

BIG LEAGUE CLEAN LLC

Locally Owned and Operated



BID PACKAGE



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Live schedule, weekly photo proof matched to your scope by AI, and two-tap service requests

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We catch the small stuff before it becomes your problem, with a photo the day it happens

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SCOPE AND PRICING

Here is exactly what we clean and what it costs.

\$7,486 PER MONTH

Leasing Office / Clubhouse (Building C, first floor): Specific attention on Monday. Common Areas (Floors & Trash): Every service. Vents: Monthly (or as needed). Baseboards: Monthly (or as needed). Model Unit: Inspected weekly, cleaned as needed (add-on). Less trafficked breezeways/stairwells: Once or twice a week, with spot checks. Phase 1 Office: Checked as needed (approximately once a month). Turn Cleans / Guest Suite: As needed.

WHAT WE CLEAN

1. Leasing Office / Clubhouse (Building C, First Floor) M-F

- General cleaning (office back/front, entry way, mail area)
- Spot clean interior windows
- Clean floors
- Empty trash, replace liners
- Clean front railings (at need)
- No special cleaning for common area chairs
- clean leasing offices (trash, floors, dusting)
- clean gym (floors, trash, mirrors)
- first floor bathrooms (2)
- clean elevator
- clean all entrances 1-3
- clean game room
- Clean lounge area (vacuum under tables, mop, dust/disinfect table tops)
- Clean trash Rooms (M, Wed, Fri)

2. Buildings A

- General cleaning of 4 floors, elevators, and internal hallways (Building C loops, Building A does not)
- Building hallway vacuuming (Tues and Thurs)
- Clean all entrances Building A (Tues, Thurs)
- Clean elevator (Tues, Thurs)
- Clean trash room (Tues)

3. Model Unit Building A (Unit 108)

- Inspect weekly
- Clean monthly

4. Turn Cleans (Studio, 1-bed, 2-bed, 3-bed units)

- Basic turn clean
- Heavy deep clean

5. Breezeways (General, including exterior covered concrete and stairwells)

- Vacuum
- Sweep (exterior concrete)
- Clean baseboards (monthly/as needed)
- Clean fire extinguisher box tops (monthly)
- Clean vents (monthly/as needed)

6. Stairwells (East side on Wednesdays and South Side on Fridays)

- Vacuum
- Dry mop (to address pet hair)

7. Breezeway Entry Points (5 buildings, exterior covered, stairwells weekly cleaning)

- Sweep / Blower
- Building 7133 (M stairwells/entrances)
- Building 464 (Tues stairwells/entrances)
- Building 414 (Wed stairwells/entrances)
- Building 434 (Thurs stairwells/entrances)
- Building 446 (Fri stairwells/entrances)

8. 410 Tower

- Clean Leasing offices 2x week (M and Friday) check as needed
- Vacuum mop maintenance area (M and Friday)
- Clean Kitchenette (Mondays and Fridays)
- Clean entrance and glass 1st floor / Mail room (M and Fri)
- Vacuum all hallways each level (M, Thurs)
- elevators M,Wed,Fri
- Mail Room (M, Wed, Fri)

9. Building near gate (Exterior stairwell)

- Eyes on, sweep

Add-On / Specialty Services

Priced separately, only when needed:

- Exterior window cleaning (priced per pane)
- Carpet cleaning/extraction (as needed)
- Power washing (can be consolidated)
- Stripping, waxing, floor cleaning (can be consolidated)
- Turn cleans (basic, heavy deep clean - flat price)
- Model unit cleaning (as needed)
- Guest suite cleaning (as needed)
- Concrete breezeways (first floor, exterior covered) sweeping/vacuuming if not handled by grounds keeper
- Any other tasks can be added to the contract fluidly

Exclusions

- Exterior windows (available as an add-on)
- Carpet cleaning/extraction (available as an add-on)
- Power washing (handled by grounds keeper for outside areas)
- Stripping, waxing, floor cleaning (can be consolidated as an add-on)
- Trash chutes (facility people handle clogs and build-up)
- Courtyard (handled by grounds keeper/maintenance)
- Exterior common area on top of building near gate (chairs, grills - handled by maintenance/grounds keeper)
- Special cleaning for common area chairs (due to high traffic)

Consumables & Access

provided by customer, Big League Clean will restock toilet paper, soap, paper towels

- Consumables: provided by costumer
- Access: Cleaning in common areas can occur during morning or afternoon hours when people may be working from home. Turn cleans are scheduled after maintenance/painting is completed. Some breezeway entry points lack power outlets, requiring battery-powered equipment for vacuuming. Cleaning schedule for less trafficked areas will be split by building (e.g., once or twice a week per building), requiring clear communication with the client.



