Case Study

Lewisville, Texas Public Safety Center

Executive Summary

Checkmark, a leading Commercial Final Clean Company with over 25 years of specialized experience, has built a reputation for delivering impeccable results in demanding environments. Specializing in Educational Institutions, Warehousing Facilities, Schools and Universities, Municipality Infrastructure such as Fire, Police, City Centers, and Mission-Critical Projects such as Data Centers and Clean Rooms. Checkmark boasts an exceptional Net Promoter Score (NPS) of 99.246, reflecting unparalleled Client Satisfaction. This case study highlights CheckMark's role in a High-Stakes Projects:

Introduction

In the construction of Public Safety Facilities, such as the Lewisville, Texas combined fire and police Safety Center (Safety Center and Support Building), the Final cleaning phase is critical to ensuring the building is safe, operational, and compliant with health and regulatory standards. This case study examines the Commercial Final Clean process for the 130,000-square-foot Lewisville, Texas Municipal Fire and Police Safety Center. The Project involved transforming a newly built structure into a fully functional hub for first responders, emphasizing decontamination, hygiene, and readiness for occupancy. The cleaning was handled by Checkmark, a specialized Commercial Cleaning Firm, focused on removing construction debris, dust, and contaminants to meet Department of Buildings (DOB) Standards for a Certificate of Occupancy (CO).

Background

The Municipal Fire and Police Safety Center were designed as a modern, integrated facility to house both fire and police operations, including apparatus bays, offices, dorms, kitchens, training areas, and decontamination zones. Built to address growing public safety needs, the center incorporated "clean" design principles, such as separate hot, transition, and cold zones to minimize contaminant spread, inspired by programs like CORE Construction's Clean Public Safety Building (CleanPSB) initiative.

These features aimed to protect First Responders from occupational hazards like carcinogens, which are prevalent in firefighting gear and equipment.

Construction wrapped up after 20 months, leaving behind typical post-build residue: dust from drywall and epoxy flooring, debris from installations, adhesive remnants, and scattered materials in high-traffic areas like apparatus bays and stairwells. The facility's dual-purpose nature added complexity, as police areas required secure, dust-free environments for evidence storage, while fire zones needed thorough decontamination readiness. Compliance with local regulations, including OSHA dust standards and DOB Guidelines for CO issuance, was mandatory, requiring spotless common areas, functional HVAC systems, and proper waste disposal.

Challenges

Post-construction cleaning for public safety buildings presents unique hurdles:

- Volume and Variety of Debris: The 130,000-square-foot space included diverse surfaces like epoxy floors in apparatus bays, ceramic and rubber flooring in dorms and training areas, LVT in offices, and galvanized stairs, each requiring specialized cleaning to avoid damage.
- High-Access Areas: Interior and exterior windows, light fixtures, and high dust ledges demanded specialized lifts and ladders, complicating access in confined spaces.
- Decontamination Integration: Ensuring the facility's built-in decontamination halls, showers, and gear laundry areas were pristine and functional, aligning with designs that prevent carcinogen transfer from Hot Zones to Living Quarters.
- Regulatory Compliance: Meeting DOB Standards for CO, including clear egress routes, sanitized high-touch points, and documented waste removal, while adhering to Silica Rules and Hygiene Standards.
- Timeline and Budget Pressures: The cleanup needed to be completed in phases without delaying occupancy, with initial bids underestimated due to overlooked scope elements like exterior pressure washing.

These challenges were exacerbated by the need to protect sensitive areas, such as computer rooms for police operations and confined training spaces for firefighters.

Solution

Byrne Construction Services contracted with Checkmark. The approach followed a structured two-phase process, adapted for the facility's scale and Safety Focus:

1. Final Cleaning Phase: Focused on bulk removal of debris, sweeping and vacuuming floors, dust mitigation with HEPA vacuums, and clearing egress paths. Waste was segregated per EPA Requirements, and initial pressure

detailed surface wiping, adhesive removal, fixture polishing, and scrubbing floors using machines for epoxy and ceramic surfaces. Special attention was given to decontamination zones, ensuring sinks, showers, and gear storage were sanitized.

2. Puff/Touch-Up Phase: Included spot checks, sanitizing high-touch points (e.g., doors, hardware, countertops), floor buffing, window polishing (interior and exterior), and exterior tidying. Protective films were removed from windows, and stickers from fixtures, culminating in a presentation-ready handover.

The team used equipment such as boom lifts for high windows, floor scrubbers, power washers, and safety ladders for interior access. Pricing was $70,368 to cover mobilizations and comprehensive scope, ensuring competitiveness while accounting for labor and equipment for the Safety Center, Support Building and Parking Garage.

Implementation

Cleanup activities spanned ten (10) Months, with cleaning required by sections. Floors, and phases. Up to 20 with an average of 10 crew members worked methodically during each mobilization. Challenges like lift inaccessibility in dorms were resolved with ladders, and decontamination areas were prioritized to align with the facility's "Clean Mindset" design.

Daily Quality Assurance (QA) Inspections ensured compliance, and documentation was maintained for DOB review.

Results

The Final Clean resulted in a spotless facility, passing DOB inspections and securing the CO on schedule. First responders moved in seamlessly, benefiting from reduced contaminant risks and enhanced health features. The Project saved costs by avoiding rework, and feedback highlighted improved air quality and functionality. This proactive clean prevented future issues, extending the facility's lifespan.

Conclusion

This case study demonstrates the vital role of Commercial Final Cleaning in Public Safety Projects, blending regulatory compliance with health-focused design. By addressing construction residues and decontamination needs, the process not only facilitates occupancy but also supports long-term wellness for firefighters and police officers. For Municipalities planning similar centers, partnering with Checkmark and incorporating programs like CleanPSB can yield safer, more efficient outcome