

Craig Bryant, Mayor
Chris Witt, Vice Mayor
Jamie Manspile
Marlon Rickman
Chris Petty



Buchanan Town Council
Thursday August 18, 2022
6:00pm
Work Session
Council Chambers
19753 Main Street
Buchanan, VA 24066

AGENDA

- A. ROLL CALL AND ESTABLISHMENT OF QUORUM**
- B. DOUG HUTCHINS OF CHA FACTORY FLATS PRESENTATION**
- C. WWTP FLOOR QUOTES**
- D. PROPOSED 2023 CALENDAR OF EVENTS**
- E. MAIN STREET BANNERS DISCUSSION – POLE TO POLE ACROSS ROUTE 11**
- F. TOWN SPEED LIMIT DISCUSSION**
- G. SOUTHVIEW FOLLOW-UP**
- H. 65A(2)22B DISCUSSION (CHARLIE'S PLACE)**
- I. TREE PROGRAM CONVERSATION**
- J. BUDGET UPDATE**
- K. ADJOURNMENT**

Sewer Upgrades for Groendyk Property

Review of Options



North Arrow

Stationing: 1+00, 2+00, 3+00, 4+00, 5+00, 6+00, 7+00, 8+00, 9+00, 10+00, 11+00, 12+00, 13+00, 14+00, 15+00, 16+00, 17+00, 18+00, 19+00, 20+00, 21+00, 22+00, 23+00, 24+00, 25+00, 26+00, 27+00, 28+00, 29+00, 30+00, 31+00, 32+00, 33+00, 34+00, 35+00, 36+00, 37+00, 38+00, 39+00, 40+00, 41+00, 42+00, 43+00, 44+00, 45+00, 46+00, 47+00, 48+00, 49+00, 50+00, 51+00, 52+00, 53+00, 54+00, 55+00, 56+00, 57+00, 58+00, 59+00, 60+00, 61+00, 62+00, 63+00, 64+00, 65+00, 66+00, 67+00, 68+00, 69+00, 70+00, 71+00, 72+00, 73+00, 74+00, 75+00, 76+00, 77+00, 78+00, 79+00, 80+00, 81+00, 82+00, 83+00, 84+00, 85+00, 86+00, 87+00, 88+00, 89+00, 90+00, 91+00, 92+00, 93+00, 94+00, 95+00, 96+00, 97+00, 98+00, 99+00, 100+00, 101+00, 102+00, 103+00, 104+00, 105+00, 106+00, 107+00, 108+00, 109+00, 110+00, 111+00, 112+00, 113+00, 114+00, 115+00, 116+00, 117+00, 118+00, 119+00, 120+00, 121+00, 122+00, 123+00, 124+00, 125+00, 126+00, 127+00, 128+00, 129+00, 130+00, 131+00, 132+00, 133+00, 134+00, 135+00, 136+00, 137+00, 138+00, 139+00, 140+00, 141+00, 142+00, 143+00, 144+00, 145+00, 146+00, 147+00, 148+00, 149+00, 150+00, 151+00, 152+00, 153+00, 154+00, 155+00, 156+00, 157+00, 158+00, 159+00, 160+00, 161+00, 162+00, 163+00, 164+00, 165+00, 166+00, 167+00, 168+00, 169+00, 170+00, 171+00, 172+00, 173+00, 174+00, 175+00, 176+00, 177+00, 178+00, 179+00, 180+00, 181+00, 182+00, 183+00, 184+00, 185+00, 186+00, 187+00, 188+00, 189+00, 190+00, 191+00, 192+00, 193+00, 194+00, 195+00, 196+00, 197+00, 198+00, 199+00, 200+00, 201+00, 202+00, 203+00, 204+00, 205+00, 206+00, 207+00, 208+00, 209+00, 210+00, 211+00, 212+00, 213+00, 214+00, 215+00, 216+00, 217+00, 218+00, 219+00, 