

SBCA Plumbing Repair Project

September 9, 2020

Agenda

- What is the problem
- Our Request for Quote (RFQ)
- Options
- Meet the Bidders
- Bid Summary
- Bid Evaluation
- Bid Results
- Funding
- Building Prioritization
- Board Decisions Needed
- One Caveat

What is the problem

- Underground problems with B-7, A-?, B-1?
- Camera Report Results
 - Underground Ratings
 - Stack Ratings
- Contractor Recommendations
- All other BayShores are having their undergrounds cleaned & lined

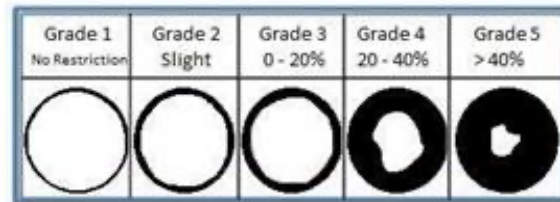
Camera Report Results

- Undergrounds

Condition	Count
Heavy Build-up	50
Medium Build-up	36
Mild Build-up	1
No Clean-out	24
Total	111

- Stacks

Material	Count
Cast Iron	96
PVC	110
Total	206



Scale	Count	Cum
5	31	31
4	8	39
3	38	77
2	90	167
1	39	206
Total	206	

Our Request for Quote (RFQ)

- Described our situation
- Included the Videos & Camera Report
 - 2790 ft of undergrounds
 - 206 stacks at approximately 30 ft each
 - We need about 24 clean-outs installed
- We ask for Remediation Recommendations

Options

- Option 1 – Bare minimum
 - Clean all undergrounds then line as needed
 - Some cast iron undergrounds will not be done
 - Clean no stacks
- Option 2 – Middle of the Road
 - Clean all undergrounds then line as needed
 - Some cast iron undergrounds will not be done
 - Clean all stacks and line as needed
 - Some cast iron stacks will not be done
- Option 3 – Nearly Complete
 - Clean and line all undergrounds
 - Clean all stacks and line as needed
 - Some cast iron stacks will not be done

Meet the Bidders

- Pipe Restoration Solutions (PRS) – Larry Prater
 - Did the initial Camera work
 - Currently Cleaning & Lining Bayshores 1,3 &4
- Specialized Pipe Technology (SPT) – Chris Perez
- Florida Pipe-lining Solutions (FPS) – David Baker

Bid Summary - PRS

- Option 2
 - \$156,250
 - Price Includes:
 - Clean all undergrounds & stacks from clean-out to high end (Picote process, not water Jetting)
 - Cleaning from clean-out to low end (main sewer line)
 - In addition, line stacks @ \$98 per ft as necessary
 - \$6K for installation of 24 cleanouts
 - If we have a problem while they are on-site
 - Will clean & line at \$98/ft
 - Would also investigate others in that same building based on camera report
 - Would be billed in addition to the current contract, but, **would reduce contract price for that building if we do it.**
 - \$7K rebate from camera work
 - PRS does not recommend this approach
 - After cleaning, any undergrounds that were not lined will be exposed to a higher risk of failure, even though they may not be visibly cracked

Bid Summary - PRS

- Option 3 – Fixed Price
 - \$308,730
 - We can proceed as our budget allows within 3 years
 - October thru December 2020 -3-4 buildings
 - April thru December 2021 - 3-6 buildings
 - April thru December 2022- remaining buildings
 - Price Includes:
 - Clean and line all undergrounds from clean-out to high end, clean all stacks (Picote process, not water Jetting)
 - Includes installation of 24 cleanouts
 - Cleaning & lining from clean-out to low end (main sewer line)
 - In addition, line stacks @ \$84 per ft as necessary
 - If we have a problem in a building other than where they are working, they will clean & line that entire building at no additional charge (they are just fulfilling the contract in a different sequence)
 - \$7K rebate from camera work

Bid Summary - SPT

- Option 2 & 3
 - \$117,000
 - Price Includes:
 - Clean all undergrounds from clean-out to high end & stacks (Picote process, not water Jetting)
 - Does not include cleaning & lining from clean-out to low end (main sewer line)
 - In addition, \$90 per ft to line as necessary
 - \$6K for installation of 24 cleanouts
 - Could come down to \$85 per ft if we commit to lining all undergrounds in one year

