



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

DATE: November 17, 2008

TO: All Architects, Builders, Developers, Engineers and Surveyors Practicing in Fairfax County

SUBJECT: Letter #08-21, 2009 Comprehensive Unit Price Schedule for Calculating Development Agreement Bond and Conservation Deposit Amounts

Background: On September 24, 2007, the Board of Supervisors approved the 2008 Comprehensive Unit Price Schedule (UPS) for use in determining Development Agreement bond security, conservation deposit amounts, and other security and escrows. As noted previously in Letter to Industry #07-23, that approval also placed the unit prices on a five-year review and adjustment schedule. Following approval of the detailed line-item review conducted to establish the 2008 unit prices, the unit prices will adjust in each of the next four years based on the Construction Cost Index (CCI) as reported in the *Engineering News Record* (ENR). Effective February 1, 2009, the 2009 UPS will become effective following that CCI adjustment to the 2008 UPS.

Bond and conservation deposit amounts will be computed using the 2008 UPS for all final construction plans received at Plan and Document Control counter, Land Development Services, prior to February 1, 2009. Complete and accurate bond and conservation deposit agreements, reductions, and bond extension requests received by the county prior to February 1, 2009, also will be computed using the 2008 UPS, except as noted below. Complete packages must meet all approval requirements including correct and acceptable documentation and posting all required security and the full amount of any/all escrow deposits and payments. [NOTE: New projects that receive bond package notification between January 1, and January 31, 2009, may use the 2008 UPS through February 27, 2009. After February 27, the conditions noted in the next paragraph below will apply to these projects, as well.]

All complete packages and items, including, but not limited to, new bonds, bond extensions, bond reductions, new conservation deposits or conservation reduction requests, future construction agreements, etc., submitted to the county prior to February 1, 2009, and prepared using the 2008 UPS must receive county approval prior to close of business on April 1, 2009. Complete packages must meet all approval requirements including correct and acceptable documentation and posting all required security and the full amount of any/all escrow deposits and payments. All packages submitted prior to February 1, 2009, but not approved by the County prior to close of business on April 1, 2009, must be resubmitted using the 2009 UPS. Applicants are responsible to ensure that all packages are complete and accurate. Please note that complete and accurate new bond packages and bond extension requests received by the close of business on a Friday will be forwarded to Bond Committee for review the following Wednesday.

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Land Development Services, Environmental and Facilities Inspections Division
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A Surety Value Estimate completed in accordance with the 2009 UPS shall accompany any/all applications submitted after February 1, 2009. In the case of Development Agreement extensions and security reduction applications, when the value of the new estimate exceeds the existing posted amount, supplemental security will be required. In those cases in which application of the 2009 UPS results in a decrease in the required surety amount, the existing security amount will remain in place. The bond security amount may be reduced if the project qualifies for a bond reduction, the request has been submitted to the Bonds and Agreements Branch, and the appropriate bond reduction processing fees paid.

The 2008 UPS remains available on the County's website under the Department of Public Works and Environmental Services' publication page:

<http://www.fairfaxcounty.gov/dpwes/publications/default.htm>

The 2009 UPS will be posted on the County's website upon publication in mid-January 2009. At that time, hard copies of the 2009 UPS will be available in the Bonds and Agreements Branch, Environmental and Facilities Inspections Division, Suite 334, or at the Plan and Document Control counter on the 5th Floor, 12055 Government Center Parkway, Fairfax, Virginia, 22035-5503.

As noted above, the UPS also will be adjusted based on the ENR's reported CCI for each of the next three years – 2010, 2011, and 2012. The next full, line-item UPS review will occur during 2012 to establish a new, baseline UPS beginning 2013.

Please direct all questions concerning the UPS to the Bonds and Agreements Branch at **703-324-1950**.

Sincerely,

James W. Patteson, PE
Director, Land Development Services

cc: Jimmie D. Jenkins, Director, Department of Public Works and Environmental Services (DPWES)
Jack W. Weyant, Director, Environmental and Facilities Inspections Division, Land Development Services, DPWES