[Company logo from Settings]

Summit Specialty Contractors
880 Howard Street, Suite 210
San Francisco, 94103
Email: madelyn@proquotely.com

CONSTRUCTION PROPOSAL

Proposal #: 0001 | Date: September 27, 2026

PROJECT DETAILS

Project Name	Apex Consulting — Suite 400 Tenant Improvement
Project ID / #	0001
Project Location	455 Market Street, Suite 400, San Francisco, CA, 94105
Client Name	Apex Consulting
Client Email	madelyn@proquotely.com
Proposal Valid Until	Oct 13, 2026

SCOPE OF WORK

DEMO & PREP

Selective interior demolition, floor and wall protection, debris haul-off, and daily site cleanup for occupied commercial suite.

Selective demolition, protection & haul-off
Selective demolition, surface protection, and debris haul-off for existing partitions, ceiling, and finishes.

FRAMING / DRYWALL / PAINT

New metal-stud partitions, gypsum board, taping, Level 4 finish, primer, and two finish coats throughout Suite 400.

Partitions, taping, primer & two coats
Metal-stud partitions, gypsum board, taping, primer, and two finish coats.

ELECTRICAL & LIGHTING

Branch circuits, devices, LED fixtures, switching, and trim-out for the commercial suite; lighting lead times are carried as an assumption.

Devices, circuits & LED fixtures
Branch circuits, devices, switching, LED fixtures, and electrical trim-out.

FLOORING ALLOWANCE

LVT or carpet tile allowance for the suite, including adhesive, transitions, and installation consumables.

LVT / carpet tile supply & installation
Flooring material allowance and installation for the suite.

GENERAL CONDITIONS

Site supervision, daily cleanup, temporary protection, safety coordination, and closeout support.

Supervision, cleanup & temporary protection
Site supervision, daily cleanup, temporary protection, safety coordination, and closeout support.

Work Included

- Selective demo, protection, and haul-off for Suite 400
- Metal-stud partitions, drywall, Level 4 finish, paint
- Electrical devices/circuits and LED lighting package
- Flooring allowance (LVT/carpet tile)
- Supervision, daily cleanup, temp protection, closeout

Exclusions

- FF&E (furniture, fixtures, and equipment) by owner.
- Data and low-voltage cabling/devices by owner.
- Permits, plan review, and inspection fees by owner.
- After-hours, weekend, and premium-time work by owner or approved change order.

Assumptions & Clarifications

- Pricing is based on the bid set dated September 2026.
- Proposal pricing is valid for 30 days from the proposal date.
- LED and specialty lighting are subject to manufacturer lead times; schedule impacts will be communicated.

COST BREAKDOWN & PRICING

The following itemized cost breakdown covers all labor, materials, and associated costs for the defined scope of work. All pricing is in USD and excludes applicable taxes unless otherwise noted.

#	Description	Labor	Materials	Equipment	Other	Total
PH-100	**Demo & Prep**					**$11,375.00**
ACT-101	Selective demolition, protection & haul-off	$7,675.00	$3,700.00	$0.00	$0.00	**$11,375.00**
	Phase Subtotal	$7,675.00	$3,700.00	$0.00	$0.00	**$11,375.00**
PH-200	**Framing / Drywall / Paint**					**$21,600.00**
ACT-201	Partitions, taping, primer & two coats	$13,850.00	$7,750.00	$0.00	$0.00	**$21,600.00**
	Phase Subtotal	$13,850.00	$7,750.00	$0.00	$0.00	**$21,600.00**
PH-300	**Electrical & Lighting**					**$12,500.00**
ACT-301	Devices, circuits & LED fixtures	$6,875.00	$5,625.00	$0.00	$0.00	**$12,500.00**
	Phase Subtotal	$6,875.00	$5,625.00	$0.00	$0.00	**$12,500.00**
PH-400	**Flooring Allowance**					**$14,000.00**
ACT-401	LVT / carpet tile supply & installation	$5,650.00	$8,350.00	$0.00	$0.00	**$14,000.00**
	Phase Subtotal	$5,650.00	$8,350.00	$0.00	$0.00	**$14,000.00**
PH-500	**General Conditions**					**$1,500.00**
ACT-501	Supervision, cleanup & temporary protection	$1,000.00	$500.00	$0.00	$0.00	**$1,500.00**
	Phase Subtotal	$1,000.00	$500.00	$0.00	$0.00	**$1,500.00**
					Subtotal	**$84,068.02**
					Tax (8.25%)	$2,138.81
					TOTAL CONTRACT AMOUNT	**$86,206.83**

Payment Schedule

#	Milestone	% Due	Amount
1	Deposit — Upon contract execution	10%	$8,620.68
2	Progress Payment — [Milestone description]	40%	$34,482.73
3	Progress Payment — [Milestone description]	40%	$34,482.73
4	Final Payment — Upon completion & sign-off	10%	$8,620.68

PROPOSAL ACCEPTANCE

By proceeding with the awarded work, the Client acknowledges and agrees that acceptance of this proposal — whether communicated in writing, verbally, or through the authorization of work to commence — constitutes full acceptance of the terms, scope, and pricing outlined herein, as well as the Terms & Conditions attached to this proposal.

Thank you for the opportunity to submit this proposal.

We look forward to working with you.

