

SECTION 01740 - CLEANING

PART 1 - GENERAL

1.1 SUMMARY

- A. Section Includes:
 - 1. Cleaning and maintenance of site premises.
- B. Related Requirements:
 - 1. Section 01351 – Compliance:
 - a. Construction demolition waste management and disposal.
 - b. Disposal and removal of hazardous construction and demolition waste.

1.2 GENERAL

- A. Maintain premises free from accumulations of waste, debris and rubbish caused by construction operations.
- B. At completion of Work, remove waste materials, rubbish, tools, equipment, machinery and surplus materials; and clean all sight-exposed surfaces. Leave project clean and ready for occupancy.

1.3 REQUIREMENTS OF REGULATORY AGENCIES

- A. Codes and Standards:
 - 1. Comply with applicable Federal, State and Local codes and regulations relative to environmental safety regulations.
- B. Hazards Controls:
 - 1. Store volatile waste in covered metal containers and remove from premises daily. Prevent accumulation of wastes which create hazardous conditions.
- C. Pollution Control:
 - 1. Burning or burying of rubbish and waste materials on the project site is prohibited.
 - 2. Disposal of volatile fluid wastes (such as mineral spirits, oil or paint thinner) in storm or sanitary sewer systems or into streams or waterways is prohibited.
 - 3. Disposal of any toxic chemicals in storm or sanitary sewer systems is prohibited. Comply with EPA requirements regarding disposal.

PART 2 - PRODUCTS

2.1 CLEANING MATERIALS

- A. Use only cleaning materials recommended by manufacturer of surface to be cleaned.
- B. Use cleaning materials only on surfaces recommended by cleaning material manufacturer.
- C. Cleaning materials shall be clearly labeled and safely stored when not in use. Maintain control of cleaning materials while in use. Do not leave unattended. No flammable materials or liquids may be stored in the existing building or in the new addition.

PART 3 - EXECUTION

3.1 CLEANING REQUIREMENTS

- A. Oversee cleaning and ensure that building and grounds are maintained free from accumulations of waste materials and rubbish.
- B. In exterior work, sprinkle dusty debris with fine water mist to control accumulation of dust. Avoid puddling.
- C. Vacuum clean interior building areas when ready to receive finish painting and continue vacuum cleaning on an as-needed basis until building is ready for acceptance or occupancy.
- D. Schedule cleaning operations so that dust and other contaminants resulting from cleaning process will not fall on wet, newly-painted surfaces.
- E. Clean exterior premises daily. Do not let debris enter customer areas.

3.2 ACOUSTICAL PANEL CEILING AND EXPOSED OVERHEAD STRUCTURE CLEANING

- A. Clean existing exposed surfaces of acoustical panel ceilings and existing exposed overhead structure at locations scheduled on Drawings. Surfaces to be cleaned include the following:
 - 1. Acoustical panel ceilings to remain in place including trim, edge moldings, suspension system members, diffusers, speakers, and camera mounts.
 - 2. Exposed overhead structure to remain in place including, but not limited to, structural steel, steel joists, metal deck, and bracing members, and suspended items including, but not limited to, drop boxes, ductwork, and light fixtures.
- B. Qualifications: Cleaning shall be done by a reputable firm regularly engaged in cleaning of acoustical panel ceilings and overhead structure and shall have been in business for a continuous period of not less than 2 years. Firm shall be experienced in work of the nature and scale similar to this project
- C. Products and Procedure
 - 1. Cleaning Products: Accomplish cleaning using solutions and products specifically formulated and recommended for cleaning the surfaces involved. Products shall be non-toxic and non-caustic to metal or acoustic surfaces. Products shall be enzyme based or of such ingredients to effectively clean, whiten, and dissolve nicotine tar, cooking oils and grease, soiling, soot, smoke, mildew, and dirt films. Products containing bleach will not be allowed. Products shall be by a manufacturer regularly engaged in the production of such products.
 - 2. Procedures: Cleaning procedure shall be as follows:
 - a. Acoustical panel ceilings to remain in place (including trim, edge moldings, suspension system members, diffusers, speakers, and camera mounts):
 - 1) Cover entirely with drop cloths, all merchandise, furniture, equipment, and floors in areas to be cleaned.
 - 2) Dust or vacuum panels and suspension system to remove loose dirt and dust.
 - 3) Apply cleaning solutions by spray or mist at a rate recommended by product instructions depending on type and porosity of surface to be cleaned.
 - 4) Allow sufficient time as recommended by product instructions for solutions to react.
 - 5) Remove solutions with sponges and wipe dry.
 - 6) Follow written instructions of product manufacturer where such instructions vary from, or are in addition to, the foregoing procedures.
 - b. Exposed overhead structure to remain in place (including, but not limited to, structural steel, steel joists, metal deck, and bracing members) and suspended items (including, but not limited to, drop boxes, ductwork and light fixtures):
 - 1) Cover entirely with drop cloths, all merchandise, furniture, equipment, and floors in areas to be cleaned.
 - 2) Dust or vacuum to remove loose dirt and dust.

