 Holly Springs, N.C. Policy & Procedure Statements of the Holly Springs Town Board	P-002.1 Infrastructure/ Reimbursement/Surety Unit Pricing Requirements	
	Prepared By:	Kendra Parrish, P.E.
	Department:	Engineering
	Date Approved by Board:	March 3, 2020
	Effective Date:	March 3, 2020
	Supersedes Old #:	N/A
	Old Effective Date:	June 7, 2016

PURPOSE:

To provide an equitable mechanism by which the Town of Holly Springs can keep Engineering Estimate pricing consistent and in line with current price index which is used for establishing a surety for infrastructure as well as reimbursement for Infrastructure Reimbursement Agreements. Also provide an equitable mechanism by which the Town of Holly Springs can plan and extend oversized water, wastewater, reclaimed systems, and roadway infrastructure to serve the needs of the citizens and future citizens of Holly Springs.

Development activity usually requires two (2) types of sureties during the course of a project which are Completion and Warranty. A renewable Letter of Credit using our LOC form # 20012, a Bond using our form # 20011 or cash must be used when posting a surety.

Completion Surety

The first surety requirement is for guaranteeing anything that has not been installed at the time of plat recordation or at issuance of a building's certificate of occupancy. The surety is referred to as a Completion Bond. The developer's representative must submit a written estimate for the cost of the uninstalled items to the Town's Development Inspections Administrator. The estimate must be submitted and sealed by a NC Professional Engineer describing what is being covered, how much it will cost, a vicinity map, and a schedule for completion. The Town has set unit costs for certain infrastructure that are to be used when submitting the estimate (see attached). The amount of the surety must be calculated at 125% of the estimated construction cost. The estimate must be revised and approved prior to submitting the surety. The Surety is then submitted to the Engineering Department for review and approval prior to submitting original. This surety will be released when all items related to the surety are completed. The surety will be returned to whoever submitted it.

Warranty Surety

The second surety requirement is for the guarantee that all public infrastructure (example: water, sewer, street, etc.) improvements for the project including all roadways built on Town/NC DOT roadways that will be accepted for total maintenance at the end of the warranty period. The developer's representative must submit an estimate of quantity and

a vicinity map for review and approval by the Development Inspector Administrator. The estimate must be submitted and sealed by a NC Professional Engineer describing what is being covered, how much it will cost, a vicinity map, and a schedule for completion. Unit prices are set by the Town as per attachment and include any work that was installed as a part of the project. The amount of the surety is calculated at 10% of the approved estimated amount. The estimate is then submitted to the Engineering Department for review and approval prior to submitting original. The surety will be released upon issuance of the total acceptance letter (final) form #1028.

POLICY STATEMENT:

1. Utility extensions shall be made to serve the Town corporate limits, extraterritorial zoning jurisdiction (ETJ) and other areas that may be approved by the Town Board.
2. The developer of a parcel or parcels of land shall be responsible for the full cost of constructing all on-site water, wastewater, reclaimed systems, and roadway infrastructure and facility extensions.
3. The developer of a parcel or parcels of land shall be responsible for the full cost of off-site water, wastewater, reclaimed systems, and roadway infrastructure and facility extensions necessary to serve the development with Town utilities, except as provided for in this policy statement.
4. The Town of Holly Springs may reimburse developers for the difference in cost between facilities required for serving a development and any oversized facilities required to serve other properties, as requested by the Town Board. Under this scenario, the Town of Holly Springs shall not reimburse for water, reclaim or wastewater lines eight inches or less in size.
5. The Town of Holly Springs may reimburse developers for the difference in cost between facilities required for serving a development and any oversized facilities as required in accordance with the Town of Holly Springs Master Water and Wastewater Plans.
6. The methodology of sizing facilities shall be as approved by the Director of Engineering.
7. Reimbursements shall be provided in accordance with the following procedure statement.

PROCEDURE STATEMENT:

1. The Town at times deem beneficial to oversize facilities for a specific project in order to serve areas beyond the scope of this development project. In these instances, the Town may provide compensation for the oversizing of such facilities.