WHY BIG LEAGUE CLEAN

You deserve a cleaning partner that truly understands your property's unique rhythm and delivers consistent excellence, every single time. Imagine a cleaner, more streamlined operation where your residents and team always feel proud.

Your entire property consistently shines, from high-traffic areas to often-forgotten corners, reflecting the quality of your community.

Simplify your operations with one trusted partner for all your cleaning needs, from recurring maintenance to specialized services.

No more inconsistent service or overlooked details; you get a clear, predictable cleaning schedule and transparent pricing.

Experience proactive service and responsive communication, ensuring your cleaning adapts precisely to your property's evolving needs.

Maximize your budget with an efficient cleaning plan that focuses on impact where it matters most, without unnecessary costs.



REVIEWS AND REFERENCES

Amber Self | Regional Manager | Sola Salons (19 locations currently serviced)

amber.self@solasalonstudios.com | (720) 318-0443

I truly appreciate you and your entire team and everything you do to help make all of this work. I know it's not an easy feat, but you all handle it with such grace. I'm also very thankful for Amanda and her responsiveness and attention to every matter we send her way. I've had several salon suites in different parts of the country, and this is hands down the best experience I've ever had with a cleaning partnership. You are truly appreciated.

Brian Mayfield | Facility Director | Little Kickers Swim School and Kicking It Kids Gym

Brian@littlekickersco.com | (816) 217-9030

Big League Clean has been FANTASTIC! We have gone through countless cleaning companies, and to finally find one that is able to not only do the job extremely well, they are reliable, responsive, and reasonably priced. I would HIGHLY recommend Big League Clean to anyone.

Maryann Lekas | Athletic Director | Boulder Country Club

mlekas@bouldercc.org | 858-752-0922

I am the Athletic Director at Boulder Country Club, and after many years of cycling through different cleaning companies, our Facilities Director discovered Big League Cleaners, and they have been outstanding from day one. Their communication is excellent, and they've consistently been willing to adapt to the unique needs of our facility.

Nathan Talley | Property Director | Boulder Country Club

ntalley@bouldercc.org | 858-752-0922

It is my job to ensure that our high end facilities meet our members' high expectations every day. During my time at the club, it has been difficult to find a janitorial company that is professional, easy to communicate with, and able to produce the results we need at an affordable rate. That is, until I came across Big League Clean. They have an established channel of communication that actually works. If you are a representative of a high end property, I would highly recommend working with Big League Clean.

Lauren Baker | Regional Manager | Klingbeil Capital Management

lbaker@kcm.com | (720) 878-0183

Big League has made a world of a difference with the appearance of our office. We get a lot of traffic throughout the week and it shows. The team makes our space look and smell like new every time. They are friendly and make scheduling a breeze!

Katie Mittan | Office Manager | H3X

katie@h3x.tech | (401) 787-4896

We have been using Big League for our cleaning needs, and they have done an excellent job. Their team is professional, thorough, and always punctual. Communication with their team is seamless, and they are always accommodating to our schedule and specific requests. Highly recommend Big League Clean!



VIDEO TESTIMONIAL

Don't take our word for it. Yael runs a children's swim facility and kids gym where clean is non-negotiable. We clean it every single night, seven nights a week.



Yael Roush

Owner, Little Kickers Swim School · Client since 2024

[CLICK TO PLAY ON YOUTUBE · 2 MINUTES](#)



WATCH IT HAPPEN FROM YOUR PHONE

Every client gets a private portal. Open it on your phone and know your building's status in ten seconds: what is scheduled, what got done, and who to call. These are real screenshots from a live client account.

