

MEMORANDUM TO THE INDUSTRY

TO: All Builders, Developers, Engineers, Site Contractors, and Distributors Engaging in the Installation of Loudoun Water's Systems

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

DATE: June 21, 2016

SUBJECT: Loudoun Water – Reduced Bond Amount Policy for Site Plans

Effective July 1, 2016, Loudoun Water will implement a modification to the bond amount requirements for site plans. Loudoun Water is making available to any multifamily, commercial, or industrial site plan the option to provide a reduced bond amount, as opposed to 100%, of the proposed construction costs for water, sanitary sewer, and reclaimed water infrastructure. The change may apply to construction plans for site plans that have received Loudoun Water approval after July 1, 2016.

The procedure for determining bond amounts for multifamily, commercial, or industrial site plans are as follows:

- Pass-through: Defined as one or more offsite parcels dependent on the site's infrastructure for connection to Loudoun Water's system
 - Segments of infrastructure determined by Loudoun Water as pass-through and serving offsite or other parcels must be posted at 100%
- Onsite: Defined as no offsite development/parcels dependent on the site's infrastructure for connection to Loudoun Water's system
 - Segments of infrastructure determined by Loudoun Water as onsite and serving the subject site only may be posted at 35%
- No bond shall be less than \$10,000 for site plans
- Does not qualify for 50% reductions

Submission Requirements

- New bond form will have a section for infrastructure to be bonded at 100% and a section for infrastructure to be bonded at 35%, and then the total bond amount
- 11x17 sheet showing the utilities included with the site plan bond form
 - Highlight pass-through only, water in blue, sewer in green; all other lines not highlighted are proposed onsite (example attached)

New bond form will be available online June 21 at www.loudounwater.org.

Estimate of Construction Cost Bond Form for Site Plans



Under the Developer Agreement with Loudoun Water, each project must be built under a performance bond to assure completion of the public improvements, a payment bond to ensure that contractors and suppliers are paid, and a maintenance bond to serve as a warranty on the work. This form may be used to establish the amount of the performance and payment bonds. Listed below are unit costs for many of the items that are installed on a typical project. Where the scope of work is not reflected, or not fully reflected by the listed items and prices, the developer or engineer will furnish an estimate of cost using other sources, such as a formal engineer's estimate or a contract for the work.

This form may be used to establish a reduced performance and payment bond amount for multi-family, commercial, or industrial site plans. The first portion of the form should be completed to include quantities of infrastructure to be bonded at 100%. The second portion should be completed to include quantities of infrastructure to be bonded at 35%.

Project Name: _____

Project ID #: _____ Date Prepared: _____

Infrastructure to be Bonded at 100%

Item	Quantity	Unit	Unit Price	Total Price
WATER MAIN				
4" ductile iron pipe and fittings		LF	\$ 50	\$ -
6" ductile iron pipe and fittings		LF	\$ 65	\$ -
8" ductile iron pipe and fittings		LF	\$ 80	\$ -
10" ductile iron pipe and fittings		LF	\$ 90	\$ -
12" ductile iron pipe and fittings		LF	\$ 100	\$ -
16" ductile iron pipe and fittings		LF	\$ 130	\$ -
20" ductile iron pipe and fittings		LF	\$ 135	\$ -
24" ductile iron pipe and fittings		LF	\$ 180	\$ -
30" ductile iron pipe and fittings		LF	\$ 220	\$ -
VALVE				
4" or 6" valve		Each	\$ 900	\$ -
8", 10" or 12" valve		Each	\$ 2,200	\$ -
16" or 20" valve		Each	\$ 4,500	\$ -
24" or 30" valve		Each	\$ 7,500	\$ -
FIRE HYDRANT				
hydrant assembly including auxiliary valve		Each	\$ 4,500	\$ -
AIR RELEASE				
air release assembly with manhole		Each	\$ 5,000	\$ -
EXTENSION FROM EXISTING BLOW-OFF				
4" thru 12" main		Each	\$ 1,500	\$ -
16" thru 30" main		Each	\$ 3,000	\$ -
CUT-IN ON EXISTING MAIN				
6" thru 12" existing main - not including valve(s)		Each	\$ 4,000	\$ -
16" thru 30" existing main - not including valve(s)		Each	\$ 6,000	\$ -

