



MECHANICALLY CLEANING AND
CIPP LINING LISTED STACKS BELOW
AND LATERAL
UNDERGROUND SANITARY

Bordeaux Club

Bordeaux Club
2900 Gulf Shore Blvd N.
Naples, FL 34103

Prepared By: Brandon Clark &
Larry Prater
Date: 09/08/2025

Bordeaux Club



On August 2025 Pipe Restoration Solutions (PRS) performed an stack and lateral underground Inspection at Bordeaux Club, Inc. (the "Association") in Naples, FL. We inspected the stacks and lateral underground that services all units.

The next couple pages has recommendations for moving forward.

If you have any questions or need further clarification to help with your decision process, please do not hesitate to contact us. We stand ready to fulfill your highest expectations in support of your current and future project objectives and are excited at the chance to be a partner in these efforts with you.

Thank you again for the opportunity to serve your needs.

Sincerely,

Brandon Clark & Larry Prater

Brandon Clark & Larry Prater
Account Manager
Pipe Restoration Solutions

1. Summary

The Bordeaux Club is Mid-Rise Condominiums located in Naples, FL. They have Cast Iron Sanitary underground piping & underground lateral piping that have exceeded their useful lifespan and are failing-in need of repair due to deterioration and accumulation of scale and debris. Due to the characteristics of cast iron and minimal amount of drainage-flow out of units due to years of debris accumulation; the Sanitary Soil system must be routinely descaled and cleaned to prevent blockages (restoratively cleaned). Due to the system's age and condition, we recommend underground piping & lateral underground piping be restored via CIPP lining process before the any further loss of integrity. If left as-is, the piping will further deteriorate which will result in more frequent leaks and or catastrophic failure. The purpose of this proposal is to identify the problem and more importantly the long-term solution.

2. Problems/Needs

Problem:

Stack 8 Scope of Work: • CIPP line entire stack (40ft) and brush coat fittings, Clean and CIPP line underground lateral to Wye (20 ft) • Flush underground Video Reference:

SS-8 Inspection Video

<https://www.dropbox.com/scl/fi/nguro9dik1xfo29cs3e2e/SS8.mp4?rlkey=tsxd8yj8vnm1o2pokc8bmswrb&st=xm52n1jb&dl=0>

Stack 11 Scope of Work: • CIPP line entire stack (40ft) and **brush coat fittings** • Major Crack 30-37' • Flush underground Video Reference: SS-11 Inspection Video

<https://www.dropbox.com/scl/fi/h9aqssvs3ozepogzcj4ry/SS11.mp4?rlkey=uypzdrw6ntql0nwwusqn8tlzw&st=xtgt43h2&dl=0>

Units 103 & 104 Full unit stack and underground remediation. Stack # 7, 8, 9, 10, 11 and 12 Scope includes: • (6) stacks @ 174 ft • (6) Underground laterals @ 66 ft = Total Footage: 240 ft

Stack 18 (Unit 106) Condition: Collapsed liner Scope of Work: • Grind out, clean, and CIPP line 40 ft Estimated Time: • 2 days – Cleaning & grinding • 1 day – Lining installation **No Guarantee, may need replacement Video Reference: SS-18 Inspection Video. If replacement is necessary, it shall be subject to prior written approval from the Association.

<https://www.dropbox.com/scl/fi/6mskg961omots4eniwkfv/SS18.mp4?rlkey=mh7kqz26jhughhwnh9kiw9ncp&st=8a3nfk8h&dl=0>

Cleaning & CIPP lining (total 280 ft) • 2-3 access holes at cleanouts @425.00 per hole TBD (Access in unit for drywall TBD)

Any unknown or additional footage or work outside of the specified scope of work, shall result in an additional charge. Any/all change orders shall be submitted to management and approved by the Association's Board and/or designated representative before proceeding with any additional work.

Needs:

Need 1 – Video inspect and trace the system to verify footage & configurations, locate existing failures or possible access points that may be required to properly clean and or line the piping.

Need 2 – Restoratively clean piping to remove debris thereby returning the piping to its “original operating capacity”.

Need 3 – CIPP line piping of their sanitary sewer system.

3. Solution/Scope of Work

Pre-Construction

- Planning of equipment, materials, and manpower needed, along with shutdown/inconvenience planning.
- Pre-construction meeting with PRS, customer and all applicable parties.