ONE SCREEN, EVERYTHING

400 Market St, Denver, CO

NEXT CLEANING
2026-07-22

LAST SERVICE
2026-07-21

ACCOUNT MANAGER
Amanda Onyebuchi

Your Account Manager



Amanda Onyebuchi
amanda@bigleagueclean.com
(970) 805-0988

RECENT COMMUNICATIONS

Amanda

2026-06-05

Service completed last night, 4 photos uploaded to your portal. Have a great week!

Scope of Work

from your signed proposal

☒ Vacuum all carpeted areas

☒ Damp mop hard surface floors

☒ Machine scrub and buff main lobby floor

☒ Clean interior glass and entry doors

☒ Wipe down baseboards and corners

☒ Clean conference room tables and glass partitions

☒ Empty trash and replace liners

Your schedule, your account manager, and your full scope of work, all on one screen. No digging, no phone calls.

EVERY VISIT ON THE CALENDAR

Cleaning Schedule

July 2026

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

☒ Completed ☐ Upcoming

2026-07-17 • Completed: 7/7 tasks, 4 photos. Full service completed. **See photos**

A five-day account, live: completed cleans in green, upcoming visits in red. Tap any day for tasks and photos.



EVERY TASK, PHOTOGRAPHED

You never wonder whether a task actually got done. Every week your crew's photos are matched by AI to each line of your scope, so the proof sits right next to the promise.

Photo Proof

Weekly photos from your crew, matched to every line of your scope by AI

Week of 2026-06-22

Week of 2026-06-15

7 of 7 tasks photographed this week

Vacuum all carpeted areas

AI MATCHED

Damp mop hard surface floors

AI MATCHED

Machine scrub and buff main lobby floor

AI MATCHED

Clean interior glass and entry doors

AI MATCHED

Wipe down baseboards and corners

AI MATCHED

Clean conference room tables and glass partitions

AI MATCHED

Empty trash and replace liners

AI MATCHED

Your full scope, week by week. Pick a week, see the photo behind every single line item.



NEED SOMETHING? TWO TAPS

A carpet stain before a big meeting, windows before an inspection, an extra service day. Request it from your phone and a real person picks it up.

REQUEST ANYTHING

Request an Additional Service

What do you need? tap one


15% Off Deep Clean


Deep Cleaning


Carpet Cleaning


Window Cleaning


Floor Waxing


Post-Construction Cleanup


Extra Service Day


Something Else

Preferred date

mm/dd/yyyy

Tap a service, pick a date, done. Your request lands with your account manager, not a ticket queue.

A REAL PERSON ANSWERS

Your Account Manager



Amanda Onyebuchi
amanda@bigleagueclean.com
(970) 805-0988

Your dedicated point of contact for scheduling, requests, and anything you need.

RECENT COMMUNICATIONS

Amanda

2026-05-29

Hi! Your monthly carpet extraction is scheduled for next week. Anything specific you'd like us to focus on?

You

2026-05-29

Conference room carpet has a coffee stain by the window, can the team treat that?

Amanda

2026-05-30

Absolutely, I've added it to the crew's notes. We'll spot-treat it Thursday.

Amanda

2026-06-05

Service completed last night, 4 photos uploaded to your portal. Have a great week!

A dedicated account manager who knows your building, with every conversation logged in one place.



WE'RE YOUR EYES ON SITE

YOU'LL KNOW BEFORE YOUR CUSTOMERS DO.

The leak in the back. The dispenser about to run dry. The thing left where it shouldn't be. You find out the day it happens, with a photo in your inbox, not after a customer points it out.

Every visit, our crew isn't just cleaning. They're watching. Anything that looks off, they photograph it and send it through your portal with a quick note on what they saw. You get an email the moment it's flagged, and it stays in your portal so you can look back anytime.

HITS YOUR INBOX

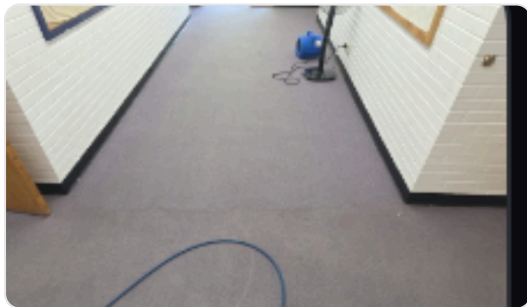


Big League Clean
<hello@bigleaguecleaninfo.com>
to you · Today, 9:12 AM

Issue reported at Cortland

Our crew was on site today and flagged the following.
Wanted to get it in front of you right away.

