



Land Development News

Technical Memorandum

Subject: 2011 Comprehensive Unit Price Schedule

Date: January 31, 2011

No.: 11-01

Summary: Implementation of the 2011 Comprehensive Unit Price Schedule (UPS).

Effective Date: The 2011 UPS will go into effect on March 1, 2011. However, complete and accurate bond and conservation deposit agreements including, but not limited to new and replacement bond requests; bond extension and reduction requests; new and replacement conservation deposits; and future construction agreements; submitted prior to March 1, 2011, may continue to use the 2010 UPS provided that they receive final county approval on or before May 1, 2011. In the case of development agreement extension and replacement requests, if the value of the estimate using the 2011 UPS exceeds the existing posted amount, supplemental security will be required prior to approval of the request. If the value using the 2011 UPS results in a decrease in the required surety amount, the existing security amount will continue to be based on the 2010 schedule and approved reductions will be applied to that amount.

Background: On September 24, 2007, the Board of Supervisors approved the 2008 comprehensive UPS for use in determining the dollar amount for the bond security associated with development agreements. As noted in Letter to Industry #07-023, the Board also approved placing the UPS on a five-year review and adjustment schedule with automatic adjustments in the intervening years based on the Construction Cost Index (CCI) as reported in the Engineering New Record. The next baseline UPS will be established for an effective date in early 2013.

The 2011 UPS is available [online](#). Paper copies of the 2011 UPS are available in the Bonds and Agreements Branch, Environmental and Facilities Inspections Division, Suite 334, and at the Plan and Document Control counter on the 5th Floor, Herrity Building, 12055 Government Center Parkway, Fairfax, Virginia, 22035-5503.

If you have any questions, please contact the Bonds and Agreements Branch at 703-324-1950, TTY711.

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