



PAINTING SERVICES LTD.

Budgeted Planned Maintenance
(BPM)

sales@psnltd.com | [0161 794 9148](tel:01617949148) | www.psnltd.com

Unit 15 Swinton Hall Industrial Estate, Swinton, Manchester, M27 4AJ

About Us

We are a professional painting and decorating contractors offering high quality services and competitive pricing. Our workforce has a wealth of knowledge and experience within the painting and decorating and electrical industries. We have a friendly, loyal and qualified supply of painters and we hold many Health and Safety accreditations.

Our high standards and commitment to our workforce and clients have enabled us to build strong, lasting relationships with many of our clients. Schools/colleges/Universities use us because we offer quality, flexible services at competitive prices.





Education

School life is busy enough creating the best learning environments for our children, let alone managing painting, flooring or electrical projects. Not only can PSN help to protect your building assets, we can also help you create a vibrant school environment.

Our Team is there to help you manage your school painting and decorating, flooring, joinery and/or electrical projects, saving you time and money, while minimising disruption to your school. Our Surveys are **free**, so you can use us as much as you need, without worrying about the cost. We have assisted hundreds of schools with their painting and decorating projects, and more recently flooring, joinery and electrical requirements.

Why do so many schools choose to use PSN?

- **E**xtensive colour range and colour services to help you choose
- **D**BS checked tradesmen
- **U**nder quality workmanship guarantee
- **C**omplete range of paint systems and coatings including: decorative finishes, protective coatings, weathertight and durable coatings
- **A**pproved quality products
- **T**echnical expertise and a dedicated Contracts Manager
- **I**ndividual Budget
- **O**ption to spread the cost over a number of years
- **N**o Limit on what areas to add or take away

PSN are the leaders in providing professional painting and electrical services to both public and private sector schools: Primary Schools, Junior Schools, High Schools, Grammar Schools, Academies, Colleges and Universities, all backed by our quality workmanship guarantee, high-quality products and competitive prices – three vital ingredients in any successful redecoration or electrical project. Whether your project is large or small, we can help you with ALL your redecoration and/or electrical needs.

With a solutions-led philosophy to helping schools fund their essential maintenance costs, PSN created a unique **Budgeted Planned Maintenance** option this offers schools the ability to spread the cost of their painting equally over a term to suit their budget and which then forms the basis of a maintenance painting programme whereby those same areas completed in Year 1 of the Programme will be freshened up, leaving a 'just painted' look every year throughout the term of the Programme.

Budgeted Planned Maintenance

What is Budgeted Planned Maintenance (BPM)?

Budgeted Planned Maintenance is a cost effective way to have painting work carried out on multiple areas of the property and spread the cost over a number of years.

All areas are completed in the first year enabling the property to look its best from year 1 and maintenance work is carried out in the remaining years. The cost is then spread over the term of the contract making it a budget friendly option.

Budgeted Planned Maintenance		
	Percentage paid Spread the cost over a set period	Type of work completed
Year 1	20%	All areas are completed in the first year
Year 2	20%	M A I N T E N A N C E
Year 3	20%	
Year 4	20%	
Year 5	20%	
Year 5	20%	

This model is an example of a 5 year schedule
Budgeted Planned Maintenance can be spread between 2 and 6 years

What are the Benefits of BPM?

Our Budgeted Planned Maintenance option enables you to:

- Sustain a high level of presentation on your property
- Avoid a large initial cost outlay by spreading the cost of work carried out over a number of years
- Receive a yearly maintenance with our annual servicing
- Highlights any building defects

Flexible & tailored to suit YOUR needs

The BPM process includes the following:

Preparation and Repair

All surfaces listed in the Scope of Work will be repainted in a thorough and professional manner with appropriate attention being given to the preparation of surfaces prior to repainting, in accordance with the specification.

BPM Annual Service

Each year following the initial works you will be notified of your programmed service.

Inspection & Maintenance

Each year an appointment will then be arranged to fully inspect all surfaces scheduled for maintenance servicing. Where any unsound or unsafe surfaces are detected, these will be noted for maintenance.



Frequently Asked Questions...

Can we add or take away areas?

Yes, areas can be added or taken away throughout the contract. Adjustments will be made to the yearly payments to reflect the changes.

Can we pay more in the first year and spread the remaining cost over the other years?

Yes, the BPM is tailored to your needs so if more is paid in the first year the remaining cost will be spread over the existing years.

How many years is the contract for?

The payments can be made over 2, 3, 4, 5, 6 or 7 years depending on your budget and requirements.

What does a service include:

Following the first years work a Service will take place each year and painting maintenance will be carried out.

A service includes:

- An Inspection with a nominated person and a member of PSN
- A Report-detailing maintenance painting requirements
- Walkthrough with PSN
- Sign off until the following year

What our customers say

"PSN have recently painted our school. We have a 6 year BPM contract with PSN that will ensure our corridors are kept pristine. We asked other painting companies to tender but we felt that PSN were the best value and had great supporting testimonies from colleagues"

Ann McQuirk, Fiddlers Lane School

Case Studies (1)

Clarendon Road Primary School, Eccles

Clarendon Road Primary School is over 100 years old and requires special attention due to its age. The challenge is to keep it looking clean and modern whilst maintaining the old features.

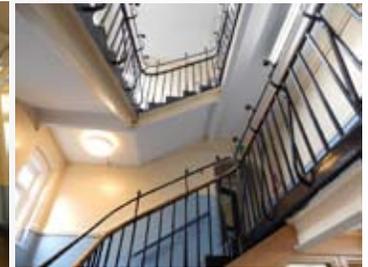
Prior to starting work on this school in 2012 the building was in poor repair and was in need of refurbishment. We have been tasked over the last few years to improve the presentation of the school. This has included painting all internal areas such as classrooms, corridors, staircases, offices, staffroom, toilets and the two school halls. We have also arranged for carpet flooring to various areas. External painting has consisted of general metal work using a specialist metal protection system, windows/doors, and general timber work.

