

APEX PIPING & MECHANICAL LLC
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COMMERCIAL PROPOSAL & SCOPE OF WORK

Date: September 15, 2026

Project: Commercial Tenant Buildout - Main Restroom & Kitchen Core

Client: Metro Commercial Properties

1. SCOPE OF WORK:

- Supply and install rough-in and finish plumbing for 4 multi-stall commercial restrooms and 1 commercial kitchen grease waste riser.
- Water Supply: Type L hard-drawn copper piping with silver-brazed fittings for all domestic hot and cold lines.
- Sanitary Drainage: Service-weight cast iron soil pipe for below-slab and vertical stacks. Schedule 40 PVC for above-ground branch drains.
- Fixtures: Supply and install wall-hung flush-valve water closets (Kohler or equivalent), sensor-operated lavatories, and floor drains with trap primers.
- Grease Interceptor: Installation of a 75 GPM exterior pre-cast concrete grease interceptor (Zurn or equivalent). Contractor to handle excavation up to 4 feet depth.

2. PRICING BREAKDOWN:

- Materials & Equipment: \$42,500
 - Labor & Installation: \$38,000
 - Permits & Inspection Coordination: \$2,500
- TOTAL PROPOSAL AMOUNT: \$83,000

3. EXCLUSIONS & CLARIFICATIONS:

- Concrete coring, cutting, and patching through post-tension structural slabs is excluded and will be billed on a time-and-materials basis.
- Electrical hookups for sensor faucets, water heaters, and booster pumps are excluded (by others).
- Hazardous material abatement (asbestos/lead solder in existing tie-ins) is excluded.
- Standard 1-year workmanship warranty on all installed joints and piping.