

Facilities Maintenance & Operations: Painting Overview

Facilities Services Division

Facilities and Procurement Committee April 22, 2025

Presentation Overview

- Maintenance and Operations (M&O) Painting
 - o 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
 - o 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 campuswide exterior painting as part of a bondfunded 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

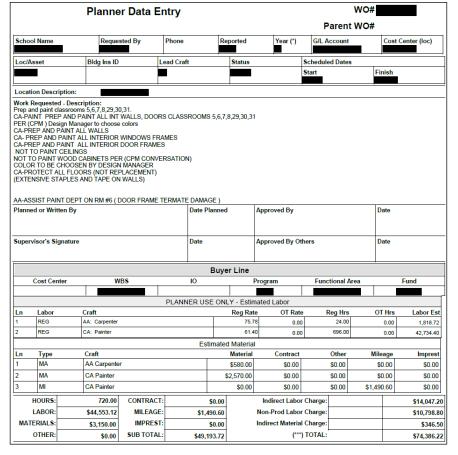
Paint Job Cost Estimates (cont.)

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

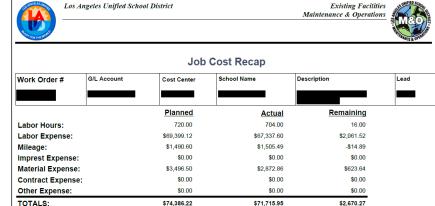
Classroom Repainting Project







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Questions