

SECTION 01710

FINAL CLEANING

PART I - GENERAL

1.01 DESCRIPTION OF WORK

- A. Final cleaning of project.
- B. Execute cleaning prior to inspection for Substantial Completion of each designated portion of the Work.

1.02 RELATED REQUIREMENTS

- A. All General Conditions, Supplements to General Conditions, any Addenda issued by the Architects are a part of this Section in the same manner as if fully written herein, and shall govern the Work of this Section, except where more stringent articles or requirements are stipulated then they shall govern this Section.
- B. All Contract Documents are complementary and what is required by any one shall be as binding as if required by all.

1.03 QUALITY ASSURANCE

- A. Conduct full inspection of all areas as necessary to verify that requirements for cleanliness are being met.
- B. In addition to the standards described in this Section, comply with pertinent requirements of governmental agencies having jurisdiction.
- C. Conduct cleaning and disposal operations to comply with codes, ordinances, regulations and anti-pollution laws.
- D. Burning on the site will not be permitted.

PART II - PRODUCTS

2.01 CLEANING MATERIALS AND EQUIPMENT

- A. Provide required personnel, equipment and materials needed to maintain the specified standard of cleanliness.

2.02 COMPATIBILITY

- A. Use only the cleaning materials and equipment which are compatible with the surface being cleaned, as recommended by the manufacturer of the material.
 - 1. Use only those cleaning materials which will not create hazards to health or property and which will not damage surfaces.

PART III - EXECUTION

3.01 SCHEDULE FOR FINAL CLEANING

- A. Schedule final cleaning as approved by the Architect to enable the Owner to accept a completely clean Project.
- B. "Clean" for the purpose of this Section, and except as may be specified provided otherwise, shall be interpreted as meaning the level of cleanliness generally provided by skilled cleaners using commercial quality building maintenance equipment and materials.
- C. Prior to completion of the Work, remove from job site all tools, surplus materials, equipment, storage sheds, debris, waste and temporary services.
- D. Site:
 - 1. Unless otherwise specifically directed by Architect, broom clean paved areas on the site and public paved areas adjacent to the site.
 - 2. Completely remove resultant debris.
- E. Structures:
 - 1. Exterior:
 - a. Visually inspect exterior surfaces and remove all traces of soil, waste materials, smudges and other foreign matter.
 - b. Remove all traces of splashed materials from adjacent surfaces.
 - c. If necessary to achieve a uniform degree of cleanliness, hose down exterior of the structure.

- d. In the event of stubborn stains not removable with water, the Architect may require light sandblasting or other cleaning at no additional cost to the Owner.
2. Interior:
 - a. Visually inspect interior surfaces and remove all traces of soil, waste materials, smudges and other foreign matter.
 - b. Remove all traces of splashed materials from adjacent surfaces.
 - c. Remove paint droppings, spots, stains and dirt from finished surfaces.
 3. Glass: Clean inside and outside.
 4. Polished Surfaces: To surfaces requiring routine application of buffed polish, apply the polish recommended by the manufacturer of the material being polished.
 5. Remove grease, mastic, adhesives, dust, dirt, stains, fingerprints, labels and other foreign materials from visible exposed interior and exterior surfaces.
 6. Wash and shine glazing and mirrors.
 7. Polish glossy surfaces to a clear shine.
 8. Remove temporary protection.
 9. Clean floors, polish those required to have polished finish. Vacuum clean all carpets, remove all stains from carpets.
 10. Clean all ceramic tile work.
 11. Clean and polish all furnishings supplied by this Contract.
 12. Clean all ornamental work, polish or shine as may be required.
 13. Clean all lighting fixtures and assure proper lamping.
 - a. Upon approval by the owner, the contractor may provide one set of replacement lamps for fixtures in lieu of the one year warranty.

14. Clean all Finish Hardware.
15. Ventilating Systems:
 - a. Clean permanent filters and replace disposable filters if units were operated during construction.
 - b. Clean ducts, blowers and coils if units were operated without filters during construction.

3.02 FINAL INSPECTION OF CLEANING

- A. Prior to final completion or Owner occupancy, Contractor shall conduct an inspection of sight-exposed interior and exterior surfaces, and all Work areas to verify that the entire Work is clean.
- B. Notify Architect, in writing, that final cleaning has been completed and ready for occupancy by Owner.

3.03 CLEANING DURING OWNER'S OCCUPANCY

- A. Should the Owner occupy the Work or any portion thereof prior to its completion by the Contractor, and acceptance by the Owner, responsibilities for interim and final cleaning shall be as determined by the Architect in accordance with the General Conditions of the Contract.

3.04 CLEANING DURING WARRANTY OR FINAL COMPLETION

- A. The Contractor is responsible for the execution of this section during any repairs, corrections or adjustments made during the period between substantial completion and final completion and also during any warranty repair work.

END OF SECTION