



**Corporate Headquarters**

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**UNDERGROUND STORM DRAIN  
REHABILITATION**

**The Towers of  
Key Biscayne**

**The Towers of Key Biscayne  
1121 Crandon Blvd.  
Key Biscayne, FL 33149**

**Prepared By: Ron Giles  
Date: 8/7/2020**

# The Towers of Key Biscayne



It is our goal at Pipe Restoration Solutions (PRS) to match the best solution available to your specific needs. We find when looking at pipe restoration there is no "one size fits all" fix. The purpose of this proposal is to first acknowledge the current issues or problems you are experiencing and then to clearly outline our solution and scope of work to effectively correct those problems. Secondly, we have included some information on our processes, who we are and our qualifications.

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,

*Ronald D. Giles*

Ronald D. Giles  
Sr. Account Manager  
Pipe Restoration Solutions



# Summary

Towers of Key Biscayne Condominiums is a luxury development comprised of two towers and located at **1111 and 1121 Crandon Boulevard** in Key Biscayne, Florida. Built in 1971 and 1972, the Towers of Key Biscayne boast a total of 538 units across 14 floors. Proposal based upon information provided from EAC Consulting and Property Towers of Key Biscayne Management.

## 1. Problems/Needs

### Problem:

In accordance from previous conducted Inspection and Cleaning plus Blueprints provided by EAC Consulting and Towers of Key Biscayne Management. Any additional footage or work outside of the specified scope of work, shall result in additional charges to be based on the contracted per foot rate. 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 the Storm Drain Pipes.

## 2. 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.

### 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 a Hydro-Jetter to flush and descale lines when applicable.
- *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 Information Provide a change order shall result.*



## Cured In Place Pipe Lining (CIPP)

Install Cured In Place Piping (CIPP) Liners from each section, or a liner's 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-line able are found cracked/failed, additional charges will apply for their replacement.

### 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.

### EMERGENCY RESPONSE ACTION PLAN

Pipe Restoration Solutions has a Disaster Remediation Company "United Water Restoration Group" (954) 840-8979) 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.

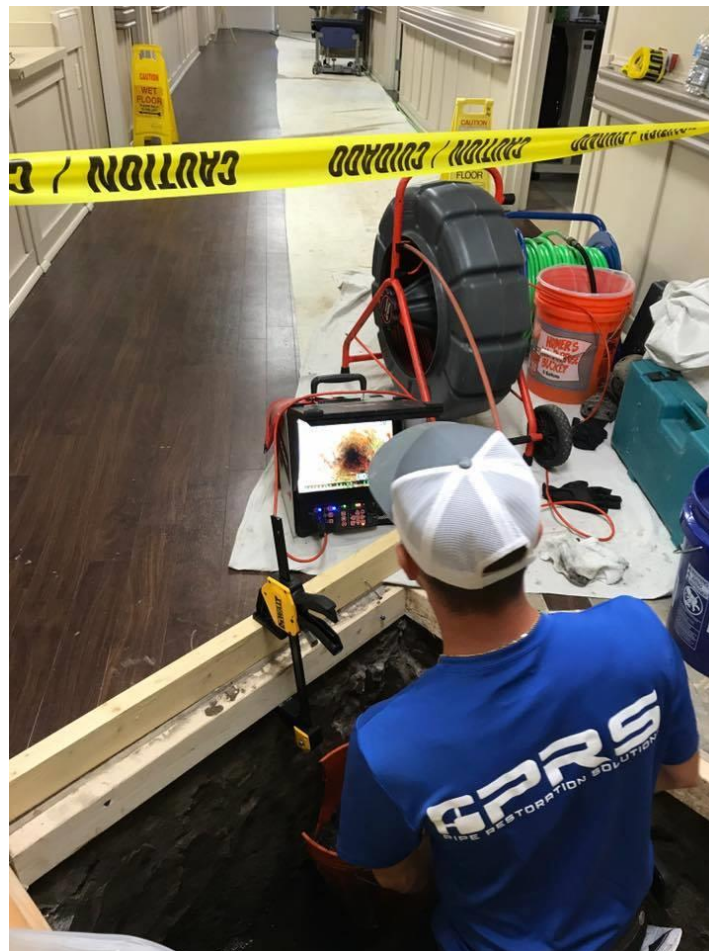
PRS's service partner is our sole resolution to water loss remediation. If the customer neglects to contact **Pipe Restoration Solutions** within 24 hours of the event, PRS will not be liable for repairs.



