



# Unit Price Schedule Update

## Recommendation

Hallala Faraj, Chief, Bonds and Agreements Center, LDS

Ellie Coddling, Director, Code Development and Compliance Division, LDS

December 12, 2017

# Unit Price Schedule (UPS) Background



- What - list of costs for public improvements like walkways, stormwater facilities, and streets
- Why - Developers bond public improvements – UPS sets cost
  - Creates predictability and fosters level field across projects
  - Minimizes county's risk of incomplete public improvements

# FY 17 Bonds

- **NEW BONDS:** 70 Projects bonded with over \$76 million held in Corporate Surety, Letter of Credit or Cash
- **COMPLETED/RELEASED BONDS:** 132 Projects completed with ~\$42 million of bonds released

# Update Needed

- Since 2007, updated annually based on the Engineering News Record construction cost index percentage
- In 2013, Fairfax First workgroup identified industry request for simplified UPS: improve speed and predictability



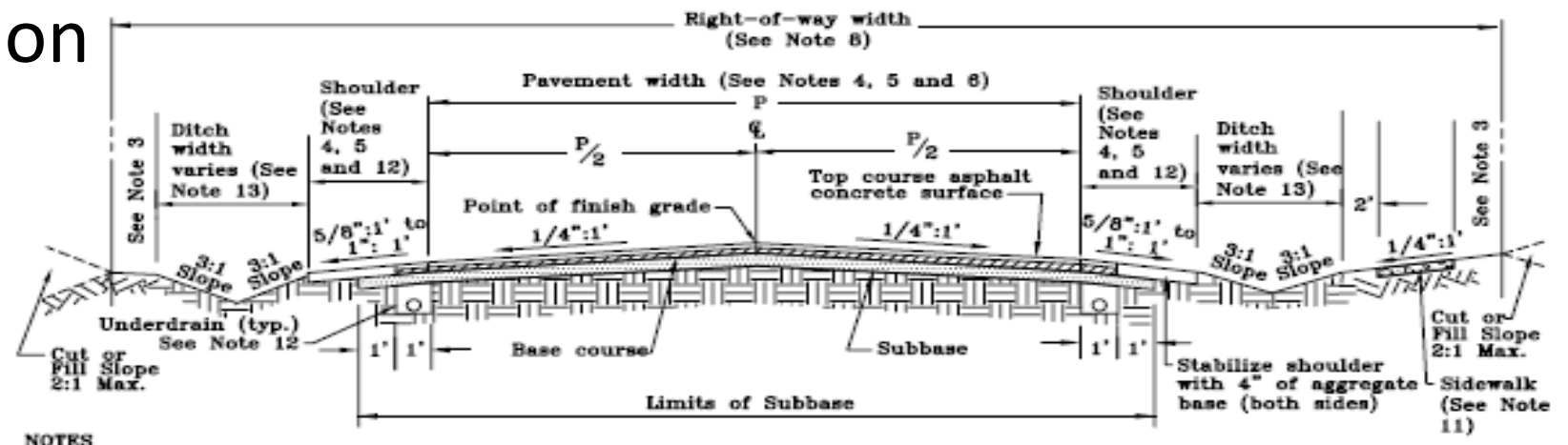
# UPS Update

- Overhaul using
  - Consultant MBP
  - RS Means
  - Internal County costs from Capital Facilities and Stormwater programs
- Next phase: market rate adjustment
  - Start with streets and walkways



# Improvements Requested – Simplify

- Eliminate duplicate line items
  - e.g., trench dewatering listed under storm drain, sanitary sewer and water systems
- Combine individual line items into single improvement
  - e.g., subbase, base course, top course and coat combined as Street Construction



# Improvements Requested – Missing Items

- Add commonly-used items
  - e.g., milling and paving, SWM/BMP facilities
- Add conservation deposits for residential projects
  - Simplifies application process



# Proposed UPS

- Simplifies the UPS from 2329 to 320 line items
  - Removes duplicates and simplifies listing where possible
  - Adds commonly used items
  - Incorporates Residential Conservation Deposits





# Old vs. New UPS

<b>As-Built Drawing</b>		
Plan Processing As-Built Drawing	\$ 818	LS
<b>Survey As-Built (minimum)</b>	\$ 4,981	LS
<b>SWM Dry Pond</b>		
Dry Pond	\$ 1,563.23	AC
<b>SWM Wet Pond</b>		
Wet Pond	\$ 2,279.70	AC
<b>Geotech Testing:</b>		
Geotech Professional Engineer certification	\$ 104.21	HR
Soils/concrete/rebar inspector	\$ 32.57	HR
<b>R.O.W. Monuments Surveyed In Place</b>		
RM-1	\$ 977.01	EA
RM-2	\$ 651.34	EA
Steel Pipe Property Corner Marker (includes survey)	\$ 325.67	EA
<b>Storm and Sanitary As-Built</b>	\$ 3.25	LF
<b>Test Pits (not allowing for rock excavation):</b>		
Each location 10' deep but not exceeding 15' deep	\$ 1,954.03	EA
Each location not exceeding 10' deep	\$ 977.01	EA
<b>Video inspection:</b>		
Storm sewer	\$ 8.61	LF
Utility pipes	\$ 8.59	LF