Bid Summary - FPS

- Option 2 & 3
 - \$246,580
 - Price Includes:
 - Clean all undergrounds from clean-out to high end & stacks (Picote process, not water Jetting)
 - Installation of 24 cleanouts
 - Does not include cleaning & lining from clean-out to low end (main sewer line)
 - \$90-\$100 per ft to line as necessary
 - Would give us a discount if we committed to lining all undergrounds
 - Based in Sarasota

Bid Evaluation

- All 3 contractors come with great recommendations
- Option 2
 - Assume we will do all buildings in 3 years
 - Assume 50% of undergrounds will need to be lined
 - Assume stacks with a rating of 5 will have to be lined (31 stacks)
- Option 3
 - Assume we will do all buildings
 - Assume stacks with a rating of 5 will have to be lined (31 stacks)
- Use these assumptions to calculate comparable total price

Bid Results (Best prices per Option)

- Option 1 – 1 year (no contractor recommended this)
 - Clean all undergrounds then line as needed
 - Clean no stacks
- Option 2 – 1 year \$332K (STP)
 - Clean all undergrounds then line as needed
 - Clean all stacks and line as needed
- Option 3 – 3 years \$381K (PRS)
 - Clean and line all undergrounds
 - Clean all stacks and line as needed

Bid Results

	Option 1 Clean all undergrounds only line as necessary			Option 2 Clean all undergrounds and stacks line as necessary			Option 3 Clean & line all undergrounds Clean all stacks, line as necessary		
	PRS	SPT	FPS	PRS	SPT	FPS	PRS	SPT	FPS
	Larry Prater	Chris Perez	David Baker	Larry Prater	Chris Perez	David Baker	Larry Prater	Chris Perez	David Baker
							Option #3		
Scope of Work									
Install Clean-outs	0	0	0	24	24	24	24	24	24
Cleaning									
Undergrounds	0	0	0	All	All	All	All	All	All
Stack base to cleanout	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cleanout to city line	Yes	No	No	Yes	No	No	Yes	No	No
Cleaning Method	Picote process	Picote process	Picote process	Picote process	Picote process	Picote process	Picote process	Picote process	Picote process
Stacks	0	0	0	206	206	206	206	206	206
Pipe Lining									
Stacks	0	0	0	31	31	31	31	31	31
Undergrounds	50%	50%	50%	50%	50%	50%	100%	100%	100%
Stack base to cleanout	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Clean-ut to city line	Yes	No	No	Yes	No	No	Yes	No	No
Time Frame	? Years	? Years	? Years	3 Years	1 year	1 year	2 year	1 year	3 years
Cost									
Clean-out installation	\$ -	\$ -	0	\$ 6,000	\$ 6,000	inc	inc	\$ 6,000	inc
Cleaning									
Stacks		\$ -	0	\$ 156,250	\$ 117,000	\$ 246,580	inc	\$ 117,000	\$ 246,580
Undergrounds			\$ -						
Lining									
Undergrounds	\$ -	\$ -	\$ -	\$ 121,365	\$ 125,550	\$ 125,550	\$ 309,610	\$ 237,150	\$ 251,100
Stacks	\$ -	\$ -	\$ -	\$ 80,910	\$ 83,700	\$ 83,700	\$ 78,120	\$ 79,050	\$ 83,700
Credit			\$ -	\$ (7,000)			\$ (7,000)		
Total Cost	\$ -	\$ -	\$ -	\$ 357,525	\$ 332,250	\$ 455,830	\$ 380,730	\$ 439,200	\$ 581,380

Funding

- Current Status (as of 7/31/2020)
 - Operating Budget
 - Reserve Status
- Pending Projects
- Suggested Direction
- Impact of Suggested Direction

Operating Budget as of 7/31/2020

- 2020-21 Overspent
 - Legal
 - Bank charges
 - Elevators
 - Pool
- 2020-21 Underspent
 - Grounds
 - Utilities
 - Building Maintenance
- 2020-21 Current Status - \$42,481 under budget
- Cash Reserve from previous years - \$100,000

