

Big League Clean LLC

Commercial & Post-Construction Cleaning Contractor



Post-Construction Cleaning

Prepared for **Sun Construction & Facility Services** · October 10, 2026

ISN Member, Grade B (ID 400-563573)

BuildingConnected Approved Trade Partner

TradeTapp Prequalified

Licensed & Insured, COI on Request



WHAT'S INSIDE

1	References	4
2	Schedules Move	5
3	How We Run Your Project	6
	• Live schedule and phase timeline	
	• Compliance vault: COIs, endorsements, additional insured	
	• Before / after photo proof, by phase	
	• Punch list, flagged from your phone to closed	
4	Prequal & Compliance	5
5	Safety On Your Site	8
6	Your Project Team	9
7	Scope and Pricing	10
8	Next Steps	12
9	Service Agreement	13



REFERENCES

The fastest way to know we'll deliver on your job is to call the general contractors we've already delivered for. Every job below is real, with the full scope, the numbers, and the people who ran it.

NexGen Contracting

Industrial Post-Construction Turnover

NexGen Contracting, a subsidiary of Gray Construction. Full industrial post-construction clean of a production and manufacturing facility, plus an ongoing recurring clean at NexGen's Denver plant.

CLIENT	NexGen Contracting (a subsidiary of Gray Construction)
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FACILITY	Industrial / manufacturing plant
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LOCATION	Texas (+ recurring at Denver plant)
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SIZE	~500,000 sq ft
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SCOPE	Full industrial post-construction clean of the production and support areas
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COMPLIANCE	Prequalified and onboarded through ISN
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REFERENCES ON THIS JOB

Ken Bisson	Superintendent, NexGen Contracting	(313) 320-2771	ken.bisson@nexgengc.com
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CTR (CTR-Inc.)

Industrial Bottling Facility

Industrial clean of the mechanical spaces at a live bottling facility.

CLIENT	CTR (CTR-Inc.)
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FACILITY	Bottling facility (industrial / food & beverage)
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LOCATION	Illinois
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SIZE	~42,108 sq ft
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SCOPE	North & south boiler rooms, chemical storage, compressor room, refrigeration
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REFERENCES ON THIS JOB

Jack Sullivan	Owner, CTR	(630) 373-5225	jsullivan@ctr-inc.com
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Iconergy / CEG Solutions
Auraria Higher Education Center (AHEC)

Higher-education turnover on a wrap-insured, prevailing-wage subcontract, billed monthly on the AIA G703.

CLIENT	Iconergy / CEG Solutions
FACILITY	Auraria Higher Education Center (higher-education campus)
LOCATION	Colorado
SIZE	~74,000 sq ft net
SCOPE	Turnover clean: dusting, vacuuming, floor mopping, interior windows
COMPLIANCE	CCIP wrap enrollment, prevailing wage, certified payroll

REFERENCES ON THIS JOB

Brad Lyon	Iconergy	(865) 440-5374	brad.lyon@iconergy.com
Jake Springer	Safety Manager, CEG Solutions	(502) 827-5650	jacob.springer@cegsolutions.com

Signed reference letters from these general contractors are included with this package on request.

On site with, and turning over for, Gray Construction, CTR, Iconergy, Mortenson, and MSU Denver.



SCHEDULES MOVE. WE MOVE WITH YOU.

Every turnover schedule slips. A trade runs long, scaffolding isn't down yet, or the owner pulls the date forward. We plan for that, so the cleaner is the one trade that never holds up your close-out.

We flex to your timeline, not ours. Push the start back a week, or pause us mid-job and bring us back, we work around it. Nights, weekends, compressed windows, whatever the date needs.

We expect the schedule to change. On a live site it always does. We stay in step with your superintendent so a moved date is a quick adjustment on our end, not a scramble on yours.

One number that answers. A real person on our side who picks up, so a schedule change is a text, not a lost day.

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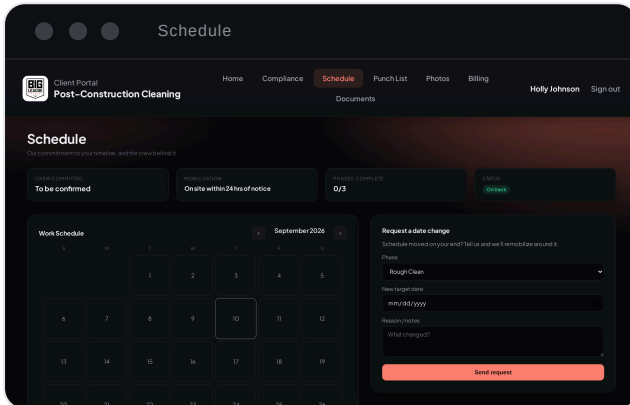
TradeTapp Prequalified

