



**CPIK MANAGEMENT, LLC
207 E VIRGINIA ST**

**GATHER IN DOWNTOWN MCKINNEY - NOV 2011
BLDG PURCHASE - MARCH 2016**

Grease Trap Maintenance History

- Feb 2011 thru April 2021 Pumped/Cleaned twice annual Dalworth Industries/Liquid Environmental Waste
- May 2021 – grease trap overflowed. Emergency call into LEW revealed the existing, inground, metal grease trap had extensive erosion and deteriorated into to the dirt.



- Replacing the Grease Trap – First Attempt Failure

- May 28, 2021 – found Precon Environmental Products & TCB Contractors, site visit and proposal from TCB Contractors to remove existing grease trap and install new concrete grease trap
- July 8, 2021 – TCB excavated old grease trap, Precon driver snagged power lines, snapped power poles, TCB left 10'x12'x6' hole exposed to public



- Replacing the Grease Trap – Second Attempt Failure

- July 20, 2021 – Delivered Grease Trap on Skid-steer, crushed Watermain cover, broke waterlines
 - TCB Contractors and Precon abandoned project, left new concrete grease trap in alley
 - CoMcK confirmed all required permits submitted by TCB to perform work had been rejected



- Finally – a New Grease Trap

- July 20, 2021 – Found Mechanical Partners, Inc

- July 21, 2021 – Site visit and proposal to rectify situation.

- Scop of work includes removing excavated grease trap, install Polyethylene grease trap.

- August 9-13, 2021 – New Grease Trap Installed

- August 16, 2021 – scheduled for inspection.



Grease Trap Financial Investment

TCB Contractors/Precon

- \$3,559.30 – Deposit to begin work paid to TCB Contractors
 - Balance \$7,226.46 never paid
- \$710.00 – old grease trap pumping paid to Earthtek Inc; TCB Contractors did not have pump to empty before excavating
- \$1,077.31 – City of McKinney Water Line Repairs paid to Murley Plumbing; damaged by Precon Precast
- TOTAL - \$5,346.67 – asking for no MCDC reimbursement

Mechanical Partners Inc

- \$18,084 + Sales Tax estimate to install new grease trap and remove old metal grease trap within 5 business days of proposal
 - Revised \$16,584.00 + Sales Tax (installation not within 5 business days of signed agreement)
- **\$8,292.00 Requested MCDC Grant**
 - Revised down from \$9,000.00 submitted on application