



UNDERGROUND SANITARY  
MECHANICALLY CLEANING AND  
CIPP LINING  
CONVENTIONAL REPLACEMENT

Bordeaux Club

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

Prepared By: Brandon Clark &  
Larry Prater  
Date: 04/20/2024

# Bordeaux Club



On April 4<sup>th</sup> -10<sup>th</sup> 2024 Pipe Restoration Solutions (PRS) performed an underground Inspection at Bordeaux Club in Naples, FL. We inspected the 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 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:**

There are approximately (837 ft) 4", 5", 6" and 8" underground sanitary piping and lateral underground piping. 510' of 4" & 5" transition, 102ft of 6" and 225ft of 8" that are aging sanitary cast iron underground piping that have over time, accumulated debris buildup, thinned and are now failing. If left "as is", they will continue to deteriorate, crack and possibly cause back-ups and/or flood events.

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 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**

- 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. 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 of the event, PRS will not be liable for repairs.

## 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. Customer agrees to indemnify PRS from any direct and or collateral damage arising from failing plumbing, latent defects, and unforeseen conditions.

# 4. Timetable

All work has been priced according to typical daytime working hours, 8am to 4pm and estimated to take approximately **22-25 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 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 the customer, occupants, tenants, contractors, weather, or any other non-foreseen conditions may results in an extra cost change order.

# 5. Project Options / Price

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

#	DISCRIPTION OF WORK	QTY	TOTAL COST
1.	Recommendations: <b>Clean and CIPP Line</b> ; Underground Main Drain runs and underground lateral runs from the Cleanout/(cast iron & clay) connection to the high end just under grade cleanouts; x 12 total Main Drain runs ~ up to 837 Linear feet of Cast Iron piping/Clay. 510' of 4" & 5" , 102ft of 6" and 225ft of 8"	837'	\$171,800.00
2.	Correct Misalignment in pipe at Unit 103	1	\$575.00
3.	Conventional Replacement of Pipe from Unit 101 to Tiki Hut 95' of 2" and 4". We will tunnel under shower in tiki to replace all piping under bathroom. Pavers to be pulled up as needed and restored by others. Pipe Restoration Solutions not responsible for any underground utilities within dig site.	1	\$25,230
4.	Access Holes in Grass/Landscape behind Unit 107/108 Center of mainline 6", behind 109/110 center of mainline 6", also in front of 101 to Tiki Hut.	4	\$2300 (total)
	<b>Total</b>		<b>\$199,905</b>

## 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. 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 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 shall incur a 5% penalty fee. 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.

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.

## 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**, Socotec 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 – Surfsedge – (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