Reserve Status as of 7/31/2020

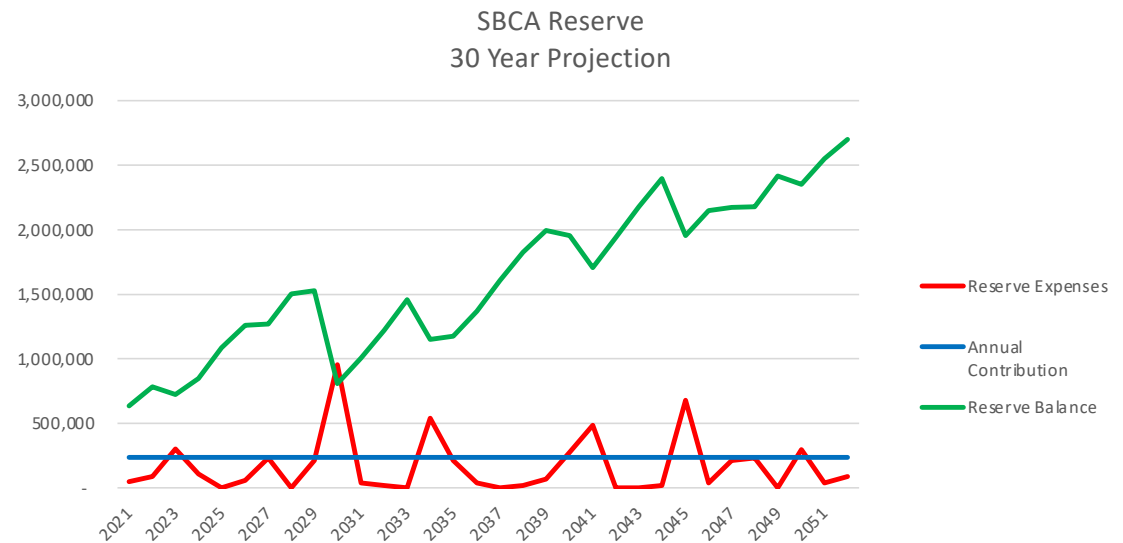
- Actuals

- March 2020 - \$445,794
- July 2020 - \$481,227

- Projected

- March 2021 - \$634,613
- March 2022 - \$827,559

- March 2051 - \$2,699,652



Pending Projects

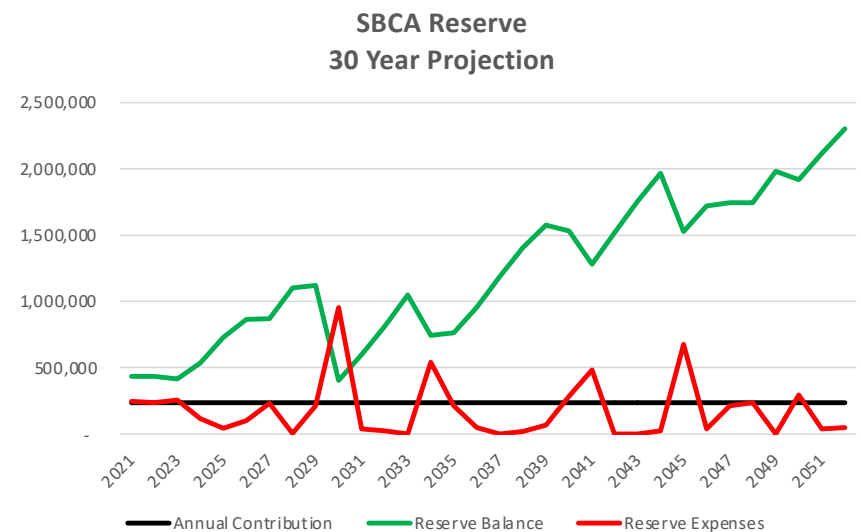
Project	Estimate	
	2021	2022
K Elevator Pit	\$ 3,257	
Sidewalks	\$ 8,545	
Drainage (K, H, K)	\$ 5,990	
Elevator Upgrade		\$ 42,873
Hatch Repair (A,E,?)	\$ 5,922	
Sewer back-up A-Building	\$ 5,000	
Speed Bumps	\$ 5,855	
Fence		
Gate		
Pipe lining	\$ 190,365	\$ 190,365

Suggested Direction

Project	Estimate		Source	
	2021	2022		
K Elevator Pit	\$ 3,257		Operating	Elevator Maintenance
Sidewalks	\$ 8,545		Operating	Grounds Maintenance
Drainage (K, H, K)	\$ 5,990		Operating	Repairs & Maintenance
Total	\$ 17,792			
Elevator Upgrade		\$ 42,873	Reserve	Elevators
Hatch Repair (A,E,?)	\$ 5,922		Reserve	Roofs
Sewer back-up A-Building	\$ 5,000		Reserve	Major Plumbing
Speed Bumps	\$ 5,855		Reserve	Roads
Fence			Reserve	
Gate			Reserve	Roads
Pipe lining	\$ 190,365	\$ 190,365	Reserve	Major Plumbing
Total	\$ 207,142	\$ 233,238		

