

## **Design Standard Paint**

### **Purpose:**

Paint covers a large amount of surface in buildings and other architectural campus elements, and therefore has a significant impact on environmental quality. This design standard has the purpose of creating a consistent application of painting requirements throughout the East Side Union High School District. The intent is to create a standard of quality for maintenance and reliability throughout all renovation and new building projects.

### **Design Standard:**

1. ESUHSD has standardized on latex (water based) paints. Why latex paints?
  - Water-based paints are the safest option for the people who handle them and the environment.
  - Latex paints have a less objectionable odor, which makes them a preferred choice for painting in occupied areas, where solvent odor is an issue.
  - They clean up with soap and water; there's no need to work with hazardous and/or flammable solvents, and no used solvent to dispose of afterwards.
  - Latex paints dry faster, and can be recoated sooner; this makes them a preferred choice for painting in occupied areas, where someone might touch or brush up against the freshly painted surface.
  - Latex paint binders hold up better in sun-exposed areas, because they're more resistant to UV (ultraviolet) radiation.
  - Latex paint films are less prone to yellowing over time, especially with white, light off-white and pastel colors.
  - Latex paint films are more breathable; they allow small amounts of water vapor to pass through the film, so the chance of blistering is reduced. This is especially important when the surface being painted is slightly damp.
  - Latex paint films have better gloss and color retention, so they'll keep a 'like-new' appearance longer.
  - Latex paint films are more elastic, so they can expand and contract with the substrate better; this means they'll be less likely to crack and peel over time.
  
  - There are numerous Dunn-Edwards Paints and Kelly-Moore Paints stores located within reasonable driving distance to each of our campuses and the District Office, and their paints are all readily available. The close proximity of their distribution outlets reduces driving time for the maintenance staff who purchase touch-up paint.
  - Dunn-Edwards Paints and Kelly-Moore Paints provide quality products at fair prices.

- The ubiquitous nature of Dunn-Edwards Paints and Kelly-Moore Paints brings a price competition to ESUHSD's painting projects, ensuring best use of public funds.
- Dunn-Edwards Paints and Kelly-Moore Paints are the established coatings that have been applied at ESUHSD's facilities for decades. While it is possible to color match different manufactured paint products, the product formulae are different and therefore have (close, yet) varied sheens and fade rates. Moreover, maintenance services are best managed when paint selections are kept reasonably simple; there are fewer paint products and colors to store, and touch up painting to cover graffiti can be performed timely only when staff can easily and quickly identify the correct product for repainting. For maintenance efficacy and efficiency, the established coatings continue to be used.
- In special circumstances, a design professional may specify Rustoleum paint for their "Bronzitone", used only for door trim and selectively approved exterior metal surfaces. Obtain prior written approval from the Facilities Director to use Rustoleum paints.
- In special circumstances, a design professional may specify Tnemec paint for specific exterior metal surfaces. Obtain prior written approval from the Facilities Director to use Tnemec paints.

## 2. Campus paint palettes:

- Each of our campuses has a standardized paint palette that is complimentary to its architectural vernacular. These color palettes were selected by representatives from school sites and Facilities Planning staff, as well as industry experts, to add interest to the campus facilities and serve the campuses for many years to come. Each site's paint palette is listed in the Appendices to this Paint Design Standard.
- The color schemes are centered on basic, timeless colors as the field colors. Complementary shades are used to accent various architectural details of the buildings, or to create an atmosphere. For example:
  - At Mt. Pleasant High School, the color scheme highlights exposed vertical columns, and highlights the entries.
  - At Independence High School, the color scheme includes darker colors that provide "weight" when used below a certain architectural datum line toward the bottom of the building.
  - At Evergreen Valley High School, accent colors "pop" and direct the eye toward entries or other important architectural elements that are featured.
  - At Calero High School, interior colors were selected that would have a calming influence on the population of special needs students.

### 3. General Paint Application Guidelines:

- For ease of initial and touch-up painting, mid-plane color changes are not allowed. Wall paint shall be applied across one wall plane, corner-to-corner, or at an architectural “breakpoint” such as a change in material or architectural trim.
- Door frames shall be one color only, for ease of initial and touch-up painting and for the cleanest overall aesthetic.
- The paint color scheme for any given project should be designed in consultation with the furniture consultant or furniture coordinator, since the architectural and furniture finishes will be experienced holistically by the facility’s end users. The end user group (project steering committee) should provide guidance to the design professional(s) as to the intent of the use of colors within the facility. The design team should then develop up to three finish options using paints, flooring and furniture finishes. The end user group will provide feedback on the finish options, either selecting the preferred option or giving guidance to the design professional on which elements to develop into a final option.
- Digressions from this Paint Design Standard shall not be considered, unless the design professional receives the prior written authorization from the Facilities Director. Please make note that such approvals are not anticipated nor welcomed, as they undermine the sustainable, maintainable, durable, holistic criteria upon which this Paint Design Standard is based. The exception is when a site’s interior paint palette is not yet fully developed (i.e., aside from the ubiquitous Whisper White, there are no or few choices for accent paints).

