
RECOMMENDATIONS
FOR THE CONTRACTING
AND PERFORMANCE OF
APPROPRIATE FACADE CLEANING



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1. PRELIMINARY NOTES

Usually, facade cleaning is part of the working range of building cleaners, whereas the cleaning and restoration of stone surfaces often is performed by painting and plastering contractors as well. Therefore, most of the contractors who do not have special knowledge in this area offer cleaning with the so-called high-pressure cleaning method. Should the situation arise, the necessary glass cleaning is offered additionally. In most cases, this cleaning method is not sufficient to put the metal facade elements (steel, anodized and coated aluminium, stainless steel) into a visually appealing state - particularly, if they have not been cleaned for several years. Very often, if the cleaning has been performed using the method described above, the ordering party is not satisfied, because these cleaning measures only remove loose dirt, but not firmly adhering deposits or weathering products from the facade surface.

Therefore, it is all the more important to ensure the appropriate performance of the cleaning procedure in order to achieve an optimal cleaning on the one hand, and without damaging the surfaces or other elements to be cleaned on the other hand. Particular attention must be paid to the observance of environmental regulations of local authorities, and that disposal of the cleaning waste water is performed in accordance with the applicable local regulations.

Thus, the use of environmentally friendly cleaning agents together with manual cleaning have gained acceptance in the area of metal facade cleaning. The use of non-neutral cleaning agents (with acidic or alkaline components) very often leads to irreparable damages of the surfaces which then require an extremely costly restoration. The tendency to use acidic or alkaline acting cleaning agents is intensified, if suppliers offer low prices due to lack of practical experience which exclude a gentle, environmentally friendly optimal cleaning and possibly preservation.

If the company carrying out the work then discovers gaps in coverage together with the bid price and the planned service, they usually try to compensate for this with „chemistry“. Often, the resulting damage does not become apparent until several months after the cleaning, so that it takes a great deal of effort for the client to prove that the visual changes to the window and façade cladding that now occur are due to the cleaning or preservation that has been carried out.

Clients must therefore be able to enter into a contract for work and services with an expert building cleaning company in advance with the aim of professional cleaning and conservation.

FACADE CLEANING
REQUIRES **SPECIFIC**
KNOWLEDGE

ENVIRONMENTAL
REGULATIONS MUST
BE OBSERVED

AVOIDANCE OF
DAMAGES TO THE
ENVIRONMENT
AND BUILDINGS

DAMAGES CAUSED BY
WRONG EXECUTION OFTEN
SHOW ONLY MUCH LATER

QUALITY MARK =
SECURE AWARDING

2. PROCEDURE

THE **AS-IS STATE IS DECISIVE FOR THE CLEANING PROCEDURE**



INCLUSION OF **NEUTRAL, AUTHORIZED EXPERTS** IN THE TENDER PROCEDURE HAS **PROVEN SUCCESSFUL**

2.1 Determination of the Building's Condition

The exact knowledge of the individual material's surface, the surfaces' condition, potentially existing mechanical damages or corrosion signs and further details, which must obviously be determined by an authorized expert depending on the complexity of the cleaning object, is a prerequisite for the appropriate contracting of the facade cleaning task.

THESE DETAILS INCLUDE THE FOLLOWING CRITERIA:

- Type of the surfaces to be cleaned, surface coating (for metal, anodized or organically coated aluminium coated steel, stainless steel, type of rock and condition).
- Determination of further basic conditions, for example the accessibility of the surfaces to be cleaned, the availability of a service system, possibility of using a transportable hanging scaffold or partial cleaning with a riser.
- Site measuring (surface of the individual components to be cleaned, divided into stone, metal, glass).
- Special conditions (cleaning of certain areas only during the weekend, access authorizations, specifications for cleaners in sensitive areas etc.).
- Storage of cleaning agents as well as preservation and hydrophobizing products
- Locker rooms for employees, recreation rooms which can also be used as shelter during bad weather, etc.

As already mentioned, it has proven successful, if the determination of the building's condition as well as site measuring and technical specifications is performed by authorized experts or competent, neutral persons. Besides, e.g. the coating thickness of the coat of lacquer or anodized coating, the gloss level of the organically coated surfaces to be cleaned etc. can be determined with a great range of testing equipment to enable a statement on the condition of these components.

2. PROCEDURE

2.2 Preparation of a Tender Invitation

The more precise the tender invitation, the better the later comparability of the performance between the bidders can be evaluated, is the guiding principle here. It is therefore recommendable to attach special importance to the preparation and the corresponding details in the specifications.

Usually, a tender invitation is divided into the general and the special conditions of contract, the additional technical conditions of contract and the specifications. The tender invitation contains legal, financial, organisational and, where applicable, also staff-related specifications. The technical part comprises the type of cleaning and the cleaning result, the description of the building and the site measurements.