Licensed & Insured, COI on Request

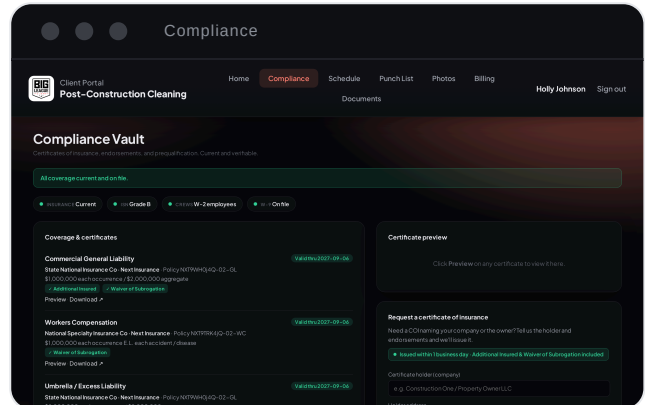


HOW WE RUN YOUR PROJECT

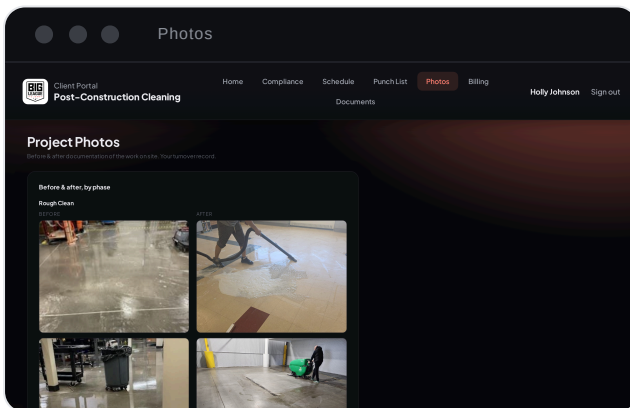
You don't log in or manage a thing. Every job runs out of our own project portal, the live schedule, compliance, photo proof, and punch all in one place, so we're the sub that already has it handled. Here is a window into it.



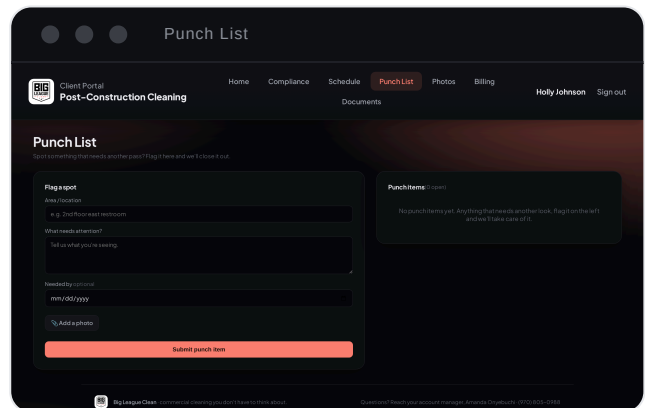
Live schedule & phase calendar



Compliance vault: COIs, endorsements, additional insured



Before / after photo proof, by phase



Punch list, flagged to closed

Real screenshots from a live post-construction account. The demo link in your email opens the same portal.



PREQUAL & COMPLIANCE

Everything your prequal needs, ready before you ask, so we're never the reason an award or a pay app sits waiting.

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TradeTapp Prequalified

Licensed & Insured, COI on Request

✓ Insurance & COI

General liability, workers' comp, and auto on file. We add you and the owner as additional insured and turn a COI around same day.

✓ W-9 on file

Current W-9 sent the moment you ask, so vendor setup never holds up the PO.

✓ Prevailing wage & certified payroll

We price and run prevailing-wage jobs correctly and submit certified payroll on schedule.

✓ Safety submittals

Signed Safe Start package, Activity Hazard Analysis for cleaning ops, and SDS for every chemical on site.

✓ Certified supervision

Trained, certified site supervision so your walk isn't the first time anyone checked the work.



SAFETY ON YOUR SITE

A safety program built for an active jobsite, not an afterthought.

- | Written safety program and a site-specific safety plan for your project.
- | Activity Hazard Analysis (AHA/JHA) per cleaning task.
- | Competent person on site; SDS binder for every chemical brought on site.
- | PPE to your site requirements.



YOUR PROJECT TEAM

Who runs your job, and who you call.

PROJECT EXECUTIVE

Nash Hutter

Accountable for the project, its resourcing, and the relationship. Your direct line.

