# SECTION 01740

# CLEANING REQUIREMENTS

## PART 1 - GENERAL

### 1.1 RELATED DOCUMENTS

A. Construction Drawings, Technical Specifications, Addenda, and general provisions of the Contract, including Contract General Conditions and Supplementary General Conditions and other Division 1 Specification Sections, apply to this Section.

### 1.2 SECTION INCLUDES

A. Cleaning during construction.

B. Cleaning for Contract Completion review and final acceptance of the Work.

### 1.3 RELATED SECTIONS

A. Additional Requirements: Cleaning for specific products or elements of Work are described in individual product Specification Sections in Divisions 02 through 33. Contractor shall comply also with University's Contractor Safety Handbook.

### 1.4 SUBMITTALS

A. Product List: Contractor shall submit complete list of all cleaning agents and materials for University's Representative's review and approval.

B. Cleaning Procedures: Contractor shall submit description of cleaning processes, agents and materials to be used for final cleaning of the Work. Processes and degree of cleanliness shall be as directed by University's Representative. All cleaning processes, agents and materials shall be subject to University's Representative's review and approval.

### 1.5 QUALITY ASSURANCE

A. Cleaning and Disposal Requirements, General: Contractor shall conduct cleaning and disposal operations in compliance with all applicable codes, ordinances and regulations, including environmental protection laws, rules and practices.

B. Cleaning Workers: Contractor shall employ experienced workers or professional cleaners for final cleaning. Contractor shall clean each surface or unit to the condition expected in a normal, commercial building cleaning and maintenance program. Contractor shall comply with manufacturer's instructions.

## PART 2 - PRODUCTS

### 2.1 MATERIALS

A. Cleaning Agents and Materials: Contractor shall use only those cleaning agents and materials which will not create hazards to health or property and which will not damage or degrade surfaces. Contractor shall:
   1. Use only those cleaning agents, materials and methods recommended by manufacturer of the material to be cleaned.
   2. Use cleaning materials only on surfaces recommended by cleaning agent manufacturer.

## PART 3 - EXECUTION

### 3.1 CLEANING DURING CONSTRUCTION

A. Garbage Control: Contractor shall control accumulation of debris, waste materials and rubbish. Periodically, Contractor shall dispose of debris, waste and rubbish off-site in a legal manner.

B. Cleaning, General: Contractor shall clean sidewalks, driveways and streets frequently to maintain public thoroughfares free of dust, debris and other contaminants.

C. Cleaning of Existing Facilities: Contractor shall clean surfaces in existing buildings where alteration and renovation Work is being performed or where other construction activities have caused soiling and accumulation of dust and debris. Contractor shall:
   1. Clean dust and soiling from floor surfaces.
   2. Clean dust from horizontal and vertical surfaces, including lighting fixtures.
   3. Clean HVAC filters.

D. Parking Area Cleaning: Contractor shall keep parking areas clear of construction debris, especially debris hazardous to vehicle tires.

E. Thoroughfare Clearing and Cleaning: Contractor shall keep site accessways, parking areas and building access and exit facilities clear of mud, soiling and debris. Contractor shall:
   1. Remove mud, soil and debris and dispose in a manner which will not be injurious to persons, property, plant materials and site.
   2. Comply with runoff control requirements stated above and as required by governing authorities having jurisdiction.

F. Cleaning Frequency: At a minimum, Contractor shall clean Work areas daily.

G. Failure to Clean: Should cleaning by Contractor not be sufficient or acceptable to University's Representative, especially regarding paths of travel, University may engage cleaning service to perform cleaning and deduct costs for such cleaning from sums owed to Contractor.

### 3.2 CONTRACT COMPLETION REVIEW CLEANING, GENERAL

A. Contract Completion Review Cleaning, General: Contractor shall execute a thorough cleaning prior to Contract Completion review by University's Representative and Architect. Contractor shall complete final cleaning before submitting final Application for Payment. Contractor shall:
   1. Conduct cleaning in compliance with regulations of authorities having jurisdiction and industrial safety standards for cleaning.
   2. Employ professional building cleaners to thoroughly clean building.
   3. Complete cleaning operations specified below before requesting inspection for Certification of Completion. Contractor shall:
      a. Clean exposed exterior and interior hard-surfaced finishes to a dust-free condition, free of stains, films and similar foreign substances. Restore reflective surfaces to their original reflective condition. Leave concrete floors broom clean. Vacuum carpeted surfaces.
      b. Wipe surfaces of mechanical and electrical equipment. Remove excess lubrication and other substances. Clean plumbing fixtures to a sanitary condition. Clean light fixtures and lamps.
      c. Clean the site, including landscape development areas, of rubbish, litter and foreign substances. Sweep paved areas broom clean; remove stains, spills and other foreign deposits.

B. Waste Disposal, Contractor shall:
   1. Remove waste materials from the site and conduct disposal in a lawful manner.
   2. Do not burn waste materials.
   3. Do not bury debris or excess materials on the University property.

