Bond Cost Estimate Update

Public Comment Report

Phone Conversations

Phone Conversations Summaries

Sirwa Abdullah, Best Mattress

8/4/25, 11:19

I explained staff's proposal and indicated that if she was only developing this one property this matter would not affect her.

Kaleb Orndorff, Valley Engineering

8/4/25 11:45

Need to increase prices makes sense. Wants to confirm bonds prior to adoption of change will be under current prices. Will confer with other engineers at his firm to see if they have comments.

Rodney Dixon, First Witness

8/4/25 11:59

I explained staff's proposal. He only developer one property, so he doesn't think this affects him. He said he would only do cash bonds.

Petr Borodin, Elite Land

8/4/25 13:30

He thought he needed to update his current bond. I sent him an email saying his current bond is good, that the proposal affects future bonds, and that we would welcome his written comments.

Emails

Outlook

RE: E&S Bonds

From Dan Hylton <dhylton@nielsen-inc.com>
Date Tue 8/12/2025 8:35 AM
To Matthew Huston <Matthew.Huston@harrisonburgva.gov>

WARNING: External email. Be cautious when clicking on links or opening attachments.

Perfect. Thanks for the quick response.

Dan Hylton
President & CEO
Nielsen Builders, Inc.
3588 Early Road
Harrisonburg, Va 22801
P 540-434-7376 F 540-434-6264
M 540-476-0253
www.nielsen-inc.com

CONFIDENTIALITY NOTICE: This email message and any attachments are for the sole use of the intended recipient(s) and may contain confidential or privileged information. Any unauthorized review, use, disclosure or distribution is prohibited and may be a violation of law. If you are not the intended recipient or a person responsible for delivering this message to an intended recipient, please contact the sender by reply email and destroy all copies of the original message.

From: Matthew Huston <Matthew.Huston@harrisonburgva.gov>
Sent: Monday, August 11, 2025 5:12 PM
To: Dan Hylton <dhylton@nielsen-inc.com>
Subject: RE: E&S Bonds

Hi Dan,

Thanks for your questions. Here are some answers.

1. Typically, public projects are not required to be bonded for E&S and SWM. These would include projects by local governments, school districts, and HEC, for example. We will get assurances from the project sponsor that they will not release the retainage with their contractor until land disturbing permits can be closed.
2. Private projects must bond 100% of the E&S and SWM cost per the spreadsheet. Bond reductions are possible as the project progresses, depending on the specifics of the project.
3. There is no threshold below which bonding is not required. Single family detached dwelling units have a $1,000 bond. For general development, in the past we have set a minimum bond of $5,000 regardless of what the spreadsheet says.
4. Upon final stabilization and acceptance of BMP as-builts, 100% of the (remaining) E&S / SWM bond is released. For public infrastructure items, we withhold 10% for one year after substantial completion as a maintenance bond.

I hope this helps.

Best,
Matthew

Matthew Huston, P.E. | City Engineer

City of Harrisonburg
Department of Community Development
409 South Main Street
Harrisonburg, Virginia 22801
540-432-7700
matthew.huston@harrisonburgva.gov

From: Dan Hylton <dhylton@nielsen-inc.com>
Sent: Monday, August 11, 2025 4:37 PM
To: Matthew Huston <Matthew.Huston@harrisonburgva.gov>
Subject: E&S Bonds

WARNING: External email. Be cautious when clicking on links or opening attachments.

Matthew,

Good afternoon.
This is usually taken care of by the site subs, but I had a few questions just for my general knowledge:

1. The memorandum says for private developers, but what are the E&S requirements for public projects, as far as percentage of the E&S costs required to be bonded?
2. For private projects is 100% of the estimated cost (per the spreadsheet) of the E&S measures required to be bonded, or is the E&S bond just a percentage of the total E&S cost?
3. Is there a dollar threshold for E&S work that doesn't require E&S bonding for private and public projects?
4. If all E&S measures are acceptably met at the end of the project with no need for the City to step in, is the 15% engineering and administrative contingency also refunded or released from bonding?

Thank you,

Dan Hylton
President & CEO
Nielsen Builders, Inc.
3588 Early Road
Harrisonburg, Va 22801
P 540-434-7376 F 540-434-6264
M 540-476-0253
www.nielsen-inc.com

CONFIDENTIALITY NOTICE: This email message and any attachments are for the sole use of the intended recipient(s) and may contain confidential or privileged information. Any unauthorized review, use, disclosure or distribution is prohibited and may be a violation of law. If you are not the intended recipient or a person responsible for delivering this message to an intended recipient, please contact the sender by reply email and destroy all copies of the original message.