The Gütegemeinschaft Reinigung von Metallfassaden e.V. provides sample specifications. (www.grm-online.de)

The tender invitation also determines who performs the acceptance of the contract works in case any disputes arise. It is worth noting, however, that in case of such cleaning services a guarantee is only granted for appropriate workmanship, but not for durability, because this depends on the ambient conditions and cannot be influenced by the building cleaner or the executing company.

2.3 Performance of a Sample Cleaning

The previous experience has shown that prior to sending the specifications, the tendering companies must perform a sample cleaning under realistic conditions at identical sample surfaces which are comparable to each other. The sample surfaces shall show a degree of soiling representative for the building. The corresponding utilities, such as a movable scaffold, shall be provided to enable the appropriate cleaning of an element (see picture).

It is then recommended to have the interested tendering companies perform a cleaning with at intervals of 2 to 3 hours in order to evaluate the result according to the criteria time required, cleaning agents, hydrophobizing and care products used, professionalism of the cleaning, protection of other elements, and, of course, the cleaning result. Please find enclosed an evaluation scheme. The party issuing the tender invitation has the possibility to weigh the individual core areas of evaluation with a corresponding maximum performance of points.

A DETAILED TENDER INVITATION AVOIDS TROUBLE AFTERWARDS

GRM SAMPLE SPECIFICATIONS AS BASIS FOR CONTRACTS

GUARANTEE FOR APPROPRIATE WORKMANSHIP BY GRM-MEMBER COMPANIES

REALISTIC SAMPLE CLEANING ENABLES REALISTIC COMPARISON OF TENDERING COMPANIES



3. EVALUATION SCHEME FOR SAMPLE CLEANING PERFORMANCE

	TENDERING COMPANY		
	PRODUCT / NOTE	MAXIMUM NO. OF POINTS	ACHIEVED NUMBER OF POINTS
OVERALL RESULT OF SAMPLE CLEANING		50	
ANODISING		10	
COATING		10	
GLASS		10	
STAINLESS STEEL		10	
ROCK		10	
CLEANING AND PRESERVING (HYDROPHOBIZING) AGENTS USED		30	
ANODISING		5	
COATING		5	
GLASS		5	
STAINLESS STEEL		5	
ROCK		5	
FURTHER ADDITIVES		5	
TIME REQUIRED		10	
PROFESSIONALISM		20	
AVAILABILITY AND UTILIZATION OF TESTING EQUIPMENT		10	
TYPE APPLICATION FOR...		10	
PROTECTION OF OTHER ELEMENTS		10	
RESULT:		130	

4. CALCULATION OF HOURLY RATE FOR FACADE CLEANING

STANDARD WAGES	100,00%	EUR
A) INDIRECT LABOUR COSTS (BY LAW)		
1) OLD-AGE INSURANCE		
2) HEALTH INSURANCE		
3) UNEMPLOYMENT INSURANCE		
4) NURSING CARE INSURANCE		
5) CASUALTY INSURANCE		
6) THE SEVERELY DISABLED LEVY		
TOTAL POSITION A		
B) FOLLOW-UP LABOUR COSTS		
1) PAID LEAVE		
2) STATUTORY HOLIDAYS		
3) CONTINUED PAY (BY LAW)		
4) COLLECTIVELY AGREED OFF-TIMES		
5) EMPLOYER'S SHARE OF INDIRECT LABOUR COST (A1 TO A6) FROM POSITIONS B1 TO B5		
TOTAL POSITION A AND B		
C) WAGES/SALARIES FOR SUPERVISORS AND TECHNICAL EMPLOYEES		
TOTAL POSITION A TO C		
D) MISCELLANEOUS COSTS		
1) CLEANING AND CONSUMABLE MATERIALS		
2) DEPRECIATION FOR WEAR AND TEAR FOR MACHINES AND EQUIPMENT, OPERATIONAL COSTS		
3) EXPENSES OF SET-UP TIMES		
4) OTHER OVERHEADS (E.G. TRADE TAX)		
TOTAL POSITION A TO D		
E) GESAMTKOSTEN (TARIFLOHN + POS. A BIS D)		
RISK + PROFIT (AT COST RATE)		
HOURLY RATE ON WORKDAYS		

INFORMATION

THE TECHNICAL SPECIFICATIONS AND RECOMMENDATIONS IN THIS INFORMATION SHEET ARE BASED ON THE CURRENT STATE OF KNOWLEDGE AT THE TIME OF ITS ISSUANCE. NO LIABILITY WILL BE ACCEPTED ON THE BASIS OF THIS INFORMATION SHEET.

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