Video Inspection– *after cleaning and after lining*

- Videos shall be provided to Association showing the pre-cleaning and post-cleaning/lining of each segment of the pipes and stacks based on the as-built drawings. Inspection of stacks after cleaning (to ensure the host pipe is without scale and debris) and after lining (to provide documentation that liners were installed correctly and to document accurate footages/amount of liner installed).

Restorative Cleaning – *THE MOST IMPORTANT PART OF THE PROCESS*

- Cleaning and removal of debris in vertical stacks using specialized [Picote Milling](#) (click to view a short video on how it works) machines to effectively cut-away all buildup without applying unneeded pressure or damage to the host pipe.
- PRS will clean and remove debris from under-slab piping using Hydro-jetters to flush and descale lines.
- *If Needed: access points through drywall or concrete, may be required to safely and efficiently clean, CIPP line or when required, replace broken sections/fittings. PRS will use best efforts to minimize the damage to drywall and will limit the drywall cutting to the smallest areas possible. The repair of drywall or cutting/patching of access holes in concrete or asphalt are not included. Examples of when access may require includes but is not limited to: if a blockage or a collapse cannot be cleared, a section of piping or fitting cannot be lined, and or if there are too many turns or excessive footage that prevent cleaning equipment from reaching a line or piping sections' end-point.*
- *Once all scale and debris has been removed from the pipe if the piping size changes from the PRS initial inspection a change order shall result.*
- Post cleaning video inspection of each section.

Cured In Place Pipe Lining (CIPP)

- Install Cured In Place Piping (CIPP) Liners from each section, or a liners starting point, to its ending point. A CIPP liner is comprised of a woven felt, saturated with 2-part epoxy to provide a structural sleeve. Utilizing the “Pull-In-Place method”, we will cut out lateral connection points prior to the

installation of liners. The "Pull-In-Place method" requires no occupant displacement as plumbing

inconvenience is limited to normal working hours. CIPP Liners are tested to be as strong as PVC but far more chemical resistant. CIPP lining materials contain no harmful VOC's.

- If connections or sections deemed un-linable are found cracked/failed, additional charges will apply for their replacement.

Cured In Place Epoxy Rehabilitation (Brushcoating)

STEP 1: Install/apply specialized epoxy barrier-coating via Picote Brush-Coating Process, to continuously seal and restore the interior of the host piping which will prevent corrosion (buildup of scale), seal the piping and increase flow. Each coat will require approx. 3-4 hours to cure. This technology makes it possible to create a complete, continuous, and durable new surface inside any pipe material without damaging existing host piping. If connections, fittings or sections are found to be cracked or failed, additional charges will apply for their replacement – by others.

Any additional footage or items not specified in the scope of work shall result in an additional charge.

EMERGENCY RESPONSE ACTION PLAN

In **Florida** Pipe Restoration Solutions has a Disaster Remediation Company "United Water Restoration Group" (368-492-6904) in place to immediately handle plumbing failures that are a direct result of the contractors work during the project. Should it be determined after the event, the failure was not a direct result of the contractor's workmanship the bill will be transferred to the customer for payment.

PRS's service partner is our sole resolution to water loss remediation. If the customer neglects to contact **Pipe Restoration Solutions** within 24 hours after becoming aware of the event, PRS will not be liable for repairs but only to the extent PRS is prejudiced by late notice.

SITE PROVISIONS

Customer agrees to provide adequate parking spaces to accommodate equipment as needed for the completion of the project. The equipment will be located at the closest access point to the plumbing to be serviced.

CUSTOMER PROVISIONS

It is the goal of PRS to keep disruptions and downtime to a minimum and resume services at the earliest time possible. Customer agrees to provide free and clear entry into all units as needed to access plumbing for PRS to complete our scope of work. Customer agrees to coordinate and notify occupants and tenants of any shutdown of service disruptions that may be required for PRS to complete this project. PRS agrees to inform customer of any schedule changes in a timely manner. PRS agrees to indemnify customer from any direct and or collateral damage arising from failing plumbing, defective work, or damages, resulting from its negligence, willful misconduct, or breach of the terms herein. Customer agrees to indemnify PRS from any direct and or collateral damage arising from failing plumbing any damage caused by customer, latent defects, and unforeseen conditions that were not disclosed to PRS in advance.