From: Matthew Huston
Sent: Monday, August 4, 2025 9:52 AM
To: Brian Koerner
Subject: RE: Bond unit costs - proposed change

Thanks, Brian.

Best,
Matthew

Matthew Huston, P.E. | City Engineer

City of Harrisonburg
Department of Community Development
409 South Main Street
Harrisonburg, Virginia 22801
540-432-7700
matthew.huston@harrisonburgva.gov

From: Brian Koerner <bk@engsoln.com>
Sent: Monday, August 4, 2025 9:48 AM
To: Matthew Huston <Matthew.Huston@harrisonburgva.gov>
Subject: Re: Bond unit costs - proposed change

WARNING: External email. Be cautious when clicking on links or opening attachments.

Matthew -
Based on a quick review of the items contained in the updated costs, they seem appropriate to me. There are items on there that we do not get involved with much and I could not tell you if you are high or low, so I would defer on those items to more qualified contractors.

Brian Koerner, MSE, PE
Founder & Partner
ENGINEERING SOLUTIONS
o: 540.442.8787
cell: 540.478.4747
www.engsoln.com

On Mon, Aug 4, 2025 at 9:22 AM Matthew Huston <Matthew.Huston@harrisonburgva.gov> wrote:

Email sent to: Harrisonburg and surrounding area engineers, contractors, and developers who have previously submitted plans for engineered comprehensive site plan review. To be removed from this list or request for others to receive this email, reply to

Matthew.Huston@harrisonburgva.gov.

CITY OF HARRISONBURG
COMMUNITY
DEVELOPMENT

409 SOUTH MAIN STREET, HARRISONBURG, VA 22801
OFFICE (540) 432-7700 • FAX (540) 432-7777

Memorandum

To:	Local Engineers & Developers
From:	Matthew Huston, P.E., City Engineer
RE:	**Bond Cost Estimate Spreadsheet Update**
Date:	August 4, 2025

As you are aware, the City of Harrisonburg requires private developers to post bonds to ensure the construction of public infrastructure and installation of erosion and stormwater management practices as part of development projects. The City provides a spreadsheet to allow a straightforward and consistent way of determining bond amounts. The last time this spreadsheet's unit costs were updated was in 2014. Even the 2014 update contained unit costs that had not changed since 2004. Since the last update, construction costs have increased substantially, to the point that the unit costs in the spreadsheet are now unrealistic.

City staff are proposing an updated bond cost estimate spreadsheet. We sent a memorandum dated May 14, 2025, to the development community soliciting comments on the proposal. No comments were received at that time. Staff then presented our recommendations to City Council

on July 22, 2025. Council has tabled the matter and is interested in hearing more from the development community before making a decision.

Please review the attached proposed update to the bond cost estimate spreadsheet and offer your comments. The update includes several items that did not appear in previous versions. Also, the unit cost basis has increased across the board. Several sources were used to arrive at the new unit costs, including recent bids on City and VDOT projects, recommendations from the Departments of Public Works and Public Utilities, consultation with suppliers, and Consumer Price Index adjustments.

City staff intend to bring this matter back to City Council at the August 26, 2025, meeting. We look forward to receiving your comments in the coming days via email to matthew.huston@harrisonburgva.gov so that your feedback can be reflected in staff's report to City Council.

Please feel free to reach out by phone or email with any questions.

Matthew Huston, P.E. | City Engineer

City of Harrisonburg

Department of Community Development

409 South Main Street

Harrisonburg, Virginia 22801

540-432-7700

matthew.huston@harrisonburgva.gov

From: Matthew Huston
Sent: Thursday, August 7, 2025 10:02 AM
To: Frank Gordon
Subject: RE: Bond unit costs - proposed change

Thank you for your comments, Frank. This is very helpful.

