

F & L

CONSTRUCTION FINAL CLEAN

Portfolio

F & L Building Maintenance, LLC

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Introduction



F & L has dedicated more than ten years to exceeding your expectations. Our commitment to building strong relationships with each of you has helped us become one of the fastest growing, Veteran-owned companies in the Pacific NW. Thank you.

Our foundation in commercial work has supported our brand and enabled us to expand into new territory. We now offer solutions for construction contracts, which has had a residual effect on employment opportunities in our community. We hire local talent, especially on projects in underserved neighborhoods.

On the inside, we're continuing to stay on the leading edge of technology to ensure efficiency, accuracy, and transparency. Maintaining open dialogue with our clients enables us to deliver value at every turn.

Together, we face an unprecedented challenge and shared concern over growing impact of the coronavirus (COVID-19) pandemic. Top of mind for the F & L team and I is ensuring the health and well-being of our clients, partners, employees, and everyone throughout the communities we live and work in. It is crucial that we do what we can to prevent the further spread of this virus, which has already affected so many.

To this end, F & L has initiated company-wide continuity protocols and other measures to ensure that we maintain safe working environments and seamless operations. This includes a pivoting to virtual workplaces for our administrative and sales staff as well as digital thermal checks prior to shift starts and PPE for all labor staff.

On behalf of the F&L team, I want to thank you for the opportunity to earn your business past, present, and future.

Sincerely,

Frank Sosebee, *Chief Executive Officer*



About Us

We don't cut corners, we clean them!

F & L Building Maintenance is a full service facilities maintenance company based in Bellevue, WA. We've provided janitorial and construction final clean services throughout the Greater Puget Sound area since 2008. Our straightforward approach to implementing cost-effective solutions for construction final clean projects has positioned us to become one of the PNW's fastest growing janitorial firms.

F & L focuses on providing innovative services, while continuously striving to find cost-effective alternative solutions. Our approach to projects provides up-to-date, detailed information that is tailored to each project, which includes cost, schedule, quality and safety. For our LEED focused clients, we offer green cleaning services to match their desire for environmentally safe products and methods.

Clients

F & L has a variety of clients and services various sectors including multifamily/high-rise residential, class A office spaces, commercial/retail, sports centers, academic institutions, etc. We understand the challenges and uniqueness of each of our clients and strive to excel in their expectations in every step of each project.

What We Do

F & L offers the following services to its clients:

Facilities Maintenance

- Weekly cleaning
- Restrooms
- Carpet/floor cleaning
- Dust
- Windows

Construction Final Clean

- Windows (interior/exterior)
- Floors (wood, stone, vinyl, laminate, carpet, etc.)
- All surfaces (counters, shelving, etc.)
- Utilities and fixtures
- Dust and debris

How we do Business

At F & L, our philosophy is to operate with integrity in every aspect of our business. People, partnership and performance are at the heart of what we do. Maintaining trust with our clients, subcontractors, suppliers and employees requires a commitment to conduct business in a sociably responsible and ethical manner. Our efforts in safety, reliability, quality, efficiency, and community speak to this business philosophy. In each of these areas, it is our daily practice to achieve the spirit of partnership and expert performance.

Values

Our company's foundation is built on our values, which distinguish us from our competitors and help guide our actions. These values are: Integrity, Trust, Diversity, Partnership, Quality, and Protection of People and the Environment.

Operational Excellence

We have a systematic approach to our management of safety, quality, reliability and production. Our vision is to be recognized and utilized by our industry and the communities in which we work. The single largest factor for success in operational excellence is integral leadership. F & L's leadership at every level are expected to foster a culture grounded in operational excellence, which includes:

1. Security of personnel, clients, assets, and work sites
2. Safe operating procedures
3. Reliability and efficiency
4. Incident reporting and investigating
5. Community awareness and involvement
6. Compliance and quality assurance
7. Environmental consciousness and stewardship

Community Service

At F & L, we understand the importance of corporate responsibility and work diligently to create partnerships within our community. Our staff are not only encouraged to participate in community service activities for work incentives, but many are also directly involved with non-profit organizations. We work proudly with Good Shepherd Youth Outreach (GSYO) to promote entrepreneurship to at-risk youth throughout Washington.

