

SPECIFICATION SECTION 01 74 23

SECTION 01 74 23 - FINAL CLEANING

PART I - GENERAL

1.1 REQUIREMENTS INCLUDE

- A. Coordinating Contractor: Provide all final cleaning including for the Work of assigned Contractors.
 - 1. At completion of work remove all waste, debris, rubbish, tools, equipment, machinery, and surplus materials. Clean all sight exposed surfaces; leave work clean and ready for occupancy.

1.2 RELATED REQUIREMENTS

- 1. None.

1.3 SAFETY REQUIREMENTS

- A. Comply with the requirements of Authorities having jurisdiction.

PART 2 - PRODUCTS

2.1 CLEANING MATERIALS

- A. Cleaning Agents: Use cleaning materials and agents recommended by manufacturer or fabricator of the surface to be cleaned. Do not use cleaning agents that are potentially hazardous to health or property or that might damage finished surfaces. Consult the Building Owner for more information.
- B. Cleaning agents shall meet Green Seal GS-37 Standards.
- C. Floor cleaners shall comply with the Puerto Rico Code of Regulations maximum allowable VOC content as per 40 CFR 52.2723
- D. Disposable paper products, supplies and trash bags shall meet the minimum requirements of the US Environmental Protection Agency's Comprehensive Procurement Guidelines.
- E. If the Green Seal GS-37 Standard is not applicable, use products that comply with the 40 CFR 52.2723 maximum allowable VOC levels.

PART 3 - EXECUTION

3.1 FINAL CLEANING

- A. General: Provide final cleaning. Do not conflict with related Project Sections. Resolve with Building Owner should any conflicts arise.
- B. Conduct cleaning and waste-removal operations to comply with local laws and ordinances and Federal and local environmental and antipollution regulations.
- C. Cleaning: Employ experienced workers or professional cleaners for final cleaning. Clean each surface or unit to condition expected in an average commercial building cleaning and maintenance program. Comply with manufacturer's written instructions.
 - 1. If final cleaning is delayed until final acceptance, revise subparagraph and associated subparagraphs below.

- a. Complete the following cleaning operations before requesting inspection for certification of Substantial Completion for entire Project or for a portion of Project:
- 1) Clean Project site, yard, and grounds, in areas disturbed by construction activities, including landscape development areas, of rubbish, waste material, litter, and other foreign substances.
 - 2) Sweep paved areas broom clean. Remove petrochemical spills, stains, and other foreign deposits.
 - 3) Rake grounds that are neither planted nor paved to a smooth, even-textured surface.
 - 4) Remove tools, construction equipment, machinery, and surplus material from Project site.
 - 5) Remove snow and ice to provide safe access to building.
 - 6) Clean exposed exterior and interior hard-surfaced finishes to a dirt-free condition, free of stains, films, and similar foreign substances. Avoid disturbing natural weathering of exterior surfaces. Restore reflective surfaces to their original condition. This includes walls, windows, floors, etc.
 - 7) Remove debris and surface dust from limited access spaces, including roofs, plenums, shafts, trenches, equipment vaults, manholes, attics, and similar spaces.
 - 8) Sweep concrete floors broom clean in unoccupied spaces.
 - 9) Vacuum carpet and similar soft surfaces, removing debris and excess nap; shampoo if visible soil or stains remain.
 - 10) Clean transparent materials, including mirrors and glass in doors and windows. Remove glazing compounds and other noticeable, vision-obscuring materials. Replace chipped or broken glass and other damaged transparent materials. Polish mirrors and glass, taking care not to scratch surfaces.
 - 11) Remove labels that are not permanent.
 - 12) Touch up and otherwise repair and restore marred, exposed finishes and surfaces. Replace finishes and surfaces that cannot be satisfactorily repaired or restored or that already show evidence of repair or restoration.
 - (a) Do not paint over "UL" and similar labels, including mechanical and electrical nameplates.
 - 13) Remove grease, dust, dirt, stains, labels, fingerprints, protection and other foreign materials from sight-exposed interior and exterior finished surfaces; polish surfaces so designated to specified finish.
 - (a) In preparation for substantial completion or occupancy, conduct final inspection of sight-exposed interior and exterior surfaces, and of concealed spaces to ensure performance.
 - 14) Contractor vacuum clean and mop all surfaces of pedestal floors and supports, including entire area beneath pedestal floors.
 - 15) Contractor to replace air handling (conditioning) filters if units were operated during construction. Clean permanent air filters. Clean exposed surfaces of diffusers, registers, and grills.

- 16) Contractor must vacuum clean ducts, blowers, and coils.
 - 17) Each contractor must maintain finally cleaned areas until project, or designated portion thereof, is accepted by the Owner.
 - 18) Wipe surfaces of mechanical and electrical equipment, elevator equipment, and similar equipment. Remove excess lubrication, paint and mortar droppings, and other foreign substances.
 - 19) Replace parts subject to unusual operating conditions.
 - 20) Clean plumbing fixtures to a sanitary condition, free of stains, including stains resulting from water exposure.
 - 21) First subparagraph below describes a major work item that may be disruptive to closeout procedures.
 - 22) Clean ducts, blowers, and coils if units were operated without filters during construction.
 - 23) Clean light fixtures, lamps, globes, and reflectors to function with full efficiency. Replace burned-out bulbs, and those noticeably dimmed by hours of use, and defective and noisy starters in fluorescent and mercury vapor fixtures to comply with requirements for new fixtures.
 - 24) Leave Project clean and ready for occupancy.
- b. The following additional checklist provides additional post construction cleaning services to be applied to the Project, (where applicable):

- Clean the walls.
- Clean the baseboards, trim, and window frames.
- Clean all windows and glass.
- Dust everything, including the ceilings and fans.
- Check and change all the lightbulbs if needed.
- Sweep, mop, and polish any hard flooring.
- Vacuum all carpets.
- Take out all the garbage.

Entries and Exits

- Sweep and clean the porches.
- Clean and change any exterior lights if needed.
- Sweep all thresholds.
- Wash the driveway or walkway carefully to remove debris and dirt.

Specific Rooms

- Clean countertops and backsplashes in kitchen and bath.
- Clean toilets.
- Clean inside and out of all appliances.
- Clean the cabinets and drawers.
- Clean all mirrors.
- Sweep all remaining debris.
- Clean all closets.

Outside/Exterior

- Remove any remaining construction debris outdoors.
- Empty all trash cans.
- If there is a garage, sweep it.

- Check that all doors are locked before leaving.
- D. Pest Control: Engage an experienced, licensed exterminator to make a final inspection and rid Project of rodents, insects, and other pests. Prepare a report.
- E. Comply with safety standards for cleaning. Do not burn waste materials. Do not bury debris or excess materials on Owner's property. Do not discharge volatile, harmful, or dangerous materials into drainage systems. Remove waste materials from Project site and dispose of lawfully.

END OF SECTION 01 74 23