Best,
Matthew

Matthew Huston, P.E. | City Engineer

City of Harrisonburg
Department of Community Development
409 South Main Street
Harrisonburg, Virginia 22801
540-432-7700
matthew.huston@harrisonburgva.gov

From: Frank Gordon <fwgordon@gmail.com>
Sent: Wednesday, August 6, 2025 8:36 PM
To: Matthew Huston <Matthew.Huston@harrisonburgva.gov>
Cc: Anastasia Montigney <Anastasia.Montigney@harrisonburgva.gov>
Subject: Re: Bond unit costs - proposed change

WARNING: External email. Be cautious when clicking on links or opening attachments.

Thank you for this opportunity to comment on this proposed change.

1) I would find it helpful if the city would waive or reduce the required bond amount for an item if the developer can demonstrate that a performance bond for that item is already in place (often required by lenders). This could reduce the cost of insuring performance for the same item twice.

As an aside, I understand the need to update pricing to protect city finances in the event of a default, but I would ask if, in recent history, default has been a regular occurrence or if this is more of a theoretical concern. I ask because the cost of compliance is very real and I would ask that the risk of default losses be weighed in light of the actual observed risk in recent history. Certainly if this has been a recurring problem, knowing that would make it feel better to incur these costs than if it rarely or never actually occurred.

Best Regards,
Frank Gordon

540 246 9473

On Mon, Aug 4, 2025 at 9:22 AM Matthew Huston <Matthew.Huston@harrisonburgva.gov> wrote:

> *Email sent to: Harrisonburg and surrounding area engineers, contractors, and developers who have previously submitted plans for engineered comprehensive site plan review. To be removed from this list or request for others to receive this email, reply to*
>
> *Matthew.Huston@harrisonburgva.gov.*

CITY OF HARRISONBURG
COMMUNITY
DEVELOPMENT

409 SOUTH MAIN STREET, HARRISONBURG, VA 22801
OFFICE (540) 432-7700 • FAX (540) 432-7777

Memorandum

To:	Local Engineers & Developers
From:	Matthew Huston, P.E., City Engineer
RE:	**Bond Cost Estimate Spreadsheet Update**
Date:	August 4, 2025

As you are aware, the City of Harrisonburg requires private developers to post bonds to ensure the construction of public infrastructure and installation of erosion and stormwater management practices as part of development projects. The City provides a spreadsheet to allow a straightforward and consistent way of determining bond amounts. The last time this spreadsheet's unit costs were updated was in 2014. Even the 2014 update contained unit costs that had not changed since 2004. Since the last update, construction costs have increased substantially, to the point that the unit costs in the spreadsheet are now unrealistic.

City staff are proposing an updated bond cost estimate spreadsheet. We sent a memorandum dated May 14, 2025, to the development community soliciting comments on the proposal. No comments were received at that time. Staff then presented our recommendations to City Council on July 22, 2025. Council has tabled the matter and is interested in hearing more from the development community before making a decision.

Please review the attached proposed update to the bond cost estimate spreadsheet and offer your comments. The update includes several items that did not appear in previous versions. Also, the unit cost basis has increased across the board. Several sources were used to arrive at the new unit costs, including recent bids on City and VDOT projects, recommendations from the Departments of Public Works and Public Utilities, consultation with suppliers, and Consumer Price Index adjustments.

City staff intend to bring this matter back to City Council at the August 26, 2025, meeting. We look forward to receiving your comments in the coming days via email to matthew.huston@harrisonburgva.gov so that your feedback can be reflected in staff's report to City Council.

Please feel free to reach out by phone or email with any questions.

Matthew Huston, P.E. | City Engineer

City of Harrisonburg

Department of Community Development

409 South Main Street

Harrisonburg, Virginia 22801

540-432-7700

matthew.huston@harrisonburgva.gov

From: Matthew Huston
Sent: Tuesday, August 5, 2025 10:06 AM
To: Jerry Scripture
Subject: RE: Bond updates

Thanks for your comments, Jerry. This is very helpful. The motivation for the proposal is to make sure bond amounts are in line with actual construction costs, so that if the City had to call the bond, it would provide adequate resources for the City to complete the construction. There is certainly a downside to increasing costs to developers.

Best,
Matthew

Matthew Huston, P.E. | City Engineer

City of Harrisonburg
Department of Community Development
409 South Main Street
Harrisonburg, Virginia 22801
540-432-7700
matthew.huston@harrisonburgva.gov

From: Jerry Scripture <jscripture@comcast.net>
Sent: Monday, August 4, 2025 2:39 PM
To: Matthew Huston <Matthew.Huston@harrisonburgva.gov>
Cc: 'Gil Colman' <gil@colmanengineering.com>; 'Hans Harman' <hans@momentumearthworks.com>; 'Scott Stoehr' <sstoehr24@yahoo.com>; 'Haleigh Davis' <info@valleyhomebuilders.org>
Subject: Bond updates

WARNING: External email. Be cautious when clicking on links or opening attachments.