Apex Consulting — Suite 400 Tenant Improvement

Apex Consulting · Project Schedule · Exported September 27, 2026 · Est. completion Oct 22, 2026

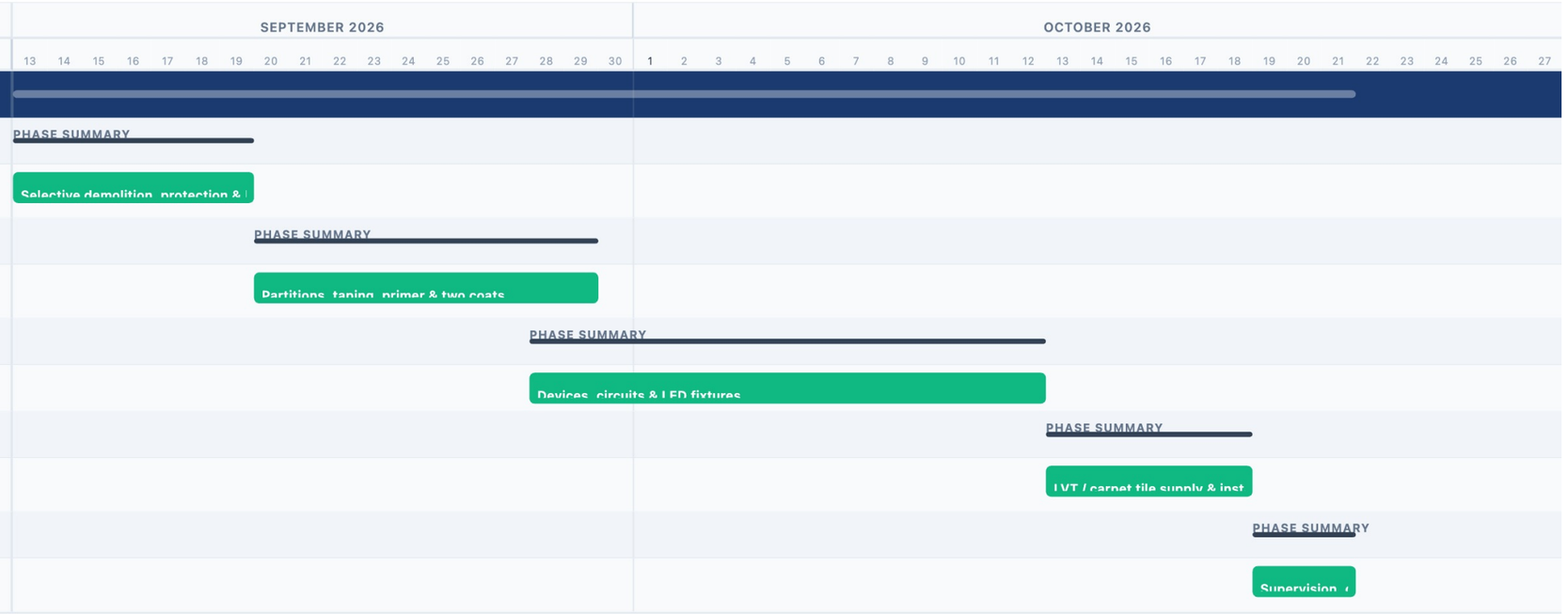
SCHEDULE SUMMARY

ID	Activity Name	DEP	DUR	START	COMPLETE
PRJ	**Project Summary**	**—**	**39d**	**Sep 13, 2026**	**Oct 22, 2026**
PH-100	**Demo & Prep**		**7d**	**Sep 13, 2026**	**Sep 20, 2026**
ACT-101	Selective demolition, protection & haul-off	—	7d	Sep 13, 2026	Sep 20, 2026
PH-200	**Framing / Drywall / Paint**		**10d**	**Sep 20, 2026**	**Sep 30, 2026**
ACT-201	Partitions, taping, primer & two coats	—	10d	Sep 20, 2026	Sep 30, 2026
PH-300	**Electrical & Lighting**		**15d**	**Sep 28, 2026**	**Oct 13, 2026**
ACT-301	Devices, circuits & LED fixtures	—	15d	Sep 28, 2026	Oct 13, 2026
PH-400	**Flooring Allowance**		**6d**	**Oct 13, 2026**	**Oct 19, 2026**
ACT-401	LVT / carpet tile supply & installation	—	6d	Oct 13, 2026	Oct 19, 2026
PH-500	**General Conditions**		**3d**	**Oct 19, 2026**	**Oct 22, 2026**
ACT-501	Supervision, cleanup & temporary protection	—	3d	Oct 19, 2026	Oct 22, 2026

TIMELINE

SCHEDULE

ID	ACTIVITY NAME	DEP	DUR	START	COMPLETE
PRJ	**Project Summary**	—	**39d**	**Sep 13, 2026**	**Oct 22, 2026**
PH-100	**Demo & Prep**		**7d**	**Sep 13, 2026**	**Sep 20, 2026**
ACT-101	Selective demolition, protection & haul-off	—	7d	Sep 13, 2026	Sep 20, 2026
PH-200	**Framing / Drywall / Paint**		**10d**	**Sep 20, 2026**	**Sep 30, 2026**
ACT-201	Partitions, taping, primer & two coats	—	10d	Sep 20, 2026	Sep 30, 2026
PH-300	**Electrical & Lighting**		**15d**	**Sep 28, 2026**	**Oct 13, 2026**
ACT-301	Devices, circuits & LED fixtures	—	15d	Sep 28, 2026	Oct 13, 2026
PH-400	**Flooring Allowance**		**6d**	**Oct 13, 2026**	**Oct 19, 2026**
ACT-401	LVT / carpet tile supply & installation	—	6d	Oct 13, 2026	Oct 19, 2026
PH-500	**General Conditions**		**3d**	**Oct 19, 2026**	**Oct 22, 2026**
ACT-501	Supervision, cleanup & temporary protection	—	3d	Oct 19, 2026	Oct 22, 2026



Normal Critical Unscheduled