



Loudoun County, Virginia
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Department of Building and Development

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Technical and Procedural Newsletter

July 1, 2019

To: Members of the Land Development and Engineering Design Community

From: Michael D. Seigfried, Director

The purpose of this correspondence is to inform the Land Development and Engineering Design Community of technical and procedural updates that have recently transpired. Please distribute this information to applicable personnel within your organization.

In This Edition: Update of the Bond Estimate Unit Price Lists for Site Plans and Construction Plans

Applicable Standards: Facilities Standards Manual Section 8.304

Discussion:

The unit price lists (UPLs) for performance bonds of site plans (STPLs) and construction plans (CPAPs) have been updated. This represents the first cost review and update since 2010, (there was a minor change to the CPAP list in 2014 to add 1 item, without increasing any unit costs). The final drafts of the UPLs were compared with surrounding jurisdictions and discussed with appropriate industry representatives.

The effective date for these lists is September 1st, 2019. All new bond estimates submitted after that date need to reflect these UPL values. Those projects that currently have an approved bond amount letter may continue to process under their current amounts. For any project that does not have an approved bond amount letter, the applicant would have to submit a new bond estimate using the new UPLs.

Applicants proposing bond reductions must submit the estimate of their remaining and/or reduced infrastructure value using the new bond reduction form. This new form only contains the first 3 items of the UPLs, so the applicants need to transfer each item that has a quantity from their approved UPLs into this list.

Procedures for using the new forms are similar to the way the old forms work. Applicants add the quantity of each item and the table will automatically perform all calculations and provide the final total bond amounts. Some special items have interactive instructions notes that pop up when the cursor is placed over the cell.

The Excel tables will all be posted on the County B&D documents page on the following folder:
Bonding/Performance/Bond Estimate Forms.