Matt,
Hope you are well,

Thanks for the chance to comment.

In general, the new numbers (at least those I am familiar with) seem generally in line with reality.

Since the city does not profit from increasing costs to a developer, it makes one wonder why an increase is necessary.

Is the motive for increasing the cost of bonds, to ensure that developers are not walking away from finishing work? Otherwise, what is the need for a substantial increase in bond costs?

In general, the cost of many things related to affordable housing are increasing in the city.
I would like to think that city staff recognizes that increased costs that are not solving city problems are another nail in that cost coffin.

Jerry Scripture
540 820 7979
ScriptureCommunities.com

PS. The landscaping bond costs should be tied to caliper & species of plant
PPS. I usually plan dumpsters tucked into a bank. $6,000 for screening can be excessive.

From: Matthew Huston
Sent: Monday, August 4, 2025 1:39 PM
To: Petr Borodin
Subject: RE: Bond unit costs - proposed change

Hello Petr,

Your current bond is still good. No need to do anything. The email below is to gather feedback about a proposal to increase unit costs estimating future bond amounts. If City Council adopts the change, all existing bonds would remain the same. It would only affect future bonds.

If you have comments you'd like to share with us, please respond by email so we can get those into the record.

Happy to discuss further if you have questions.

Best,
Matthew

Matthew Huston, P.E. | City Engineer

City of Harrisonburg
Department of Community Development
409 South Main Street
Harrisonburg, Virginia 22801
540-432-7700
matthew.huston@harrisonburgva.gov

From: Petr Borodin <pborodin@gmail.com>
Sent: Monday, August 4, 2025 1:25 PM
To: Matthew Huston <Matthew.Huston@harrisonburgva.gov>
Subject: Re: Bond unit costs - proposed change

WARNING: External email. Be cautious when clicking on links or opening attachments.

Hello. I have letter from bank on the file with city. Doni need to do any think else?

Petr B

On Mon, Aug 4, 2025, 9:22 AM Matthew Huston <Matthew.Huston@harrisonburgva.gov> wrote:

Email sent to: Harrisonburg and surrounding area engineers, contractors, and developers who have previously submitted plans for engineered comprehensive site plan review. To be removed from this list or request for others to receive this email, reply to

Matthew.Huston@harrisonburgva.gov.

CITY OF HARRISONBURG
COMMUNITY
DEVELOPMENT

409 SOUTH MAIN STREET, HARRISONBURG, VA 22801
OFFICE (540) 432-7700 • FAX (540) 432-7777

Memorandum

To:	Local Engineers & Developers
From:	Matthew Huston, P.E., City Engineer
RE:	**Bond Cost Estimate Spreadsheet Update**
Date:	August 4, 2025

As you are aware, the City of Harrisonburg requires private developers to post bonds to ensure the construction of public infrastructure and installation of erosion and stormwater management practices as part of development projects. The City provides a spreadsheet to allow a straightforward and consistent way of determining bond amounts. The last time this spreadsheet's unit costs were updated was in 2014. Even the 2014 update contained unit costs that had not changed since 2004. Since the last update, construction costs have increased substantially, to the point that the unit costs in the spreadsheet are now unrealistic.

City staff are proposing an updated bond cost estimate spreadsheet. We sent a memorandum dated May 14, 2025, to the development community soliciting comments on the proposal. No comments were received at that time. Staff then presented our recommendations to City Council

on July 22, 2025. Council has tabled the matter and is interested in hearing more from the development community before making a decision.

Please review the attached proposed update to the bond cost estimate spreadsheet and offer your comments. The update includes several items that did not appear in previous versions. Also, the unit cost basis has increased across the board. Several sources were used to arrive at the new unit costs, including recent bids on City and VDOT projects, recommendations from the Departments of Public Works and Public Utilities, consultation with suppliers, and Consumer Price Index adjustments.

City staff intend to bring this matter back to City Council at the August 26, 2025, meeting. We look forward to receiving your comments in the coming days via email to matthew.huston@harrisonburgva.gov so that your feedback can be reflected in staff's report to City Council.

