

SEWER PROJECT TOWN HALL

March 8, 2018

Project Goal: to reline or replace all sewer lines that are the responsibility of the Association “to maintain, repair or replace.” This is a major infrastructure undertaking for our community.

Key to know:

- 1. The Association will clean, reline or replace all sewer drains servicing the clubhouse and units.**
- 2. All drains that are shared with another unit are Association responsibility and will be cleaned, then, relined or replaced based on the engineer’s recommendation.**
- 3. The Association requires access to all units, even if the owner is not participating in the owner options. Keys must be made available to the Association’s representative.**
- 4. Each unit will be unusable for 8-9 hours as the lines are being serviced.**
- 5. If a unit owner choses to participate in the owner options, the unit may be unusable for another 8-9 hours.**
- 6. In case of unexpected problems with a service line or unit pipes, additional “down time” may occur.**

ESTIMATED START DATE: FIRST WEEK OF APRIL, 2018

- 1. Phase One:** Clubhouse —so that facilities are available at all times for owners/residents
- 2. Phase Two:** Association lines in Section One. The contractor will begin with 5902-5914 Tidewood. After the waterfront lines are complete, the contractor will move across to the non-waterfront units starting with 5945 Tidewood and ending at 5948 Driftwood Avenue.
- 3. Phase Three:** Units in Section Two will begin at 5891 Tidewood, moving on to Southwood and final units serviced will be 5884-5892 Driftwood Place.
- 4. Project estimated duration—150 days (April through September/October)**

WHEN THE CONTRACTOR IS WORKING ON ASSOCIATION LINES, THE IMMEDIATE AREA UNIT OWNERS WILL HAVE AN OPPORTUNITY TO PARTICIPATE IN THE PROJECT.

INDIVIDUAL UNIT OWNER OPTIONS: (in addition to owner's share of Association project)

1. Take no action
2. Clean and camera
3. Reline sewer pipes
4. Conventional replacement of sewer pipes

INDIVIDUAL UNIT OWNER COST FOR EACH OPTION: (in addition to owner's share of Association project)

1. \$0
2. \$20 per linear foot (25 foot minimum)
3. \$60 per linear foot (25 foot minimum—so \$80 per linear foot—can't do 3 w/o 2)
4. \$225 per linear foot (time and materials to open the floor to replace with PVC)

HOW WILL THIS WORK?

1. **AN OWNER MUST SIGN UP FOR THE OWNER PARTICIPATION OPTION BY MARCH 29, 2018 IN ORDER TO GET THE CONTRACT'S DISCOUNT RATE.**
2. Forms will be available on the website and must be submitted per the instructions on the form.
3. If the owner chooses Individual Option 2, the owner will have the option to add Option 3 and/or 4 upon the engineer's recommendation. An owner will have 24 hours to make a decision about the recommendation in order to take advantage of the contract price. If an owner decides after 24 hours to do the reline, the cost for option 3 will be \$100 per linear foot. After "substantial completion" of the Association's project, the special pricing no longer applies.

PROJECT COMMUNICATION

1. A community-wide estimated schedule will be publicized by e-blast, posting on website, and posting on Baywood Colony Villas Facebook Page.
2. Updates of the schedule will be communicated by the same methods.
3. Door notices will be posted by the contractor to alert upcoming units to be serviced.
4. Owners will be notified if more communication venues are added.