



AjaxOPS

Elite operations management for multi-site portfolios

CASE STUDY

getajaxops.com

A stacking plan in. A plumbing replacement **bid map** out.

541-unit, 5-building multifamily portfolio | domestic water pipe replacement scoping

THE CHALLENGE

A regional operator needed to bid a full domestic water pipe replacement across a 541-unit, 5-building garden-style portfolio. They had a unit-mix matrix and marketing floor plans, but no plumbing riser diagram. Without knowing where the wet cores stack and how many risers run, a contractor either pads the bid heavily or walks. Mapping it by hand across 10 unit types and 5 buildings is days of takeoff work before a number can even be priced.

WHAT AJAXOPS DELIVERED (IN HOURS, NOT DAYS)

Read the marketing plans and the unit-mix matrix, then identified and boxed the wet core in all 10 unit types: kitchen plus every bath, with fixtures labeled (toilet, vanity, tub/shower, sink). Derived a per-building riser and lateral schedule directly from the stacking matrix, with the back-to-back sharing logic spelled out so cores can pair onto shared-wall risers. Packaged an 11-page, bid-ready markup set the operator can hand straight to bidding contractors.

541
units

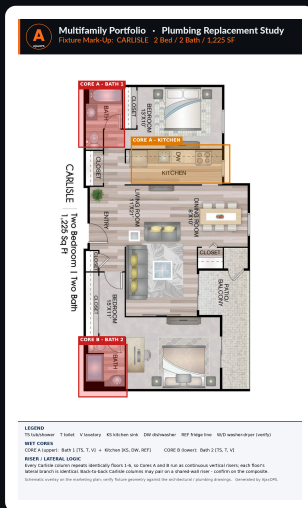
10
unit types

5
buildings

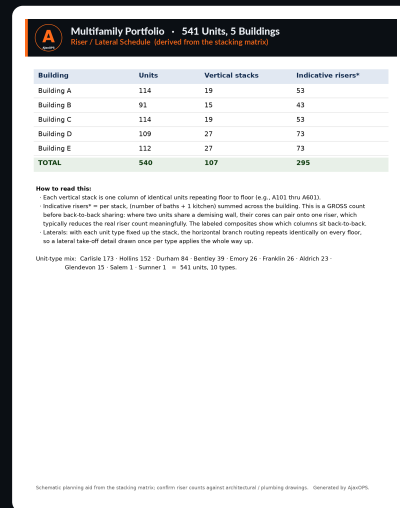
107
vertical stacks

~295
gross risers*

*Gross count before back-to-back sharing; shared demising walls pair cores onto fewer real risers.



Wet cores boxed per unit type (1 of 10)



Riser / lateral schedule, derived

AjaxOPS reads your plans so you can price the work.

Schematic planning aid; confirm counts against architectural and plumbing drawings. Client details anonymized.

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