

Town of Seven Devils
Public Works Committee
Tuesday, November 21, 2023
10:00am

- 1) Call to Order
- 2) Approve Public Works Minutes – April 18, 2023
- 3) Citizens Comments
- 4) Old Business - Updates
 - A. ARP Funds
 - B. SLFRF Funds
- 5) New Business
 - A. Future Public Works Projects
- 6) Committee Comments
- 7) Adjourn

**Town of Seven Devils
Public Works Committee Meeting
April 18, 2023
10:00am**

The Seven Devils Public Works Committee met on Tuesday, April 18, 2023, at 10:00am at Town Hall. In-person attendance included: Brad Lambert, Larry Fontaine & Robert Michaud. Also in attendance: Public Works Director Kevin Aldridge, Town Manager Johnathan Harris, Town Engineer Benjie Thomas. The minutes were recorded by Town Clerk Hillary Gropp.

Members absent: John Wells IV & Mark Williams

CALL TO ORDER

Chair Brad Lambert called the meeting to order at 10:00am.

APPROVE MINUTES – March 21, 2023

Larry Fontaine made a motion to approve the minutes; Robert Michaud seconded the motion. All members agreed.

CITIZENS COMMENTS – None

OLD BUSINESS

A. ARP Funds - \$68,838.66

Public Works Director Aldridge reported that Iron Mountain will begin work on April 24th for the 2 PRV replacements.

B. SLFRF Funds - \$700,000

Town Manager Harris reported Cory Osborne with HCCOG will be meeting with him & Finance Officer Sappington for reporting deadlines & submittal. These funds are a federal grant and reimbursed to the town after expenditure.

Discussion occurred about pricing estimates, timeline, and scope of work to occur within designated fiscal years, as the Town will be obligated for the funding until reimbursement.

Town Engineer Thomas will prepare a bid package for the Chestnut Ridge Trail waterline project and should be ready in May 2023.

NEW BUSINESS

A. State of Public Works in Seven Devils

Public Works Director Aldridge reported the following:

- Clean-up of roads and ditches has begun within the town.
- Skyline has removed an old telephone line & Blue Ridge Energy will bury an old power line in The Park at Seven Devils.
- Details are being finalized for a helipad landing zone at The Park of Seven Devils.
- Less chat was used, as the winter was mild.

- Powell Bill funds will be used for future road maintenance.
- The Public Works Committee should also focus on future projects that will be needed, not just the waterline replacement project.
- The Rural Water Loss rating of 23%, which is a positive rating for mountain water supply systems. Brad Lambert inquired about the condition of the main well pumps, as well as funding for replacements. Public Works Director Aldridge reported they are in good shape. Town Manager Harris stated funding is in the budget should they need to be replaced unexpectedly.
- Debris Pick Up Dates – April 24th, June 26th, and October 2nd.
- No major road work/gravel projects are planned in the Town. The Powell Bill funds will accumulate in the budget and be used to complete the Chestnut Ridge Trail waterline project and subsequent paving needs.

B. Comments & Recommendations for Public Works Projects

Larry Fontaine recommended flashing lights should be installed on all Public Works vehicles & equipment for the safety of the crew.

Discussion also occurred among Committee members about the overall condition of the Public Works building, and is repair or replacement needed. The roof is in good condition; however, the kitchen is not.

Larry Fontaine made a motion to request the Town Council review & approve \$20,000 at the May 9, 2023 meeting for improvements to the Public Works kitchen. Robert Michaud seconded the motion. All members agreed.

Public Works Director to follow up on these items.

COMMITTEE COMMENTS

Larry Fontaine discussed due to the increase in properties being used as short term rentals, the resulting issues are trash violations and fire pits. He requests the current fire pit ordinance be reviewed and would like more enforcement due to the risk of fire damage on the mountain due to violations. He also would like the Planning Board to review, and possibly rewrite the trash ordinance due to the numerous violations caused by short term rentals.

ADJOURN

Larry Fontaine made a motion to adjourn; Robert Michaud seconded the motion. The meeting adjourned at 11:07am.

