FLORIDA INTERNATIONAL UNIVERSITY SMALL TRADES WORKSHEETS

ST-31: Window & Exterior Building Cleaning

Core Objectives

Clean exterior and interior windows, curtain walls, skylights, and exterior surfaces.

- Keep all systems safe, code-compliant, and operating reliably with minimal disruption to occupants.
- Reduce unplanned failures through preventive maintenance and early deficiency reporting.
- Provide accurate documentation to support compliance, budgeting, and capital planning.

Task Breakdown

A. Installation / New Work

- Post-construction cleaning
- Removal of construction residue

B. Repair / Corrective Work

- Spot cleaning
- Interior/exterior window cleaning
- Exterior building surfaces soft wash
- Hard water stain removal
- Damage reporting
- Any other related services

C. Preventive Maintenance / Inspection

- Scheduled cleaning (quarterly, semi-annual, annual)
- Skylight and canopy cleaning
- Anchor inspection coordination.

Trade-Specific Safety Requirements

- Certified roof anchors only; annual anchor certification
- Rope access or swing stage plans
- Ground-level exclusion zones.

Deliverables

- Service tickets and inspection/test reports.
- Deficiency list with prioritized repair proposals
- Permits, certifications (where applicable)
- As-builts, O&M manuals, and warranties for new work

FLORIDA INTERNATIONAL UNIVERSITY SMALL TRADES WORKSHEETS

ST-31: Window & Exterior Building Cleaning (cont.)

Labor Rate Price Sheet - Window & Exterior Building Cleaning

Labor Classification	Regular Hourly	Overtime Hourly	Sun./Holiday Hourly	Emergency Hourly
Window Cleaner (Ground)	$_____	$_____	$_____	$_____
Window Cleaner (High-Rise/Rope Access)	$_____	$_____	$_____	$_____
Crew Lead	$_____	$_____	$_____	$_____
Lift with Operator	$_____	$_____	$_____	$_____

Additional Pricing Item	Bid Price
Materials / parts markup over cost	_____ %
Subcontractor markup	_____ %
Equipment rental markup	_____ %
Service call / trip charge (if any)	$_____
Minimum billable hours per call	_____ hrs
Preventive maintenance - fixed price per visit / per unit (attach schedule)	$_____
Annual inspection / certification - per unit or per building (attach schedule)	$_____

List any specialized services or other services not mentioned above that your company provides:

_____

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_____

List any other applicable rates, fees, or charges not listed above:

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