SECTION 01770 CLOSEOUT PROCEDURES

PART 1 - GENERAL

1.1 FINAL COMPLETION

A. When Work is complete, submit written certification to University's Representative that:
   1. Work has been inspected for compliance with the Contract Documents.
   2. Work has been completed in accordance with the Contract Documents.
   3. Equipment and systems have been tested in presence of the University's Representative and are operational.
   4. Work is complete and ready for final inspection.

1.2 PREPARATION FOR FINAL INSPECTION

A. Perform final cleaning as specified below.

MUST BE ACCOMPLISHED PRIOR TO ACCEPTANCE OF WORK

B. In accordance with Section 01780 Guarantees, Warranties, Bonds, Service & Maintenance Contracts, assemble guarantees/warranties with service and maintenance contracts, operating and maintenance instructions, and other items as specified, and submit to the University's Representative.

1.3 FINAL CLEANING

A. Upon completion of the Work, the Contractor shall promptly remove from the vicinity:
   1. All of Contractor's equipment.
   2. All temporary structures.
   3. All surplus material, including construction debris, lumber, etc.
   4. Mock-ups, field samples, and similar submittals unless directed otherwise by the University's Representative.
   5. Remove waste, surplus materials and rubbish from Project site, including roof areas.

B. The entire Project site shall be left in a neat and clean condition to the satisfaction of the University's Representative.

C. Execute final cleaning prior to final inspection. Cleaning shall be by experienced professional cleaners.
   1. Clean interior and exterior surfaces exposed to view; remove temporary labels, stains and foreign substances, polish glass and glossy surfaces, glazing vacuum carpeted and soft surfaces, broom clean other interior spaces.
   2. Clean equipment and fixtures to a sanitary condition, clean permanent filters and replace disposable filters of mechanical equipment operated during construction.
3. Clean ducts, blowers and coils if units were operated without filters during construction.
4. Vacuum and wipe sides of electrical panels and cabinetwork.
5. Comply with manufacturer's instructions for cleaning.
6. **Clean each surface or unit to condition expected from normal, commercial building cleaning and maintenance program.**

---or---

7. **Clean each surface or unit to condition acceptable for a teaching and research laboratory building. This condition shall exceed the cleanliness expected from a conventional commercial building cleaning and maintenance program.**

8. Clean Project site, sweep paved areas, rake clean ground surfaces.
9. Remove stains, dirt, finger marks, etc., from wall and ceiling surfaces and trim.
10. Disinfect, clean and polish all plumbing fixtures.
11. Use cleaning materials and methods that will not create hazards to health or property or cause damage to products or Work.
12. Remove temporary tapes, wrapping, coatings, paper labels, and similar items. Dust, mop, wash or wipe exposed and semi-exposed surfaces as necessary to leave Work in new, clean condition.

1.4 **RESTORATION OF DAMAGED WORK**

A. Restore or replace, as specified or directed by the University's Representative, materials and finishes damaged from movement of equipment or other operations at no additional cost to the University.

B. Restoration shall be equal to original Work, and finishes shall match appearance of existing adjacent Work.

1.5 **REMEDIAL WORK**

A. Remedial Work necessary owing to faulty workmanship or materials shall be at no additional cost to the University.

B. Work shall be coordinated with University's Representative and performed at such time and in such manner to cause minimal interruption and inconvenience to University's operations.

1.6 **EXTRA MATERIAL**

A. In the various Sections, where additional or extra material is required to be delivered to the University, obtain from the University's Representative to whom the material is to be delivered a signed receipt stating the nature of the material, the quantity, and the place and date. Deliver such receipts to the University's Representative upon completion of the Work.

B. In addition to required parts listed in other Sections of the Specification, provide any special programming software and database tools necessary to operate the system.
PART 2 - PRODUCTS (NOT USED)
PART 3 - EXECUTION (NOT USED)
END OF SECTION 01770