Epoxy, 2 part system (material #29)									
Brush each coat									
Slow	100	400	94.90	20.25	5.97	23.73	9.49	9.51	68.95
Medium	138	388	83.10	18.66	6.62	21.42	11.67	7.00	65.37
Fast	175	375	71.20	18.00	7.32	18.99	13.74	4.06	62.11

Also use these formulas for concrete steps, stair treads, porches and patios. "Slow" work is based on an hourly wage of \$20.25, "Medium" work on an hourly wage of \$25.75, and "Fast" work on an hourly wage of \$31.50. Other qualifications that apply to this table are on page 9.

National Painting Cost Estimator

	Labor SF per manhour	Material coverage SF/gallon	Material cost per gallon	Labor cost per 100 SF	Labor burden 100 SF	Material cost per 100 SF	Overhead per 100 SF	Profit per 100 SF	Total price per 100 SF
Floors, concrete, roll, interior or exterior									
Masonry (concrete) paint, water base (material #31)									
Roll 1st coat									
Slow	135	275	38.20	15.00	4.43	13.89	6.33	6.34	45.99
Medium	218	263	33.50	11.81	4.20	12.74	7.18	4.31	40.24
Fast	300	250	28.70	10.50	4.27	11.48	8.14	2.41	36.80
Roll 2nd coat									
Slow	195	350	38.20	10.38	3.07	10.91	4.63	4.64	33.63
Medium	268	325	33.50	9.61	3.40	10.31	5.83	3.50	32.65
Fast	340	300	28.70	9.26	3.78	9.57	7.01	2.07	31.69
Roll 3rd or additional coats									
Slow	210	375	38.20	9.64	2.84	10.19	4.31	4.32	31.30
Medium	300	350	33.50	8.58	3.03	9.57	5.30	3.18	29.66
Fast	390	325	28.70	8.08	3.27	8.83	6.27	1.85	28.30
Masonry (concrete) paint, oil base (material #32)									
Roll 1st coat									
Slow	135	370	38.40	15.00	4.43	10.38	5.66	5.68	41.15
Medium	218	345	33.60	11.81	4.20	9.74	6.43	3.86	36.04
Fast	300	320	28.80	10.50	4.27	9.00	7.37	2.18	33.32
Roll 2nd coat									
Slow	195	500	38.40	10.38	3.07	7.68	4.01	4.02	29.16
Medium	268	475	33.60	9.61	3.40	7.07	5.02	3.01	28.11
Fast	340	450	28.80	9.26	3.78	6.40	6.03	1.78	27.25
Roll 3rd or additional coats									
Slow	210	550	38.40	9.64	2.84	6.98	3.70	3.71	26.87
Medium	300	525	33.60	8.58	3.03	6.40	4.51	2.70	25.22
Fast	390	500	28.80	8.08	3.27	5.76	5.31	1.57	23.99
Epoxy, 1 part, water base (material #28)									
Roll each coat									
Slow	150	500	82.50	13.50	3.99	16.50	6.46	6.47	46.92
Medium	225	488	72.20	11.44	4.04	14.80	7.57	4.54	42.39
Fast	300	475	61.90	10.50	4.27	13.03	8.62	2.55	38.97
Epoxy, 2 part system (material #29)									
Roll each coat									
Slow	135	500	94.90	15.00	4.43	18.98	7.30	7.31	53.02
Medium	208	488	83.10	12.38	4.39	17.03	8.45	5.07	47.32
Fast	250	475	71.20	12.60	5.14	14.99	10.15	3.00	45.88

Also use these formulas for concrete steps, stair treads, porches and patios. "Slow" work is based on an hourly wage of \$20.25, "Medium" work on an hourly wage of \$25.75, and "Fast" work on an hourly wage of \$31.50. Other qualifications that apply to this table are on page 9.