SITE SUPERVISOR

Assigned at award

On-site lead running the crews to your schedule. Named at award.

CREW LEAD

Runs the crew on each phase and answers to the site supervisor.

CREW

Trained, W2 cleaners assigned to your project.



SCOPE AND PRICING

Your scope and price, broken out by phase so there's nothing hidden at the walk.

Fresenius Medical Care TI - FKC Longmont Home

Verified takeoff: 1,943 SF sq ft, measured from the walkthrough, not guessed.

Final Detail Clean, move-in ready (includes one punch-list touch-up visit)

\$2,188

Project total

\$2,188

Scope of Work - Final Detail Clean (move-in ready)

- Floors by type: sweep/vacuum; damp-mop sheet vinyl and LVT; scrub-and-rinse the resinous/epoxy floor; vacuum carpet tile; clean sealed concrete; pull adhesive, overspray, and blemishes off all resilient flooring.
- Glass, both sides: front storefront, the two interior sliding transaction windows (faces and tracks), and every glazed upper-cabinet door.
- Casework in and out: reception counter, nurse station, sink bases, uppers, drawers, and solid-surface countertops.
- Fixtures: two ADA toilet rooms, all clinical and handwash sinks, janitor mop sink, and hallway water cooler.
- Walls: wipe all panel surfaces (NRP, rigid vinyl, wall covering, corner guards); spot-clean paint and construction soil off finished walls.
- Ceilings: dust the 2x2 acoustical grid and tiles, wipe painted gyp soffits, knock down dust in open-to-structure areas.
- Doors and frames (approx. 22), including the glass vision lites.
- Detail: wipe all lights, switches, outlets, vents/diffusers, and floor drains; remove all stickers, labels, paint spots, and construction soil from every finished surface.
- One punch-list touch-up visit following the walk.

Assumptions & Exclusions

- Priced as a single mobilization with the suite vacant; if phased, repriced with the GC.
- GC provides dumpster, water, and power; construction trades broom-clean and remove their own debris before we mobilize.
- No wet-washing of sheet vinyl until 48 hours after installation; we schedule around the cure window.
- Excludes debris removal and dumpster (by GC), sitework, floor stripping/sealing/waxing, and re-cleans beyond the one included touch-up. Owner-furnished dialysis equipment is not handled.
- Insurance carried to specification (GL \$1M/\$2M, Auto \$1M, WC + \$500K Employers Liability, \$2M umbrella; Additional Insured, Waiver of Subrogation, Primary and Non-Contributory); COI issued before start.
- Pricing valid through the anticipated award date of October 19, 2026.

Prices are firm for the scope shown. This price is for the scope and the time frame to complete it, not a set number of days or hours on site. Any change to the on-site requirements, added days, specific hours, or duration on site beyond this scope, may require a change order that affects the price.



NEXT STEPS

Ready to add us to the job? Here's exactly what happens once you award it.

1

AWARD AND SIGN

The agreement is the last section of this package. Sign right on your phone or computer, and send over your prequal list, COI, W-9, and any wrap enrollment.

2

WE MOBILIZE TO YOUR SCHEDULE

You get your project executive's direct line and a project portal login. We lock access, badging, and the phase dates around your turnover, and flex if it moves.

3

WE CLEAN BY PHASE, PROTECTED

Rough, final, and touch-up on your dates, finished surfaces protected.



Project Agreement

One-Time Post-Construction Cleaning | info@bigleagueclean.com | bigleagueclean.com

The Undersigned ("CLIENT") hereby accepts the proposal of Big League Clean LLC ("BLC"), and the parties agree that BLC staff or subcontractors will perform the one-time post-construction cleaning of CLIENT's premises (the "Work") described in the Big League Clean Bid Package attached as Exhibit A, on the following terms:

Client:	Mark Green Estimator Sun Construction & Facility Services
Email:	markg@sunconstruction.com
Phone:	(303) 848-8214
Service Type:	Post-Construction Final Cleaning
Estimated Start Date:	
Agreement Signed:	_____
Project Total:	\$2,188 (fixed price for the scope in Exhibit A)
Project Location:	1551 Professional Lane, Suite 102, Longmont, CO 80501

1. Scope of Work & Delegation

All BLC services specified in the "Big League Clean Bid Package" attached to this Agreement as Exhibit A (which may include rough clean, final clean, and touch-up/fluff phases and any priced add-ons) will be provided to CLIENT in a satisfactory manner. CLIENT acknowledges that only those services specifically identified in Exhibit A will be provided under this Agreement. CLIENT acknowledges that BLC will delegate the Work to a BLC owner, employee, or subcontractor, and BLC may assign this Agreement in its entirety to a BLC employee or subcontractor.

