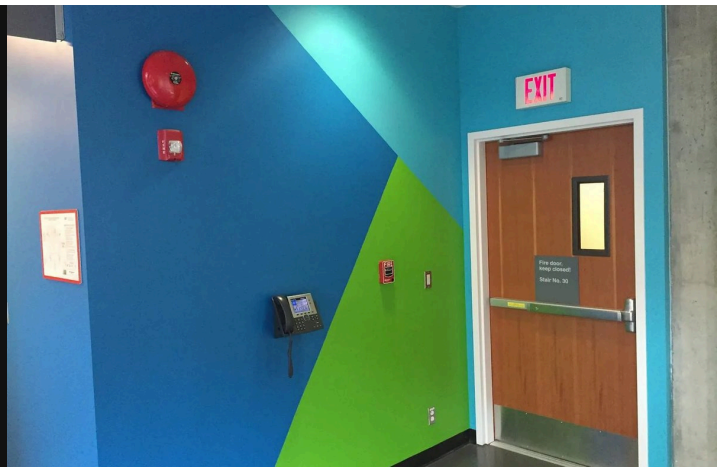
SCHOOLS AND CAMPUSES

Institutional painting

Schools and campuses repainted inside and out.

From Vancouver to Chilliwack



Who it's for

School districts, independent schools and campus facility teams.

Government buildings and other public-use spaces.

What we do

Schools	Elementary and secondary schools, painted every summer.
Colleges and universities	Campus buildings inside and out, around a teaching year that never fully stops.
Student residences	Residence hallways and rooms.
Training and research facilities	Labs, classrooms, offices and libraries.
Steel canopies and railings	Rusted steel recoated in bright, hard-wearing colours.
Safety markings	Safety yellow on steps, curbs and hazards around school grounds.

Over 40 years we have painted more than 500 schools.

Older schools can have lead paint. Everyone who works on our lead jobs is trained in lead paint safety by the Hazardous Materials Association of BC.

How we work

1 Site visit
We walk the buildings with your team.

2 Written quote
A written scope you approve first.

3 Scheduling
Summer, breaks or evenings.

4 Walk-through
Rooms handed back ready for students.

Recent jobs

Surrey, 2025	School: 7 buildings painted outside
Delta, 2024	Secondary school: large gym repainted, including walls above 20 ft
Abbotsford, 2020	Student residence: hallways on floors 1 to 4 repainted while occupied



Steel canopy repainted in bright red



Covered walkway with yellow column bases

What's in this pack

SERVICE	PAGE	ONLINE
Lead paint abatement	3	acpainting.ca/services/lead-paint-abatement/
Restoration and prep	5	acpainting.ca/services/restoration-prep/
Rust removal and steel coatings	7	acpainting.ca/services/industrial-coatings/rust-removal-steel-coatings/
Safety yellow and bollards	9	acpainting.ca/services/industrial-coatings/safety-yellow-bollards/

Proof	Bonded and insured · WorkSafeBC certificate up to date · Fifth-generation family company · Insurance certificate and WorkSafeBC letter available on request.
Guarantee	2 years on work of two coats or more · 1 year on single-coat work · Covers coating failure · Normal wear and tear isn't covered

Request a quote

Send us the site and the dates you have in mind. Every school or campus job is priced after a site visit. You get a written quote before any work starts.

A. Craig & Son Painting
10439 173 St, Surrey, BC V4N 5H3
604-861-6644
acraigandson@yahoo.ca
acpainting.ca
A tradition of excellence since 1934.

This service online: **acpainting.ca/services/institutional-painting/**

OCCUPIED BUILDINGS

Lead paint abatement

Lead handled the right way, from containment to cleanup.

Metro Vancouver and the Fraser Valley



What we do

Our lead-trained crew handles containment, abatement and repainting one area at a time, so the rest of your building can stay in use.

Everyone who works on our lead jobs is trained in lead paint safety by the Hazardous Materials Association of BC.

What's included

- **Written plans:** an exposure control plan and a respirator program.
- **Records on site:** the Notice of Project, respirator fit tests and daily safety checks.
- **Air monitoring:** daily air samples and personal monitors when lead is over the limit.
- **Decontamination:** a five-step decontamination zone for everyone leaving the work area.
- **Waste handling:** double bagged, sealed and taken away by a hazardous materials company.