	Labor SF per manhour	Material coverage SF/gallon	Material cost per gallon	Labor cost per 100 SF	Labor burden 100 SF	Material cost per 100 SF	Overhead per 100 SF	Profit per 100 SF	Total price per 100 SF
Floors, concrete, spray, interior or exterior									
Masonry (concrete) paint, water base (material #31)									
Spray 1st coat									
Slow	800	175	38.20	2.53	.75	21.83	4.77	4.78	34.66
Medium	900	163	33.50	2.86	1.01	20.55	6.11	3.66	34.19
Fast	1000	150	28.70	3.15	1.29	19.13	7.31	2.16	33.04
Spray 2nd coat									
Slow	900	275	38.20	2.25	.66	13.89	3.19	3.20	23.19
Medium	1000	263	33.50	2.58	.91	12.74	4.06	2.43	22.72
Fast	1100	250	28.70	2.86	1.18	11.48	4.81	1.42	21.75
Spray 3rd or additional coats									
Slow	1000	325	38.20	2.03	.59	11.75	2.73	2.74	19.84
Medium	1100	313	33.50	2.34	.83	10.70	3.47	2.08	19.42
Fast	1200	300	28.70	2.63	1.05	9.57	4.11	1.22	18.58
Masonry (concrete) paint, oil base (material #32)									
Spray 1st coat									
Slow	800	200	38.40	2.53	.75	19.20	4.27	4.28	31.03
Medium	900	188	33.60	2.86	1.01	17.87	5.44	3.26	30.44
Fast	1000	175	28.80	3.15	1.29	16.46	6.48	1.92	29.30
Spray 2nd coat									
Slow	900	300	38.40	2.25	.66	12.80	2.98	2.99	21.68
Medium	1000	288	33.60	2.58	.91	11.67	3.79	2.27	21.22
Fast	1100	275	28.80	2.86	1.18	10.47	4.50	1.33	20.34
Spray 3rd or additional coats									
Slow	1000	350	38.40	2.03	.59	10.97	2.58	2.59	18.76
Medium	1100	338	33.60	2.34	.83	9.94	3.28	1.97	18.36
Fast	1200	325	28.80	2.63	1.05	8.86	3.89	1.15	17.58

Also use these formulas for concrete steps, stair treads, porches and patios. "Slow" work is based on an hourly wage of \$20.25, "Medium" work on an hourly wage of \$25.75, and "Fast" work on an hourly wage of \$31.50. Other qualifications that apply to this table are on page 9.

National Painting Cost Estimator

	Labor SF per manhour	Material coverage SF/gallon	Material cost per gallon	Labor cost per 100 SF	Labor burden 100 SF	Material cost per 100 SF	Overhead per 100 SF	Profit per 100 SF	Total price per 100 SF
Floors, concrete, penetrating stain, interior or exterior									
Penetrating oil stain (material #13)									
Roll 1st coat									
Slow	225	450	54.50	9.00	2.64	12.11	4.52	4.53	32.80
Medium	250	425	47.70	10.30	3.65	11.22	6.29	3.78	35.24
Fast	275	400	40.90	11.45	4.69	10.23	8.17	2.42	36.96
Roll 2nd coat									
Slow	325	500	54.50	6.23	1.85	10.90	3.60	3.61	26.19
Medium	345	475	47.70	7.46	2.65	10.04	5.04	3.02	28.21
Fast	365	450	40.90	8.63	3.52	9.09	6.58	1.95	29.77
Roll 3rd and additional coats									
Slow	365	525	54.50	5.55	1.63	10.38	3.34	3.35	24.25
Medium	383	500	47.70	6.72	2.38	9.54	4.66	2.80	26.10
Fast	400	475	40.90	7.88	3.21	8.61	6.11	1.81	27.62

Also use these formulas for concrete steps, stair treads, porches and patios. "Slow" work is based on an hourly wage of \$20.25, "Medium" work on an hourly wage of \$25.75, and "Fast" work on an hourly wage of \$31.50. Other qualifications that apply to this table are on page 9.

