

MEMORANDUM TO THE INDUSTRY

TO: All Builders, Developers, and Engineers

FROM: Huy Tran P.E., LEED AP, Manager of Land Development Programs

DATE: January 3, 2017

SUBJECT: Modification to the Loudoun Water Reimbursement Program

Effective **January 16, 2017**, Loudoun Water will implement a modification to our reimbursement program. All developer agreements with reimbursements signed previously remain in effect under their respective reimbursement provisions.

Loudoun Water, in partnership with representatives from NVBIA and NAIOP, have worked together to modify the reimbursement program.

Reimbursement for Oversizing

When a pipe is requested to be upsized in order to meet the system's needs, Loudoun Water will reimburse a developer the difference in the material cost between the actual pipe diameter installed and the pipe diameter sized sufficient to serve the development.

The Developer's engineer may be required to provide a water model and/or a detailed sanitary sewer shed analysis to demonstrate the minimum pipe size needed to serve the development. Minimum pipe sizes must also adhere to the Loudoun Water Engineering Design Manual.

The reimbursement will be based on a table with per-linear-foot unit costs. The table is attached and will be updated on an annual basis. The reimbursement table reflects the material costs on a per-linear-foot of pipe and takes into account pipe material, stone bedding, an average number of fittings and manholes, and sales tax for both water and sanitary sewer.



Example:

- Development demonstrates only an 8-inch diameter waterline is required
- Loudoun Water determines that the system needs a 12-inch diameter waterline
- For Example: 1,500 linear feet of 12-inch diameter waterline to be oversized and installed with the development
- Reimbursement amount = (1,500 linear feet) x [(12-inch linear foot material cost) – (8-inch linear foot material cost)]

At the time of construction plan approval, Loudoun Water will prepare the developer agreement, a reimbursement service map that portrays an approximate area that benefits from the requested oversized infrastructure, and the calculated total dollar amount for reimbursement.

Reimbursement will occur in March of each year for up to 10 years and will be based on the connections made within the reimbursement service area after the project has passed the Beneficial Use inspection.

Reimbursement for Future System Extensions

During the construction plan review, Loudoun Water may request water and/or sanitary sewer main extensions to be installed to the limit of the disturbed area of a development in order to facilitate future extensions. Loudoun Water will reimburse the Developer 100% of the installed cost of the requested length of pipe extensions that are not required by the development.

Instances when a developer owns an adjacent parcel, even through a separate entity, will not be eligible for reimbursement for extending future infrastructure since it benefits them self.

Following the project passing the Beneficial Use Inspection, the Developer will submit a written request for reimbursement including supporting documentation of the actual costs of the installation of the water and/or sanitary sewer utilities. Upon Loudoun Water's review and approval of the actual costs, the Developer will be reimbursed the approved actual cost the following March.

Should there be any questions or concerns in regards to the above information, please don't hesitate to contact:

Mr. Huy Tran, P.E.
Manager of Land Development Programs
htran@loudounwater.org, 571.291.7715

OR

Ms. Robyn Bailey
Business Relations Manager
rbailey@loudounwater.org, 571.291.7716

Loudoun Water 2017 Reimbursement Costs

Water Line Table

Pipe Diameter (IN)	Material Cost per LF
8	\$52
10	\$66
12	\$81
16	\$114
20	\$148
24	\$190
30	\$311
36	\$379

Sanitary Sewer Table

Pipe Diameter (IN)	Material Cost per LF
8	\$62
10	\$67
12	\$73
16	\$86
20	\$101
24	\$121

NOTES:

1.) Water line costs include stone, pipe material, and averaging 1 fitting per 60 feet of pipe.

2.) Sanitary sewer costs include stone, pipe material, and averaging 1 manhole per 135 feet of pipe. Manholes estimated at 12 feet of cover.

3.) Prices include 5% VA state tax.