Item	Quantity	Unit	Unit Price	Total Price
WET TAP OF EXISTING MAIN				
6" thru 12" existing main including tapping sleeve and valve		Each	\$ 8,000	\$ -
16" thru 24" existing main including tapping sleeve and valve		Each	\$ 15,000	\$ -
SERVICE CONNECTION				
1" service with meter setting		Each	\$ 1,500	\$ -
1 1/2" or 2" service with meter setting, including 6" auxiliary valve		Each	\$ 3,000	\$ -
3" or larger service with underground meter, including 6" valve		Each	\$ 17,000	\$ -
fire or domestic connection with indoor meter, including 6" valve		Each	\$ 1,500	\$ -
TEMPORARY BLOW-OFF				
temporary blow-off with line anchor on 4" thru 12" main		Each	\$ 2,500	\$ -
temporary blow-off with line anchor on 16" thru 30" main		Each	\$ 3,500	\$ -
TRENCHLESS CROSSING				
bore pit and retrieval pit		Each	\$ 5,000	\$ -
jack and bore with 16" or 20" casing		LF	\$ 800	\$ -
jack and bore with 24" or 30" casing		LF	\$ 1,300	\$ -
jack and bore with 36" or 42" casing		LF	\$ 1,700	\$ -
jack and bore or tunnel with 48" thru 60" casing or liner		LF	\$ 2,000	\$ -
WATER MISCELLANEOUS				
polyethylene encasement, bonded joints and anode beds		LF	\$ 22	\$ -
anode bed and test station		Each	\$ 4,000	\$ -
				\$ -
				\$ -
				\$ -
				\$ -
WATER SUBTOTAL (for infrastructure bonded at 100%):				\$ -

SEWER

Item	Quantity	Unit	Unit Price	Total Price
8" SANITARY SEWER				
depths to 10' of cover		LF	\$ 65	\$ -
cover more than 10'		LF	\$ 125	\$ -
10" SANITARY SEWER				
depths to 10' of cover		LF	\$ 75	\$ -
cover more than 10'		LF	\$ 135	\$ -
12" SANITARY SEWER				
depths to 10' of cover		LF	\$ 85	\$ -
cover more than 10'		LF	\$ 145	\$ -
16" SANITARY SEWER				
depths to 10' of cover		LF	\$ 100	\$ -
cover more than 10'		LF	\$ 175	\$ -
20" SANITARY SEWER				
depths to 10' of cover		LF	\$ 115	\$ -
cover more than 10'		LF	\$ 185	\$ -
24" SANITARY SEWER				
depths to 10' of cover		LF	\$ 125	\$ -
cover more than 10'		LF	\$ 200	\$ -