As members of Tabor 100, F & L has the opportunity to go behind the scenes of our local official affairs and to be a strong voice for Disadvantaged Business Enterprises. From the Governor to our homegrown corporate giants, we position ourselves to enact the economic changes we seek.

F & L is a strong advocate of increasing productivity and possibilities, therefore seeking active and pending memberships in various organizations throughout the community, including the Seattle Metropolitan Chamber, the International Janitorial Cleaning Services Association, BOMA, Green Seal, and the Seattle Rotary.

Workplace Safety

F & L places high value on safety. Our goal is to protect our associates, clients, client's customers and staff, and subcontractors on a daily basis, but with emphasis on additional safety measures during the pandemic. We also strive to reduce injuries and to decrease work-time loss.

Quarterly Safety Meeting

F & L conducts a safety meeting each quarter for our employees and subcontractors. In these meetings everyone is given updates concerning our safety program including any lost time or injuries we have had and feedback from jobsite inspections.

Weekly Site Talks

Each week F & L's Field Managers conduct site talks for ongoing safety training at different stages of a given project. The topics of the site talks are similar to the safety training topics covered in the quarterly meeting, but are intended to be a refresher that keeps everyone thinking about their work environment and being safe.

OSHA 10

All F & L employees and subs have completed the 10-hour OSHA course in Construction Safety and Health.

OSHA 30

All F & L managers have completed the 30-hour OSHA course in Construction Safety and Health.

DFWP

F & L is a Drug Free Workplace and all of our employees are trained on the effects and warning signs of drug and alcohol abuse.

Job Site Inspections

F & L performs job site safety inspections on a regular basis. These inspections cover critical points that insure we comply with our safety policy and the OSHA Standard.

PPE and Fall Protection

All F & L staff and subs are provided with all the necessary PPE for any situation, and each employee is issued a hard hat, fall protection harness and lanyard at their time of hire.

Clients *(past and current)*

Swinterton

Sellen

GLY

S.D. Deacon Construction

ORB Architects

Walsh Construction

Ticor Title

Everest College

Weisfield Jewelry

Pawn Exchange

Caboose Café of Union Station

Cornish College

William M. Factory Small Business Incubator

Law Offices of Thaddeus Martin

J. Kinlow's Hair and Body Lab

Waka Group Construction

Buckley Construction

AT&T

Stanley and Seafort's Restaurant / RUI
Unlimited

Mortenson Construction

Smith Art Concrete

Rushforth Construction

Apex Engineering

Helix Design Group

Foxfire Fire Salon

ThyssenKrupp Elevators

Friendship Christian Center

City of Seattle Office of Housing

H.M.S.T Enterprises

Cheney Stadium

PMT Solutions

H & R Block

Anytime Fitness

Porter's Place Catering

12th Street Business Center

University of Washington

K & G Superstores

BCE Engineers

The Tacoma Mall

Edward Jones Investments

All City Fence Co.

Osborne Construction

Lease Crutcher Construction

GIS International Group Construction

Halvorson Construction

Chinn Construction

Adolfson & Peterson Construction

Past Performance



Lease Crutcher Lewis | Seattle Opera House at the Center

363 Mercer Street | Seattle, WA 98109

Final construction clean 2018 | Project delivered on schedule



Lease Crutcher Lewis | Block 52 Project

300 8th Ave N | Seattle, WA 98109

Office Space, Restrooms, Multiple levels of parking and Commercial retail space

Final Construction Clean 2018 | Project delivered on schedule



Chinn Construction | 103rd Avenue Apartments

1085 103rd AVE NE | Bellevue, WA 98004

Residential Units, Multiple parking levels, Common spaces, and Commercial Retail Space

