

PSA --- HORTICULTURAL

Landscape Consulting & Contract Management
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720 Brooker Creek Blvd, Suite 206
Oldsmar, FL 34677

DRAINAGE SYSTEM MAINTENANCE INSPECTION REPORT

Date:	October 16, 2018	Inspection #2
Client:	EAST LAKE WOODLANDS COMMUNITY ASSOCIATION	
Attended by:	Drainage Committee-Jack Picker, Jeff Fosbrook AMI-Cary Williams PSA-Tom Picciano	

SCOPE

This was the second of what are regularly scheduled maintenance inspections of the drainage system. During these reviews we inspect for issues that may adversely affect the flow of drainage water through the system. Items such as debris or silt build up in culverts, erosion, excessive vegetation, blocked drainage grates, and any pond control structures that may need maintenance shall be noted and prices for those corrective actions shall be provided.

FOR AMI RECYCLING:

1) Beaver Creek running along #8 north fairway-remove logs and palms fronds. **\$795.00**



2) St. Andrews drain pipe to Silverthorne ponds-clear pipe to pond (#1 north green). **\$3665.00**



3) Sunflower at # 12 south fairway-remove vegetation from two ditches. **\$1250.00**



4) Pump house at Cluster 4 on South Woodlands Drive-install rip rap on both sides of control structure. **\$475.00**



5) East Lake Woodlands Parkway at #18th south green-clean out silt and vegetation in front of culverts. **\$2300.00**



6) Woodlands Parkway at Holly Hill (Woodlands Estates exit)-clear mouth of culvert. **\$730.00**



7) Woodlands Parkway at Holly Hill (Cypress Estates entry)-clear mouth of culvert. **\$685.00**



8) East Lake Woodlands Parkway at #17 south green-install rip rap on both sides of headwall. **\$685.00**



9) East Lake Woodlands Parkway at South Woodlands Drive (between #17'south green and #18 south tee box south)-repair undermined sidewalk. **\$375.00**



10) East Lake Woodlands Parkway at Eric Court (Lake Shilo)-clear mouth of culvert and jet. **\$875.00**



11) East Lake Woodlands Parkway entrance to power easement (staging area behind pool)-clear mouth of culvert and jet. **\$875.00**



12) East Lake Woodlands Parkway behind pool (across from 318 south green)-clear vegetation from mouth of culvert. **\$875.00**



13) Aberdeen wall-install French drainage system along the base of wall. Approximately 300 linear feet. Approximately \$4500. **\$15.00 per ft**

Install sump (box) and connections. **\$17,635.00 – Estimate #247**



14) East Lake Woodlands Parkway at Greenhaven 3-repair sump. **\$8740.00**



15) Behind lot 28 at Cluster 4 line from Woodlands Plaza Shopping Center crossing #16 south fairway-suspected pipe joint repair needed. **\$6000.00 estimated cost**



FOR MANAGER-Reminder to pond maintenance company to keep grates clear.

PROPOSALS NEEDED:

EAST LAKE WOODLANDS COMMUNITY ASSOCIATION
FOR LIBERTY LANDSCAPING:

None

FOR EAST LAKE WATER:

16) Nursery Rd-fabricate grate for wet well. Proposal requested by East Lake Water. **\$2400.00**



FOR CLUB:

17) Moccasin Creek along Tampa Rd-clear vegetation on both side of creek behind #15 south tee box.

\$22,850.00



18) Moccasin Creek along Tampa Road at #14 south green-needs to be bush hogged. **\$650.00**



19) #15 north/ green/# 16 north tee-assumed failure of drainage pipes underneath cart path structure.

TBD after inspection – Inspection Cost \$4000.00



20) General recommendation- the accumulated debris should be removed from control structures. Remove dead palm fronds from creeks on the golf courses.

21) East side of #4 north green-tree lying across the creek. **\$275.00**



22) Channel on # 3 north fairway-repair creek bank, dead Bermudagrass. The Association previously seeded the bank and installed geo-textile fabric to hasten the seeding. Erosion will now cause sediment to spill into the creek until the bank is again stabilized. **\$9500.00**

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23) #1 north bridge to driving range at power easement-remove vegetation. **\$18,500.00**

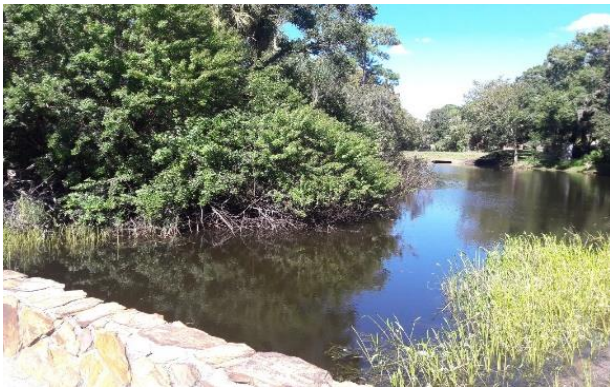


24) #1 north bridge to fairway-repair weir. **\$6800.00**



25a) #15' south tee box from bridge
Remove low hanging tree limbs
\$2590.00 for both pictures

October 2018



25b) #15' south tee box from bridge

October 2018



26) Bridge at #4 north green-repair leaning wall and hole forming along carpath. The wall behind the rip-rap is leaning, leaving a void between the two walls. Rainfall can get between the wall and rip-rap causing erosion. The hole along the edge of the carpath is weakening the structural integrity of the path. **\$42,000.00**



27) Repair drainage under cartpath at #18 north green at East Lake Woodlands Parkway.

\$26,985.00 – Estimate 181



COST SUMMARY

ELWCA Drainage System Maintenance	<u>\$50,460.00 (estimated)</u>
Club Drainage System Projects	<u>\$134,150.00 plus #19 construction</u>
East Lake Water System Projects	<u>\$2400.00</u>

SUMMARY

Inspection items that requiring attention include specific culvert mouths needing vegetation and silt cleared. Some will be jetted to allow for improved water flow. The Master Association has no items needing emergency attention. Most items to be addressed by the association continue to be preventative maintenance measures. The next drainage system inspection will be performed in the spring of 2019.

Respectfully submitted,

Tom Picciano

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