Brad Lambert, Chairperson

Hillary Gropp, Town Clerk

**TOWN OF SEVEN DEVILS
VARIOUS STREET PAVING
PRELIMINARY COST OPINION**

November 13, 2023

Item	Quantity	Unit	Unit Cost	Total
1. Cliff Dwellers Lane - 650' L x 14' W				
a. 4" Aggregate Base Course	250	TN	\$50	\$12,500
b. 2" Asphalt Surface Course	120	TN	\$250	\$30,000
c. Incidental ditch work (TBD)	1	LS	\$5,000	\$5,000
2. Greencove Drive - 1,500' L x 14' W				
a. 4" Aggregate Base Course	560	TN	\$50	\$28,000
b. 2" Asphalt Surface Course	270	TN	\$250	\$67,500
c. Incidental ditch work (TBD)	1	LS	\$10,000	\$10,000
3. Chestnut Ridge Trail (portion) - 2,000' x 14' W				
a. 4" Aggregate Base Course	800	TN	\$50	\$40,000
b. 2" Asphalt Surface Course	370	TN	\$175	\$64,750
c. Incidental ditch work (TBD)	1	LS	\$15,000	\$15,000
4. Bonds and Mobilization (Max. 3% of Total Bid)	1	LS	\$8,000	\$8,000
	Total Construction Cost			\$280,750
			Engineering Design & Surveying (8%)	\$22,000
			Contingencies (10%)	\$28,000
			Construction Administration/Observation (5%)	\$14,000
			Permit Fees & Miscellaneous	\$500
			Total Project Cost	\$345,250

Notes:

1. Easement acquisition costs, if any, are excluded.
2. This cost opinion was prepared without the benefit of a land survey.
3. The costs indicated represent my opinion of the probable costs if the project were constructed at present and had been competitively bid. Final design, market conditions for labor and materials, unforeseen subsurface conditions, weather-related delays and other factors will affect actual cost.

West Consultants, PLLC
Benjamin B. Thomas, PE

**TOWN OF SEVEN DEVILS
PROJECT NO. 1A (FOUR DIAMOND DR. AREA)
WATERLINE REPLACEMENTS
PRELIMINARY COST OPINION**

November 13, 2023

Item	Quantity	Unit	Unit Cost	Total
1. 6" DIP Waterline	5,150	LF	\$100	\$515,000
2. 2" Waterline	660	LF	\$60	\$39,600
3. Blow-Off Assembly (on 6" x 6" tee)	5	EA	\$5,000	\$25,000
4. Reconnect to existing water mains	4	EA	\$5,000	\$20,000
5. 6" Gate Valve and Box	8	EA	\$3,000	\$24,000
6. 2" Gate Valve and Box	4	EA	\$1,500	\$6,000
7. 2" Asphalt Surface Repair	870	TN	\$250	\$217,500
8. Aggregate Base Course	1,600	TN	\$50	\$80,000
9. Reconnect existing 3/4" water service connections	28	EA	\$3,000	\$84,000
10. Rock Excavation	200	CY	\$200	\$40,000
11. Bonds and Mobilization (Max. 3% of Total Bid)	1	LS	\$32,000	\$32,000
			Subtotal, Construction Cost	\$1,083,100
			Engineering Design & Surveying (8%)	\$87,000
			Contingencies (10%)	\$108,000
			Construction Administration/Observation (5%)	\$54,000
			Permit Fees & Miscellaneous	\$1,500
			Total Project Cost	\$1,333,600

Notes:

1. Easement acquisition costs, if any, are excluded.
2. Cost of onsite waterlines from tap to buildings are excluded.
3. This cost opinion was prepared without the benefit of a land survey.
4. The costs indicated represent my opinion of the probable costs if the project were constructed at present and had been competitively bid. Final design, market conditions for labor and materials, unforeseen subsurface conditions, weather-related delays and other factors will affect actual cost.

West Consultants, PLLC
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**TOWN OF SEVEN DEVILS
PROJECT NO. 1B (MOONLIGHT TRAIL TO TANK #2)
WATERLINE REPLACEMENTS
PRELIMINARY COST OPINION**

