



CAPABILITY STATEMENT

YOUR SATISFACTION IS OUR ULTIMATE STANDARD OF SUCCESS

L4 Property Services is a Certified Minority Woman-Owned business whose focus is 100% customer satisfaction the first time, every time. Headquartered in Baltimore MD, we service commercial and government clients from York PA to Norfolk, VA. Our key divisions include Construction Cleaning, Site Labor Services, Demolition and Disaster Restoration where outstanding service is what we are built on.



Certifications:

MDOT MBE, DBE SBE #22-692
Baltimore City WBE #22380428
SWaM #822162
MWAA LDBE #LD20578438
IICRC Certified Firm #221701
EPA Certified Firm #709532

NAICS Codes:

238910 238990 561790
562901 561720 236220

Specialties:

Badged at MWAA
Badged at BWI

Our Sweet Spot:

Final Cleaning: 10,000 - 1,000,000 sq. ft.
Demolition: 10,000 - 150,000 sq. ft.

Client Relationships:

Olgoonik Diversified Services, LLC

Selective demo, disaster restoration & lab decommissioning of sensitive spaces at The National Institutes of Health.

CBG Building Company, LLC

24-hour fire watch, permanent hoist operations, daily composite cleaning, specialty punch out service, and final cleaning of multifamily projects in excess of 400 units.

The Whiting-Turner Contracting Company

Job site progress and final cleaning of projects in excess of 1,000,000 sq. ft. Selective demo projects upwards of 100,000 sq.ft

Services:

- Final Cleaning
- Composite Cleaning
- Janitorial & Trailer Cleaning
- Site Labor
- Hoist Operations
- Security, Night & Fire Watch
- Punch Out Services
- Lab & Clean Room Cleaning
- Energized Spaces Cleaning
- Flood Cleanup
- Mold Remediation
- Selective Demolition
- Live Load Debris Hauling
- Recycling
- Roll Off Dumpsters

What they are saying:

"As a general contractor running construction projects and emergency responses at The National Institutes of Health, I continually rely on L4 and have always been pleased with the quality work they've provided. I have leaned on them for services such as field, their effective teams keep my projects on track and delivering exceptional outcomes to the client.

David Frederick, Program General Manager, Olgoonik Diversified Services, LLC

"L4 provided emergency flood cleanup service at our 400,000 SF Distribution Facility when a subcontractor hit an ESFR sprinkler line causing it to run at street pressure for three hours. L4's damage control crew met us at the site within an hour of our call to extract thousands of gallons of water, remove damaged materials, and set more than 100 pieces of drying equipment to prevent potential mold issues. We were extremely satisfied with the care, knowledge and professionalism that the crew put forth for our valued client."

Leonard Romano, President, NARDI Construction, Inc.

Additional Clients:

Carmel Partners
Clark Construction Group
Clune Construction Co.
Coakley-Williams Construction
Chesapeake Contracting Group
Harkins Builders, Inc.
HITT Contracting, Inc.
James G. Davis Construction Corp.

Balfour Beatty Construction
Bozzuto Construction Co.
DPR Construction
Morgan-Keller Construction
Ourisman Automotive Group
Patner Construction
Skanska USA Building Inc.
Wood Partners

Notable Projects:

The White House & CIA
The National Institutes of Health
United States Military Bases
Laboratories & Hospital Systems
Public Schools & Universities
Capital One Center
Classified Data Centers
Metropolitan Washington Airports Authority

Known for our reliability and rapid response-time,
reach our service team 24/7 at **800-311-8907**
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