FLORIDA INTERNATIONAL UNIVERSITY SMALL TRADES WORKSHEETS

ST-28: Painting Services - Interior / Exterior

Core Objectives

Prepare surfaces and apply interior and exterior coatings, including specialty and protective coatings.

- Keep all systems safe, code-compliant, and operating reliably with minimal disruption to occupants.
- Reduce unplanned failures through preventive maintenance and early deficiency reporting.
- Provide accurate documentation to support compliance, budgeting, and capital planning.

Applicable Codes and Standards

MPI standards, SSPC surface prep standards, EPA RRP (lead-safe) rule, manufacturer data sheets, VOC regulations, and all current Owner standards. The latest editions adopted by the AHJ apply.

Task Breakdown

A. Installation / New Work

- Surface prep and priming of new surfaces.
- Apply finish coats per specification.
- Color submittals and mockups.

B. Repair / Corrective Work

- Patch, repair, and touch-up.
- Remove peeling coatings.
- Stucco crack repair prior to painting.
- Any other related repairs and/or corrective work

C. Preventive Maintenance / Inspection

- Scheduled repaint cycles.
- Annual touch-up programs

Trade-Specific Safety Requirements

- Lead testing for pre-1978 surfaces.
- Fall protection and scaffold safety.
- Ventilation and low-VOC products in occupied spaces

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ST-28: Painting Services - Interior / Exterior (cont.)

Deliverables

- Service tickets and inspection/test reports.
- Deficiency list with prioritized repair proposals
- Permits, certificates (where applicable)
- As-builts, O&M manuals, and warranties for new work

Labor Rate Price Sheet - Painting Services - Interior / Exterior

Labor Classification	Regular Hourly	Overtime Hourly	Sun./Holiday Hourly	Emergency Hourly
Painter (Journeyman)	$_____	$_____	$_____	$_____
Foreman	$_____	$_____	$_____	$_____
Apprentice	$_____	$_____	$_____	$_____
Specialty Coating Applicator	$_____	$_____	$_____	$_____
Lift/Swing Stage with Operator	$_____	$_____	$_____	$_____

Additional Pricing Item	Bid Price
Materials / parts markup over cost	_____ %
Subcontractor markup	_____ %
Equipment rental markup	_____ %
Service call / trip charge (if any)	$_____
Minimum billable hours per call	_____ hrs
Preventive maintenance - fixed price per visit / per unit (attach schedule)	$_____
Annual inspection / certification - per unit or per building (attach schedule)	$_____

List any specialized services or other services not mentioned above that your company provides:

_____

_____

_____

List any other applicable rates, fees, or charges not listed above:

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