4. Timetable

All work has been priced according to typical daytime working hours, 8am to 4pm and estimated to take approximately **15-18 days**. The specific working hours shall be confirmed during the pre-

construction meeting or prior to work start.

We will always do our best to have the system fully functional each workday/worknight, before leaving. This timeframe will be based on PRS technicians having free and clear access in and around work areas. Any delays caused by customer and resulting from the inability to access the necessary work areas shall result in additional charges. PRS will provide a shutdown schedule of the project after the project is approved. It shall be the associations / management / customers responsibility to enforce plumbing shutdown and to ensure occupants do not use/run water during the restoration process. PRS shall not be held liable for damage as a result of unauthorized usage, pre-existing failures, nonconforming plumbing conditions or configurations and or damage to unknown/existing utility lines underground.

PRS will provide a shutdown schedule, weekly notifications to be posted on elevators and common areas once the project is approved. *Water/usage shut-down is typically limited to the hours of 8:30am-4:30pm.*

Pricing is based on (1) mobilization and a non-interrupted working schedule. Any delays ~~due from~~caused by the customer, ~~occupants, tenants, contractors, weather, or any other non-foreseen conditions~~ may result in an extra cost change order. Any delays due to weather or any other non-foreseen conditions will not result in any penalties to customer or PRS. All change orders must be approved in writing in advance by Association.

5. Project Options / Price

After reviewing the video work completed by our technicians the following is what we recommend:

#	DISCRIPTION OF WORK	UNIT COST	QTY	TOTAL COST
1.	Recommendations: Clean and CIPP Line; Full unit stack and underground remediation. Stack # 7, 8, 9, 10, 11 and 12 Scope includes: • (6) stacks @ 174 ft • (6) Underground laterals @ 66 ft ~ up to 280 Linear feet of Cast Iron piping.			
2.	Stack 18 -Collapsed liner Scope of Work: • Grind out, clean, and CIPP line 40 ft Estimated Time: • 2 days – Cleaning & grinding • 1 day – Lining installation **No Guarantee, may need replacement			
	Total			\$88,650.00

Exclusions:

1. *There were various underground piping that were clogged at the time of our inspection therefore not allowing verification of the plumbing configuration for those underground sections PRS based the footages from the blueprints.)*
2. *If a performance bond is required, then an additional cost of 4% of the contracted price will be added.*
3. PRS shall obtain all necessary permits and inspections, but the actual cost of permitting, engineering, and inspections shall be paid by Association. PRS shall comply with all applicable codes, ordinances and laws related to the scope of the project. *Permits are not included in the proposal. Any permitting and or engineering fees/cost will be transferred directly to you – the customer.*

4. *PRS is not responsible for any waste arm cleaning. If needed, the price will be on time and material basis.*
5. *PRS is assumes no liability for any possible damage that could arise due to brittle, deteriorating, or cracked piping that could be uncovered by the hydro-cleaning or mechanically cleaning*

process. If the pipe is so deteriorated that despite a good faith attempt to line it and traditional plumbing, pipe replacement, or reconfiguration is required this work is excluded. If excavation, should it be needed, it will be an extra cost change order.

6. PRS cannot be held liable for latent defects in the pipe or unforeseen plumbing conditions.
7. Any access holes needed in drywall, concrete, or asphalt are not included unless specifically listed above.
8. This bid does not include painting, tile, cabinet/millworks, flooring, ceilings, and any finish work is excluded. Installation of/creation of additional access points, should they be needed, is excluded.
9. This bid does not include demolition, lead and asbestos testing, abatement, GPR locates, backfill, Well Pointing, and re-pour of concrete is excluded, or anything not specifically listed in scope.
10. This bid does not include any replacement to sod, landscape, irrigation systems, or underground utilities that may need to be replaced during the project.
11. If no slope or negative pitch slope (low area in piping) is discovered there will be an additional charge for the correction of the pipe.
12. Customer is responsible for providing water, electric and access to the utilities.

FLORIDA TERMS: 20% down with a monthly performance-based pay schedule to be set up between customer and contractor prior to starting work. Payments due within 10 days of receiving contractors' invoice. Any ~~past due~~ invoices that remain past due for more than 30 days shall incur a 15% penalty fee unless customer disputes the invoice in writing. PRS to be reimbursed for bank fees If customer pays via ACH/Credit Card service that charges a processing fee. Proposal is valid for (90) days. Final payment shall only become due upon PRS's satisfactory completion of the project in accordance with the terms set forth herein and upon PRS providing all required lien waivers and affidavits of payment to subcontractors and materialmen.