November 11, 2023

Item	Quantity	Unit	Unit Cost	Total
1. 6" DIP Waterline	2,100	LF	\$100	\$210,000
2. Fire Hydrant Assembly	2	EA	\$10,000	\$20,000
3. Reconnect to existing water mains	3	EA	\$5,000	\$15,000
4. 6" Gate Valve and Box	8	EA	\$3,000	\$24,000
5. Booster Pump Station ¹	1	LS	\$450,000	\$450,000
6. 2" Asphalt Surface Repair	350	TN	\$250	\$87,500
7. Aggregate Base Course	660	TN	\$50	\$33,000
8. Reconnect existing 3/4" water service connections	12	EA	\$3,000	\$36,000
9. Rock Excavation	100	CY	\$200	\$20,000
10. Bonds and Mobilization (Max. 3% of Total Bid)	1	LS	\$27,000	\$27,000
Total Construction Cost				\$922,500
Engineering Design & Surveying (10%)				\$92,000
Contingencies (10%)				\$92,000
Construction Administration/Observation (5%)				\$46,000
Permit Fees & Miscellaneous				\$1,500
Total Project Cost				\$1,154,000

Notes:

1. DEQ Public Water Supply may require an elevated tank in addition to the pump station.
2. Easement acquisition costs, if any, are excluded.
3. Cost of onsite waterlines from tap to buildings are excluded.
4. This cost opinion was prepared without the benefit of a land survey.
5. The costs indicated represent my opinion of the probable costs if the project were constructed at present and had been competitively bid. Final design, market conditions for labor and materials, unforeseen subsurface conditions, weather-related delays and other factors will affect actual cost.

West Consultants, PLLC
Benjamin B. Thomas, PE

**TOWN OF SEVEN DEVILS
PROJECT #2 (BUCKEYE LANE & SKYLAND ROAD)
WATERLINE REPLACEMENTS
PRELIMINARY COST OPINION**

November 11, 2023

Item	Quantity	Unit	Unit Cost	Total
1. 6" DIP Waterline	6,050	LF	\$100	\$605,000
2. Fire Hydrant Assembly	4	EA	\$10,000	\$40,000
3. Reconnect to existing water mains	4	EA	\$7,500	\$30,000
4. 6" Gate Valve and Box	15	EA	\$3,000	\$45,000
5. Pressure Reducing Valve Vault	1	EA	\$100,000	\$100,000
6. 2" Asphalt Surface Course	900	TN	\$250	\$225,000
7. Aggregate Base Course	1,900	TN	\$50	\$95,000
8. Reconnect existing 3/4" water service connections	26	EA	\$3,000	\$78,000
9. Rock Excavation	500	CY	\$200	\$100,000
10. Bonds and Mobilization (Max. 3% of Total Bid)	1	LS	\$40,000	\$40,000
			Total Construction Cost	\$1,358,000
			Engineering Design & Surveying (8%)	\$109,000
			Contingencies (10%)	\$136,000
			Construction Administration/Observation (5%)	\$68,000
			Permit Fees & Miscellaneous	\$2,000
			Total Project Cost	\$1,673,000

Notes:

1. Easement acquisition costs, if any, are excluded.
2. Cost of onsite waterlines from tap to buildings are excluded.
3. This cost opinion was prepared without the benefit of a land survey.
4. The costs indicated represent my opinion of the probable costs if the project were constructed at present and had been competitively bid. Final design, market conditions for labor and materials, unforeseen subsurface conditions, weather-related delays and other factors will affect actual cost.

West Consultants, PLLC
Benjamin B. Thomas, PE

**TOWN OF SEVEN DEVILS
PROJECT #3 (THORNCLIFFE DRIVE)
WATERLINE REPLACEMENTS
PRELIMINARY COST OPINION**

November 6, 2023

Item	Quantity	Unit	Unit Cost	Total
1. 6" DIP Waterline	5,500	LF	\$100	\$550,000
2. Fire Hydrant Assembly	4	EA	\$10,000	\$40,000
3. Reconnect to existing water mains	8	EA	\$7,500	\$60,000
4. 6" Gate Valve and Box	4	EA	\$3,000	\$12,000
5. 2" Asphalt Surface Course	810	TN	\$250	\$202,500
6. Aggregate Base Course	1,750	TN	\$50	\$87,500
7. Reconnect existing 3/4" water service connections	25	EA	\$3,000	\$75,000
8. Rock Excavation	450	CY	\$200	\$90,000
9. Bonds and Mobilization (Max. 3% of Total Bid)	1	LS	\$34,000	<u>\$34,000</u>
	Total Construction Cost			\$1,151,000
			Engineering Design & Surveying (8%)	\$92,000
			Contingencies (10%)	\$115,000
			Construction Administration/Observation (5%)	\$58,000
			Permit Fees & Miscellaneous	<u>\$2,000</u>
	Total Project Cost			\$1,418,000

Notes:

1. Easement acquisition costs, if any, are excluded.
2. Cost of onsite waterlines from tap to buildings are excluded.
3. This cost opinion was prepared without the benefit of a land survey.
4. The costs indicated represent my opinion of the probable costs if the project were constructed at present and had been competitively bid. Final design, market conditions for labor and materials, unforeseen subsurface conditions, weather-related delays and other factors will affect actual cost.