Standing water in the east hallway, flagged before it spread to the carpet.



Sent on behalf of the Big League Clean crew. Reply and it reaches your account manager.

The moment our crew flags something, it lands in your inbox with the photo attached. No waiting on a report.

STAYS IN YOUR PORTAL



EYES

ON-SITE FLAGS



OPEN · EAST HALLWAY

Standing water, flagged before it spread to the carpet.

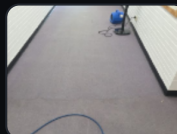
2026-08-20



OPEN · MAIN LOBBY

Soap film left on the tile, re-scrubbed the same night.

2026-08-18



RESOLVED · SUITE 200

Paper and liner stock running low, restocked next visit.

2026-08-15

Every flag lives in your portal, photo and note together, so you can look back on anything, anytime.

Most cleaning companies leave you guessing. We hand you the receipts.



YOU'LL ALWAYS KNOW IT GOT DONE

The real risk with a cleaning company isn't the price. It's paying for hours that never happened. Here is how we make sure that is never you.

Time-stamped visits. Every service is logged with the date and time, so there is a clear record of each clean.

Night-of photos. Our team documents the finished work the same night and sends it straight to your account manager.

Proactive flags. Out of paper towels, soap, or liners? A light out? You hear it from us first.

A real person who answers. Your account manager handles requests fast, however you want to reach us.

We work around your hours. After-hours, keyed access, on your schedule. Whatever keeps your building running.

Professional service means you don't have to manage us. That is the whole point.



YOU'RE NEVER LOCKED IN

Most janitorial companies want a 12 month contract with a 90 day exit window buried in the fine print. We do the opposite. Big League Clean is month to month from day one.

Month to month, always. No annual term. No auto renewal trap. The agreement simply renews one month at a time, for as long as you want us.

Walk away with 30 days' notice. One written notice, that's it. No penalties, no buyout, no exit fees. It is spelled out in plain English in Section 5 of the agreement at the back of this package.

Easy to fire, hard to replace. Lock in contracts exist to protect cleaning companies from their own service. We would rather earn your business every single month.

Zero risk to start. If the first month isn't what we promised in these pages, you are 30 days from done. That is the whole commitment.

You hold the leverage the entire time. That is on purpose.



NEXT STEPS

Ready to hand off the cleaning? Here is exactly what happens once you say yes.

1

REVIEW AND SIGN

The Service Agreement is the last section of this package. Sign right on your phone or computer.

2

WE SET UP YOUR ACCOUNT

You get your account manager's direct line and your private portal login, so you can see every visit from day one.

3

WE WALK YOUR BUILDING

Before the first clean, we confirm access, keys, alarm codes, and the exact scope with your team.

4

YOUR FIRST CLEAN, WITH PROOF

We clean on your schedule and photograph the work the same night. It's in your portal by morning.

That is it. From signature to your first spotless morning, the whole thing runs without you managing it.



Service Agreement

info@bigleagueclean.com | bigleagueclean.com

The Undersigned ("CUSTOMER") hereby accepts the proposal of Big League Clean LLC, and the parties agree that Big League Clean LLC staff or subcontractors will supply Big League Clean LLC Services for CUSTOMER's premises as follows:

Customer: **Christopher Newton** | Property Manager | Cortland
Email: christopher.newton@cortland.com
Phone: +17202065556
Service Type: Recurring janitorial services and on-demand turn cleans.
Service Frequency: Leasing Office / Clubhouse (Building C, first floor): Specific attention on Monday. Common Areas (Floors & Trash): Every service. Vents: Monthly (or as needed). Baseboards: Monthly (or as needed). Model Unit: Inspected weekly, cleaned as needed (add-on). Less trafficked breezeways/ stairwells: Once or twice a week, with spot checks. Phase 1 Office: Checked as needed (approximately once a month). Turn Cleans / Guest Suite: As needed.
Estimated Start Date: September 17, 2026
Agreement Signed: _____
Service Charge Per Month: **\$7,486**
Location: 7166 W Custer Ave, Lakewood, CO 80226

1. Delegation of Services

CUSTOMER acknowledges that Big League Clean LLC will delegate all Big League Clean LLC Services to be performed hereunder to a Big League Clean LLC owner, employee/or subcontractor and Big League Clean LLC may assign this Service Agreement in its entirety to a Big League Clean LLC employee or subcontractor.