ACCEPTANCE OF PROPOSAL AND AUTHORIZATION TO PROCEED.

Date: _____ Authorized Signature: _____

Printed Name: _____ Title: _____

Thank you again for the opportunity to serve your needs.

Sincerely,

Brandon Clark & Larry Prater

Brandon Clark & Larry Prater
Pipe Restoration Solutions
#CGC 1517755 / #CFC 1429221

About Us

When Pipe Restoration Solutions (PRS) looks at a project we want to ensure we are putting the "right" plan in place and are prepared for the task at hand. Every project has its unique

needs based on overall job scope, site conditions, project timeframes and difficulty level.

PRS is a State of Florida certified plumbing contractor that specializes in full pipe restoration. Whether it be sanitary sewer or storm, potable water, fire suppression or HVAC chiller lines, PRS' goal is to provide solutions to the failing piping infrastructure utilizing the latest plumbing and trenchless technology available. We also carry a State of Florida Class "A" General Contractor's license which sets us apart. This allows us to have a full knowledge and understanding to deal with accessing the failing pipe under structural components or behind walls and fire-rated assemblies.

We will match our onsite Project Manager to your specific project. He will be introduced at our Pre- Construction meeting before the project commences.

Licenses/Insurance

State of Florida Plumbing License – CFC #1429221

State of Florida General Contractor License – CGC #1517755

Insurances: \$2,000,000 Liability/\$2,000,000 Umbrella/\$1,000,000 Automobile

We are a bondable company and carry a low bonding rate through our surety company.

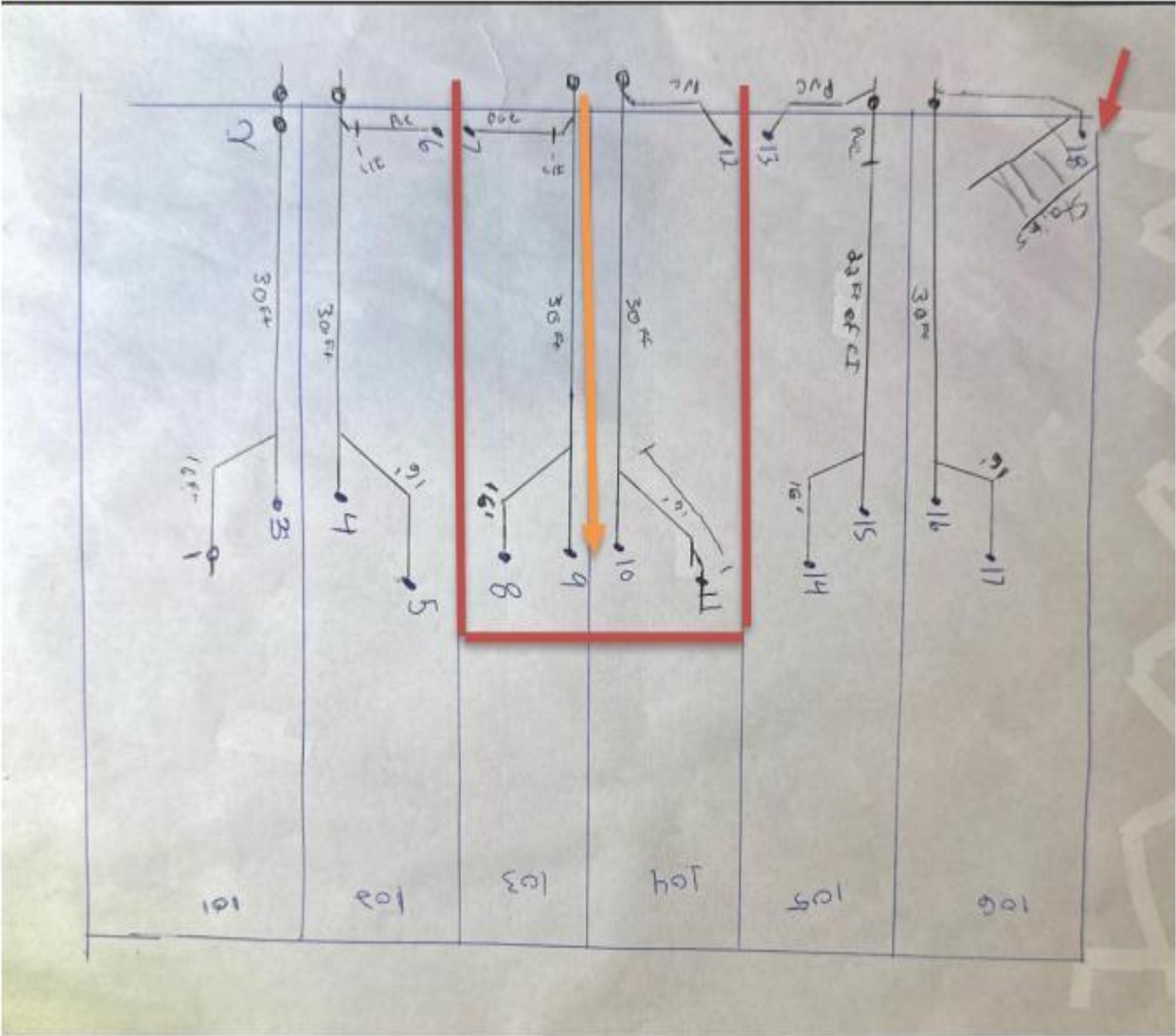
Association shall be named as an additional insured on PRS's general liability/umbrella policy (ongoing & completed operations) with primary & non-contributory liability coverage and waiver of subrogation on general liability, automobile, and workers' compensation. Certificates must be provided before work commences.