4. Do not discharge volatile, harmful or hazardous materials into drainage systems.
5. Where extra materials of value remaining after completion of associated work have become the University's property, arrange for disposition of these materials as directed.

## 3.3 INTERIOR CLEANING

A. Interior Cleaning, Contractor shall:
   1. Clean each surface or unit to the condition expected in a normal, commercial building cleaning and maintenance program.
   2. Remove labels that are not permanent labels.
   3. Remove grease, mastic, adhesives, dust, dirt, stains, fingerprints, labels, and other foreign materials from all visible interior and exterior surfaces.
   4. Remove dust from all horizontal surfaces not exposed to view, including light fixtures, ledges and plumbing fixtures.
   5. Clean all horizontal surfaces to dust-free condition, including tops of door and window frames, tops of doors and interiors of cabinets and casework.
   6. Remove waste and surplus materials, rubbish and temporary construction facilities, utilities and controls.

B. Accessories and Fixtures Cleaning: Contractor shall clean building accessories, including toilet partitions, fire extinguisher cabinets, lockers and toilet accessories, all plumbing fixtures and all lighting fixture lenses and trim.

C. Glass and Mirror Cleaning: Contractor shall clean and polish all glass and mirrors as specified in Section 088000 “Glazing”. Contractor shall remove glazing compound and other substances that are noticeable vision-obscuring materials. Contractor shall replace chipped or broken glass and other damaged transparent materials.

D. Metalwork: Contractor shall clean and buff all metalwork, to be free of soiling and fingerprints. Mirror finished metalwork shall be buffed to high luster.

E. Floor Cleaning: Contractor shall clean floors to dust-free condition, free of stains, films and similar foreign substances.
   1. Exposed concrete floors: Contractor shall thoroughly sweep and wet mop floors in enclosed spaces. Contractor shall mop concrete floors and, at concrete floors in occupied spaces, apply floor finish as specified for resilient flooring. At unoccupied spaces, Contractor shall leave concrete floors broom clean.

   2. Ceramic tile flooring: Contractor shall thoroughly sweep and mop tile flooring. Contractor shall comply with specific requirements in tile and installation materials manufacturers for cleaning materials.

   3. Resilient flooring: Contractor shall thoroughly sweep all resilient flooring. Contractor shall damp wash and wax (as appropriate) all resilient flooring. Contractor shall comply with specific requirements in applicable resilient flooring Sections, and notes of the Drawings.

   4. Carpet cleaning: Contractor shall comply with accepted industry practices for cleaning commercial carpet, subject to review and acceptance by University's Representative. Contractor shall vacuum, spot clean and generally clean carpet using commercial carpet cleaning solution, scrubbers and solution extraction-type vacuuming equipment.

F. Ventilation System Cleaning: Contractor shall replace filters and clean heating and ventilating equipment used for temporary heating, cooling and ventilation.

## 3.4 EXTERIOR CLEANING

A. Building Exterior Cleaning: Contractor shall clean exterior of adjacent facilities where construction activities

have caused soiling and accumulation of dust and debris. Contractor shall:

1. Remove labels that are not permanent labels.
2. Wash down exterior surfaces to remove dust.
3. Clean exterior surfaces of mud and other soiling.
4. Clean exterior side of windows, storefronts and curtainwalls, including window framing.

B. Glass and Mirror Cleaning: Contractor shall clean and polish all glass and mirrors as specified in Section 088000 "Glazing." Contractor shall remove glazing compound and other substances that are noticeable vision-obscuring materials. Contractor shall replace chipped or broken glass and other damaged transparent materials.

C. Site Cleaning: Contractor shall broom clean exterior paved surfaces. Contractor shall rake clean other surfaces of the grounds. Contractor shall:

1. Wash down and scrub where necessary all paving soiled as a result of construction activities. Thoroughly remove mortar droppings, paint splatters, stains and adhered soil.
2. Remove from the site all construction waste, unused materials, excess soil and other debris resulting from the Work. Legally dispose of waste.

## 3.5 PEST CONTROL

A. Pest Control: Contractor shall engage an experienced, licensed exterminator to inspect and rid the project area of insects, rodents and other pests.

1. Exterminator shall prepare and submit report of inspection and extermination.
2. Extermination materials shall comply with applicable pest control regulations and not leave toxic residue harmful to humans.

## 3.6 CLEANING INSPECTION

A. Cleaning Inspection: Prior to Final Payment or acceptance by University for partial occupancy or beneficial use of the premises, Contractor and University's Representative shall jointly conduct an inspection of interior and exterior surfaces to verify that entire Work is acceptably clean.

B. Inadequate Cleaning: Should final cleaning be inadequate, as determined by University's Representative, and Contractor fails to correct conditions, University may engage cleaning service under separate contract and deduct cost from Contract Sum.

**END OF SECTION**