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**TOWN OF SEVEN DEVILS
PROJECT #4 (CHESTNUT RIDGE TRL WEST & PRESNELL DR)
WATERLINE REPLACEMENTS
PRELIMINARY COST OPINION**

November 11, 2023

Item	Quantity	Unit	Unit Cost	Total
1. 6" DIP Waterline	1,680	LF	\$100	\$168,000
2. Fire Hydrant Assembly	2	EA	\$10,000	\$20,000
3. Reconnect to existing water mains	3	EA	\$7,500	\$22,500
4. 6" Gate Valve and Box	6	EA	\$3,000	\$18,000
5. Pressure Reducing Valve Vault	1	EA	\$100,000	\$100,000
6. 2" Asphalt Surface Course	50	TN	\$250	\$12,500
7. Aggregate Base Course	315	TN	\$50	\$15,750
8. Reconnect existing 3/4" water service connections	2	EA	\$3,000	\$6,000
9. Rock Excavation	50	CY	\$200	\$10,000
10. Bonds and Mobilization (Max. 3% of Total Bid)	1	LS	\$11,000	\$11,000
Total Construction Cost				\$383,750
Engineering Design & Surveying (8%)				\$31,000
Contingencies (10%)				\$38,000
Construction Administration/Observation (5%)				\$19,000
Permit Fees & Miscellaneous				\$500
Total Project Cost				\$472,250

Notes:

1. Easement acquisition costs, if any, are excluded.
2. Cost of onsite waterlines from tap to buildings are excluded.
3. This cost opinion was prepared without the benefit of a land survey.
4. The costs indicated represent my opinion of the probable costs if the project were constructed at present and had been competitively bid. Final design, market conditions for labor and materials, unforeseen subsurface conditions, weather-related delays and other factors will affect actual cost.

West Consultants, PLLC
Benjamin B. Thomas, PE

**TOWN OF SEVEN DEVILS
PROJECT NO. 5 - NEW WELL**

PRELIMINARY COST OPINION

November 11, 2023

Item	Quantity	Unit	Unit Cost	Total
1. Drilling, Casing, Grout	600	VF	\$25	\$15,000
2. 24-hour Drawdown Test & Water Quality Analysis	1	LS	\$15,000	\$15,000
3. Well Pump	1	EA	\$30,000	\$30,000
4. Site & Access Road Grading & Drainage	1,000	LF	\$80	\$80,000
5. Extend Power Supply	1,000	LF	\$30	\$30,000
6. Well House Building	1	LS	\$150,000	\$150,000
7. Well House Electrical	1	LS	\$150,000	\$150,000
8. Water Treatment System ¹	1	LS	\$50,000	\$50,000
9. Pipe and Valves to Connect to Existing System	1,000	LF	\$125	\$125,000
10. SCADA	1	LS	\$25,000	\$25,000
11. Rock Excavation	100	CY	\$200	\$20,000
12. Bonds and Mobilization (Max. 3% of Total Bid)	1	LS	\$21,000	\$21,000
	Total Construction Cost			\$711,000
			Engineering Design & Surveying (10%)	\$71,100
			Contingencies (10%)	\$71,100
			Construction Administration/Observation (5%)	\$35,550
			Permit Fees & Miscellaneous	\$1,500
			Land Acquisition	\$50,000
			Total Project Cost	\$940,250

Notes:

1. Assumes chlorination and minor pH adjustment only.
2. The new well location has not yet been determined. Therefore, 1,000 LF of access road, pipe, etc., as noted, are assumed. Actual lengths, and therefore costs, may vary significantly.
3. The costs indicated represent my opinion of the probable costs if the project were constructed at present and had been competitively bid. Final design, market conditions for labor and materials, unforeseen subsurface conditions, weather-related delays and other factors will affect actual cost.

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