- D. Coordination and Scheduling: Perform cleaning during periods when store is closed or during low traffic periods, typically between 10:00 PM and 6:00 AM. Coordinate cleaning schedule with store manager. Submit to the store manager, a mutually agreed upon cleaning schedule at least 7 days prior to commencement of cleaning operations.
- E. Cleaning shall be completed within 45 days of possession of area cleaned. Schedule with Walmart Construction Manager.
- F. Cleaning shall be completed within 45 days of possession of area cleaned. Schedule with Walmart Construction Manager.

3.3 TRASH REMOVAL

- A. On a daily basis, clean work areas and access, and dispose of waste materials, rubbish and debris.
- B. Perform segregation of waste materials into the various classification and segregated materials.
- C. Do not allow waste materials, rubbish and debris to accumulate and become an unsightly or hazardous condition.
- D. Keep streets and access to site free of rubbish and debris.

3.4 FINAL CLEANING:

- A. Execute final cleaning prior to final inspection as follows.
 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. 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.
 6. Remove debris and surface dust from limited access spaces, including roofs, plenums, shafts, trenches, equipment vaults, manholes, attics, and similar spaces.
 7. Clean debris from roofs, gutters, downspouts, and drainage systems.
 8. Vacuum carpet and similar soft surfaces, removing debris and excess nap; shampoo if visible soil or stains remain.
 9. Vacuum clean all interior floor surfaces.
 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.
 13. Wipe surfaces of mechanical and electrical equipment and similar equipment. Remove excess lubrication, paint, and mortar droppings, and other foreign substances.
 14. Clean plumbing fixtures to a sanitary condition, free of stains, including stains resulting from water exposure.
 15. Replace disposable air filters and clean permanent air filters of equipment operated during construction. Clean exposed surfaces of diffusers, registers, and grills.
 16. Clean ducts, blowers, and coils if units were operated without filters during construction.
 1. Verify condition of existing light fixtures in all areas of store. Replace all light lenses in Customer accessible areas only unless noted otherwise. Repair and/or replace all defective fluorescent lamps and ballasts. Replacement fluorescent lamps and ballasts shall be furnished by Walmart. All other light fixture parts shall be contractor furnished and installed.
 2. Leave Project clean and ready for occupancy.
- B. Final Cleaning of Restrooms: Clean restrooms as scheduled on Drawings.

1. Immediately prior to possession by Store, thoroughly clean restrooms, including walls, floors, ceilings, plumbing fixtures, toilet partitions, and accessories, as directed herein or in the individual specifications sections.
 2. Cleaning Products: Use solutions and products specifically formulated and recommended for cleaning the surfaces involved without damaging surface being cleaned or adjacent surfaces. Products shall be non-toxic and non-caustic to metal or acoustic surfaces. Products shall be by a manufacturer regularly engaged in the production of such products and shall be used in accordance with manufacturer's instructions.
 - a. Ceramic floor tile cleaning product shall be furnished by Walmart store for contractor's use as follows.
 - 1) Pro Strip, by Johnson Diversey.
 3. Equipment (furnished by Contractor – use of Walmart-owned equipment is not allowed):
 - a. Slow speed (175 RPM) electric buffing machine
 - b. Medium bristle brush for buffing machine
 - c. Scrub brush for corners and along walls
 - d. Mop buckets
 - e. Clean general purpose cotton mop
 - f. Heavy duty wet/dry vacuum
 - g. Edging tool or deck brush
 - h. Floor squeegee
 4. Clean existing ceramic floor tile:
 - a. Coordination and Scheduling: Perform cleaning during periods when store is closed or during low traffic periods, typically between 10:00 PM and 6:00 AM.
 - b. Sweep floor to remove loose debris.
 - c. If required by manufacturer, dilute floor tile cleaning product prior to use. Apply to entire floor and allow to sit on slab 10 minutes to allow product to penetrate grout joints and tile surface soil film. Rewet as necessary during dwell time to keep floor wet with cleaner.
 - d. Scrub with medium bristle brush on slow speed electric buffing machine, making (2) passes minimum in alternating directions to ensure thorough cleaning. Use edging tool or deck brush in corners and around floor-mounted fixtures.
 - e. Pick up dirty solution with wet/dry vacuum or squeegee to floor drain.
 - f. Thoroughly rinse floor with clean water.
 - g. Pick up rinse solution with wet/dry vacuum or squeegee to floor drain.
 - h. Perform final cleaning with damp mop and allow floor to air dry prior to re-opening to traffic.
 5. Steam clean all wall surfaces. Wet vacuum residual water and wipe dry to prevent surface film or residue.
 - a. Painted gypsum board surfaces shall not be steam cleaned but rather shall be cleaned with other appropriate cleaners.
 6. Clean water closets and lavatories with scrubbing cleansers approved by fixture manufacturer to remove stains and deposits.
 7. Clean and polish stainless steel accessories and toilet partitions to a spotless luster using soap, ammonia, or mild detergent and water as recommended by the accessory or partition manufacturer. Alternatively, use a commercial stainless steel cleaner and polish as directed.
 8. Clean mirror surfaces using glass cleaner.
- C. Employ skilled workmen for final cleaning.
- D. Prior to final completion or Owner possession, conduct an inspection of sight-exposed interior and exterior surfaces and all work areas with the Walmart Construction Manager to verify that entire Work is clean.

END OF SECTION