220+00, 221+00, 222+00, 223+00, 224+00, 225+00, 226+00, 227+00, 228+00, 229+00, 230+00, 231+00, 232+00, 233+00, 234+00, 235+00, 236+00, 237+00, 238+00, 239+00, 240+00, 241+00, 242+00, 243+00, 244+00, 245+00, 246+00, 247+00, 248+00, 249+00, 250+00, 251+00, 252+00, 253+00, 254+00, 255+00, 256+00, 257+00, 258+00, 259+00, 260+00, 261+00, 262+00, 263+00, 264+00, 265+00, 266+00, 267+00, 268+00, 269+00, 270+00, 271+00, 272+00, 273+00, 274+00, 275+00, 276+00, 277+00, 278+00, 279+00, 280+00, 281+00, 282+00, 283+00, 284+00, 285+00, 286+00, 287+00, 288+00, 289+00, 290+00, 291+00, 292+00, 293+00, 294+00, 295+00, 296+00, 297+00, 298+00, 299+00, 300+00, 301+00, 302+00, 303+00, 304+00, 305+00, 306+00, 307+00, 308+00, 309+00, 310+00, 311+00, 312+00, 313+00, 314+00, 315+00, 316+00, 317+00, 318+00, 319+00, 320+00, 321+00, 322+00, 323+00, 324+00, 325+00, 326+00, 327+00, 328+00, 329+00, 330+00, 331+00, 332+00, 333+00, 334+00, 335+00, 336+00, 337+00, 338+00, 339+00, 340+00, 341+00, 342+00, 343+00, 344+00, 345+00, 346+00, 347+00, 348+00, 349+00, 350+00, 351+00, 352+00, 353+00, 354+00, 355+00, 356+00, 357+00, 358+00, 359+00, 360+00, 361+00, 362+00, 363+00, 364+00, 365+00, 366+00, 367+00, 368+00, 369+00, 370+00, 371+00, 372+00, 373+00, 374+00, 375+00, 376+00, 377+00, 378+00, 379+00, 380+00, 381+00, 382+00, 383+00, 384+00, 385+00, 386+00, 387+00, 388+00, 389+00, 390+00, 391+00, 392+00, 393+00, 394+00, 395+00, 396+00, 397+00, 398+00, 399+00, 400+00, 401+00, 402+00, 403+00, 404+00, 405+00, 406+00, 407+00, 408+00, 409+00, 410+00, 411+00, 412+00, 413+00, 414+00, 415+00, 416+00, 417+00, 418+00, 419+00, 420+00, 421+00, 422+00, 423+00, 424+00, 425+00, 426+00, 427+00, 428+00, 429+00, 430+00, 431+00, 432+00, 433+00, 434+00, 435+00, 436+00, 437+00, 438+00, 439+00, 440+00, 441+00, 442+00, 443+00, 444+00, 445+00, 446+00, 447+00, 448+00, 449+00, 450+00, 451+00, 452+00, 453+00, 454+00, 455+00, 456+00, 457+00, 458+00, 459+00, 460+00, 461+00, 462+00, 463+00, 464+00, 465+00, 466+00, 467+00, 468+00, 469+00, 470+00, 471+00, 472+00, 473+00, 474+00, 475+00, 476+00, 477+00, 478+00, 479+00, 480+00, 481+00, 482+00, 483+00, 484+00, 485+00, 486+00, 487+00, 488+00, 489+00, 490+00, 491+00, 492+00, 493+00, 494+00, 495+00, 496+00, 497+00, 498+00, 499+00, 500+00, 501+00, 502+00, 503+00, 504+00, 505+00, 506+00, 507+00, 508+00, 509+00, 510+00, 511+00, 512+00, 513+00, 514+00, 515+

