TO:        David Oliver, P.E., Assistant Vice President for Facilities
FROM:     Michael Merada, Plant Engineer
DATE:     December 18, 2014
RE:        UTSA Campus Window Cleaning Assessment

Background
The outside cleaning of UTSA windows has previously been done on an “as needed” basis using a window cleaning company due to the equipment requirements and expense. Due to activities such as construction at the 1604 Campus and the length of time since the last cleaning at the DT Campus, the windows have collected a noticeable amount of particulate. This has resulted in several occupant complaints concerning dirty windows with requests to have them cleaned.

Assessment
In response to occupant complaints and requests to provide window cleaning, the Office of Facilities initiated an assessment into the potential budgetary cost and schedule for a sustained window cleaning program for the E&G buildings on an annual basis. To provide an “order of magnitude” pricing for window cleaning, GCA and their subcontractor; J&D Window Cleaning, were asked to offer budgetary estimates on selected buildings. In addition, estimates were developed for the remaining buildings based on criteria such as GSF, height, and window counts to complete the assessment.

Findings
The combination of the UTSA 1604 and DTC buildings resulted in an annual budgetary price of $367k for 40 buildings, totaling 3.01M GSF with 14 of the buildings reaching heights of 4 or more stories. A breakdown of the pricing and a proposed annual schedule can be found on the embedded Excel spreadsheet.

There were several factors that impacted the window cleaning budgetary price reflected in this assessment. First, and foremost, the prices provided were conservative estimates that would normally be reduced during a service purchasing process through competitive bids. The second was that UTSA’s multi-story buildings are not equipped with window cleaning tie-off anchors that would allow the use of controlled-descent equipment (a much more cost effective method of cleaning multi-story buildings). The third is that the window cleaning industry is now being held to the ANSI / IWCA I-14.1 Window Cleaning Safety Standard. The ANSI I-14.1 was revised in 2001 with substantial safety requirements for window cleaning.

It should be noted that this assessment was based on a sustained annual window cleaning of all E&G buildings at the UTSA 1604 and DT Campuses. The obvious method of reducing the budget is by extending the time between washings on all or selected buildings.
Attachment
UTSA Window Cleaning Estimates and Annual Schedule.