References

Here are a few different industry references you can feel free to contact.

- **Kris Sovie**, District Manager Guest Services – (239)-860-1601 Completed over 10 thousand feet of CIPP lining for and cleaned 8-10 buildings
- **Lisa Sommers**, Lesina at Hammock Bay Manager - (239) 572-2260 Completed 8000 ft of cleaning
- **James Nilson**, Engineering – (941) 759-0251 Completed over 18000 ft of CIPP Lining for
- **Eileen Bunch**, Brighton Manager – (239) 280-6950 Complete 2 buildings with over 17 thousand feet of CIPP Lining
- **Mary Rapp**, Gulfside Manager – (239) 450-2221 Completed over 10 thousand feet of CIPP Lining
- **Ed Zimmerman**, Vice President – W.J. Johnson Engineering – (239) 536-3200 Completed over 25 thousand feet of CIPP lining
- **Trenton Argobright** – Manager – – (239) 261-3146 Completed over 12 thousand feet of CIPP Lining
- **Orlando Lopez**, Manager – La Tour Rivage – (239) 315-3556 Completed total underground project for property.
- **Mary Danitz**, District Manager – Dunes – (239) 593-3339 8-10 Buildings complete cleaning projects
- **Jeremiah Liberty** – Manager – The Claridge – (239) 398-0595

Photos:





ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. TIDS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

X _____ Date _____



Warranty & Guarantee

Project Name:

Customer Name

Customer street address

Customer city, state and zip
code

Work Performed: CIPP Lining

I, the undersigned, do hereby warrant that all workmanship furnished and performed in conjunction with the above referenced project are in compliance with the Contract Documents and authorized modifications thereto, and will be free from defects due to defective materials or workmanship. Contractor will provide a material and labor warranty for a period of (2) years. Contractor will provide material and labor warranty from the lining manufacturer for (10) years. Our manufacturers "cured in place pipe" lining material is ASTM tested and approved as a 50-year product, and PRRS will transfer the manufacturer's warranty to customer at no charge.

This Manufacturer Warranty commences on TBD and expires on TBD

This Labor Warranty commences on TBD and expires on TBD

Should any defects develop during the warranty period due to improper material, workmanship, or arrangement, the same shall be made good by the undersigned at no expense to the owner.

The Owner will give Pipe Restoration Solutions written notice of defective work. Should the Subcontractor fail to correct defective work within Thirty (30) days after receipt of written notice, Owner may, at his or her option, correct and charge Subcontractor cost for such connection. Nothing in the above shall be deemed to apply to work which has been abused, neglected, modified or changed by the Owner.

Warranty transferable ~~for a fee of \$250.~~ Pipe

Restoration Solutions
128 Sarasota Center Blvd
Sarasota, FL 34240
800-652-7604

Signature: tl.cw-i.d. ☐

TiUe: President

Date: 2025 ☐