



SEWER CAMERA INSPECTION

Boca Ciega Condo #16

Boca Ciega Condo #16
403-645 Boca Ciega Point Blvd
St. Petersburg, FL 33708

Prepared By: Matt Paterno
Date: 9/6/2023

Boca Ciega Condo #16



On August 25th and 26th, 2023, PRS (Pipe Restoration Solutions) performed a CCTV camera inspection of the underground lines of some units. The next couple pages show some pictures and recommendations 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,

Matt Paterno

Matt Paterno
Account Manager
Pipe Restoration Solutions

Report Overview

1. Camera Project Background and Description

This project was presented to PRS to perform a camera diagnostic inspection of the roof penetrating stacks & underground after cleaning to determine their current condition and configuration.

2. Project Scope

PRS will perform an inspection to identify and locate any visible problems with each stack & underground and determine what needs to be cleaned and CIPP lined

The report will have the following

- List of entry points
- Note the approximate size, material of pipe, location of all dips and depth of water in inches, the overall cleanliness of the line, existing faults/cracks, etc. and their exact location in feet.

3. Recommendations

See attached reports for observations and recommendations.

4. Assessment and Priority Scale (NASSCO & PACP SCALE)

NOTE: this condition is based on pre-cleaning video-work which will not show any existing cracks or failures that may be covered by scale/debris.

Pipe Condition Scale

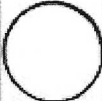

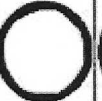


[GRADE 1] – GOOD – No scaling/buildup in the system, no visible cracks or faults, not restricted, low chance of leaking or back up

[GRADE 2] - FAIR – Slight scaling/buildup in the system, no visible cracks or faults, minimal restrictions, minimum chance of leaking or back up

[GRADE 3] - POOR – 0 - 20% scaling/buildup in the system, visible cracks or faults, flow is restricted, chance of leaking or back up probable

[GRADE 4] – BAD – 20 - 40% scaling/buildup in the system, visible cracks or faults, flow is restricted, leaking or back up is highly likely

[GRADE 5] – FAILURE - > 40% Major defects, heavy scaling/buildup restricting flow, unable to CCTV, visible cracks or faults, leaking or back up is probable or imminent

Grade 1 No Restriction	Grade 2 Slight	Grade 3 0 - 20%	Grade 4 20 - 40%	Grade 5 > 40%
				

Result of Underground Inspection

PRS performed an inspection on the underground sanitary system (mains and/or lateral lines) to determine the overall condition and found that all the underground need to be addressed at this time. See underground report below for assessment.

<https://www.dropbox.com/sh/arsr6qyjbvg50x3/AAAHq2-a9o4qrCSorIM9yCRQa?dl=0>

Unit #	DESCRIPTION	SCALE
403	Bad joint in the floor at the kitchen lateral and the bottom of the kitchen lateral is cracked. Stack #2 is full at the base.	5
407	Stack #4 is full at the base and the kitchen is full of grease.	5
417	Possible crack in the kitchen	5
431	Heavy build up in the laundry	5
439	Stack #1&2 are full at the base. Heavy build up in the laundry.	5
445	Heavy build up in the kitchen and laundry. Plus a possible cracks.	5
463	Base is full in the kitchen stack	5
487	Brick in the base on the kitchen stack	5
493	Wood in the base of the kitchen stack	5
503	Kitchen is hard cap. Suspect studor vent.	4
511	Bad joint in the laundry line	4
517	Laundry is cracked and has a belly	4
521	Stack #2 is apart in the wall	4

This is the kitchen lateral for Unit 403. This line is cracked. PRS recommends hydro jet cleaning to open the pipe back up to the original diameter and CIPP lining to seal the crack.



This is the kitchen stack for Unit 463. This line has heavy build up. PRS recommends hydro cleaning to open the pipe back up to the original diameter.



