

**SECTION 05 0150
MAINTENANCE OF METAL & WINDOW FABRICATIONS**

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Cleaning of all exterior aluminum & steel surfaces.
- B. Cleaning of aluminum window frames and window glass surfaces.
- C. Resealing of aluminum window perimeter joints.

1.02 REFERENCE STANDARDS

- A. AAMA 609 & 610-09 – Cleaning and Maintenance Guide for Architecturally Finished Aluminum.

1.03 ADMINISTRATIVE REQUIREMENTS

- A. Preinstallation Meeting: Convene one week prior to commencing work of this section.
 - 1. Require attendance of parties directly affecting work of this section.
 - 2. Review existing conditions of curtain wall, staging and cleaning procedures, and coordination with related work.
- B. Scheduling:
 - 1. Perform cleaning and washing of windows and curtain wall between the hours of 7 am to 7 pm only.
 - 2. All sub-contracted work with York Property shall be coordinated & scheduled prior to commencing work of this section.

1.04 SUBMITTALS

- A. See Section 01 32 16.15 - Administrative Requirements, for submittal Procedures.
- B. Product Data: Provide data on all cleaning compounds.
- C. Staging and sequencing plan: Submit schedule of anticipated cleaning and repair tasks indicating, by area, when those tasks will be occurring.
- D. Manufacturer's Instructions: For cleaning materials, indicate special procedures, conditions requiring special attention.
- E. Waste collection: Indicate by written plan the procedure for collecting and disposing of water containing cleaning agents and rinse water. Refer to 01 74 19 for more information.

1.05 QUALITY ASSURANCE

- A. Comply with provisions of AAMA 609 & 610-09, except where exceeded by requirements of the contract documents.
 - 1. Maintain one copy of each document on project site.
- B. Restorer: Company specializing in metal curtain wall restoration with a minimum three years of documented experience.

1.06 MOCK-UP (Test Cleaning)

- A. For each metal being cleaned, clean and reseal two wall panel areas sized 2 feet long by 2 feet high; Include in mock-up area instances of window joint sealants at wall openings.
 - 1. The COR will approve the preferred process by selecting the acceptable panel.
- B. For Windows being cleaned, clean window panel area sized 2 feet long by 2 feet high, include in mock-up area instances of window joint sealants to be approved by COR.
- C. Locate mock-ups where directed by the COR.
- D. Acceptable panel and procedures employed will become the standard for work of this section.
- E. Mock-up may remain as part of the work.

1.07 DELIVERY, STORAGE, AND HANDLING

- A. Deliver materials neatly stacked and on pallets. Store in trailer or clear of ground with adequate waterproof covering.

1.08 FIELD CONDITIONS

- A. Cold and Hot Weather Requirements: Comply with requirements of AAMA 609 & 610-09 and manufacturers written use instructions, whichever is more stringent.

PART 2 PRODUCTS

2.01 MANUFACTURERS

- A. Aluminum Restoration Cleaning & Sealer shall be equivalent or approved equal to the test location shown below. Sealer shall have a 10 year warrantee. For reference purposes: the testing was performed by York Properties Company (www.yorkproperty.com) on 04-10-15. Contractor must match the cleanliness & warrantee of the test location by performing a mock-up area per section 1.06 MOCK-UP for requirements.



- B. Window Cleaning shall be equivalent or approved equal to PROSOCO; 2010 Surface Cleaner (diluted per manufacturers recommendations): (www.prosoco.com). Contractor must perform a mock-up area per section 1.06 MOCK-UP for requirements.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verify that surfaces to be cleaned and resealed are ready for work of this section.

3.02 PREPARATION

- A. Protect surrounding elements from damage due to restoration procedures.
- B. Separate areas to be protected from restoration areas using means adequate to prevent damage.
- C. Cover existing landscaping with tarpaulins or similar covers.
- D. Mask immediately adjacent surfaces with material that will withstand cleaning and restoration procedures.
- E. Close off adjacent occupied areas with dust proof and weatherproof partitions.
- F. Protect roof membrane and flashings from damage with 1/2 inch (13 mm) plywood laid on roof surfaces over full extent of work area and traffic route.
- G. When using cleaning methods that involve water or other liquids, install drainage devices to prevent runoff over adjacent surfaces unless those surfaces are impervious to damage from runoff.
- H. Do not allow cleaning runoff to drain into sanitary or storm sewers.

3.03 ROLL-UP DOORS & MAN DOORS

- A. Wheel grind all rusted & corroded surfaces, clean & prep for painting.

3.04 ALUMINUM CLEANING & SEALING

- A. Must match test panel & be approved by COR.
- B. Provide with 10 year guarantee.

3.05 WINDOW CLEANING

- A. Working from the bottom to the top, pre-wet the surface with clean water.
- B. Apply the appropriate diluted solution to the surface using a low-pressure spray
- C. Let the cleaner stay on the surface 1-10 minutes, based on testing. Gently scrub heavily soiled areas. (Do not let cleaner dry to the surface. If drying occurs, lightly wet surface with fresh water & reapply the cleaner in a gentle scrubbing manner.)
- D. Working from the bottom to the top, rinse the surface thoroughly with clean water.
- E. Repeat steps A thru D if necessary.

END OF SECTION 05 0150