



Scope of Work | Painting

If you've performed a student housing turn before you understand. If you haven't, we're here to help. Just remember... this is not your standard paint project! Student housing turns typically last 10-21 days, where hundreds of students are moving out of a single community just days before a fresh crop is moving back in. Meaning time is of the essence. But never fear... The Turn Company is here to guide you through our process! Below are some key factors to take into account.

- Each day our Project Coordinator will assign your crews a bulk list of rooms that need some level of painting. Painting is typically the first stage of turn involving contractors so the other turn trades (cleaning, carpet cleaning) only come in after the painters are done. Turning student apartments is about staying on schedule, so be sure you have enough workers and they understand the time constraints. If necessary, you can assign higher-skilled workers to Full or Make Ready Paints and less experienced workers can go through Touch Paints.

- Each room will have an indication of “Touch”, “Make Ready” or “Full” paint:
 - **Touch Painting** - painting only areas of the walls that have a distinct discoloration like scuffs, marks, stains, scratches, etc. using rollers to blend with the existing color and sheen. The trick here is to blend properly and avoid shiny paint spots on the walls.

 - **Make Ready Painting** - painting the same existing color and sheen on the majority of the walls (up to two walls per room), but no cutting-in of ceilings, baseboards, doors, door jambs, switches, outlets, etc. Baseboards and doors touched up as needed but not painted in full.

 - **Full Painting** - painting of the walls, including cutting-in, with the same color although color may not match exactly. Baseboards and doors touched up as needed but not painted in full.

 - **Additional Services** - all color changes and drywall and sheetrock repairs will be considered an additional service and a change order must be completed before color changes or any sheetrock repairs are done, the additional cost must be approved by the Project Coordinator and either Community Manager or Maintenance Team Lead.



- Occupied Bedrooms & Common Areas
 - Occupied bedrooms will not be painted unless it is directed in writing by the on-site management team. Common areas (meaning living rooms, kitchens, hallways, stairwells, and laundry rooms) will also only be painted when an entire apartment is being painted, or when directed in writing by the on-site management teams. If you are assigned an occupied paint, you will have to cover all personal items in plastic sheeting before beginning to paint.

- All paint and primer are provided by the community. Paint supplies, including rollers, brushes, pans, drop cloths, tape, masks, gloves, sandpaper, etc. will need to be provided by your teams. If you plan to spray you will need to be prepared to cover sprinkler heads, smoke detectors, windows, furniture, etc. to ensure overspray is minimized.