

01 74 23 – Final Cleaning

1. General

- A. Special cleaning requirements for specific units of work are included in the technical specifications for the specific units of work. General cleaning during progress of work is specified in General Conditions and as temporary services in the Temporary Services section of this division. Final cleaning of the work shall be provided at time indicated, consisting of cleaning each surface or unit of work to normal “clean” condition expected for a first class building cleaning and maintenance program. Work shall comply with manufacturer’s instructions for cleaning operations. The following are examples, but not by way of limitation, of cleaning levels required:
1. Labels which are not required as permanent labels shall be removed. All labels affixed to plant materials are to be removed by the Contractor.
 2. Transparent materials, including mirrors and window/door glass, shall be cleaned to a polished condition, removing substances which are noticeable as vision obscuring materials. Broken glass and damaged transparent materials shall be replaced.
 3. Exposed exterior and interior hard surfaced finishes shall be cleaned to a dirt free condition, free of dust, stains, films and similar noticeable distracting substances. Except as otherwise indicated, disturbance of natural weathering of exterior surfaces shall be avoided. Reflective surfaces shall be restored to original reflective condition.
 4. Surfaces of mechanical and electrical equipment, including elevator equipment and similar equipment, shall be wiped clean to remove excess lubrication and other substances.
 5. Debris and surface dust shall be removed from limited access spaces, including roofs, plenums, shafts, trenches, equipment vaults, manholes, attics, and similar spaces.
 6. Concrete floors in unoccupied spaces shall be cleaned with a broom.
 7. Carpeted surfaces and similar soft surfaces shall be vacuumed until clean.
 8. Plumbing fixtures shall be cleaned to a sanitary condition, free of stains including those resulting from water exposure.
 9. Light fixtures and lamps shall be cleaned so as to function with full efficiency.
 10. Project site (yard and grounds), including landscape development areas, shall be cleaned of litter and foreign substances. Paved areas shall be swept to a broom clean condition. Remove all stains, petrochemical spills and other foreign deposits.

Grounds which are neither planted nor paved shall be restored to pre-construction condition, including replacement of vegetative and ground cover materials, unless otherwise directed by the Owner.

2. Pest Control

- A. Engage an experienced exterminator to make a final inspection of project and to rid project of rodents, insects and other pests.

3. Removal of Protection

- A. Except as otherwise indicated or requested by the Architect/Engineer, temporary protection devices and facilities which were installed during course of the work to protect previously completed work during remainder of construction period shall be removed.

4. Compliance

- A. The Contractor shall comply with safety standards and governing regulations for cleaning operations. The Contractor shall not burn waste materials at site, nor bury debris or excess materials on Owner's property, nor discharge volatile or other harmful or dangerous materials into drainage systems. The Contractor must remove waste materials from site and dispose of them in a lawful manner.