2. Supplies & Equipment

Included in the Service Charge will be service, cleaning supplies, and any equipment which will be furnished by Big League Clean LLC. The Service Charge does not include liners, paper supplies, and toiletries, which can be provided at CUSTOMER's expense, at competitive prices. The Service Charge also does not include any use tax, tax on sales, services or supplies, or other such tax, which taxes shall be paid by CUSTOMER. CUSTOMER agrees to reimburse Big League Clean LLC the amount of any such taxes if paid by Big League Clean LLC on CUSTOMER's behalf.



3. Scope of Services

All Big League Clean LLC Services specified in the "Big League Clean Bid Package" attached to this Service Agreement as Exhibit A will be provided to CUSTOMER in a satisfactory manner. CUSTOMER acknowledges that only those Services and/or Additional Services specifically identified in the Big League Clean LLC Service Plan will be provided under this Service Agreement.

4. Additional Services

Additional services, not included in Big League Clean LLC Service Charge, to be performed upon request, priced per occurrence, at CUSTOMER'S expense, include:

Additional services accepted by: _____

Signature: _____

5. Term & Termination

(a) **Term.** This Service Agreement is month to month, beginning on the date services are scheduled to begin, and automatically renews for successive one (1) month periods unless either party gives the other written notice of non-renewal at least thirty (30) days before the end of the then-current period.

(b) **Termination for Breach.** If a party fails to perform its obligations, the other party shall give written notice specifying the non-performance in reasonable detail. The non-performing party shall have thirty (30) days from receipt of the notice to cure (the "Cure Period"). If the non-performance is not cured within the Cure Period, the notifying party may terminate this Service Agreement upon written notice. Where CUSTOMER's notice concerns service quality, CUSTOMER shall permit Big League Clean LLC (or its subcontractor) access to the premises during the Cure Period to cure, and shall make a representative reasonably available for a joint inspection of the premises during the Cure Period; if CUSTOMER fails to do so, the Cure Period is tolled until access and inspection are provided.

(c) **Non-Payment.** Notwithstanding the foregoing, Big League Clean LLC may suspend services or terminate this Service Agreement immediately upon written notice for CUSTOMER's failure to pay Service Charges when due.

(d) **Effect of Termination.** Upon any expiration or termination, CUSTOMER shall pay all amounts due for services performed through the effective date of termination.

6. Service Charges & Adjustments

The Service Charge(s) will remain in effect for the service unless there are changes in the original specifications for the premises. In the event of such changes, CUSTOMER will advise Big League Clean LLC accordingly, and an adjustment in the Service Charge, as agreed to and by the parties, will be made.



Coming from Big League Clean LLC, upon written notice, the Service Charge shall increase by three percent (3%) annually effective upon the start of each subsequent year after the date the services begin.

7. Transfer & Assignment

Either party may transfer its rights and obligations under this agreement to a third party with prior written consent from the other party. Such consent shall not be unreasonably withheld. In the event of a transfer of ownership of Big League Clean LLC or its assets, this agreement shall be binding upon and inure to the benefit of the parties' respective successors and assigns.

8. Non-Solicitation

CUSTOMER agrees that it will not employ, engage, or contract with any Big League Clean LLC employee or subcontractor (or any subcontractor personnel) who provided services at the premises, during the term of this Service Agreement or for one hundred eighty (180) days after its termination, without Big League Clean LLC's written consent.

9. Limitation of Liability

Big League Clean LLC's liability for any damages arising from the performance of its services shall be limited to direct damages only, and the total liability under this agreement shall not exceed the total amount paid by the CUSTOMER for services under this agreement during the three (3) months immediately preceding the event giving rise to such liability. Big League Clean LLC shall not be liable for any indirect, incidental, consequential, or punitive damages, including but not limited to loss of profits, loss of use, or interruption of business, regardless of the cause, even if advised of the possibility of such damages.

