




J&S Construction Clean Up, Inc.  
LIC # 1074903





Project	<b>Yogurtland-McKinney</b>
Project address	2050 West University Drive, Suite #130, McKinney, TX 75071

Submitted By:	Jasmine Soule'	Date: 10/24/2025	
Contact: Jasmine Soule'	Phone: (562) 714-5410	Fax: 562-381-9147	<a href="mailto:jasmine@jscleanup.com">jasmine@jscleanup.com</a>

Customer	Van Brunt & Company	
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Name	Contact Number	Email	Project role
Estimating Team		<a href="mailto:estimator@vanbruntco.com">estimator@vanbruntco.com</a>	Account Claimed



ITEM NO.	ITEM DESCRIPTION	COMMENTS
1	Provide all labor, materials, and equipment to complete the construction clean of the space 1,472 sf.	
2	Removal of construction trash & debris left on floors, walls, and all items horizontal and vertical	
3	Dusting walls, baseboards, fixtures, furnishings-cabinets counters, and shelving. All interior surfaces shall be left in dirt-free condition with no stains, films, or foreign substances	
4	High dusting all areas: vents, recessed lighting, fixtures, upper shelving, stenciled signage, speakers, and camera domes. - up to 12 feet from the ground.	
5	Vacuum all interiors of all cabinets, vanities, shelves, built-ins, closets, and drawers to be remove all dust and debris. Clean all plugs, switches, light fixtures, doors, door frames, and door hardware	
6	All appliances shall be free of packaging, labels, dirt, and debris. Leave any appliance documentation in an adjacent cabinet drawer	
7	Vacuum all carpeted and similar soft floors, removing debris and excess nap. Remove all temporary protection from the project site and properly dispose (if Necessary)	
8	Sweep all hard floors and damp mop, including Vinyl Flooring, sealed concrete, epoxy floors etc. Remove all temporary floor protection from the project site and properly dispose	
9	Remove grease, mastic, adhesives, fingerprints, stains, dust, dirt, labels and other foreign materials from sight-exposed interior and exterior surfaces	
10	Clean all transparent materials including mirrors, glass, and glass doors. All mirrors, glass, and glass doors to be streak free. Clean all frames, tracks, and glass. Remove minor paint and drywall texture overspray	



ITEM NO.	ITEM DESCRIPTION	COMMENTS
11	Offices: dust walls, baseboards, shelves, ceiling fans, and light fixtures. Wipe and dust desks, chairs, drawers, and mirrors. Wipe and dust doors, doorknobs, and light switches.	
12	Clean all millwork, seating, counters, tables, booths, and décor. Clean all plugs, switches, light fixtures, doors, door frames, and door hardware. Wipe all reach-in coolers	
13	Restrooms: clean and sanitize all sinks, toilets, and countertops. Clean mirrors, polish chrome fittings and soap dispensers. Dust walls, baseboards, shelves, ceiling fans, and light fixtures. - up to 12 feet from the ground.	
14	Clean all plumbing fixtures free of dirt and debris. Remove any non-permanent labels	
15	Clean all electrical fixtures including lamps, globes, and reflectors free of dust markings. Remove all Non-permanent labels.	
16	All stainless steel and aluminum surfaces will be polished including handrails, mirror frames, elevator cab finishes, kitchen equipment, restroom fixtures, etc.	
17	Dust all final trim out including fire alarm devices, exit signs, sinks, toilets, mop sinks, shelves, etc.	
18	Use only cleaning materials and methods which will not create hazards to health or property, and which will not damage the surface cleaned.	
	<b>Note: Any delays caused by other trades' inability to complete on time will be discussed with PM. An hourly fee will be applied for time incurred.</b>	



<b>Final Clean:</b>	\$1,300.00
<b>JSCC Additional Services</b>	
<b>Additional Labor:</b>	<b>\$40.00 hourly</b>
<b>Emergency Labor:</b>	<b>Price upon request</b>
<b>Same day request</b>	
<b>Exterior Windows:</b>	<b>Price upon request</b>
<b>Exterior Graphic Removal:</b>	<b>Price upon request</b>
<b>Pressure Washing:</b>	<b>Price upon request</b>
<b>Machine Scrub:</b>	<b>Price upon request</b>
<b>Carpet Shampoo:</b>	<b>Price upon request</b>
<b>VCT Strip &amp; Wax:</b>	<b>Price upon request</b>
<b>High dusting over 12 feet:</b>	<b>Price upon request</b>
<b>On Site Trailer Cleaning / Janitorial Services:</b>	<b>Price upon request</b>

\*\* Please note that pricing may be increased by JSCC due to factors beyond JSCC's reasonable control, including but not limited to increases to minimum wages, increases in state and federal prevailing wages, living wages, increases to insurance costs and supply cost increases.

<b><u>Phase I- Rough Clean Up Scope</u></b>
<i>Note: Not all sites require the service, this is an extra/alternate</i>
Rough Clean – Up occurs during the construction period. This first phase involves the removal of construction debris, trash, and stickers. A thorough dusting, sweeping, and vacuuming of the property will follow.

<b><u>Phase III- Fluff/Touch Up Clean Up Scope</u></b>
<i>Note: Not all sites require the service, this is an extra/alternate</i>
The final phase of the post construction cleaning process is the touch – up. During this phase the construction team and contractors have finished their final walk-through. The touch- up clean involves a light final wipe down of previously cleaned areas ensuring site is free of dust, smudges, and fingerprints. Touch Up cleaning includes light dusting, sweeping, and mopping if necessary.



**Acceptance/ Sign-off:**

Customer:	
Date	Signature**

\*\* Customer signature verifies acceptance of the specifications and the pricing per Scope of Work\*\*

**GENERAL NOTES:**

**Conduct pre-walk through with GC**

- If non- punch list items create need for repeat work, an additional charge may be assessed.
- Any charge backs or additional charges will be pre-approved by both parties.

**EXCLUSIONS:**

- Construction debris or dumpster removal
- Out of scope work such as power washing exterior walkways, exterior signs, vent & return grills, etc. will be quoted on a case-by-case basis.
- Removal of adhered materials, stickers, tape, Styrofoam, cement splatter, and debris, will require a quoted additional charge.

Email signed proposal/ purchase order/ contract to [carolina@jscleanup.com](mailto:carolina@jscleanup.com)

If sending by physical mail:

**J&S Construction Clean Up, Inc.**  
**12881 Knott St. Suite 118,**  
**Garden Grove, CA. 92841**  
**LIC #1074903**





**J&S**  
**Construction Clean Up, Inc.**  
YOU BUILD IT, WE CLEAN IT.

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## **Restaurant References**

### **PR Construction**

Starbucks  
Multiple Locations, CA



Billy Carrol, **Project Manager**  
PR Construction  
714-873-1748  
[Bcarroll@prconstruction.net](mailto:Bcarroll@prconstruction.net)

### **Tanco General Contractors**

Shake Shack  
Multiple Locations, CA



Kenny Honeycutt, **Project Manager**  
Tanco General Contractors  
[Kennyh@tancogc.com](mailto:Kennyh@tancogc.com)

### **DRD Builders**

Taco Bell  
Bakersfield, CA



Brenda Blank, **Project Manager**  
DRD Builders  
[Brenda@drdbuildersinc.com](mailto:Brenda@drdbuildersinc.com)

### **Manna Construction Company**

Panera Bread  
Torrance, CA



Eddie Carrillo, **Project Manager**  
Manna Construction Company  
[Ecarrillo@mannadevelopment.com](mailto:Ecarrillo@mannadevelopment.com)