All works are carried out during school holidays and after hours. We used a scaffold tower to access the main halls and staircases.

The headteacher selected various colours, some requiring changes from dark to light. This required extra preparation due to the colour change and friable materials.

The new colour schemes enhanced all the areas and the client is very happy with the all the works that have been completed and the new look of the school. Due to our commitment and workmanship we have secured future works.

- ▶ **Length of job:** 6 years - ongoing
- ▶ **No. of operatives:** 2 – 6 (dependant of area)
- ▶ **Access equipment:** scaffold towers, ladders and step-ladders
- ▶ **Products used:** Eggshells, Gloss, Undercoats and Emulsion, Wallpaper. Metal protection system (external railings).



Case Studies (2)

Sir William Stanier High School, Crewe

The building is modern in style, however, the external render to the sports facility has failed in various places. We were called in to inspect and put forward our recommendations to enhance this building.

We had to very carefully remove the decals from the gable prior to spraying the masonry system and on completion they have to be carefully replaced.

We repaired the render surfaces in various areas using a fast setting concrete repair system. The render repairs were left for 48 hours to fully cure, we then applied the masonry finish by airless spray. Preparation was the key to this job as the render was in a very poor state and in need of much needed TLC.

One of the challenges during this project was the wind and the nearby car park. We had to monitor the weather and only spray when there was no wind.

The client was delighted with the repairs to the concrete and the overall finish using the products that we had recommended.

▶ **Length of job:** 3 weeks

▶ **No. of operatives:** 2

▶ **Access equipment:** 41ft diesel scissor lift, spray machine

▶ **Specialist Products:** fast setting concrete repair system, Pliolite masonry system



Case Studies (3)

Royton and Crompton School, Royton

PSN were commissioned by Galliford's on behalf of the Royton and Crompton School for the internal redecoration of their new purpose built 1200 pupil Academy. Part of the Education and Skills Funding Agency's Priority School Building Programme, the new-block designed by architects AHR of Manchester replaced the existing 1960s main building on Blackshaw Lane.

Works included the internal painting of 60 classrooms, school halls, stairways and circulation areas applying a Feature wall colour Dulux Diamond Matt specification over a 3 month programme.

The Health and Safety of our painting team is always our priority, perhaps more so on this occasion as we had taken-on a young workplace student from the local area in Oldham.

Site manager Darren Richards praised the delivery of our works by saying, "I've been the manager of many sites over the years, overseeing similar projects with numerous painting contractors, but PSN have been the best so far. Nothing was too much trouble, they have been superb throughout. I would have no hesitation in recommending them for similar works with Galliford's, or any other business for that matter."

- ▶ **Length of job:** 3 months
- ▶ **No. of operatives:** 4 plus work placement student
- ▶ **Access equipment:** Steps, Mobile Towers
- ▶ **Products:** Dulux Diamond Matt



Case Studies (4)

Clarendon Cottage Nursery, Eccles

Clarendon Cottage Nursery school is over 50 years old and requires special attention due to its age. The challenge is to keep it looking clean and modern whilst maintaining the old features.

We started work on this school in 2014 when they decided to change all the colour schemes and upgrade the property. We have been tasked over the last few years to improve the presentation of the school. This has included painting all internal areas such as classrooms, corridors, staircases, offices, staffroom and toilets. External painting has consisted of general metal work using a specialist metal protection system, windows/doors, and general timber work. The external walls have been finished in masonry paint.

All works are carried out during school holidays and after hours.

There is a motorway running parallel to the nursery causing air borne pollution to the building which is White. We used piolite masonry that is less porous to help with this.

The new colour schemes enhanced all the areas and the client is very happy with the all the works that have been completed and the new look of the school.

Recently renewed 5 year BPM

- ▶ **Length of job:** 6 weeks
- ▶ **No. of operatives:** 2
- ▶ **Access equipment:** MEWPs
- ▶ **Specialist Products:** Emulsion, gloss, smooth metal paint, masonry finish



Accreditations

PSN have been assessed by several safety schemes in procurement (SSIP) including CHAS, Safecontractor and Constructionline. We therefore meet the recommended standards in Health and Safety both as a contractor and principal contractor.



BPM Cycle

(based on a 5 year BPM programme)

Select areas to paint

offices corridors communal areas

School halls classrooms bathrooms...

This option works well in order to:

- Avoid a large initial cost outlay by spreading the cost of work carried out over a number of years.
- Enable more areas to be painted and maintained in year 1.
- Sustain high levels of presentation on your property.
- Maintain premises with our annual servicing.
- Highlight any building defects.
- Change colour schemes.

Year 1

Preparation and repaint

Areas will be prepped and painted according to specification.

Want to ADD or TAKE AWAY areas during the course of the programme...

NO PROBLEM!

Areas can be added and/or taken away throughout the contract. Adjustments will be made to the yearly payments to reflect the changes.

Year 2 - 5

Annual Servicing

- Inspection to determine areas in need of a re-paint.
- Report detailing areas to be repainted.
- Work completed
- Walk-around and sign off

NOT JUST A 'TOUCH-UP'

Unlike other companies we don't just 'touch up' the damaged areas, we paint to the next architectural break!

Renew BPM

To maintain the high level of presentation achieved throughout the BPM programme.

To book in your Painting or Electrical work
or to find out more about our BPM option
contact us on:
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Unit 15 Swinton Hall Industrial Estate, Swinton, Manchester, M27 4AJ