SAMPLE

	Labor SF per manhour	Material coverage SF/gallon	Material cost per gallon	Labor cost per 100 SF	Labor burden 100 SF	Material cost per 100 SF	Overhead per 100 SF	Profit per 100 SF	Total price per 100 SF
Floors, wood, interior or exterior, paint grade, brush application									
Undercoat, water base (material #3)									
Brush prime coat									
Slow	275	450	32.60	7.36	2.18	7.24	3.19	3.19	23.16
Medium	300	425	28.50	8.58	3.03	6.71	4.58	2.75	25.65
Fast	325	400	24.50	9.69	3.97	6.13	6.13	1.81	27.73
Undercoat, oil base (material #4)									
Brush prime coat									
Slow	275	500	42.30	7.36	2.18	8.46	3.42	3.43	24.85
Medium	300	475	37.00	8.58	3.03	7.79	4.85	2.91	27.16
Fast	325	450	31.80	9.69	3.97	7.07	6.42	1.90	29.05
Porch & deck enamel, water base (material #26)									
Brush 1st and additional finish coats									
Slow	300	475	54.40	6.75	1.98	11.45	3.84	3.84	27.86
Medium	325	450	47.60	7.92	2.82	10.58	5.33	3.20	29.85
Fast	350	425	40.80	9.00	3.68	9.60	6.90	2.04	31.22
Porch & deck enamel, oil base (material #27)									
Brush 1st and additional finish coats									
Slow	300	550	67.20	6.75	1.98	12.22	3.98	3.99	28.92
Medium	325	525	58.80	7.92	2.82	11.20	5.48	3.29	30.71
Fast	350	500	50.40	9.00	3.68	10.08	7.05	2.09	31.90
Epoxy, 1 part, water base (material #28)									
Brush each coat									
Slow	125	450	82.50	16.20	4.78	18.33	7.47	7.48	54.26
Medium	163	425	72.20	15.80	5.58	16.99	9.60	5.76	53.73
Fast	200	400	61.90	15.75	6.43	15.48	11.67	3.45	52.78
Epoxy, 2 part system (material #29)									
Brush each coat									
Slow	100	425	94.90	20.25	5.97	22.33	9.22	9.24	67.01
Medium	138	400	83.10	18.66	6.62	20.78	11.51	6.91	64.48
Fast	175	375	71.20	18.00	7.32	18.99	13.74	4.06	62.11

"Slow" work is based on an hourly wage of \$20.25, "Medium" work on an hourly wage of \$25.75, and "Fast" work on an hourly wage of \$31.50. Other qualifications that apply to this table are on page 9.

National Painting Cost Estimator

	Labor SF per manhour	Material coverage SF/gallon	Material cost per gallon	Labor cost per 100 SF	Labor burden 100 SF	Material cost per 100 SF	Overhead per 100 SF	Profit per 100 SF	Total price per 100 SF
Floors, wood, interior or exterior, paint grade, roll application									
Undercoat, water base (material #3)									
Roll prime coat									
Slow	400	425	32.60	5.06	1.50	7.67	2.70	2.71	19.64
Medium	438	400	28.50	5.88	2.07	7.13	3.77	2.26	21.11
Fast	475	375	24.50	6.63	2.73	6.53	4.92	1.46	22.27
Undercoat, oil base (material #4)									
Roll prime coat									
Slow	400	475	42.30	5.06	1.50	8.91	2.94	2.94	21.35
Medium	438	450	37.00	5.88	2.07	8.22	4.05	2.43	22.65
Fast	475	425	31.80	6.63	2.73	7.48	5.21	1.54	23.59
Porch & deck enamel, water base (material #26)									
Roll 1st or additional finish coats									
Slow	425	475	54.40	4.76	1.40	11.45	3.35	3.35	24.31
Medium	463	450	47.60	5.56	1.97	10.58	4.53	2.72	25.36
Fast	500	425	40.80	6.30	2.57	9.60	5.73	1.69	25.89
Porch & deck enamel, oil base (material #27)									
Roll 1st or additional finish coats									
Slow	425	525	67.20	4.76	1.40	12.80	3.60	3.61	26.17
Medium	463	500	58.80	5.56	1.97	11.76	4.82	2.89	27.00
Fast	500	475	50.40	6.30	2.57	10.61	6.04	1.79	27.31
Epoxy, 1 part, water base (material #28)									
Brush each coat									
Slow	200	425	82.50	10.13	2.98	19.41	6.18	6.19	44.89
Medium	250	400	72.20	10.30	3.65	18.05	8.00	4.80	44.80
Fast	300	375	61.90	10.50	4.27	16.51	9.70	2.87	43.85
Epoxy, 2 part system (material #29)									
Brush each coat									
Slow	175	400	94.90	11.57	3.40	23.73	7.35	7.37	53.42
Medium	225	375	83.10	11.44	4.04	22.16	9.41	5.65	52.70
Fast	275	350	71.20	11.45	4.69	20.34	11.30	3.34	51.12

"Slow" work is based on an hourly wage of \$20.25, "Medium" work on an hourly wage of \$25.75, and "Fast" work on an hourly wage of \$31.50. Other qualifications that apply to this table are on page 9.

