L & S, LLC

JANITORIAL · FACILITY MAINTENANCE · POST-CONSTRUCTION CLEANUP · FIELD SERVICES

Clean Spaces. On Time. Every Time. | Serving New York & New Jersey | 12+ Years

NYC CERTIFIED MBE | Certificate No. MWCERT2026-574 | NYC Vendor No. VS00096229 | Valid through 07/31/2031

Issued by NYC Department of Small Business Services

COMPANY OVERVIEW

L & S, LLC provides post-construction final cleaning, commercial janitorial, facility maintenance, property cleanouts, and nonhazardous litter and debris-removal services throughout the New York and New Jersey metropolitan area. For more than 12 years, we have delivered compliant, on-time service to public agencies, prime contractors, property managers, and commercial clients on active sites, completed projects, and high-traffic facilities.

Our field-service teams perform manual collection, bagging, staging, removal, and disposal coordination for nonhazardous trash, litter, construction debris, and site waste. We use scalable crews, documented quality control, photo-supported closeout procedures, and safety-focused work practices to support recurring and multi-site assignments.

CORE CAPABILITIES

Post-Construction Final Cleans
Rough, final, and touch-up cleaning that brings new builds, renovations, and turnover spaces to move-in readiness.

Commercial Janitorial Services
Recurring and one-time cleaning for offices, commercial buildings, transit facilities, and high-traffic spaces.

Facility Maintenance & Day Porter
Exterior and interior upkeep, day-porter service, restroom care, floor and surface care, and responsive facility support.

Litter, Trash & Debris Removal
Manual collection and removal of nonhazardous litter, trash, construction debris, and site waste using hand tools, bags, carts, and safety equipment.

Property Cleanouts & Turnover Prep
Cleanup, debris removal, safe staging, detail work, and disposal coordination to prepare properties for occupancy or next-phase work.

Waste, Recycling & Disposal Coordination
Recyclable separation where required; coordination with hauling providers; retention of disposal receipts and completion records.

Field Documentation & Quality Control
Site assessment, work-order tracking, before-and-after photos, quality inspections, closeout documentation, and walkthrough support.

Logistics & Workforce Support
Scalable crews, equipment staging, and coordinated deployment for multi-site, recurring, and fast-turnaround assignments.

GREEN INFRASTRUCTURE LITTER-REMOVAL READINESS

L & S, LLC is prepared to support right-of-way green-infrastructure litter-removal assignments through trained field crews, hand-tool-based work methods, site-protection procedures, photo-documented work completion, compliant waste and recycling coordination, illegal-dumping escalation, and quality-control reporting.

Our field approach is designed to protect landscaping, drainage inlets, soil, and surrounding pedestrian areas while safely removing nonhazardous litter and debris. Suspected hazardous materials, biohazards, animal carcasses, and other prohibited waste are documented and escalated to the responsible agency or site representative in accordance with site-specific procedures.

FIELD OPERATIONS & COMPLIANCE

- Manual litter and debris removal using brooms, rakes, shovels, trash pickers, bags, carts, and appropriate PPE
- Before-and-after photographs and site-specific Work Completion Reports
- Nonhazardous waste segregation, recycling coordination, and disposal-record retention
- Stop-work and escalation procedures for suspected hazardous materials, sharps, biohazards, and animal carcasses
- Illegal-dumping documentation, 311 reporting support, and safe staging in accordance with client and site direction
- Scalable crew deployment, supervisor quality checks, and multi-site route coordination

CERTIFICATIONS

NYC Minority-Owned Business Enterprise (MBE)
NYC Dept. of Small Business Services
Certificate No. MWCERT2026-574
Valid through 07/31/2031

Port Authority of NY & NJ: MBE, DBE and SBE

In process: Port Authority of NY & NJ Janitorial Maintenance Small Business Enterprise (JMSBE)

NAICS & NIGP CODES

NAICS: 561720, 561790, 561210, 561990, 493110, 488999

NIGP: 910-39, 910-03, 910-09, 910-25, 910-27, 910-52, 910-81 (building maintenance and cleaning); 958-63 (facility management); 909-76 (construction site clean-up)

Dean Mustaphalli, Managing Member | (631) 318-0532 | lasoar2012@gmail.com | Ozone Park, NY 11417

Available for prime and subcontract opportunities across New York & New Jersey