### 4. Interior Paint Application Guidelines

- The ubiquitous wall field color is intended to be used on a majority of walls within the building interior. The light paint color helps reflect natural and interior lighting, which increases energy efficiency within the buildings. With the majority of wall surface areas painted the ubiquitous color, maintenance is greatly simplified for future upkeep.
- Accent paint colors should be used sparingly and effectively, to make building interiors more dynamic.
- In a renovation project with existing acoustic surface-mounted tiles that are aesthetically damaged, and if the project’s budget cannot support tile replacement, the design professional should consider painting the tile with acoustic paint. Acoustic paint is designed for use on acoustic ceiling tile; the paint covers without impairing the tile's acoustic qualities. It can be applied with a roller, but a paint sprayer is more efficient and less likely to affect the sound-deadening properties of the tile.
- ESUHSD’s standard interior paint sheen is semi-gloss. The standard drywall finish is orange peel. Since ESUHSD has standardized on semi-gloss sheen, the design professional shall specify orange peel texture over a level 4 drywall finish, to avoid joint and fastener telegraphing.

- In instances when the design professional has received written permission from the Facilities Director to design a non-textured drywall finish, the design professional shall also specify a level 5 smooth drywall finish, to avoid joint and fastener telegraphing through semi-gloss paint sheen.

## 5. Exterior Paint Application Guidelines

- Athletic ball field facility buildings at all sites receive a unified color palette, different from the campus building color palettes. The dark green (Essex Green) color of playing-level buildings (buildings that are adjacent to and at the same elevation as athletic fields and courts) provides excellent contrast to fast-flying objects (balls, etc.), which is a safety requirement. Slate Gray provides a mid-tone contrast color option to Essex Green, for doors.

### Approved Manufacturers

- Dunn-Edwards Paints
- Kelly-Moore Paints
- Rustoleum
- Tnemec

### Substitutes Allowed?

No substitutes allowed.

Pursuant to Section 3400 of the Public Contract: Dunn-Edwards Paints are now in use on the particular public improvement described as East Side Union High School District, its campus and service locations. At each instance in these specifications that a designated material, product, thing or service is designated by the brand name “Dunn-Edwards Paints”, those designations support the existing painting systems that are in place at the school sites and/or service sites. The Contractor will furnish and apply only the designated paints and coatings as required, and no substitutions shall be deemed to be “or equal” or allowed.

Pursuant to Section 3400 of the Public Contract: Kelly-Moore Paints are now in use on the particular public improvement described as East Side Union High School District, its campus and service locations. At each instance in these specifications that a designated material, product, thing or service is designated by the brand name “Kelly-Moore Paints” those designations support the existing painting systems that are in place at the school sites and/or service sites. The Contractor will furnish and apply only the designated paints and coatings as required, and no substitutions shall be deemed to be “or equal” or allowed.

Pursuant to Section 3400 of the Public Contract: Rust-Oleum Paints are now in use on the particular public improvement described as East Side Union High School District, its

campus and service locations. At each instance in these specifications that a designated material, product, thing or service is designated by the brand name “Rust-Oleum”, those designations support the existing painting systems that are in place at the school sites and/or service sites. The Contractor will furnish and apply only the designated paints and coatings as required, and no substitutions shall be deemed to be “or equal” or allowed.

Pursuant to Section 3400 of the Public Contract: Tnemec Paints are now in use on the particular public improvement described as East Side Union High School District, its campus and service locations. At each instance in these specifications that a designated material, product, thing or service is designated by the brand names “Tnemec”, those designations support the existing painting systems that are in place at the school sites and/or service sites. The Contractor will furnish and apply only the designated paints and coatings as required, and no substitutions shall be deemed to be “or equal” or allowed.

#### **Associated Design Standards and Construction Specifications**

- 09 21 16 Gypsum Board Assemblies Design Standard

End of Document  
(Appendices follow)