	Labor SF per manhour	Material coverage SF/gallon	Material cost per gallon	Labor cost per 100 SF	Labor burden 100 SF	Material cost per 100 SF	Overhead per 100 SF	Profit per 100 SF	Total price per 100 SF
Floors, wood, interior or exterior, stain grade									
Wiping stain, varnish, oil base (material #30a)									
Stain, brush 1st coat, wipe & fill									
Slow	225	500	53.40	9.00	2.64	10.68	4.24	4.25	30.81
Medium	250	475	46.70	10.30	3.65	9.83	5.95	3.57	33.30
Fast	275	450	40.00	11.45	4.69	8.89	7.75	2.29	35.07
Stain, brush 2nd coat, wipe & fill									
Slow	400	525	53.40	5.06	1.50	10.17	3.18	3.18	23.09
Medium	425	500	46.70	6.06	2.13	9.34	4.39	2.63	24.55
Fast	450	475	40.00	7.00	2.85	8.42	5.67	1.68	25.62
Stain, brush 3rd or additional coats, wipe & fill									
Slow	425	550	53.40	4.76	1.40	9.71	3.02	3.02	21.91
Medium	450	525	46.70	5.72	2.02	8.90	4.16	2.50	23.30
Fast	475	500	40.00	6.63	2.73	8.00	5.38	1.59	24.33
Sanding sealer, varnish (material #30b)									
Maple or pine, brush 1 coat									
Slow	375	475	52.00	5.40	1.60	10.95	3.41	3.42	24.78
Medium	400	450	45.50	6.44	2.28	10.11	4.71	2.82	26.36
Fast	425	425	39.00	7.41	3.01	9.18	6.08	1.80	27.48
Maple or pine, brush 2nd or additional coats									
Slow	425	550	52.00	4.76	1.40	9.45	2.97	2.97	21.55
Medium	450	525	45.50	5.72	2.02	8.67	4.10	2.46	22.97
Fast	475	500	39.00	6.63	2.73	7.80	5.31	1.57	24.04
Oak, brush 1 coat									
Slow	400	525	52.00	5.06	1.50	9.90	3.13	3.13	22.72
Medium	425	500	45.50	6.06	2.13	9.10	4.33	2.60	24.22
Fast	450	475	39.00	7.00	2.85	8.21	5.60	1.66	25.32
Oak, brush 2nd or additional coats									
Slow	500	625	52.00	4.05	1.19	8.32	2.58	2.58	18.72
Medium	525	600	45.50	4.90	1.73	7.58	3.55	2.13	19.89
Fast	550	575	39.00	5.73	2.34	6.78	4.60	1.36	20.81
Shellac, clear (material #12)									
Brush 1st coat									
Slow	275	475	73.10	7.36	2.18	15.39	4.73	4.74	34.40
Medium	300	450	63.90	8.58	3.03	14.20	6.46	3.87	36.14
Fast	325	425	54.80	9.69	3.97	12.89	8.22	2.43	37.20
Brush 2nd or additional coats									
Slow	400	500	73.10	5.06	1.50	14.62	4.02	4.03	29.23
Medium	425	475	63.90	6.06	2.13	13.45	5.42	3.25	30.31
Fast	450	450	54.80	7.00	2.85	12.18	6.83	2.02	30.88