Please feel free to reach out by phone or email with any questions.

Matthew Huston, P.E. | City Engineer

City of Harrisonburg

Department of Community Development

409 South Main Street

Harrisonburg, Virginia 22801

540-432-7700

matthew.huston@harrisonburgva.gov

From: Matthew Huston
Sent: Monday, August 4, 2025 11:34 AM
To: Rodney Dixon
Cc: Anastasia Montigney
Subject: RE: Bond unit costs - proposed change

Hello Rodney,

The City of Harrisonburg is proposing to update the unit prices used to calculate bonds, as the current unit prices are way out of date. We are looking for feedback from the development community on the proposal.

Best,
Matthew

Matthew Huston, P.E. | City Engineer

City of Harrisonburg
Department of Community Development
409 South Main Street
Harrisonburg, Virginia 22801
540-432-7700
matthew.huston@harrisonburgva.gov

From: Rodney Dixon <rdixon@firstwitnesssecurity.com>
Sent: Monday, August 4, 2025 11:28 AM
To: Matthew Huston <Matthew.Huston@harrisonburgva.gov>
Cc: Anastasia Montigney <Anastasia.Montigney@harrisonburgva.gov>
Subject: Re: Bond unit costs - proposed change

WARNING: External email. Be cautious when clicking on links or opening attachments.

What's this in reference to?

Get Outlook for Android

From: Matthew Huston <Matthew.Huston@harrisonburgva.gov>
Sent: Monday, August 4, 2025 8:22:34 AM
To: Matthew Huston <Matthew.Huston@harrisonburgva.gov>
Cc: Anastasia Montigney <Anastasia.Montigney@harrisonburgva.gov>
Subject: Bond unit costs - proposed change

Email sent to: Harrisonburg and surrounding area engineers, contractors, and developers who have previously submitted plans for engineered comprehensive site plan review. To be removed from this list or request for others to receive this email, reply to Matthew.Huston@harrisonburgva.gov.

CITY OF HARRISONBURG
COMMUNITY
DEVELOPMENT

409 SOUTH MAIN STREET, HARRISONBURG, VA 22801
OFFICE (540) 432-7700 • FAX (540) 432-7777

Memorandum

To:	Local Engineers & Developers
From:	Matthew Huston, P.E., City Engineer
RE:	**Bond Cost Estimate Spreadsheet Update**
Date:	August 4, 2025

As you are aware, the City of Harrisonburg requires private developers to post bonds to ensure the construction of public infrastructure and installation of erosion and stormwater management practices as part of development projects. The City provides a spreadsheet to allow a straightforward and consistent way of determining bond amounts. The last time this spreadsheet's unit costs were updated was in 2014. Even the 2014 update contained unit costs that had not changed since 2004. Since the last update, construction costs have increased substantially, to the point that the unit costs in the spreadsheet are now unrealistic.

City staff are proposing an updated bond cost estimate spreadsheet. We sent a memorandum dated May 14, 2025, to the development community soliciting comments on the proposal. No comments were received at that time. Staff then presented our recommendations to City Council on July 22, 2025. Council has tabled the matter and is interested in hearing more from the development community before making a decision.

Please review the attached proposed update to the bond cost estimate spreadsheet and offer your comments. The update includes several items that did not appear in previous versions. Also, the unit cost basis has increased across the board. Several sources were used to arrive at the new unit costs, including recent bids on City and VDOT projects, recommendations from the Departments of Public Works and Public Utilities, consultation with suppliers, and Consumer Price Index adjustments.

City staff intend to bring this matter back to City Council at the August 26, 2025, meeting. We look forward to receiving your comments in the coming days via email to matthew.huston@harrisonburgva.gov so that your feedback can be reflected in staff's report to City Council.

Please feel free to reach out by phone or email with any questions.

Matthew Huston, P.E. | City Engineer

City of Harrisonburg
Department of Community Development
409 South Main Street
Harrisonburg, Virginia 22801
540-432-7700
matthew.huston@harrisonburgva.gov

From: Matthew Huston
Sent: Monday, August 4, 2025 12:15 PM
To: Wayne Massie
Cc: Murphy C. Liang
Subject: RE: Bond unit costs - proposed change

Thanks Wayne. We will confirm.