Final Construction Clean 2018 | Project delivered on schedule



Halvorson Construction Group | Evergreen Plaza

1096 NE 2nd Pl | Bellevue, WA 98004

Residential Units, Multiple parking levels and Commercial Retail Space

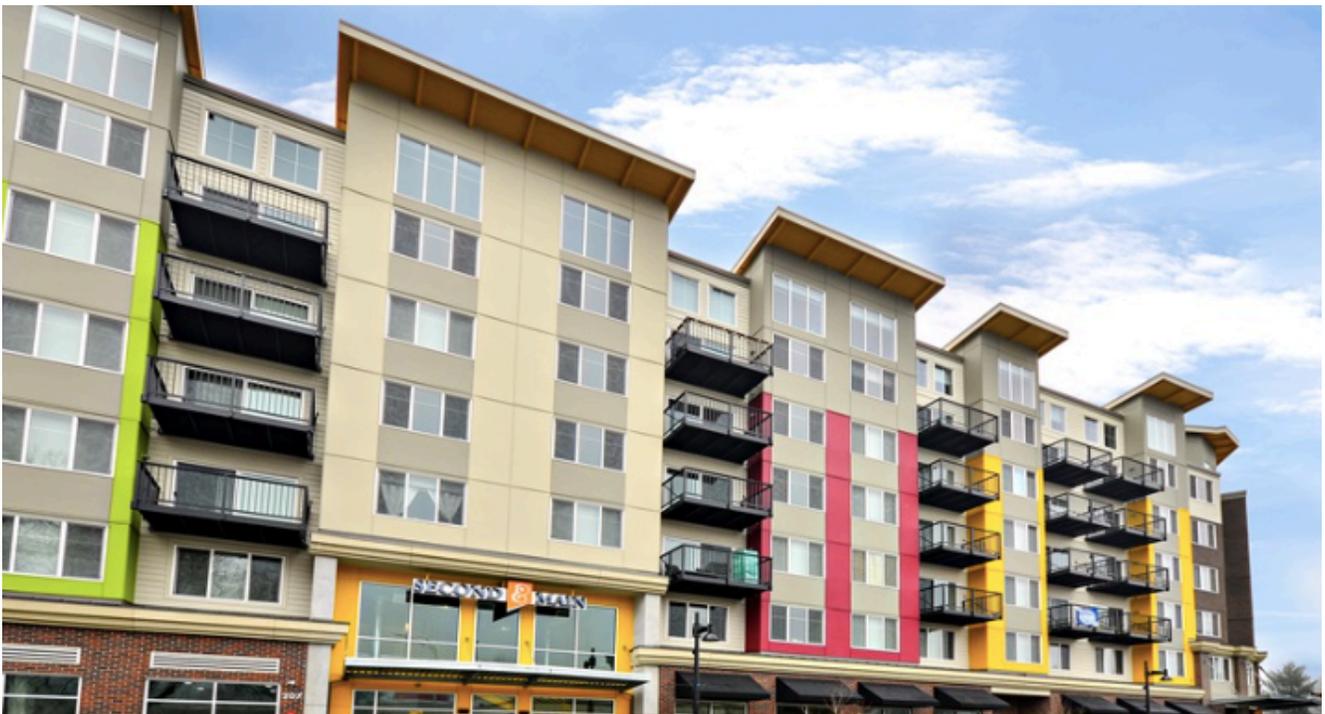
Final Construction Clean 2018 | Project delivered on schedule



Ryan Companies | Kirkland Urban Project

3121 ParkPlace Center | Kirkland, WA 98033

Final construction clean 2018 | Project delivered on schedule | 1.2m Sq Ft



Osbourne Construction | Renton Loft Apartments

207 Main Street S | Renton, WA 98057

Residential Units, Multiple parking levels and Commercial Retail Space

Final Construction Clean 2017 | Project delivered on schedule



Walsh Construction | Gossett Place

4719 12th Ave NE | Seattle, WA 98105

Low income housing and human services facility, single and family units, common areas, outdoor space

Final construction Clean 2012 | Project delivered on schedule



Mortensen Construction | Cheney Stadium

2502 S Tyler St | Tacoma, WA 98405

Common areas, stadium seating areas, clubhouses, restrooms, walkways, parking lot

Final construction Clean 2011 | Project delivered on schedule