

Cliff Ogburn

From: Todd Krafft
Sent: Tuesday, July 21, 2009 2:31 PM
To: Cliff Ogburn
Subject: Windmill Point Site



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3.pdf (342 KB)...

Cliff,

I am going to attach some information regarding the consulting, inspecting, and repairing that took place at this site early last fall. I have left out all the permitting information, for the most part, but wanted to at least include correspondence between David Ryan, Jack Flythe and myself, and the inspection that Jimmy McNeill performed. In a nutshell, regardless of what goes in there, a new permit would have to be re-issued by Dare County Health Department, but the biggest concerns going in would be getting the pumps and panel at the building replaced (approximately \$7,500) and the grease trap tankage replaced (if food services were going to be performed) for around \$5,000 (very ballpark figure because of the location and difficulty in removing old tank age and installing new tanks). Keeping in mind that the grease trap replacement is not an immediate necessity, but recommended as the rest of this system that those tanks are tied to in the field are brand new (pumps, lines, etc). The current system is permitted for 8000 gallons a day, so if whoever takes this site over stays within those limits then nothing further would be needed, for the most part; per a newly issued permit (annual permit fees run around \$1,200.00 for that type of system and the cost to hire an operator for this would probably run around \$5,200.00 annually.

Lastly, in order to better protect the drain field line turn-ups it would be highly recommended that piping be raised up and protected with a heavy gauge pvc cover for each line and that could run over \$3,000 or so (again ballpark)

In review of the numbers above:

- Without upgrading the grease traps - \$10,500 for any kind of use (this is before health dept review so this is not verbatim)
- With the upgrades stated above and in addition the grease traps, total "going in" cost would most likely exceed \$15,000
- \$6,400.00 a year for permit and operator fees

Hope this helps,

Todd

Todd Krafft
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-----Original Message-----

From: Todd [mailto:krafft@townofnagshead.net]
Sent: Tuesday, July 21, 2009 3:19 PM
To: Todd Krafft
Subject:

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