SECTION 01740 - CLEANING

PART 1 - GENERAL

1.1 REQUIREMENTS INCLUDED

A. Execute final cleaning of project including interior and exterior.

1.2 RELATED REQUIREMENTS

A. GENERAL CONDITIONS of the CONTRACT: Cleaning Up.

B. Section 01120 – MULTIPLE CONTRACT SUMMARY

C. Section 01352 – LEED REQUIREMENTS

D. Section 01505 – CONSTRUCTION WASTE MANAGEMENT

E. Section 01770 – CLOSEOUT PROCEDURES.

F. Individual Specifications Sections: Specific cleaning for product or work.

1.3 REQUIREMENTS OF REGULATORY AGENCIES

A. Conduct cleaning and disposal operations to comply with codes, ordinances, regulations and anti-pollution laws.

1.4 DESCRIPTIONS

A. Prior to final cleaning to final cleaning each Prime Contractor shall remove all debris, extra material etc. from the building to the dumpsters provided by the General Trades Contractor. The General Trades Contractor will provide final cleaning of the building interior. If after a building space is finally cleaned a contractor returns to the cleaned space and creates a condition where the space needs to be cleaned a second time. The Prime Contractor responsible will be charged for the second cleaning service.

B. The General Trades Contractor shall provide the following as part of final cleaning.
   1. Clean exposed interior hard-surfaced areas to a dirt-free condition, free of stains, films and similar foreign substances.
   2. Restore reflective surfaces to their original condition. Polish mirrors and glass, taking care not to scratch surfaces.
   3. Provide final cleaning of all windows and glass surfaces.
   4. Remove labels that are not permanent.
   5. Remove debris and surface dust from limited access spaces, including roofs, plenums, shafts, trenches, equipment vaults, manholes, attics and similar spaces.
   6. Sweep concrete floors broom clean in unoccupied spaces.
   7. Vacuum carpet and similar soft surfaces, removing debris and excess nap; shampoo if visible soil or stains remain.

8. Wipe surfaces of mechanical, electrical and elevator equipment and similar equipment. Remove excess lubrication, paint and other foreign substances.
9. Clean plumbing fixtures to a sanitary condition and free of stains.
10. Clean light fixtures, lamps and globes.
11. Leave project clean and ready for occupancy.

C. Each Prime Contractor shall provide the final cleaning required within the specifications assigned to their scope of work. See Multiple Contract Summary for additional final cleaning responsibilities.

PART 2 - PRODUCTS

2.1 CLEANING PRODUCTS

A. USE ONLY those materials which will not create hazards to health or property and which will not damage finishes and surfaces.

B. In order to control excess dust, the General Trades Contractor shall provide adequate supply of proper dust control additives / compounds. This dust control compound shall be utilized and made available for sweeping operations by all prime contractors.

C. USE ONLY materials and methods recommended by manufacturer of material being cleaned.

PART 3 - EXECUTION

3.1 FINAL CLEANING

A. Execute final cleaning when directed by the Construction Manager.

B. Dispose of waste materials, cartons, crating, debris and rubbish at designated waste receptor provided by the General Trades Contractor (i.e. dumpster, truck, etc.) and which shall be disposed of at legal disposal areas away from the site.

C. The General Trades Contractor shall serve as the lead contractor for coordinating the final cleaning of the project site. This does not eliminate the responsibility of other Prime Contractors for clean up of materials and waste caused by their actions or installation of work.

3.2 DISPOSAL

A. Unless stated otherwise in Bid Package Description, the General Trades Contractor will remove collected waste materials, debris and rubbish from site as soon as dumpster/truck is full and dispose of off-site, in a lawful manner. This project requires that recyclable refuse materials be recycled when possible.

END OF SECTION