2. The Developer will be responsible for the full cost of installing these required infrastructure, then the Town would enter into an infrastructure reimbursement agreement that would cover the oversizing portion of the facilities.
3. Reimbursement of Developer funded infrastructure will be the difference in cost between Infrastructure required for development and oversized infrastructure required by the Town.
4. Only construction cost will be eligible for reimbursements. No Engineering, permitting, inspections, third party testing, etc. Will be eligible for reimbursements.
5. The current oversizing chart will be the unit amounts allowed for reimbursement under the Infrastructure Reimbursement Agreement. These unit costs only cover installation and material differences. Engineering, permitting, inspections, third party testing, etc. are not eligible for reimbursement.
6. In no instance shall the Town reimburse for Utility Lines 8 inches or less in diameter.
7. Infrastructure reimbursements may be provided by the Town Board via the execution of a infrastructure reimbursement agreement between a developer(s) and the Town of Holly Springs. All reimbursement agreements shall require Town Board approval.
8. Reimbursement contract requests shall initially be submitted to the Director of Engineering. The Director of Engineering shall prepare a written Infrastructure reimbursement agreement, in accordance with the Town's standard format, then forward the agreement to the Town Attorney for review. The agreement shall then be forwarded to the developer for review. Once comments from all parties have been addressed, the contract shall be scheduled for consideration at a Town Board meeting. After Town Board approval, all parties shall sign and receive copies of the contract .
9. The term of any reimbursement contract shall run from the execution date until the town's obligation is met or a maximum of 10 years whichever comes first.
10. The Town shall make reimbursement payments to the Developer on an annual basis. The amount reimbursed will be based on the amount of new development fees collected in the service area benefited by these oversized facilities. An attached map to the agreement will identify what the benefited service area is and from which development fees shall be collected and reimbursed.
11. By entering into an Infrastructure reimbursement agreement, the Town of Holly Springs makes no guarantee as to the availability of water supply and/or wastewater treatment capacity beyond that which would be available to any other developing properties.

Update Process for Unit Pricing

All Unit Pricing in this policy will be continually evaluated to be consistent with current market values. Updates may occur at any time in keeping with market pricing.

Unit Prices for Water Infrastructure

Water

Section 1 - Pipe

Item Number	Item Description	Unit	Unit Amount
1	4" DIP	LF	\$26.00
2	6" DIP	LF	\$30.00
3	8" DIP	LF	\$36.00
4	12" DIP	LF	\$52.00
5	16" DIP	LF	\$66.00

Section 2 - Valves

Item Number	Item Description	Unit	Unit Amount
1	6" Valve	EA	\$1,300.00
2	8" Valve	EA	\$2,000.00
3	12" Valve	EA	\$3,000.00

Section 2 - MISC

Item Number	Item Description	Unit	Unit Amount
1	3/4" Services	EA	\$1100.00
2	Valve Adjustments	EA	\$425.00
3	Fire Hydrant Assembly	EA	\$4,600.00
4	Blow-Off Assembly	EA	\$3,200.00
5	Tie to blow-off	EA	\$1,600.00
6	Air Release Valve Install	EA	\$4,800.00
7	Testing	LF	\$2.00

Unit Prices for Sewer Infrastructure

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Sewer

Section 1 - PVC Pipe			
Item Number	Item Description	Unit	Unit Amount
6-8' Depth			
1	8"	LF	\$30.00
2	12"	LF	\$35.00
3	16"	LF	\$45.00
8-12' Depth			
4	8"	LF	\$35.00
5	12"	LF	\$38.00
6	16"	LF	\$55.00
13-16' Depth			
7	8"	LF	\$40.00
8	12"	LF	\$45.00
9	16"	LF	\$65.00
>16' Depth			
10	8"	LF	\$55.00
11	12"	LF	\$65.00
12	16"	LF	\$90.00
Section2 - DIP Pipe (401 Protecto Coated)			
Item Number	Item Description	Unit	Unit Amount
6-8' Depth			
1	8"	LF	\$49.00
2	12"	LF	\$90.00
3	16"	LF	\$110.00
8-12' Depth			
4	8"	LF	\$60.00
5	12"	LF	\$110.00
6	16"	LF	\$121.00
13-16' Depth			
7	8"	LF	\$63.00
8	12"	LF	\$120.00
9	16"	LF	\$135.00

Unit Prices for Sewer Infrastructure

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>16' Depth

10	8"	LF	\$80.00
11	12"	LF	\$140.00
12	16"	LF	\$155.00

Section 3 - PVC - C900 - C905 For Forcemain

Item Number	Item Description	Unit	Unit Amount
1	8"	LF	\$35.00
2	12"	LF	\$52.00
3	20"	LF	\$84.00

Section 4 - Manholes

Item Number	Item Description	Unit	Unit Amount
1	6-12' Depth	EA	\$4,800.00
2	12.1-16' Depth	EA	\$6,000.00
3	16.1-18 Depth	EA	\$7,200.00
4	18.1-20' Depth	EA	\$8,400.00
5	>20.1 Depth	EA	\$11,000.00