Matthew Huston, P.E. | City Engineer

City of Harrisonburg
Department of Community Development
409 South Main Street
Harrisonburg, Virginia 22801
540-432-7700
matthew.huston@harrisonburgva.gov

From: Wayne Massie <wmassie@wileywilson.com>
Sent: Monday, August 4, 2025 11:59 AM
To: Matthew Huston <Matthew.Huston@harrisonburgva.gov>
Cc: Murphy C. Liang <Murphy.Liang@harrisonburgva.gov>
Subject: RE: Bond unit costs - proposed change

WARNING: External email. Be cautious when clicking on links or opening attachments.

In previous comments, for ES-35, I meant ES-34 compost amendment. The price leads me to think this should be CY instead of CF.

WAYNE R. MASSIE, PE
Senior Engineer, Civil/Water Resources Department
434.455.3690 | direct
Wiley|Wilson | 100% Employee-Owned
127 Nationwide Drive | Lynchburg, VA 24502

From: Matthew Huston <Matthew.Huston@harrisonburgva.gov>
Sent: Monday, August 4, 2025 11:17 AM
To: Wayne Massie <wmassie@wileywilson.com>
Cc: Murphy C. Liang <Murphy.Liang@harrisonburgva.gov>
Subject: RE: Bond unit costs - proposed change

Thanks for the comments, Wayne.

R-3 should read Flexible Pavement Planing. Thanks for catching that error.
R-5 – we will consider disaggregating by pavement material
ES-19 – we have found some other jurisdictions bond bioretention basins by area or volume; we will consider
ES-36 – based on the price it does look like this should be per CY; we will check

Thanks again.

Best,
Matthew

Matthew Huston, P.E. | City Engineer

City of Harrisonburg
Department of Community Development
409 South Main Street
Harrisonburg, Virginia 22801
540-432-7700
matthew.huston@harrisonburgva.gov

From: Wayne Massie <wmassie@wileywilson.com>
Sent: Monday, August 4, 2025 11:06 AM
To: Matthew Huston <Matthew.Huston@harrisonburgva.gov>
Subject: RE: Bond unit costs - proposed change

WARNING: External email. Be cautious when clicking on links or opening attachments.

Thank you for the opportunity. In general, prices seem reasonable.
A few comments:

R-3, should this be a line item since we have items R-11, 12, 13. The line item does not list a thickness
R-5, should include a typical thickness and concrete or asphalt
ES-19, would consider changing to a per sf cost
ES-35, I think this should be /CY instead of CF?

There is not a line item for concrete paving, which some parking lots include. May want to include a line item for that.

Have a blessed day.

WAYNE R. MASSIE, PE

Senior Engineer, Civil/Water Resources Department
434.455.3690 | direct
Wiley|Wilson | 100% Employee-Owned
127 Nationwide Drive | Lynchburg, VA 24502

From: Matthew Huston <Matthew.Huston@harrisonburgva.gov>
Sent: Monday, August 4, 2025 9:23 AM
To: Matthew Huston <Matthew.Huston@harrisonburgva.gov>
Cc: Anastasia Montigney <Anastasia.Montigney@harrisonburgva.gov>
Subject: Bond unit costs - proposed change

CITY OF HARRISONBURG
COMMUNITY DEVELOPMENT
409 SOUTH MAIN STREET, HARRISONBURG, VA 22801
OFFICE (540) 432-7700 • FAX (540) 432-7777

Email sent to: Harrisonburg and surrounding area engineers, contractors, and developers who have previously submitted plans for engineered comprehensive site plan review. To be removed from this list or request for others to receive this email, reply to Matthew.Huston@harrisonburgva.gov.

Memorandum

To:	Local Engineers & Developers
From:	Matthew Huston, P.E., City Engineer
RE:	**Bond Cost Estimate Spreadsheet Update**
Date:	August 4, 2025

As you are aware, the City of Harrisonburg requires private developers to post bonds to ensure the construction of public infrastructure and installation of erosion and stormwater management practices as part of development projects. The City provides a spreadsheet to allow a straightforward and consistent way of determining bond amounts. The last time this spreadsheet's unit costs were updated was in 2014. Even the 2014 update contained unit costs that had not changed since 2004. Since the last update, construction costs have increased substantially, to the point that the unit costs in the spreadsheet are now unrealistic.