10. Indemnification

CUSTOMER agrees to indemnify, defend, and hold harmless Big League Clean LLC, its employees, subcontractors, agents, and assigns from and against any and all claims, demands, liabilities, damages, losses, or expenses (including reasonable attorneys' fees) arising out of or relating to:

- a. CUSTOMER's negligence, misuse, or failure to maintain facilities in a safe and operable condition;
- b. Incidents or conditions existing on CUSTOMER's premises unrelated to Big League Clean LLC's performance of its obligations under this agreement;
- c. Claims or damages resulting from acts or omissions by third parties not under the control of Big League Clean LLC.

11. Insurance Coverage

Big League Clean LLC shall maintain general liability insurance with coverage of at least \$1,000,000 per occurrence. CUSTOMER acknowledges that they are not an additional insured or certificate holder under



Big League Clean LLC's insurance policies unless specifically agreed in writing. CUSTOMER agrees to maintain their own property and liability insurance sufficient to cover damages occurring on their premises.

12. Exclusions

Big League Clean LLC shall not be responsible for damages resulting from:

- a. Pre-existing conditions on the premises, including but not limited to faulty plumbing, structural defects, or insufficient maintenance;
- b. Acts of God, force majeure events, or other circumstances beyond the reasonable control of Big League Clean LLC;
- c. CUSTOMER's failure to follow recommendations or report issues that may pose a hazard or risk to the premises.

13. Incident Reporting

In the event of damage or an incident occurring during the provision of services, CUSTOMER must notify Big League Clean LLC in writing within 48 hours of discovery. Big League Clean LLC reserves the right to inspect the premises and determine the extent and cause of the damage before any claims or compensation are considered.

14. Billing & Payment

Big League Clean LLC will bill CUSTOMER monthly, and CUSTOMER agrees to pay each invoice in full within fifteen (15) days of the invoice date (Net 15) by check, ACH, or credit card for each month in which services are performed, unless this agreement states otherwise. Credit card payments incur a processing fee equal to the lesser of 2.99% or the maximum rate permitted by applicable law. Amounts unpaid more than ten (10) days after the due date bear a late charge of 1.5% per month (or, if lower, the maximum rate permitted by applicable law). In any action to collect amounts due, the prevailing party shall be entitled to recover its reasonable attorneys' fees and costs.

15. Special Services Cancellation

If "Additional Special Services" are included in the Big League Clean LLC Service Plan attached to this Service Agreement, and if CUSTOMER cancels any periodic Special Services described therein for which a prorated monthly charge is included in CUSTOMER'S total monthly Service Charge, any amount owing by CUSTOMER for Special Services performed prior to the cancellation shall be payable in full no later than five (5) days after the cancellation.



16. Authority to Enter Agreement

The undersigned warrant and represent that they have full authority to enter into this Service Agreement, and that it will be binding upon the parties and their respective successors and assigns. Specifically, CUSTOMER acknowledges that this Service Agreement may be assigned in its entirety to a Big League Clean LLC subcontractor or another third party.

17. Governing Law & Venue

This Service Agreement is governed by and construed in accordance with the laws of the State of Colorado, without regard to its conflict-of-laws principles. Venue for any dispute arising out of or relating to this Service Agreement shall lie exclusively in the state and federal courts of the county in which the premises identified above are located.

18. Entire Agreement

This Service Agreement and attached exhibits constitute the complete agreement of the parties concerning the provision of cleaning services to the CUSTOMER, and supersedes all other prior or contemporaneous agreements between the parties, whether written or oral, on the same subject. No waiver or modification of this Service Agreement shall be valid unless in writing and executed by Big League Clean LLC and CUSTOMER. Additionally, in no event shall the terms and conditions of any purchase order or other form subsequently submitted by CUSTOMER to Big League Clean LLC become a part of this Service Agreement, and Big League Clean LLC shall not be bound by any such terms and conditions.



Acceptance of Agreement

The individual who signs below agrees to the terms of this agreement and agrees that their typed name below can be used as a digital representation of their signature to that fact.

A handwritten signature in black ink, appearing to read "Matthew Christou", is positioned above the signature line for Big League Clean LLC.

Cortland

By: Christopher Newton, Property Manager

Date: _____

Big League Clean LLC

By: Matthew Christou, Owner

Date: October 6, 2026