Low Street – James River Connection

- Advantages
 - More cost effective
 - Upgrade Low Street sewer to new 8" PVC
 - Eliminates blockages and overflows along proposed route
 - Eliminates any existing inflow and infiltration into Low Street sewer
 - No creek crossings
- Disadvantages
 - Must acquire easement

Town of Buchanan
19318 Main St - Sewer Improvements
26-Jul-22

Opinion of Probable Cost

North Alignment - James River Sewer Connection Option

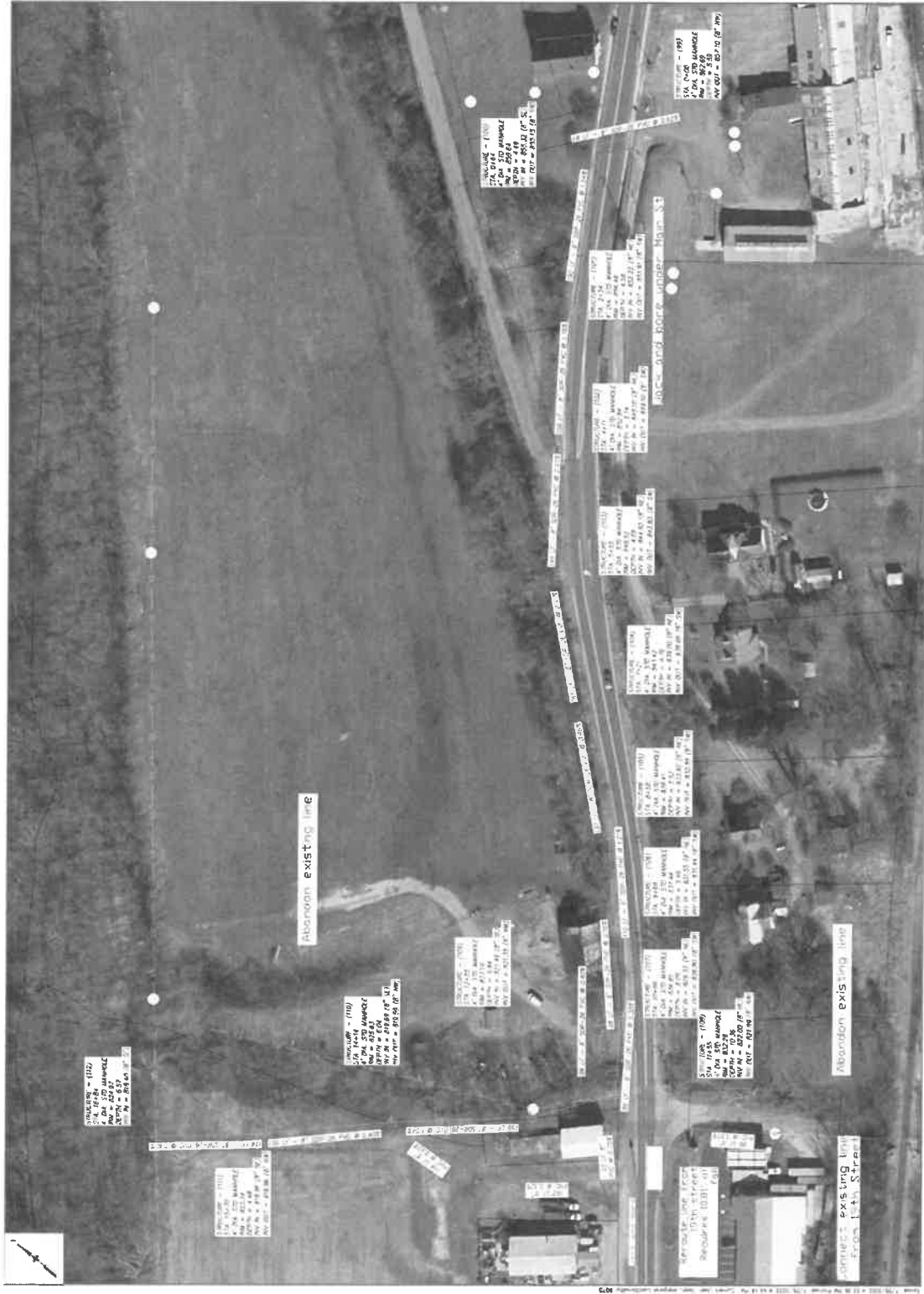
Pipe inverts and slopes shown to demonstrate minimum required tie-in elevation at existing sewer

No.	Item	Unit	Quantity	Unit Price	Extended Total Price
1.01	PVC SDR 26 Gravity Sewer Pipe, 8-in	LF	1297	\$150	\$194,500
1.02	Manhole Base (4' diameter)	EA	10	\$5,000	\$50,000
1.03	Manhole Riser Section (4' diameter)	VLF	5.5	\$500	\$2,800
1.04	Manhole Frame and Cover	EA	10	\$1,000	\$10,000
1.05	Connect to Existing Manhole/Line	EA	2	\$7,500	\$15,000
1.06	Reconnect Existing Sewer Lateral	EA	9	\$2,000	\$18,000
1.07	Abandon Existing Sewer Pipe	EA	1	\$7,500	\$7,500
1.08	Pavement Restoration - Mill and Overlay Public Road	LF	750	\$125	\$93,800
1.09	Jack and bore setup	EA	1	\$7,500	\$7,500
1.10	Steel Casing Pipe	LF	45	\$600	\$27,000
1.11	Subgrade Stone	TON	230	\$100	\$23,000
Subtotal					\$ 450,000