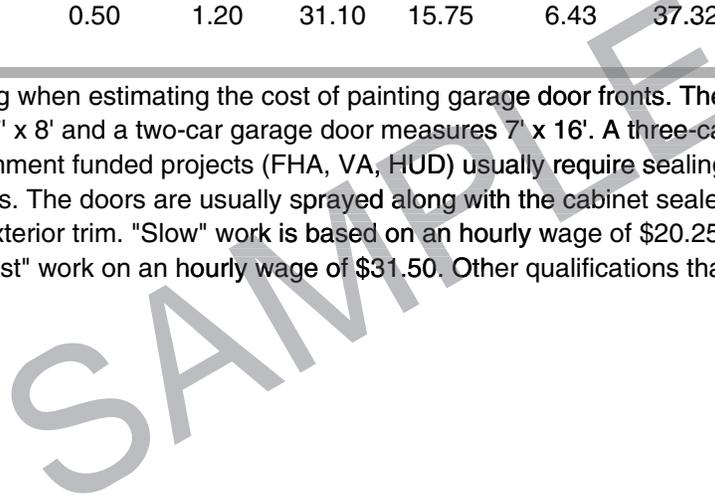
National Painting Cost Estimator

	Labor SF per manhour	Material coverage SF/gallon	Material cost per gallon	Labor cost per 100 SF	Labor burden 100 SF	Material cost per 100 SF	Overhead per 100 SF	Profit per 100 SF	Total price per 100 SF
Varnish, gloss or flat (material #30c)									
Brush 1st coat									
Slow	275	475	81.70	7.36	2.18	17.20	5.08	5.09	36.91
Medium	300	450	71.50	8.58	3.03	15.89	6.88	4.13	38.51
Fast	325	425	61.30	9.69	3.97	14.42	8.70	2.57	39.35
Brush 2nd or additional coats									
Slow	350	600	81.70	5.79	1.71	13.62	4.01	4.02	29.15
Medium	375	575	71.50	6.87	2.44	12.43	5.43	3.26	30.43
Fast	400	550	61.30	7.88	3.21	11.15	6.90	2.04	31.18
Penetrating stain wax & wipe (material #14)									
Stain, brush 1st coat & wipe									
Slow	200	550	46.70	10.13	2.98	8.49	4.11	4.12	29.83
Medium	250	525	40.90	10.30	3.65	7.79	5.44	3.26	30.44
Fast	300	500	35.00	10.50	4.27	7.00	6.75	2.00	30.52
Stain, brush 2nd or additional coats & wipe									
Slow	250	600	46.70	8.10	2.39	7.78	3.47	3.48	25.22
Medium	300	575	40.90	8.58	3.03	7.11	4.68	2.81	26.21
Fast	350	550	35.00	9.00	3.68	6.36	5.90	1.75	26.69
Wax & polish (material #15)									
Hand apply 1 coat									
Slow	175	1000	15.30	11.57	3.40	1.53	3.14	3.14	22.78
Medium	200	950	13.40	12.88	4.56	1.41	4.71	2.83	26.39
Fast	225	900	11.50	14.00	5.69	1.28	6.51	1.93	29.41
Buffing with machine									
Slow	400	--	--	5.06	1.50	--	1.24	1.25	9.05
Medium	450	--	--	5.72	2.02	--	1.94	1.16	10.84
Fast	500	--	--	6.30	2.57	--	2.75	.81	12.43

"Slow" work is based on an hourly wage of \$20.25, "Medium" work on an hourly wage of \$25.75, and "Fast" work on an hourly wage of \$31.50. Other qualifications that apply to this table are on page 9.

	Manhours per door	Gallons per Door	Material cost per gallon	Labor cost per door	Labor burden door	Material cost per door	Overhead per door	Profit per door	Total price per door
Garage door backs, seal coat, spray one coat									
Sanding sealer, lacquer (material #11b)									
1 car garage, 8' x 7'									
Slow	0.30	0.40	41.50	6.08	1.79	16.60	4.65	4.66	33.78
Medium	0.25	0.50	36.30	6.44	2.28	18.15	6.72	4.03	37.62
Fast	0.20	0.60	31.10	6.30	2.57	18.66	8.53	2.52	38.58
2 car garage, 16' x 7'									
Slow	0.40	0.80	41.50	8.10	2.39	33.20	8.30	8.32	60.31
Medium	0.35	0.90	36.30	9.01	3.19	32.67	11.22	6.73	62.82
Fast	0.30	1.00	31.10	9.45	3.86	31.10	13.77	4.07	62.25
3 car garage, 16' x 7' + 8' x 7'									
Slow	0.60	1.00	41.50	12.15	3.58	41.50	10.87	10.90	79.00
Medium	0.55	1.10	36.30	14.16	5.02	39.93	14.78	8.87	82.76
Fast	0.50	1.20	31.10	15.75	6.43	37.32	18.45	5.46	83.41

Use the figures for Siding when estimating the cost of painting garage door fronts. These figures assume a one-car garage door measures 7' x 8' and a two-car garage door measures 7' x 16'. A three-car garage has one single and one double door. Government funded projects (FHA, VA, HUD) usually require sealing the garage door back on new construction projects. The doors are usually sprayed along with the cabinet sealer coat (as used in this table) or stained along with the exterior trim. "Slow" work is based on an hourly wage of \$20.25, "Medium" work on an hourly wage of \$25.75, and "Fast" work on an hourly wage of \$31.50. Other qualifications that apply to this table are on page 9.