Item	Quantity	Unit	Unit Price	Total Price
30" SANITARY SEWER				
depths to 10' of cover		LF	\$ 145	\$ -
cover more than 10'		LF	\$ 235	\$ -
36" SANITARY SEWER				
depths to 10' of cover		LF	\$ 175	\$ -
cover more than 10'		LF	\$ 250	\$ -
MANHOLE				
4' inside diameter, 6' depth		Each	\$ 5,000	\$ -
4' inside diameter, depth below 6'		VF	\$ 350	\$ -
5' inside diameter, 6' depth		Each	\$ 6,500	\$ -
5' inside diameter, depth below 6'		VF	\$ 500	\$ -
connect to existing manhole by core and boot		Each	\$ 2,000	\$ -
TRENCHLESS CROSSING				
bore pit and retrieval pit		Each	\$ 5,000	\$ -
jack and bore through 24" or smaller casing		LF	\$ 700	\$ -
jack and bore with 30" thru 42" casing		LF	\$ 1,300	\$ -
jack and bore or tunnel with 48" thru 60" casing or liner		LF	\$ 2,200	\$ -
SEWER MISCELLANEOUS				
sewer service connection and lateral		Each	\$ 1,800	\$ -
concrete encasement		LF	\$ 150	\$ -
bypass pumping-one segment for one week		Each	\$ 3,500	\$ -
				\$ -
				\$ -
				\$ -
SEWER SUBTOTAL (for infrastructure bonded at 100%):				\$ -
MISCELLANEOUS FOR WATER OR SEWER				
16" or 20" casing installed by direct bury		LF	\$ 140	\$ -
24" or 30" casing installed by direct bury		LF	\$ 175	\$ -
36" or 42" casing installed by direct bury		LF	\$ 250	\$ -
pavement restoration, 4" deep patch		SY	\$ 60	\$ -
mill pavement and overlay		SY	\$ 25	\$ -
traffic control		Day	\$ 2,000	\$ -
imported backfill		CY	\$ 30	\$ -
rock excavation by hoe-ram		CY	\$ 120	\$ -
12' gravel access road for dedication		LF	\$ 5	\$ -
				\$ -
				\$ -
MISCELLANEOUS SUBTOTAL (for infrastructure bonded at 100%):				\$ -

Infrastructure to be Bonded at 35%

WATER

Item	Quantity	Unit	Unit Price	Total Price
WATER MAIN				
4" ductile iron pipe and fittings		LF	\$ 50	\$ -
6" ductile iron pipe and fittings		LF	\$ 65	\$ -
8" ductile iron pipe and fittings		LF	\$ 80	\$ -
10" ductile iron pipe and fittings		LF	\$ 90	\$ -
12" ductile iron pipe and fittings		LF	\$ 100	\$ -
16" ductile iron pipe and fittings		LF	\$ 130	\$ -
20" ductile iron pipe and fittings		LF	\$ 135	\$ -
24" ductile iron pipe and fittings		LF	\$ 180	\$ -
30" ductile iron pipe and fittings		LF	\$ 220	\$ -
VALVE				
4" or 6" valve		Each	\$ 900	\$ -
8", 10" or 12" valve		Each	\$ 2,200	\$ -
16" or 20" valve		Each	\$ 4,500	\$ -
24" or 30" valve		Each	\$ 7,500	\$ -
FIRE HYDRANT				
hydrant assembly including auxiliary valve		Each	\$ 4,500	\$ -
AIR RELEASE				
air release assembly with manhole		Each	\$ 5,000	\$ -
EXTENSION FROM EXISTING BLOW-OFF				
4" thru 12" main		Each	\$ 1,500	\$ -
16" thru 30" main		Each	\$ 3,000	\$ -
CUT-IN ON EXISTING MAIN				
6" thru 12" existing main - not including valve(s)		Each	\$ 4,000	\$ -
16" thru 30" existing main - not including valve(s)		Each	\$ 6,000	\$ -
WET TAP OF EXISTING MAIN				
6" thru 12" existing main including tapping sleeve and valve		Each	\$ 8,000	\$ -
16" thru 24" existing main including tapping sleeve and valve		Each	\$ 15,000	\$ -
SERVICE CONNECTION				
1" service with meter setting		Each	\$ 1,500	\$ -
1 1/2" or 2" service with meter setting, including 6" auxiliary valve		Each	\$ 3,000	\$ -
3" or larger service with underground meter, including 6" valve		Each	\$ 17,000	\$ -
fire or domestic connection with indoor meter, including 6" valve		Each	\$ 1,500	\$ -
TEMPORARY BLOW-OFF				
temporary blow-off with line anchor on 4" thru 12" main		Each	\$ 2,500	\$ -
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TRENCHLESS CROSSING				
bore pit and retrieval pit		Each	\$ 5,000	\$ -
jack and bore with 16" or 20" casing		LF	\$ 800	\$ -
jack and bore with 24" or 30" casing		LF	\$ 1,300	\$ -
jack and bore with 36" or 42" casing		LF	\$ 1,700	\$ -
jack and bore or tunnel with 48" thru 60" casing or liner		LF	\$ 2,000	\$ -