Section 5 - MISC

Item Number	Item Description	Unit	Unit Amount
1	Air Release	EA	\$4,500.00
2	Vacuum Testing	EA MH	\$200.00
3	Testing	LF	\$2.00
4	Special Bedding	LF	\$10.00
5	18" Bores	LF	\$250.00
6	PVC Service	EA	\$1,200.00
7	DIP Service	EA	\$2,200.00
8	Manhole Adjustments	EA	\$500.00

Unit Costs for Storm Drainage Infrastructure

Storm Drainage

Section 1 - Boxes			
Item Number	Item Description	Unit	Unit Amount
1	0' - 6' Depth	EA	\$3,000.00
2	6.1' - 10' Depth	EA	\$4,000.00
3	10.1' - 15' Depth	EA	\$5,000.00
4	> 15 Depth	EA	\$6,000.00
Section 2 - Yard Inlet			
Item Number	Item Description	Unit	Unit Amount
1	Yard Inlet	EA	\$3,000.00
Section 3 - Storm Pipe (RCP)			
Item Number	Item Description	Unit	Unit Amount
1	15" Class III RCP	LF	\$44.00
2	18" Class III RCP	LF	\$50.00
3	24" Class III RCP	LF	\$55.00
4	30" Class III RCP	LF	\$65.00
5	42" Class III RCP	LF	\$95.00
6	48" Class III RCP	LF	\$120.00
7	54" Class III RCP	LF	\$175.00
8	66" Class III RCP	LF	\$325.00
9	Flared End Section	EA	\$1,200.00

Unit Costs for Roadway Infrastructure

Roadway

Section 1 - Pavement			
Item Number	Item Description	Unit	Unit Amount
1	2.5" I-19 Intermediate Course	SY	\$20.00
2	1.50" 9.5B Surface Course	SY	\$10.00
3	1 1/2" Milling	SY	\$6.50
Section 2 - Stone			
Item Number	Item Description	Unit	Unit Amount
1	8" ABC	SY	\$12.00
2	3.5" ABC (Under Curb and Gutter)	SY	\$5.00
Section 3 - Curb and Gutter			
Item Number	Item Description	Unit	Unit Amount
1	30" Curb and Gutter	LF	\$19.00
2	18" Curb and Gutter	LF	\$16.00
Section 4 - Sidewalk			
Item Number	Item Description	Unit	Unit Amount
1	5' Wide - 4" Thick	LF	\$20.00
2	5' Wide - 6" Thick	LF	\$26.00
3	Handicap Ramps	EA	\$1,200.00
4	Water Valve Adjustments	EA	\$450.00
5	Manhole Adjustments	EA	\$500.00
Section 5 - MISC			
Item Number	Item Description	Unit	Unit Amount
1	Median in Roadway 10'wide	LF	\$180.00/LF
2	Median in Roadway 20'wide	LF	\$310.00/LF

Unit Prices for Reclaimed Infrastructure

Reclaimed Water

Item Number	Item Description	Unit	Unit Amount
1	4" PVC (Purple)	LF	\$24.00
2	6" PVC (Purple)	LF	\$28.00
3	8" PVC (Purple)	LF	\$32.00
4	12" PVC (Purple)	LF	\$42.00
5	16" PVC (Purple)	LF	\$60.00

Valves

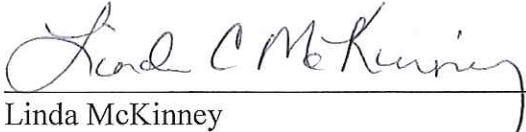
Item Number	Item Description	Unit	Unit Amount
1	4" Valve	EA	\$1,000.00
2	6" Valve	EA	\$1,200.00
3	8" Valve	EA	\$2,100.00
4	12" Valve	EA	\$3,100.00
5	16" Valve	EA	\$8,500.00

Section 2 - MISC

Item Number	Item Description	Unit	Unit Amount
1	3/4" Services	EA	\$1,200.00
2	Valve Adjustments	EA	\$425.00
3	Blow-Off Assembly	EA	\$3,200.00

End of Policy Statement No. P-002.1

I, Linda McKinney, Town Clerk of the Town of Holly Springs, certify that this is a true and accurate copy of a policy statement adopted by the Holly Springs Town Council on March 3, 2020.



Linda McKinney
Town Clerk