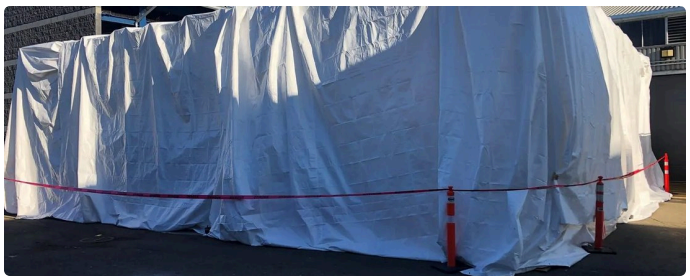
How we do it

1. **Test first**
   An independent third party tests the paint before any work starts.
2. **Contain the area**
   Poly and full containment where needed, with negative air indoors.
3. **Remove it safely**
   Hand tools only, to keep fine dust down.
4. **Seal, coat and clean**
   Encapsulation, then top coats, then a full clean down.

Work stops if asbestos is suspected.

Recent jobs

Langley, 2025	School gym: lead abated on ducts, then all surfaces above 16 ft painted
Richmond, 2021	Warehouse: entrance canopy lead paint tested and abated before repainting
Burnaby, 2021	Strata complex: lead-containing paint removed under a safety action plan



Building wrapped in containment sheeting



Panels stripped back inside containment

Related services

Restoration and prep	acpainting.ca/services/restoration-prep/
Heritage restoration	acpainting.ca/services/restoration-prep/heritage-restoration/
Pressure washing	acpainting.ca/services/pressure-washing/
Institutional painting	acpainting.ca/services/institutional-painting/
Strata painting	acpainting.ca/services/strata-painting/

Proof

- Bonded and insured
- WorkSafeBC certificate up to date
- Fifth-generation family company
- Insurance certificate and WorkSafeBC letter available on request.

Guarantee

- 2 years on work of two coats or more
- 1 year on single-coat work
- Covers coating failure
- Normal wear and tear isn't covered

Request a quote

Send us the building address and where you think there's lead paint. We'll arrange a visit to look at it. You get a written quote before any work starts.

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STRATA AND COMMERCIAL BUILDINGS

Restoration and prep

Paint only lasts as long as the surface under it.

Metro Vancouver and the Fraser Valley



What we do

We replace damaged wood, patch drywall and seal water stains before the fresh paint goes on.

Rotten wood, cracked concrete and peeling coats are dealt with first.

For property managers, strata councils and facility managers.

What's included

- **Rotten wood:** soft, rotted trim and siding cut out and replaced before painting.
- **Drywall and water damage:** holes filled, torn drywall repaired and water stains sealed.
- **Concrete repair:** cracks and chipped areas patched, then recoated.
- **Lead paint:** dealt with safely before recoating. Everyone who works on our lead jobs is trained in lead paint safety by the Hazardous Materials Association of BC.

How we do it

1. **Look closely**
   We walk the building and mark rot, rust, cracks and failing paint.
2. **Lead check**
   On older buildings, lead paint is found and dealt with before any sanding.
3. **Repair**
   Wood, drywall and concrete are fixed, and seams are caulked.
4. **Prime and paint**
   Bare and repaired spots are primed, then the finish coats go on.

Work only goes ahead once you've approved the written scope.

Recent jobs

Burnaby, 2026	Strata complex: wood repairs, then white trim primed and repainted
Langley, 2024	Strata complex: trim on 3 buildings, with wood and envelope repairs
Surrey, 2023	Industrial strata building: sealant and concrete repairs, repainted



Peeling metal panels, before


The same building, restored

Related services

Heritage restoration	acpainting.ca/services/restoration-prep/heritage-restoration/
Lead paint abatement	acpainting.ca/services/lead-paint-abatement/
Strata painting	acpainting.ca/services/strata-painting/
Commercial painting	acpainting.ca/services/commercial-painting/

Proof

- Bonded and insured
- WorkSafeBC certificate up to date
- Fifth-generation family company
- Insurance certificate and WorkSafeBC letter available on request.

Guarantee

- 2 years on work of two coats or more
- 1 year on single-coat work
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Request a quote

Call us or send the address and some photos of the damage. We'll come and look, then give you a price. You get a written quote before any work starts.

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PLANTS, WAREHOUSES AND FACILITIES

Rust removal and steel coatings

We strip back the rust, then prime and recoat the steel.

Metro Vancouver and the Fraser Valley



What we do

We clean rusted steel back with hand and power tools, then prime and topcoat it with a system picked for that steel and where it sits.