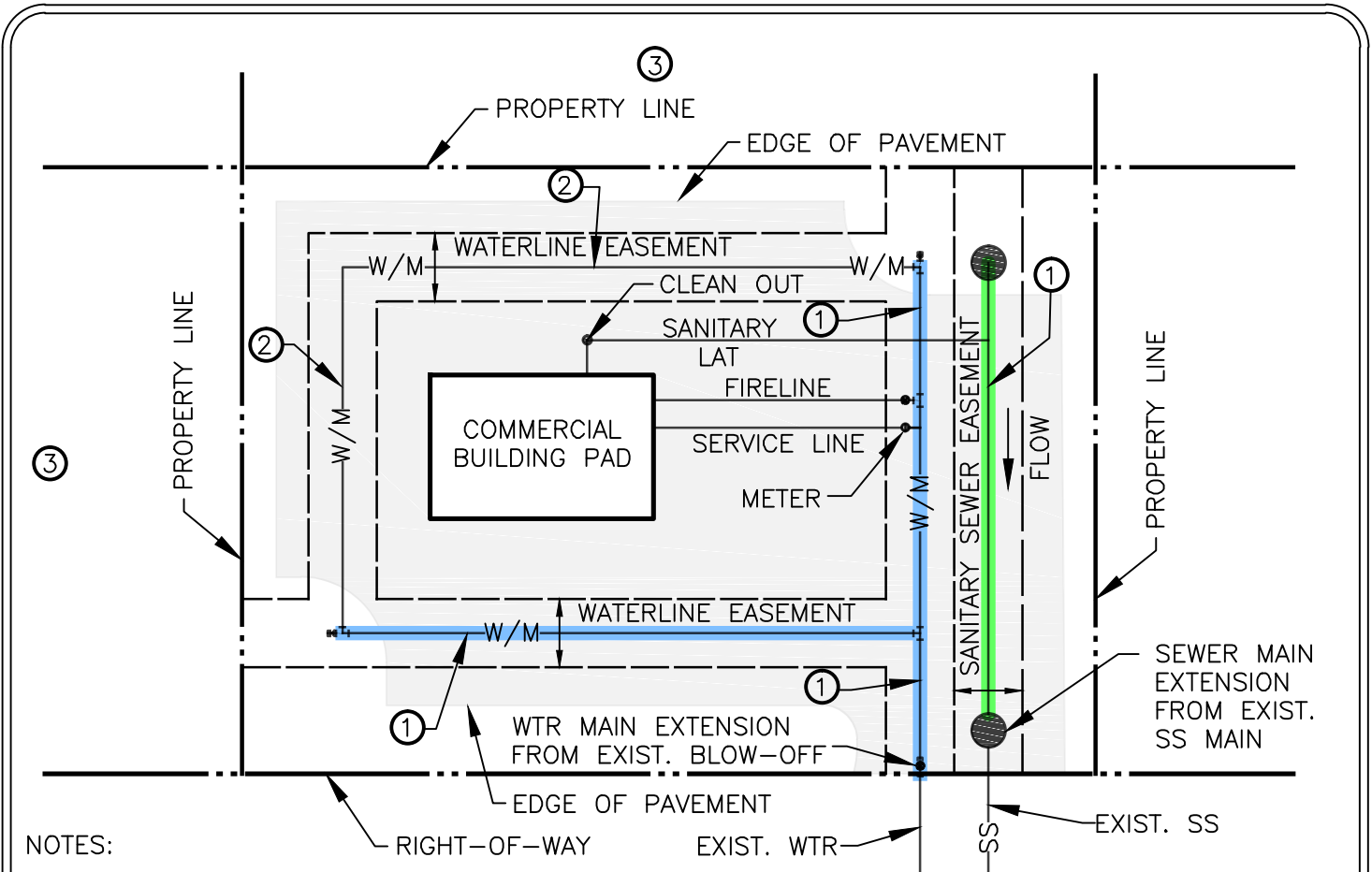
Item	Quantity	Unit	Unit Price	Total Price
WATER MISCELLANEOUS				
polyethylene encasement, bonded joints and anode beds		LF	\$ 22	\$ -
anode bed and test station		Each	\$ 4,000	\$ -
				\$ -
				\$ -
				\$ -
				\$ -
WATER SUBTOTAL (for infrastructure bonded at 35%):				\$ -