Total Opinion of Probable Cost

Item No.	Description	
2.01	Construction Cost (Total of Table Above & Mobilization & Contractor OH&P)	\$520,000
2.04	Engineering (15% of Construction Cost)	\$78,000
2.05	Inspection	\$50,000
2.06	Contingency (15% of all above)	\$97,000
Total Gravity Sewer Cost		\$745,000

Option



Main Street – Creek Crossing Option

- **Advantages**
 - Reroute existing sewer from 19th Street and eliminate exposed creek crossing
 - Possible connections for 19115 Main St (Flea Market) and 19063 Main St (Thrasher Salvage)
 - Abandon existing sewer near Dry Run Creek
 - Reduces potential creek inflow to sewer
- **Disadvantages**
 - More expensive
 - Additional permitting for creek crossing
 - Easements required

Town of Buchanan
19318 Main St - Sewer Improvements
26-Jul-22

Opinion of Probable Cost Main Street Alignment - Creek Crossing Option

Pipe Inverts and slopes shown to demonstrate minimum required tie-in elevation at existing sewer

No.	Item	Unit	Quantity	Unit Price	Extended Total Price
1.01	PVC SDR 26 Gravity Sewer Pipe, 8-in	LF	2127	\$150	\$319,100
1.02	Class 350 Ductile Iron Sewer Pipe, Stream Crossing, 8-in	LF	50	\$350	\$17,500
1.03	Manhole Base (4' diameter)	EA	14	\$5,000	\$70,000
1.04	Manhole Riser Section (4' diameter)	VLF	23.2	\$500	\$11,700
1.05	Manhole Frame and Cover	EA	14	\$1,000	\$14,000
1.06	Connect to Existing Manhole/Line	EA	2	\$7,500	\$15,000
1.07	Abandon Existing Sewer Pipe	EA	1	\$7,500	\$7,500
1.08	Pavement Restoration - Mill and Overlay Public Road	LF	700	\$125	\$87,500
1.09	Subgrade Stone	TON	250	\$100	\$25,000
1.10	Asphalt Driveway Restoration	EA	2	\$7,000	\$14,000
1.11	Concrete Casing	LF	50	\$100	\$5,000
1.12	Creek Crossing	EA	1	\$10,000	\$10,000
1.13	Jack and bore setup	EA	2	\$7,500	\$15,000
1.14	Steel Casing Pipe	LF	90	\$600	\$54,000
1.15	New Sewer Lateral	EA	2	\$5,000	\$10,000
Subtotal					\$ 675,300

Total Opinion of Probable Cost

Item No.	Description	
2.01	Construction Cost (Total of Table Above & Mobilization & Contractor OH&P)	\$779,000
2.04	Engineering (15% of Construction Cost)	\$117,000
2.05	Inspection	\$50,000
2.06	Contingency (15% of all above)	\$142,000
Total Gravity Sewer Cost		\$1,088,000

STATEMENT

Date: 07/29/22

"The bitterness of poor quality remains long
after the sweetness of low price is forgotten."

CURTIS DEACON CONTRACTING, INC.**P. O. Box 343****BUCHANAN, VA 24066**

Continuous Guttering
Vinyl Siding
Residential - Commercial

(540) 464-5612
(540) 254-2217
Fax: (540) 254-1370

TO: Name: Town of Buchanan
 Address: P.O. Box 205
 Buchanan, VA 24066

 Tel. #: _____

PRICE TO BE RECALCULATED IF SCOPE OF WORK IS CHANGED AFTER EST. HAS BEEN GIVEN

DATE	PAYMENT DUE UPON COMPLETION OF WORK	ESTIMATE
	Job site: Waste Water Treatment Building	
	To remove existing floor cabinets, H/W heater, and shower unit to prepare for floor removal. To remove existing floor tile and subfloor and dispose of in towns dumpster. To remove existing floor insulation. To replace or repair any bad floor joist and level out floor. To install new 3/4" Advantech tongue and grove subfloor. To install durock concrete board on new subfloor. To install new 6x6 floor tile with grout. To re-install rubber base molding around walls. To install new encapsulated batt insulation (R19) under new floor.	24,520.00
	To re-install existing floor cabinets and counter top.	1,440.00
	To re-install existing shower unit with new drywall where needed.	980.00
****	Deposit will be required to purchase materials.	
	TOTAL:	26,940.00

**PAY LAST AMOUNT
IN THIS COLUMN**

*Thank You***Now Accepting :Visa, Master Card, Discover, and American Express**

If your payment has already been sent, please disregard this notice.

Business Hours - Monday through Friday
9:00 a.m. - 5:00 p.m.

