

Production Cleaning Rates

Most cleaning production rates are based on 1,000 square feet, a medium populated office building, and are approximate amounts of time.

Other items that can affect your production rates:

- Hours of building operation
- Population density
- Weather conditions
- Hard floor surfaces versus carpeted surfaces
- Public access
- Customer expectations

GENERAL CLEANING	MINUTES/EACH
Empty trash can (28 qt), replace liner (or see sq. ft. rate – next section)	.50
Empty and damp wipe ash tray	.14
Damp wipe trash can (inside and outside – 28 quart)	.50
Sanitize/polish drinking fountain	1.00
Dust/vacuum blinds 4' by 3'	.45
Clean refrigerator – inside & out	20.00
Clean microwave	5.00

GENERAL CLEANING	MIN TO CLEAN 1,000 SQ FT	SQ FT PER HOUR
Empty trash can (28 qt), replace liner	2	30,000
Remove trash from building	1	15,000

DUSTING	MIN TO CLEAN 1,000 SQ FT	SQ FT PER HOUR
High dusting – vents, corners, lights	3.00	20,000
Low dusting – chair legs, base boards	5.00	12,000
Horizontal dusting – spot cleaning using microfiber cloth, desk tops, pictures, computers	5.00	12,000

DETAIL DUSTING	MIN TO CLEAN 1,000 SQ FT	SQ FT PER HOUR
Overheads, behind computers, behind doors	4.00	15,000

RESTROOM CLEANING	MINUES/EACH
Clean toilet – top/bottom	2.50
Clean sink	1.00
Clean urinal top/bottom	2.25
Clean/disinfect shower stall	7.00
Restroom partitions (wipe down)	2.00/stall
Clean fixtures, mirrors, counter tops, fill supplies	2.5 per fixture

SWEEPING	MIN TO CLEAN 1,000 SQ FT	SQ FT PER HOUR
24" Push broom	15.00	3,800
26" Push broom	10.00	5,500
28" Battery walk behind sweeper	4.00	15,000

DUST MOPPING	MIN TO CLEAN 1,000 SQ FT	SQ FT PER HOUR
24" Dust mop	7.00	6,000
36" Dust mop	5.00	12,000

DAMP MOPPING	MIN TO CLEAN 1,000 SQ FT	SQ FT PER HOUR
18" Microfiber flat mop	4.00	10,000
24 oz Mop head w/bucket wringer	12.00	5,000
32 oz Mop head w/bucket wringer	10.00	6,000

CARPET VACUUMING	MIN TO CLEAN 1,000 SQ FT	SQ FT PER HOUR
12" Upright vacuum	26.00	2,300
16" Upright vacuum	14.00	4,280
14" Backpack vacuum floor tool	8.00	7,400
28" Battery vacuum	7.00	8,500

DETAIL VACUUM	MIN TO CLEAN 1,000 SQ FT	SQ FT PER HOUR
Using 14" floor tool backpack to detail vacuum corners, edges, under furniture	5.00	12,000

STAIRWAYS & LANDINGS (5' wide stairwell, 28 steps per floor)	MIN PER FLOOR
Dust & spot clean all handrails	5.00
Vacuum stairs, landings	2.00
Damp mop with mop/wringer	3.00
Damp mop w/microfiber flat mop	2.00
Check stairwell for litter & debris	1.00

LIGHT FIXTURES	Standard 2' x 4' Fixture
Remove tubes/clean lens and reflectors and replace tubes	8.00 each
Vacuum w/backpack with brush attachment on ladder	2.00 each

CEILING VENTS	
Vacuum w/backpack with brush attachment	.45 each

WASHING (painted walls)	MIN TO CLEAN 1,000 SQ FT	SQ FT PER HOUR
Walls painted w/semi-gloss or higher luster finish		
By hand with rag/bucket	180	333
18" Microfiber flat mop	90	667

DUST WALLS	MIN TO CLEAN 1,000 SQ FT	SQ FT PER HOUR
Using 18" Microfiber flat mop	17	3571

WASHING (vinyl walls)	MIN TO CLEAN 1,000 SQ FT	SQ FT PER HOUR
Using 18" Microfiber flat mop	60	1000
By hand with rag/bucket	150	5000

SPOT CLEAN WALLS	MIN TO CLEAN 1,000 SQ FT	SQ FT PER HOUR
Remove handmarks from light switches, doors using Microfiber cloth	2.00	30,000

CLEAN ELEVATOR	MINUTES/EACH
Wipe walls, panels, doors, and door tracks	7.00

WINDOW WASHING	MINUTES/EACH
Spray/wipe 4' by 3' window one side using microfiber cloth	.30
Wash with squeegee/applicator 4' by 3' window	.23
Spot clean entrance door glass	12

CARPET CARE	MIN TO CLEAN 1,000 SQ FT	SQ FT PER HOUR
Apply soil protection using pump sprayer	10.00	6,000
Apply soil protection using electric sprayer	5.00	12,000
Apply soil protection using hydro-force sprayer	5.00	12,000
Apply carpet pre-spray using pump sprayer	10.00	6,000
Apply carpet pre-spray using electric sprayer	5.00	12,000
Apply carpet pre-spray using hydro-force sprayer	5.00	12,000
Dry clean: spread dry cleaning compound	13.00	4,500
Dry clean: agitate dry cleaning compound with 24" brush machine vacuum dry cleaning compound	25.00	2,400
With 16" upright vacuum	30.00	2,000
Dry foam with 24" machine with foam pick-up	22.00	2,600
Rotary shampoo with 17" 175 rpm floor machine	60.00	1,000
Rotary shampoo with 20" 175 rpm floor machine	58.00	1,033
Bonnet cleaning with 17" floor machine	40.00	1,500
Bonnet cleaning with 20" floor machine	37.00	1,600
Hot water extraction with portable machine	40.00	1,500
Hot water extraction with self contained machine with 16" floor tool	35.00	1,714

MACHINE SCRUBBING	MIN TO CLEAN 1,000 SQ FT	SQ FT PER HOUR
17" 175 rpm scrub/pickup/rinse	31.00	1,900
20" 175 rpm scrub/pickup/rinse	25.00	2,100
20" Auto scrubber	11.00	5,500

MACHINE STRIPPING	MIN TO CLEAN 1,000 SQ FT	SQ FT PER HOUR
17" 175 rpm scrub/pick-up/rinse	60.00	1,000
20" 175 rpm scrub/pick-up/rinse	55.00	1,100
20" Auto scrubber	22.00	2,700
High speed burnish w/20" 2000 rpm machine	10.00	6,000
Spray buff w/20" 2000 rpm machine	13.00	5,200

APPLY FLOOR FINISH	MIN TO CLEAN 1,000 SQ FT	SQ FT PER HOUR
Standard finish mop head gravity-feed application-microfiber	20.00	3,000
Bucketless flat mop 20"	15.00	4,000

APPLY FLOOR SEALER	MIN TO CLEAN 1,000 SQ FT	SQ FT PER HOUR
Standard finish mop head	20.00	3,000
Gravity feed applicator – microfiber bucketless flat mop 20"	15.00	4,000