This is the laundry lateral for Unit 517. This line is cracked. PRS recommends hydro jet cleaning to open the pipe back up to the original diameter and CIPP lining to seal the crack.



1. Summary

Boca Ciega 16 is a Villa style one story condo located in St. Petersburg, FL. They have Cast Iron under-slab sanitary piping that has exceeded it's useful lifespan and is 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 under-slab 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 is 2,700ft of underground sanitary pipe ranging in sizes of 2", 3" and 4" that are aging and is made of cast iron, 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.

Preformed by PRS August 2023.

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.

EMERGENCY RESPONSE ACTION PLAN

In **Florida** Pipe Restoration Solutions has a Disaster Remediation Company "Regency DRT" (813-309-4946) 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.

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. The 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 the 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 **90 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 result 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	UNIT COST	QTY	TOTAL COST
1.	<p>Clean & CIPP Line the underground Main lines & laterals: PRS will clean and CIPP line approximately 2700ft +/- of 2", 3" & 4" cast iron underground sanitary lines from the cleanout up to the lines under the slab to include the underground lateral. PRS will use the start and stop method at all lateral fittings and provide a video after lining.</p> <p><i>Due to some lines being clogged during inspection, the footage may vary. Customer to be billed for actual footage installed.</i></p>	\$140/ per ft	2,700 +/-	\$378,000
2.	<p>Concrete Access: In order to clean and line the pipes, PRS will need to make access into the concrete on the driveways. PRS will make access and put the concrete back up to grade and install a 2-way flush mount cleanout.</p>	\$1,950 per hole	18	\$35,100
	Total			\$413,100

Exclusions:

1. *If a performance bond is required, then an additional cost of 4% of the contracted price will be added.*
2. *Permits are not included in the proposal. Any permitting and or engineering fees/cost will be transferred directly to you – the customer.*
3. *PRS is not responsible for any waste arm cleaning. If needed, the price will be on time and material basis.*
4. *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.*
5. *PRS cannot be held liable for latent defects in the pipe or unforeseen plumbing conditions.*
6. *Any access holes needed in drywall, concrete, or asphalt are not included unless specifically listed above.*
7. *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.*
8. *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.*
9. *This bid does not include any replacement to sod, landscape, irrigation systems, or underground utilities that may need to be replaced during the project.*
10. *If negative pitch piping is discovered there will be an additional charge for the correction of the pipe.*
11. *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,

Mathew Paterno

Mathew Paterno
Account Manager
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.

- Justin Gonzalez, LCAM – Argus Management – (941) 927-6464 Ext.112
- Teri Jarry – Ambassador Management – 954-675-9358
- Maria Knapp – The Claridge Condos – 954-943-7882
- Patrick Jandebour – Atlantic Pacific – 561-910-5239
- William Coleman – Atlantic Pacific – 954-319-0923
- Ron Kornbluh – Brokers Insurance – 954-781-0087
- Sharon McKnight – First Service Residential – 954-854-2356
- William Calhoun – Cote D'Azur – 561-371-5948
- Justin Gonzalez, LCAM – Argus Management – (941) 927-6464 Ext.112
- Jeff Elliott, Manger – Horizon's West, Siesta Key – (941) 650-6644
- Tom See, Board VP – Shore Crest Condominium – (734) 377-5309
- Mary Danitz, District Manager – Guest Services Management – (239) 593-3339
- Pat Santini – Manager – Jamaica Towers – (239) 272-6007
- Trenton Argobright – Manager – Surfsedge – (239) 261-3146
- Alex Hunt-Branch – Construction Manager Greystone health – (813) 539-1997
- John Yergey, S.E. Business Development Manager – PermaLiner – (727) 417-7154
- Tom Bowman – President – NuFlow Technologies – (858) 242-1622
- Vart Adjemian, Board President – Commodore Condominium – (954) 565-9411
- James Dion – G.M. of Trieste Condominium in Naples triestemgr@guestservices.com