City staff are proposing an updated bond cost estimate spreadsheet. We sent a memorandum dated May 14, 2025, to the development community soliciting comments on the proposal. No comments were received at that time. Staff then presented our recommendations to City Council on July 22, 2025. Council has tabled the matter and is interested in hearing more from the development community before making a decision.

Please review the attached proposed update to the bond cost estimate spreadsheet and offer your comments. The update includes several items that did not appear in previous versions. Also, the unit cost basis has increased across the board. Several sources were used to arrive at the new unit costs, including recent bids on City and VDOT projects, recommendations from the Departments of Public Works and Public Utilities, consultation with suppliers, and Consumer Price Index adjustments.

City staff intend to bring this matter back to City Council at the August 26, 2025, meeting. We look forward to receiving your comments in the coming days via email to matthew.huston@harrisonburgva.gov so that your feedback can be reflected in staff's report to City Council.

Please feel free to reach out by phone or email with any questions.

Matthew Huston, P.E. | City Engineer

City of Harrisonburg
Department of Community Development
409 South Main Street
Harrisonburg, Virginia 22801
540-432-7700
matthew.huston@harrisonburgva.gov

Contact List

Contact List		
First Name	**Last Name**	**Company**
		Bob Wade Subaru
Dale	Heatwole	Old Dominon Excavating, LLC
Dina	Mekawy	NORR
Jerry	Brunk	Brunk & Hylton Engineering
Jonathan	Jackson	Weinstein Properties
Kristen	Viar	R.P. Fralin Inc.
Scott	Kleist	Virginia Mennonite Retirement Community
Yuechen	Tao	Balzer & Associates, Inc.
Aaron	Yoder	A.M. Yoder & Company
Adam	Reimert, P.E.	AES Consulting Services
Adam	Berkey	Partners Excavating, Inc.
Stephen	Gottlieb	CPG, Inc.
Andrew	Folsom, PLA, ASLA	Engineering Concepts, Inc
Alainee	Barkley	Kimley-Horn & Associates, Inc.
Amir	Patel	Harrisonburg Hotel Partners, LLC
Andrew	Crider	Christian Light Publications
Aram	Majeed	
Ben	Kramer	Skyline Roofing Inc.
Brian	Koerner, MSE, PE	Engineering Solutions
Brandon	Landes	Monteverde Engineering & Design Studio
Brian	Mitchell	Townes Site Engineering
Ben	Moomaw	Nielsen Builders, Inc.
Bob	Rust	White Horse Harrisonburg, LLC
Brandon	Alger	Algers Excavating, Inc.
Brian	Kinzie	AES Consulting Services
Brittany	Greaver	Plecker Construction
Cole	Fandrich	Balzer & Associates, Inc.
Charlie	Newman	Harrisonburg Construction Co., Inc
Chris	Schooley	Greenwood Homes, LLC
Chris	Stoneham	Harrisonburg Construction Co., Inc
Chris	Showalter	Partners Excavating, Inc.
Craig	Kotarski	Timmons Group
Craig	Landes	Landes Heating & Air Conditioning
Chris	Ruddle	Partners Excavating, Inc.
Carl	Snyder, Jr., PE	Valley Engineering
Sunny	Mehta	3210 Main, LLC
Curtis	Shreve	Shenandoah Valley Organics, LLC

Contact List		
First Name	**Last Name**	**Company**
Daniel	Mason	Skyline Roofing Inc.
David	Mitchell, EIT	Great Eastern Management
Deron	Weaver	Colman Engineering, PLC
Gary	Wood	Wood's Excavating
Dastan	Khaleel, PE	Spot Design & Engineering
Dwayne	Martin	Harman Construction
Edmond	Blackwell	AES Consulting Services
Ernie	Campbell	Evermore Construction, LLC
Eugene	Stoltzfus	West Elizabeth, LLC
Farhad	Koyee	
Bruce	Forbes	Skylar & Talli, LLC
Frank	Gordon	
Gil	Colman, PE	Colman Engineering, PLC
Greg	Nesselrodt	Virginia Mennonite Retirement Community
Eric	Good	Good's Services Excavation
Greg	Thomasson	Harrisonburg Rockingham Regional Sewer Authority
Hans	Harman	Momentum Earthworks, LLC
Mokarian	Mahmood	Harrisonburg Auto Center
Hunter	Knopp, PE	AES Consulting Services
Isaac	Bryan	Great Eastern Management
Ivan	Nolt	Shenandoah Valley Excavating, LLC
James	Thompson	Balzer & Associates, Inc.
Jason	Smith	Sun Tribe Solar
Jeff	Craven, PE	Blackwell Engineering/AES Consulting Engineers
Jeremy	Yee	Kimley-Horn & Associates, Inc.
Jon	Ernest	Monteverde Engineering & Design Studio
Jeremy	Holding	VSC Fire & Security, Inc.
Jacob	Hyder, EIT	VHB
Jordan	Lehman	Rocktown Excavating
John	Sallah	Bismarck, LLC
Jonathan	Koontz	Holtzman Equipment and Construction
Josh	Yoder	Colman Engineering, PLC
Josh	Dove	Rhodenizer Construction Company, LLC
Jerry	Scripture	
Keith	Carter	Harrisonburg Ford Property LC
Kevin	Gabel	Lantz Construction Company
Kip	Mumaw, PE	Ecosystem Services, LLC