Steel is prepared to the SSPC / AMPP level, data sheet or engineer's spec.

We work in planned shutdowns, at night, on weekends, or one area at a time.

What's included

- **Cleaning back the rust:** scrapers and wire brushes, or grinders and needle guns for heavy scale.
- **The right primer:** zinc-rich, epoxy, rust-inhibitive alkyd or direct-to-metal (DTM).
- **Topcoats that last:** polyurethane, polyaspartic, epoxy or industrial enamel.
- **Film checks:** a wet film gauge as we go, then a DFT gauge and adhesion tests.

How we do it

1. **Look it over**
   We check how far the rust has gone and how we'll reach it.
2. **Clean it back**
   Rust and loose paint come off with hand and power tools.
3. **Prime it**
   Bare steel gets the primer named in the scope.
4. **Topcoat and test**
   Topcoats go on, then we check film thickness and adhesion.

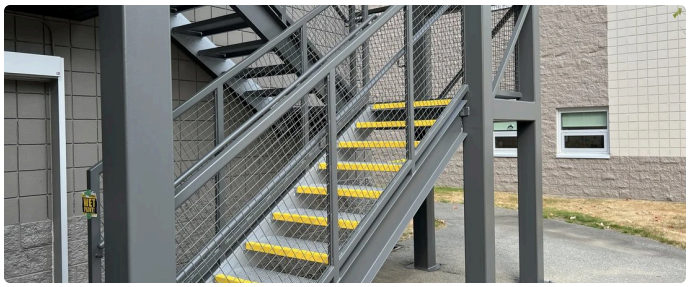
Nothing starts until you've signed off on the written scope.

Recent jobs

Delta, 2023	Strata complex: 2 steel staircases, rust removed, epoxy and polyurethane
Langley, 2024	Warehouse exterior: flashing sanded, rust primed and given 2 finish coats
Vancouver, 2025	Parkade: a large rusty duct spot rust primed, bonding primed and coated



Before: rust on steel stair treads



Steel stair painted grey, with yellow treads

Related services

Industrial coatings overview	acpainting.ca/services/industrial-coatings/
Metal roof coating	acpainting.ca/services/metal-roof-coating/
Warehouse painting	acpainting.ca/services/warehouse-painting/
Institutional painting	acpainting.ca/services/institutional-painting/

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Guarantee

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Request a quote

Tell us about your building and the work you need. Every job is priced after a site visit. You get a written quote before any work starts.

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LOADING DOCKS, PARKADES AND PLANTS

Safety yellow and bollards

Bright yellow makes bollards and edges easy to see.

Metro Vancouver and the Fraser Valley



What we do

We remove loose paint, prime exposed steel and repaint bollards, guardrails and door-frame guards in safety yellow.

Faded bollards, railings and stair edges are easy to miss.

We work around your shipping hours.

What's included

- **Bollards and guardrails:** including door-frame guards that take hits from forklifts.
- **Loading docks and stairs:** dock edges, dock stairs and ramps.
- **Columns and lower steel:** parkade columns and warehouse steel at bumper height.
- **Stair nosings and steps:** step edges, so people see where each step ends.

How we do it

1. **Walk-through**
   We go through the site with you and mark what needs painting.
2. **Prep**
   Rust is cleaned back and primed, and old peeling paint comes off.
3. **Paint**
   High-visibility yellow goes on, in sections, so traffic keeps moving.
4. **Final inspection**
   Our team and your facility or safety manager inspect the finished work.

Steel is prepared and primed to MPI standards before the yellow goes on.

Recent jobs

Langley, 2026	Warehouse: six bollards primed and painted safety yellow
Richmond, 2025	Industrial buildings: five bollards refreshed in safety yellow
Surrey, 2017	Tilt-up warehouse: 10 bollards painted safety yellow, plus walls and doors



Yellow bollards beside a hatched zone



Loading dock ramp and stairs in safety yellow

Related services

Industrial coatings	acpainting.ca/services/industrial-coatings/
Warehouse safety lines	acpainting.ca/services/line-painting/warehouse-safety-lines/
Line painting	acpainting.ca/services/line-painting/
Warehouse painting	acpainting.ca/services/warehouse-painting/
Institutional painting	acpainting.ca/services/institutional-painting/

Proof

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Guarantee

- 2 years on work of two coats or more
- 1 year on single-coat work
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Request a quote

Send us a list of what needs painting. A few photos help us price it quickly. You get a written quote before any work starts.

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