National Painting Cost Estimator

	Labor LF per manhour	Material coverage LF/gallon	Material cost per gallon	Labor cost per 100 LF	Labor burden 100 LF	Material cost per 100 LF	Overhead per 100 LF	Profit per 100 LF	Total price per 100 LF
Gutters and downspouts (galvanized), brush application									
Gutters									
Metal prime, rust inhibitor, clean metal (material #35)									
Brush prime coat									
Slow	80	400	59.70	25.31	7.47	14.93	9.06	9.08	65.85
Medium	90	375	52.20	28.61	10.13	13.92	13.17	7.90	73.73
Fast	100	350	44.80	31.50	12.85	12.80	17.72	5.24	80.11
Metal prime, rust inhibitor, rusty metal (material #36)									
Brush prime coat									
Slow	80	400	72.30	25.31	7.47	18.08	9.66	9.68	70.20
Medium	90	375	63.30	28.61	10.13	16.88	13.91	8.34	77.87
Fast	100	350	54.20	31.50	12.85	15.49	18.55	5.49	83.88
Metal finish - synthetic enamel (off white), gloss (material #37)									
Brush 1st finish coat									
Slow	100	425	59.70	20.25	5.97	14.05	7.65	7.67	55.59
Medium	110	400	52.20	23.41	8.29	13.05	11.19	6.71	62.65
Fast	120	375	44.80	26.25	10.69	11.95	15.16	4.48	68.53
Brush 2nd or additional finish coats									
Slow	120	450	59.70	16.88	4.96	13.27	6.67	6.69	48.47
Medium	130	425	52.20	19.81	7.01	12.28	9.78	5.87	54.75
Fast	140	400	44.80	22.50	9.17	11.20	13.29	3.93	60.09
Metal finish - synthetic enamel (colors except orange/red), gloss (material #38)									
Brush 1st finish coat									
Slow	100	425	65.20	20.25	5.97	15.34	7.90	7.91	57.37
Medium	110	400	57.00	23.41	8.29	14.25	11.49	6.89	64.33
Fast	120	375	48.90	26.25	10.69	13.04	15.50	4.59	70.07
Brush 2nd or additional finish coats									
Slow	120	450	65.20	16.88	4.96	14.49	6.91	6.92	50.16
Medium	130	425	57.00	19.81	7.01	13.41	10.06	6.03	56.32
Fast	140	400	48.90	22.50	9.17	12.23	13.61	4.03	61.54
Downspouts									
Metal prime, rust inhibitor, clean metal (material #35)									
Brush prime coat									
Slow	30	250	59.70	67.50	19.89	23.88	21.15	21.19	153.61
Medium	35	225	52.20	73.57	26.05	23.20	30.70	18.42	171.94
Fast	40	200	44.80	78.75	32.13	22.40	41.32	12.22	186.82
Metal prime, rust inhibitor, rusty metal (material #36)									
Brush prime coat									
Slow	30	250	72.30	67.50	19.89	28.92	22.10	22.15	160.56
Medium	35	225	63.30	73.57	26.05	28.13	31.94	19.16	178.85
Fast	40	200	54.20	78.75	32.13	27.10	42.77	12.65	193.40

	Labor LF per manhour	Material coverage LF/gallon	Material cost per gallon	Labor cost per 100 LF	Labor burden 100 LF	Material cost per 100 LF	Overhead per 100 LF	Profit per 100 LF	Total price per 100 LF
Metal finish - synthetic enamel (off white), gloss (material #37)									
Brush 1st finish coat									
Slow	50	275	59.70	40.50	11.94	21.71	14.09	14.12	102.36
Medium	60	250	52.20	42.92	15.21	20.88	19.75	11.85	110.61
Fast	70	225	44.80	45.00	18.38	19.91	25.81	7.64	116.74
Brush 2nd or additional finish coats									
Slow	70	300	59.70	28.93	8.54	19.90	10.90	10.92	79.19
Medium	80	275	52.20	32.19	11.40	18.98	15.64	9.39	87.60
Fast	90	250	44.80	35.00	14.27	17.92	20.83	6.16	94.18
Metal finish - synthetic enamel (colors except orange/red), gloss (material #38)									
Brush 1st finish coat									
Slow	50	275	65.20	40.50	11.94	23.71	14.47	14.50	105.12
Medium	60	250	57.00	42.92	15.21	22.80	20.23	12.14	113.30
Fast	70	225	48.90	45.00	18.38	21.73	26.38	7.80	119.29
Brush 2nd or additional finish coats									
Slow	70	300	65.20	28.93	8.54	21.73	11.25	11.27	81.72
Medium	80	275	57.00	32.19	11.40	20.73	16.08	9.65	90.05
Fast	90	250	48.90	35.00	14.27	19.56	21.34	6.31	96.48