Contact List		
First Name	**Last Name**	**Company**
Kaleb	Orndoff	Valley Engineering
Linda	Critzer	Linco, Inc.
Lisa	Perry	Ecosystem Services, LLC
Lyndsy	Nugent	Townes Site Engineering
Aaron	Lough	Lough Brothers Construction, LLC
Maron	Dulea	Sun Tribe Solar
Martin	Meza	AES Consulting Services
Wendell	Maust	Maust Enterprises of VA
Ellen	Britt	Augusta Utilities, Inc.
Michael	Kelley	Matchbox Realty
Michael	Myers, PE, CFM	30 Scale LLC
W. Michael	Perry	Perry Engineering Company, Inc.
Nathan	Blackwell	Land & Home
Bill	Neff	Neff Enterprises
Bryan	Nesselrodt	Bryan A. Nesselrodt Construction Inc.
Gail	Fridley	Evermore Construction, LLC
Petr	Borodin	
		Pryor Hauling Inc.
Pat	Tracy	Quality Excavating
Randy	Harman	Harman Realty
Ryan	Boshart, PE	Valley Engineering
Rodney	Dixon	
Basu	Satyal	
Rick	Raines	A&J Development & Excavation, Inc.
Ricky	Hewitt Jr. PE	Hewitt Solutions, PLLC
Ron	Wenger	Ron Wenger Excavating LLC
Martha	Ross	111 E Market, LLC
Rosti.	Martynyuk	AES Consulting Services
Roy	Brooks	Regency Park Exchange, LLC
Royce	Hylton	Brunk & Hylton Engineering
Roger	Posey	Creighton Commercial Development
Rebecca	Sopher, EIT	Monteverde Engineering & Design Studio
Rueben	Twersky	Treetop Companies
Ryan	Swartz	Harrisonburg Auto Mall, LLC
Sabir	Khoshnaw	Power Acceleration, LLC
		Sam's Construction, LLC
Susan	Foltz	GB Foltz Contracting, Inc.

Contact List		
First Name	**Last Name**	**Company**
Sharon	Randolph	Harrisonburg Construction Co., Inc
Khabat	Muhamed	Best Mattress & Furniture Store
Sirwa	Abdullah	Best Mattress & Furniture Store
Khabat	Muhamed	
		S&K Contracting Inc.
Seth	Roderick	Monteverde Engineering & Design Studio
Scott	Stoehr	S&K Contracting Inc.
Stefanie	Pacifico	French & Parrello
Taylor	Brown	Sun Tribe Solar
Bill	Holtzman	Holtzman Corporation
Thomas	Dodd	Sun Tribe Solar
Tim	Reamer	Cottonwood Commercial
Tim	Kennedy	Lantz Construction Company
Troy	Rudolph	Engineering Solutions
		Valley Motors Auto Sale
Vernon	Wilkins	Wilkins Excavating, LLC
Scott	Wachter	JMU
Wade	Robinson	Rhodenizer Construction Company, LLC
Waseem	Afridi	Tawakkul Investments LLC
Sterling	Lawson, Jr.	SL Lawson Logging & Excavating
Weston	Bayes	Matchbox Realty
Wayne R	Massie, P.E.	Wiley/Wilson
William	Moore, PE	Balzer & Associates, Inc.
Wayne	Witmer	Harman Construction
Channon	Croy	Croy Excavating
Zlatan	Herceg	Sun Tribe Solar