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## Metal Building Quote Check List

Metal buildings are not one-size-fits-all products. **The most common mistake buyers of metal building systems make is not reading their quote.** A buyer checks the price and naively assumes that each building supplier has quoted exactly what is requested. When questioned about possible differences in the quotes, buyers often reply that, "I gave everyone the same information."

While that statement is probably true, it ignores the reality that just because the buyer submits the same information to all building suppliers does not mean that all building suppliers will quote the same building. In fact, unless the building is extremely simple, quotes from different building suppliers will almost always vary to some degree.

This Metal Building Quote Check List highlights some of the more common, and expensive, differences that occur between different building supplier's quotes. Differences in any one of these items can result in a drastic difference in price. Information about all of the items listed below should be clearly provided on the building supplier's quote form. If you have trouble finding the information on a quote form, contact the building supplier and ask them to clarify the quote in writing.

- Column Shape:** Most metal building columns are either constant or tapered depth. Tapered depth columns are almost always less expensive than constant depth columns. Many metal building vendors automatically provide tapered depth columns unless the buyer specifically requests otherwise.
- Column Depth:** [*This only applies for constant depth columns.*] For buildings with constant depth columns, the size, or depth, of the column can often impact the end use of the building. The size of the column will also impact the price. An 10" deep column will cost considerably more than a 24" or 30" deep column (the column costs more because it is heavier). Most building manufacturers will not limit the depth of the column unless specifically requested to do so by the Buyer.
- Girt Type:** Girts will either be framed in the column-line (flush) or outside the column line (bypass). Bypass girts will either be roughly the same or less than the price of flush framed girts.
- Endwall Frame Type:** The three basic types of endwall frames, in order of expense from least to most , are: Light or Bearing, Half Load Rigid, and Rigid. The price difference of a Light frame and Rigid frame is considerable.
- Code & Edition:** The cost of a building may vary significantly depending upon the design code and the code edition used.
- Exposure:** Not all codes utilize an exposure rating (MBMA & SBC do not have exposure ratings). Exposure ratings are reported as capital letters; the higher the letter the more expensive the building. For example, a building with UBC code and "B" exposure will be significantly less expensive than the same building with "C" exposure.
- Collateral Load:** The MBMA Manual defines collateral load as "the weight of additional permanent materials required by contract, other than the Building Systems, such as sprinklers, mechanical & electrical systems, partitions, and ceilings. A metal building system, without a collateral load, is not designed to support additional permanent materials. Manufacturers know how much collateral load to design for based on the permanent additions to the building. For example, a building with acoustical ceilings, lights, and air-conditioning ducts should have a 3 p.s.f. collateral load. As you might suspect, the higher the collateral load the more expensive the building. Do not assume that all metal building suppliers will automatically provide the collateral loads you need simply because you described the use of the building. Many suppliers will not provide a collateral load unless you specifically request one.

**Deflections:** The MBMA Manual defines deflection as “displacement of a structural member relative to its supports due to applied loads.” The deflection criteria appropriate for a metal building depends on the construction materials used in combination with the metal building system. For instance, a building with metal panel walls can allow more horizontal deflection, or movement, than the same building with masonry walls. If the building moves too much it can crack the brick veneer. A building with an acoustical ceiling can allow less vertical movement than the same building without ceiling. If the rafters deflect too much, the ceiling tiles will fall out of the grid. The more movement, or deflection, allowed the less expensive the metal building. Tyler Building Systems, L.P. adjusts deflection values based on the buyer’s description of the project. Many building manufacturers will only restrict deflection allowances if specifically requested to do so by the buyer. In fact, some manufacturers do not even report deflection conditions on their quote. The buyer should insist that some type of written deflection description be included on each the quote form.

**Wind Bracing:** The buyer should ensure that wind bracing conditions are consistent from quote to quote.

**Roof Profile:** Most through-fastened roofs are either “PBR” or “R” profile. The “PBR” profile is specifically designed for improved roof installations and is definitely the superior through-fastened roof panel. The “PBR” profile panel is Tyler Building Systems, L.P.’s standard roof panel. Some building suppliers will only provide an “R” profile (because it is cheaper) unless specifically requested to do otherwise by the buyer.

There are two types of standing seam roof systems, snap-together and mechanically seamed. The mechanically seamed system is the more expensive of the two since it requires the rental of a mechanical seamer. Tyler Building Systems, L.P. offers both standing seam systems.

**Standing Seam Clip:** [*This only applies if you have a standing seam roof system.*] The standing seam clip options, in order of expense from least to most, are: fixed, floating, and articulating. The fixed clip allows the least amount of thermal movement, the floating clips allows more, and the articulating clips allows the most.

**Roof Fastener:** Long-Life fasteners are Tyler Building Systems, L.P.’s standard roof screw. Some suppliers will provide carbon-head screws (because they are cheaper) unless the buyer requests otherwise. Carbon-head screws will rust at a much faster rate than Long-Life fasteners. Rusted screws lead to roof leaks and rusted roof panels.

**Roof & Wall Finish:** The three basic panel finishes, in order of expense from least to most, are: Galvalume or Galvalume Plus (unpainted), Siliconized Polyester, and Poly...

**Gutter & Down Spouts:** If gutter and down spouts are required, make sure all of the quotes include them.

**Insulation:** The cost of the insulation in a building is significant. If insulation is required, make sure all of your quotes include it.

**Walk Door Hardware:** Check more than the quantity and size of the walk doors. Door hardware such as closers, rim panic devices, and ADA hardware can double the price of a walk door.

**Freight:** Not all building suppliers include freight in their “Building Price.” Some manufacturers may even quote the freight as an alternate. Make sure the building is priced delivered to the job site.