Impact of Suggested Direction

- Operating Impact
 - Cost of Projects - \$17,792
 - Take out of cash reserve from previous years - \$100,000 if necessary
- Reserve Impact
 - Cost of Project - \$440,380 over 3 years
 - Gate, Fence - \$?
 - Projected Reserve Balance after Projects
 - March 2021 - \$420,137
 - March 2022 - \$422,718
 - March 2023 - \$402,467
 - March 2051 - \$2,337,684



One Caveat

- We have an option to have a plumber replace bad stacks
 - ~ \$1,200
 - Could also repair lines feeding into the stack (may cost more)
 - Association would have to repair drywall
 - \$300
 - 3 Homeowners would have to paint or tile, depending on the wall finish
 - \$50 to \$400 x 3 = \$150 to \$1200
 - 3 Homeowners will be inconvenienced for a couple of days
- If we lined the stack as part of our contract
 - \$2610
 - Would not address lines feeding into the stack
 - No impact on Homeowners
- We will be able to make the call on a case by case basis

Building Prioritization

Undergrounds

Building	No Cleanout	Heavy	Medium	Mild	Grand Total	Sequence
I		6	1		7	Batch 1
A		5	2		7	
C		5	2		7	
F		5	2		7	
O		5	2		7	
L	1	5	1		7	
H	1	4	2		7	Batch 2
J	2	4		1	7	
D		3	4		7	
E		3	4		7	
M	1	3	2		6	Batch 3
K	1	2	4		7	
B	4	1	2		7	
G	2		4		6	
N	3		4		7	
Grand Total	15	51	36	1	103	

Stacks

Building	1	2	3	4	5	Grand Total	Sequence
H			8		5	13	Batch 1
L	2	7	1		4	14	
O	1	4	2	4	3	14	
J	1	9	1	1	3	14	
C	4	5	2		3	14	
F	4	5	3		3	15	
G	2	2	4		3	11	Batch 2
D	4	2	6		2	14	
A	6	4	2	1	1	14	
I		10	2	1	1	14	
N	1	10	1	1	1	14	
E	1	9	3		1	14	
K	3	9	1		1	14	Batch 3
B	6	8	1			15	
M	4	6	1			11	
Grand Total	38	90	38	8	31	205	

Board Decisions Needed (1&2 of 5)

- 1 of 5 - Should we add a line item to the Reserve to cover underground sewer line restoration? (today)
- 2 of 5 – Do we approve of the revised Reserve Budget to fund the underground sewer line restoration? (9/28/20)

Board Decisions Needed (3 of 5)

- Clean vs Clean & Line
 - Option 2 – Middle of the Road (**PRS does not recommend this approach**)
 - \$332,250 over 1 year (STP)
 - Clean All Undergrounds and Line Only the Worst
 - Clean All Stacks and Line Only the Worst
 - Option 3 - Nearly Complete
 - \$380,730 over 3 years (PRS)
 - Clean All Undergrounds and Line All Undergrounds
 - Clean All Stacks and Line Only the Worst
 - Some cast iron stacks will not be repaired

Board Decisions Needed (4 of 5)

- 2 vs 3 years
 - Option 3 – 3 year contract
 - Clean & line all undergrounds
 - Clean all stacks & line as necessary
 - Should we avoid doing this from January through March?
 - Are the risks of a line failure worth taking 3 years to complete, or should we speed it up to 2 years?
 - Failure under a Building will be very expensive and disruptive
 - Could be found negligent if we know the pipes are bad and we have the money to fix them more expeditiously?

Board Decisions Needed (5 of 5)

- Contractor Selection
 - PRS
 - Best price for Option 3
 - Possibility of Change Orders
 - Will cover any future issues as part of the contract if we choose Option 3.2
 - Currently doing Units 1,3 & 4 (Excellent Recommendation from Unit 3)
 - STP
 - Best price for Option 2
 - Possibility of Change Orders
 - Option 3 price (Will come down to \$85/ft if we commit to complete job)
 - FPS
 - Higher Price (Will come down if we commit to complete job)
 - Could not come down to \$84/ft
 - Willing to do less if we don't need it

Questions/Concerns

- If you have any questions or concerns about this project, send them in an email to:
- Terry Harp
- TLHARPTL@GMAIL.COM