NOTE: Oil base material is recommended for any metal surface. Although water base material is often used, it may cause oxidation, corrosion and rust. These figures assume that all exposed surfaces of 5" gutters and 4" downspouts are painted. For ornamental gutters and downspouts, multiply the linear feet by 1.5 before using these figures. "Slow" work is based on an hourly wage of \$20.25, "Medium" work on an hourly wage of \$25.75, and "Fast" work on an hourly wage of \$31.50. Other qualifications that apply to this table are on page 9.

High Time Difficulty Factors

Painting takes longer and may require more material when heights above the floor exceed 8 feet. The additional time and material for working at these heights and using a roller pole or a wand on a spray gun, climbing up and down a ladder or scaffolding is applied by using one of the factors listed below. The wall area above 8 feet is typically referred to as the "Clip." To apply the high time difficulty factor, measure the surface above 8 feet which is to be painted and multiply that figure by the appropriate factor. This measurement can be listed on a separate line of your take-off and the appropriate price can be applied for a total.

For labor calculations only:

- Add 30% to the area for heights between 8 and 13 feet (multiply by 1.3)
- Add 60% to the area for heights from 13 to 17 feet (multiply by 1.6)
- Add 90% to the area for heights from 17 to 19 feet (multiply by 1.9)
- Add 120% to the area for heights from 19 to 21 feet (multiply by 2.2)

EXAMPLE: A 17 x 14 living room has a vaulted ceiling 13 feet high. Your take-off sheet might look like this:

Walls to 8 feet: $136 + 112 + 136 + 112 = 496$ SF
 Clip: $[(5 \times 14) / 2] \times 2 + (5 \times 17) = 70 + 85 = 155$ SF
 area of two triangles + rectangular area
 155 SF x 1.3 (high time difficulty factor) = 202 SF

Then multiply each SF total by the appropriate price per square foot.

Mail box structures, wood, apartment type

Measure the length of each board to be painted and use the manhours and material given for Trellis or Plant-on trim or Siding.

	Labor SF per manhour	Material coverage SF/gallon	Material cost per gallon	Labor cost per 100 SF	Labor burden 100 SF	Material cost per 100 SF	Overhead per 100 SF	Profit per 100 SF	Total price per 100 SF
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Masonry, anti-graffiti stain eliminator on smooth or rough surface

Water base primer and sealer (material #39)

Roll & brush each coat

Slow	350	400	50.30	5.79	1.71	12.58	3.82	3.82	27.72
Medium	375	375	44.00	6.87	2.44	11.73	5.26	3.15	29.45
Fast	400	350	37.80	7.88	3.21	10.80	6.79	2.01	30.69

Oil base primer and sealer (material #40)

Roll & brush each coat

Slow	350	375	49.90	5.79	1.71	13.31	3.95	3.96	28.72
Medium	375	350	43.70	6.87	2.44	12.49	5.45	3.27	30.52
Fast	400	325	37.40	7.88	3.21	11.51	7.01	2.07	31.68

Polyurethane 2 part system (material #41)

Roll & brush each coat

Slow	300	375	157.00	6.75	1.98	41.87	9.62	9.64	69.86
Medium	325	350	137.40	7.92	2.82	39.26	12.50	7.50	70.00
Fast	350	325	117.80	9.00	3.68	36.25	15.17	4.49	68.59

Use these figures for new brick, used brick, or Concrete Masonry Units (CMU) where the block surfaces are either smooth or rough, porous or unfilled, with joints struck to average depth. The more porous the surface, the rougher the texture, the more time and material will be required. "Slow" work is based on an hourly wage of \$20.25, "Medium" work on an hourly wage of \$25.75, and "Fast" work on an hourly wage of \$31.50. Other qualifications that apply to this table are on page 9.

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