CITY OF HARRISONBURG
COMMUNITY
DEVELOPMENT

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Memorandum

To: Local Engineers & Developers

From: Matthew Huston, P.E., City Engineer

RE: Bond Cost Estimate Spreadsheet Update

Date: August 1, 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. 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 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.