2. Project Price & Taxes

The Project Total stated above is a fixed price for the scope set out in Exhibit A. This is a one-time project; there is no recurring service charge, no automatic renewal, and no annual price escalation. The Project Total does not include any use tax, tax on sales, services or supplies, or other such tax, which taxes shall be paid by CLIENT. CLIENT agrees to reimburse BLC the amount of any such taxes if paid by BLC on CLIENT's behalf.

3. Change Orders

Any work that is added to, changed from, or beyond the scope in Exhibit A will be priced and approved by the parties in writing before it is performed, and an adjustment to the Project Total, as agreed by the



parties, will be made accordingly. No charge for additional or changed work will appear on any invoice unless it is covered by a change order signed by CLIENT. Conditions materially different from those represented at the walkthrough (for example, added square footage, additional trades' debris, or areas not accessible at the time of the walkthrough) are handled as change orders.

The Project Total is a flat price for the scope of work and the time frame in which to complete it. It is not priced for a set number of days or hours on site. Any change to the on-site requirements, including added days, specific days or hours BLC is required to be present, or an increase in the duration BLC must be on site, that falls outside the scope in Exhibit A is handled as a change order under this Section and may adjust the Project Total.

4. Billing & Payment

BLC will invoice CLIENT for the Project Total at the start of the project. CLIENT agrees to pay each invoice in full within thirty (30) days of the invoice date (Net 30) by check, ACH, or credit card. 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.

5. Insurance

BLC shall maintain commercial general liability insurance with coverage of at least \$1,000,000 per occurrence, together with workers' compensation and commercial auto coverage as required by law. On request, BLC will name CLIENT and the project owner as additional insured and furnish a certificate of insurance. Where the project is covered by a Contractor-Controlled or Owner-Controlled Insurance Program (CCIP/OCIP wrap), BLC will complete the enrollment package for the project. Except as expressly provided above, CLIENT agrees to maintain its own property and liability insurance sufficient to cover damages occurring on its premises.

6. Term & Termination

(a) **Term.** This Agreement covers the one-time post-construction cleaning Work described in Exhibit A. It begins on the date the Work is scheduled to begin and ends upon completion of the Work, final payment, and CLIENT's acceptance of the turnover. This Agreement does not renew, and there is no price escalation.

(b) **Termination for Convenience.** CLIENT may terminate this Agreement for convenience upon written notice, in which case CLIENT shall pay BLC for all Work performed through the effective date of termination.



(c) **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 Agreement upon written notice. Where CLIENT's notice concerns work quality, CLIENT shall permit BLC (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 CLIENT fails to do so, the Cure Period is tolled until access and inspection are provided.

(d) **Non-Payment.** Notwithstanding the foregoing, BLC may suspend the Work or terminate this Agreement immediately upon written notice for CLIENT's failure to pay amounts when due.

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

7. Incident Reporting

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

8. Limitation of Liability

BLC's liability for any damages arising from the performance of the Work shall be limited to direct damages only, and the total liability under this Agreement shall not exceed the total amount paid by CLIENT for the Work under this Agreement. BLC 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.

9. Indemnification

CLIENT agrees to indemnify, defend, and hold harmless BLC, 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. CLIENT's negligence, misuse, or failure to maintain facilities in a safe and operable condition;
- b. Incidents or conditions existing on CLIENT's premises unrelated to BLC'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 BLC.



10. Exclusions

BLC 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 BLC;
- c. CLIENT's failure to follow recommendations or report issues that may pose a hazard or risk to the premises.

11. Non-Solicitation

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

12. 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 BLC or its assets, this Agreement shall be binding upon and inure to the benefit of the parties' respective successors and assigns.

13. Authority to Enter Agreement

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

14. Governing Law & Venue

This 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 Agreement shall lie exclusively in the state and federal courts of the county in which the premises identified above are located.

15. Entire Agreement

This Agreement and attached exhibits constitute the complete agreement of the parties concerning the one-time post-construction cleaning of the premises, and supersede all other prior or contemporaneous agreements between the parties, whether written or oral, on the same subject. No waiver or modification of this Agreement shall be valid unless in writing and executed by BLC and CLIENT. Additionally, in no event shall the terms and conditions of any purchase order or other form subsequently submitted by



CLIENT to BLC become a part of this Agreement, and BLC 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 be "M. Christou", written over a horizontal line.

Sun Construction & Facility Services

By: Mark Green, Estimator

Date: _____

Big League Clean LLC

By: Matthew Christou, Owner

Date: October 10, 2026