As-Built Drawing and Survey	\$ 7,700	LS
Geotech Testing & Inspection	\$ 140	HR
R.O.W. Monuments Surveyed In Place	\$ 650	EA
Storm and Sanitary As-Built, and Video Inspection	\$ 12	LF
Test Pits (not allowing for rock excavation), Each location but not exceeding 15' deep	\$ 1,500	EA

<b>SANITARY SEWER STRUCTURES</b>		
Heavy duty frame and cover	\$ 703.45	EA
Manhole vent: 4" diameter, 6' high	\$ 768.58	EA
<b>Standard Precast Manhole Frame and Cover</b>		
<b>03 FT ID</b>		
Dept (Vertical Separation of Top and Bottom)	\$ 184.98	VF
Standard Manhole (Base, Top)	\$ 911.87	EA
With Heavy Duty Frame and Cover	\$ 1,615.32	EA
With Watertight Frame and Cover	\$ 1,511.11	EA
<b>04 FT ID</b>		
Dept (Vertical Separation of Top and Bottom)	\$ 214.94	VF
Standard Manhole (Base, Top)	\$ 1,172.41	EA
With Heavy Duty Frame and Cover	\$ 1,875.85	EA
With Watertight Frame and Cover	\$ 1,771.65	EA
<b>05 FT ID</b>		
Dept (Vertical Separation of Top and Bottom)	\$ 363.45	VF
Standard Manhole (Base, Top)	\$ 1,432.95	EA
With Heavy Duty Frame and Cover	\$ 2,136.39	EA
With Watertight Frame and Cover	\$ 2,032.17	EA
<b>06 FT ID</b>		
Dept (Vertical Separation of Top and Bottom)	\$ 497.63	VF
Standard Manhole (Base, Top)	\$ 1,758.62	EA
With Heavy Duty Frame and Cover	\$ 2,462.06	EA
With Watertight Frame and Cover	\$ 2,357.85	EA
<b>07 FT ID</b>		
Dept (Vertical Separation of Top and Bottom)	\$ 754.25	VF
Standard Manhole (Base, Top)	\$ 2,527.20	EA
With Heavy Duty Frame and Cover	\$ 3,230.64	EA
With Watertight Frame and Cover	\$ 3,126.42	EA
<b>08 FT ID</b>		
Dept (Vertical Separation of Top and Bottom)	\$ 1,078.61	VF
Standard Manhole (Base, Top)	\$ 3,986.22	EA
With Heavy Duty Frame and Cover	\$ 4,689.67	EA
With Watertight Frame and Cover	\$ 4,585.45	EA
<b>09 FT ID</b>		
Dept (Vertical Separation of Top and Bottom)	\$ 1,143.76	VF
Standard Manhole (Base, Top)	\$ 4,429.13	EA
With Heavy Duty Frame and Cover	\$ 5,132.57	EA
With Watertight Frame and Cover	\$ 5,028.36	EA
<b>10 FT ID</b>		
Dept (Vertical Separation of Top and Bottom)	\$ 1,328.73	VF
Standard Manhole (Base, Top)	\$ 5,536.40	EA
With Heavy Duty Frame and Cover	\$ 6,239.85	EA
With Watertight Frame and Cover	\$ 6,135.63	EA
Watertight frame and cover	\$ 599.23	EA

# Old vs. New UPS

<b>SANITARY SEWER STRUCTURES - MANHOLES</b>		
Inside Diameter 3' to 6', w ith frame and cover	\$ 4,100	EA
Inside Diameter 7' to 10', w ith frame and cover	\$ 9,700	EA
Depth below 6' (Vertical Separation of Top and Bottom)	\$ 700	VF

# Old

Complete CE-7 package	\$ 4,025.29	LS
Final Street Acceptance Package	\$ 2,528.00	LS
Initial Street Acceptance Package	\$ 4,559.40	LS

# New

Initial Street Acceptance, Complete CE-7 & Final Street Acceptance Packages	\$ 11,100	LS
---	-----------	----

# Industry Outreach

- From August through today, presentations and data sharing with
  - Engineers and Surveyors Institute (ESI)
  - Northern Virginia Builders Industry Association (NVBIA) and NAIOP

# Request for Recommendation

- Does the Board approve moving forward with an action item for approval?
  - February or March 2018

# Questions or Comments?

Please contact:

Hallala Faraj at 703-324-1519 or [hallala.faraj@fairfaxcounty.gov](mailto:hallala.faraj@fairfaxcounty.gov)

Eleanor Coddling at 703-324-1695 or [eleanor.coddling@fairfaxcounty.gov](mailto:eleanor.coddling@fairfaxcounty.gov)