



LAUSD
UNIFIED

Facilities Maintenance & Operations: Painting Overview

Facilities Services Division

Facilities and Procurement Committee
April 22, 2025

Presentation Overview

- Maintenance and Operations (M&O) Painting
 - Repair, Maintenance, and Improvements by Request
 - Funding Sources
- Painting Scope in Capital Improvement Projects
- Paint Specifications for Consistent Quality
- Factors Contributing to Painting Costs

Types of Painting Performed by M&O

- Maintenance, repair, and improvements:
 - Painting or repainting interior or exterior surfaces
 - Repair projects: repainting after wall repairs
 - Service calls: chipped/peeled painting
 - By request: decorative painting, new color
 - Removing graffiti, applying graffiti-resistant coatings
- Performed by:
 - M&O in-house labor
 - Licensed contractor
- Funding Sources
 - Restricted general fund (Routine) for service calls or maintenance
 - Requester Funded (School, Region Office, Admin) for improvements



Painting in Capital Projects

- By itself, painting is generally considered to be a non-capital expense, and is not eligible for bond funding.
- Painting scope can be bond-eligible when included in larger capital projects, such as:
 - Playground and Campus Exterior Upgrades
 - Classroom Replacements
 - Classroom Upgrades (Classroom Interiors)
 - Major and Comprehensive Modernizations
- Approx. 80 campuses are getting campus-wide exterior painting as part of a bond-funded project (prior to Measure US)



District Specifications

Purpose of Specifications

- Define approved materials, methods and systems
- Ensure consistent quality across all District facilities

Continuous Improvement

- Specifications are regularly updated to meet evolving needs and standards
- Developed in collaboration with other departments
- Informed by research and emerging best practices

Regulatory Compliance

- Incorporate regulatory requirements, for example:
 - U.S. Environmental Protection Agency (EPA)
 - South Coast Air Quality Management District (SCAQMD)
 - Asbestos Hazard Emergency Response Act (AHERA)
 - CA Division of Occupational Safety and Health (Cal/OSHA)

Paint Specifications

Flexibility & Adaptation

- Deviations can be requested for unique project needs
- Alternative methods and materials can be proposed on a case-by-case basis

Quality Assurance

- Paint materials must be certified by approved manufacturers
- Products approved by OEHS Chemical Evaluation Program
- Painters trained in EPA's "Renovation, Repair and Painting Rule"

Paint Application Methods

- Rollers and Spray used on interior plaster, drywall, masonry, stucco
- Application method based on factors like location or type of surface
- Three-coat process – Primer + two finishes
- Additional coats may be needed (rough surface, over dark color)

Estimating Paint Job Costs

Paint Job Cost Estimation Process

- Scope of Work and Site Conditions: The cost estimate is based on the defined scope and the actual site conditions
- Site visit: A site visit is conducted to confirm any factors that may impact the final cost.

Time and Materials Budget:

- Time: Estimated hours to complete the job
- Labor: Specific job classifications needed (e.g., carpenter, painter)
- Materials: Quantity and type of materials required for the job

Paint Job Cost Estimates (cont.)

Contributing factors include but are not limited to:

- Square footage
- Surface type and condition of surface (if damaged, requires patching, more time and materials for paint prep)
- Number of colors and design
- Number of coats required to achieve the desired color
- Presence of hazardous materials, such as lead and asbestos
- Furniture to be protected, relocated, disassembled, reassembled
- Interior or exterior work (height of walls, amount finishing)
- If work needs to be done during afterhours (overtime) to prevent disruption to the learning or work environment

Job Cost Estimate Example

Classroom Repainting Project

Planner Data Entry						WO#	
						Parent WO#	
School Name	Requested By	Phone	Reported	Year (*)	G/L Account	Cost Center (loc)	
Loc/Asset	Bldg Ins ID	Lead Craft	Status	Scheduled Dates			
				Start	Finish		
Location Description:							
Work Requested - Description: Prep and paint classrooms 5,6,7,8,29,30,31. CA-PAINT PREP AND PAINT ALL INT WALLS, DOORS CLASSROOMS 5,6,7,8,29,30,31 PER (CPM) Design Manager to choose colors CA-PREP AND PAINT ALL WALLS CA- PREP AND PAINT ALL INTERIOR WINDOWS FRAMES CA-PREP AND PAINT ALL INTERIOR DOOR FRAMES NOT TO PAINT CEILINGS NOT TO PAINT WOOD CABINETS PER (CPM CONVERSATION) COLOR TO BE CHOSEN BY DESIGN MANAGER CA-PROTECT ALL FLOORS (NOT REPLACEMENT) (EXTENSIVE STAPLES AND TAPE ON WALLS)							
AA-ASSIST PAINT DEPT ON RM #6 (DOOR FRAME TERMATE DAMAGE)							
Planned or Written By		Date Planned	Approved By		Date		
Supervisor's Signature		Date	Approved By Others		Date		
Buyer Line							
Cost Center	WBS	IO	Program	Functional Area	Fund		
PLANNER USE ONLY - Estimated Labor							
Ln	Labor	Craft	Reg Rate	OT Rate	Reg Hrs	OT Hrs	Labor Est
1	REG	AA: Carpenter	75.78	0.00	24.00	0.00	1,818.72
2	REG	CA: Painter	61.40	0.00	696.00	0.00	42,734.40
Estimated Material							
Ln	Type	Craft	Material	Contract	Other	Mileage	Imprest
1	MA	AA Carpenter	\$580.00	\$0.00	\$0.00	\$0.00	\$0.00
2	MA	CA Painter	\$2,570.00	\$0.00	\$0.00	\$0.00	\$0.00
3	MI	CA Painter	\$0.00	\$0.00	\$0.00	\$1,490.60	\$0.00
HOURS:		720.00	CONTRACT:		\$0.00	Indirect Labor Charge:	
LABOR:		\$44,553.12	MILEAGE:		\$1,490.60	Non-Prod Labor Charge:	
MATERIALS:		\$3,150.00	IMPREST:		\$0.00	Indirect Material Charge:	
OTHER:		\$0.00	SUB TOTAL:		\$49,193.72	(***) TOTAL:	
						\$74,386.22	



Los Angeles Unified School District		Existing Facilities Maintenance & Operations			
Job Cost Recap					
Work Order #	G/L Account	Cost Center	School Name	Description	Lead
		Planned	Actual	Remaining	
Labor Hours:		720.00	704.00	16.00	
Labor Expense:		\$69,399.12	\$67,337.60	\$2,061.52	
Mileage:		\$1,490.60	\$1,505.49	-\$14.89	
Imprest Expense:		\$0.00	\$0.00	\$0.00	
Material Expense:		\$3,496.50	\$2,872.86	\$623.64	
Contract Expense:		\$0.00	\$0.00	\$0.00	
Other Expense:		\$0.00	\$0.00	\$0.00	
TOTALS:		\$74,386.22	\$71,715.95	\$2,670.27	

Questions