Brent Weiss Construction Proposal

License # 2705172539

Estimate # 1595

Date: 05 - 23 - 22



Brent Weiss Construction

Owner Information

Name Town of Buchanan

Address 19753 Main Street

City, State ZIP Buchanan, VA 24066

Phone 540 - 254 - 1212

Complaint WWTP Damaged Floor

Project name WWTP Floor & Crawlspace
Town of Buchanan

Contractor Information

Company Brent Weiss

Name Brent Weiss Construction

Address 225 Lowe Street

City, State ZIP Buchanan, VA 24066

Phone (540) 425 - 2636

Email bwconstruction05@gmail.com

Total Cost \$34,465

Scope of Work

1. Remove existing cabinetry, water heater, and any other items resting on floor
2. Remove all existing tile, and insulation
3. Remove damaged subfloor and install tongue and groove subflooring where removed and properly secure
4. Install tile underlayment and tile to match existing as close as possible
5. Install floor drains then grout and seal tile
6. Install existing cabinetry, water heater, and any other items removed
7. Remove all debris from crawlspace any remaining floor insulation
8. Install R-30 fiberglass insulation on floor
9. Install furring strips 16" oc and insulation/vapor barrier on masonry foundation walls (R Value - 3.7)
10. Install vapor barrier on crawlspace floor and secure
11. Remove all debris from job site

Special Provisions

A deposit of \$13,786 will be due upon acceptance of this proposal.
The remaining balance of \$20,679 will be due upon completion of this project.

Company Proposal

I Brent Weiss of Brent Weiss Construction propose to provide all material and labor required to complete the above scope of work under the conditions of the Special Provisions section of this proposal for the total amount of thirty four thousand four hundred sixty five dollars (\$34,465). *Brent Weiss Construction reserves the right to refuse this proposal if not accepted within 30 days from date proposal was offered.*

Submitted by (Brent Weiss)

Date

Owner Acceptance



Proposal

2944 Orange Ave., NE
Roanoke, VA 24012
(540) 985-9160
(540) 985-9166 (fax)
License # 2701 030874A

PROPOSAL SUBMITTED Town of Buchanan		PHONE	DATE July 29, 2022
STREET		JOB NAME WWTP Office Renovation	
CITY, STATE and ZIP CODE Buchanan, VA		Location	
ATTN: Susan McCulloch, Town Manager		E-mail smcculloch@buchanan-va.gov	phone 540-254-1212x3
WE HEREBY SUBMIT SPECIFICATIONS AND ESTIMATES FOR:			
We propose to furnish the necessary labor, materials, and equipment to perform the following: -Work to be performed per description as detailed on email dated 4/20/22 to Claudine Stump and the site visit on 5/20/22; -Remove existing cabinetry, water heater, and other fixed items that are resting on the floor -Remove all existing tile, subfloor, and insulation -Furnish and install tongue and groove subflooring to the existing building joists -Furnish and install new R-19 insulation in the joist space and cover the bottom side of the joists with visqueen -Furnish and install new quarry tile on crack isolation mat -Reinstall floor drains in previous locations -Reinstall the removed cabinetry, water heater, and other fixed items that were resting on the the floor -Clean up and remove all demoed debris from job site Alternate Price #1...Paint interior of building walls....ADD.....\$5,973 Alternate Price #2...Furnish a temporary office while construction is on-going....ADD...\$3,438 Alternate Price #3...In lieu of quarry tile, furnish and install slip resistant safety floor..ADD...\$9,997 Exclusions: No design documents or engineering, No building permits, No electrical, No HVAC, No plumbing (except water-heater removal), No low-voltage/fire alarm/security/access-control/data/voice, No bonds, No builders risk insurance			
WE PROPOSE hereby to furnish material and labor - complete in accordance with above specifications, for the sum of: Seventy-One Thousand Five Hundred Ninety-Four dollars \$ 71,594.00			
Payment to be made as follows:			
All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alterations or deviations from above specifications involving extra cost will be executed only upon written orders and will become an extra charge over and above the estimated price. All agreements contingent upon accidents, strikes, acts of God or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. F & S to provide general liability and workers compensation insurance.		Authorized Signature <i>Jeff Austin</i> Jeff Austin Note: This proposal may be withdrawn by us if not accepted within 15 days.	
ACCEPTANCE OF PROPOSAL: The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made according to the terms above.			
Date of Acceptance: _____		Signature _____	