### 3. Timetable

All work has been priced according to typical daytime working hours, 8 am to 4 pm and estimated to take approximately **20-25 Working 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. If upon CCTV inspection we find additional working days needed, a change will apply.

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 8:00am - 4:00pm.* 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.





## 4. Price/Terms

Based on information provided The Towers of Key Biscayne the following work is what we recommend:

Scope of work	PRICE
<p>PRRS will Inspect, Restoratively Clean and CIPP Line 500-Feet of 4-Inch Cast Iron. 81-Feet of 12-Inch (RCP). 229-Feet of 18-Inch (RCP). 75-Feet of 42-Inch (RCP)</p> <p><i>* This price is based solely In accordance from previous conducted Inspection and Cleaning plus Blueprints provided by EAC Consulting and Towers of Key Biscayne Management. Any additional footage or work outside of the specified scope of work, shall result in additional charges to be based on the contracted per foot rate. PRRS shall provide a written change order to the customer to be approved before proceeding with any additional work. All Permits are in addition to Proposal.</i></p>	<p><b>\$261,945.00</b></p>

Exclusions:

1. *If Towers of Key Biscayne requires a performance bond the additional cost will be 3% of the contracted price.*
2. *Permits are not included in the proposal. Permitting and or Engineering fees are additional and not included.*
3. *PRRS is not responsible for any waste arm cleaning. If needed, the price will be on time and material basis.*
4. *PRRS 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. *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.*
6. *This bid does not include demolition, lead and asbestos testing, abatement, GPR locates, backfill, and re-pour of concrete is excluded, or anything not specifically listed in scope.*
7. *This bid does not include any replacement to sod or landscape that may need to be replaced during the project.*
8. *Customer is responsible for providing water, electric and access to the utilities.*
9. *This bid does not include well pointing, shoring/dewatering or MOT and will be responsible by others.*

**TERMS:** 30% 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. Proposal is valid for (90) days.

ACCEPTANCE OF PROPOSAL AND AUTHORIZATION TO PROCEED.

Date: \_\_\_\_\_ Authorized Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_ Title: \_\_\_\_\_

## 5. About Us/Key Personnel

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 and will communicate directly with Property Manager, Maintenance Managers on a daily basis.





## 6. 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 references you can feel free to contact.

- 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
- Mary Danitz – VP Guest services – 239-898-5203
- Ken Wishnick – Dover House Condo 845-417-6432
- Tom See – Shore Crest Condominium– (734) 377-5309
- Justin Gonzalez,– Argus Management – (941) 927-6464
- Rhonda Holliday – Argus Management– (941) 349-1400
- Jeff Elliott – Horizon's West, Siesta Key – (941) 650-6644
- Janell Jurrens – Beach Harbor Club Longboat Key – (941) 383-1200
- Daniel Kittendorf – Argus Management – Vista Hermosa – (941) 343-2766
- Pat Santini – Manager – Jamaica Towers – (239) 272-6007
- Trenton Argobright– 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

PRRS is a State of Florida Certified Plumbing Contractor that specializes in full pipe restoration.

We also carry a State of Florida Class "A" General Contractor's license which sets us apart.

This allows us to really understand and prepare to deal with accessing the failing pipe.

**PRRS**  
PIPE RESTORATION SOLUTIONS

VIDEO PIPE INSPECTION  
CURED-IN-PLACE-PIPELINING  
PIPE COATING TECHNOLOGY  
DRAIN CLEANING  
PLUMBING REPAIRS

**OUR SERVICES**  
PIPE VIDEO INSPECTION  
PIPE ASSESSMENT, BUDGETING,  
AND PLANNING  
PIPE RESTORATIVE CLEANING  
CURED IN PLACE PIPE LINING  
HYBRID PROJECTS  
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ODOR DETECTION  
GENERAL & PLUMBING CONTRACTOR  
CONSTRUCTION MANAGEMENT

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