SEWER

Item	Quantity	Unit	Unit Price	Total Price
8" SANITARY SEWER				
depths to 10' of cover		LF	\$ 65	\$ -
cover more than 10'		LF	\$ 125	\$ -
10" SANITARY SEWER				
depths to 10' of cover		LF	\$ 75	\$ -
cover more than 10'		LF	\$ 135	\$ -
12" SANITARY SEWER				
depths to 10' of cover		LF	\$ 85	\$ -
cover more than 10'		LF	\$ 145	\$ -
16" SANITARY SEWER				
depths to 10' of cover		LF	\$ 100	\$ -
cover more than 10'		LF	\$ 175	\$ -
20" SANITARY SEWER				
depths to 10' of cover		LF	\$ 115	\$ -
cover more than 10'		LF	\$ 185	\$ -
24" SANITARY SEWER				
depths to 10' of cover		LF	\$ 125	\$ -
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4' inside diameter, depth below 6'		VF	\$ 350	\$ -
5' inside diameter, 6' depth		Each	\$ 6,500	\$ -
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imported backfill		CY	\$ 30	\$ -
rock excavation by hoe-ram		CY	\$ 120	\$ -
12' gravel access road for dedication		LF	\$ 5	\$ -
				\$ -
				\$ -
MISCELLANEOUS SUBTOTAL (for infrastructure bonded at 35%):				\$ -

Infrastructure Total (should everything be bonded at 100%)	\$ -
Water + Sewer + Miscellaneous (bonded at 100%) Subtotals	\$ -
Water + Sewer + Miscellaneous (bonded at 35%) Subtotals	\$ -
Infrastructure (bonded at 100% + 35%) Total	\$ -
Mobilization	\$ -
10% Construction Contingency	\$ -
Inflation During the Project at 4% for 3 years	\$ -
ESTIMATED COST OF CONSTRUCTION:	\$ -



NOTES:

1. PASS THROUGH: INFRASTRUCTURE NECESSARY TO SERVE ADJACENT/OFFSITE PROPERTIES. MAIN AND ALL ASSOCIATED APPURTENANCES REQUIRED TO BE BONDED AT 100%. HIGHLIGHTED WATER BLUE, SANITARY SEWER GREEN AND RECLAIMED PURPLE.
2. ONSITE: INFRASTRUCTURE SERVING ONLY THIS ONSITE DEVELOPMENT. MAIN AND ALL ASSOCIATED APPURTENANCES CAN BE BONDED AT 35%. NOT HIGHLIGHTED.
3. ADJACENT PROPERTY ELIGIBLE FOR SERVICE AND/OR CONNECTIVITY TO LOUDOUN WATER'S SYSTEM.
4. APPLICANT TO PROVIDE HIGHLIGHTED EXHIBIT WITH EVERY MULTIFAMILY, COMMERCIAL OR INDUSTRIAL SITE PLAN BOND ESTIMATE IF OPTING TO USE REDUCED SITE PLAN BOND PROCESS.
5. THIS IS PROVIDED AS AN EXAMPLE ONLY; EACH INDIVIDUAL PROJECT WILL BE EVALUATED ON A CASE BY CASE BASIS. LOUDOUN WATER WILL HAVE APPROVAL IN THE FINAL DETERMINATION OF THE BOND AMOUNT.

JUNE
2016

SITE PLAN BOND
DETERMINATION EXAMPLE