



City Council Special Meeting Agenda

Date: 8/23/2022
Time: 5:30 p.m.
Location: City Hall Council Chambers

- | | | |
|--|--|--|
| <input type="checkbox"/> Mayor Matt Hall | <input type="checkbox"/> Heidi Rasmussen | <input type="checkbox"/> Administrative Services |
| <input type="checkbox"/> Justin Baily | <input type="checkbox"/> Emily Swett | Officer, Cindy Baker |
| <input type="checkbox"/> Diane Ballard | <input type="checkbox"/> City Administrator, Barry | <input type="checkbox"/> City Attorney, Scott |
| <input type="checkbox"/> Jerry Fritz | Cook | Kolpitzke |
| <input type="checkbox"/> Andrew Quick | | |

5:30- 5:40 – Discuss with the Governing Body - Modifying the Community Development Fee Schedule

Staff Reference: Todd Stowell, City Planner

5:40- 5:50 – Provide the Governing Body with a status update on the Bighorn Ave Corridor Study and Freedom Street Pedestrian Crosswalk.

Staff Reference: Phillip Bowman, Public Works Director.

5:50- 6:00 Discuss with Governing Body – Professional Services Agreement with HDR Inc. for the Electric Shop Facility Needs Assessment.

Staff Reference: Phillip Bowman, Public Works Director

6:00- 6:10 – Discuss with Governing Body – Professional Services Agreement with Bowan, Collins and Associates for the Water Rate and System Fee Study.

Staff Reference: Phillip Bowman, Public Works Director

6:10- 6:30 – Discuss with Governing Body – Professional Services Agreement Amendments with Engineering Associates.

A) Amendment No. 1- for the Wastewater Treatment Facility Phase 2 Upgrades Project, and project status update.

B) Amendment No 1 and change order- with Harris Trucking and Construction for the YRA Waterline Replacement Project, and project status update

Staff Reference: Phillip Bowman, Public Works Director

City Administrator Update
Storm Drainage Utility

Disclaimer: Times noted are an estimate in order to assist with keeping the agenda discussion on track and/or providing approximate time when an item will be discussed for those wanting to attend for that specific item

MEETING DATE:	SEPT. 6, 2022
DEPARTMENT:	COMMUNITY DEVELOPMENT
PREPARED BY:	TODD STOWELL

DRAFT FOR DISCUSSION
AGENDA ITEM SUMMARY REPORT
Modify the Community Development Fee Schedule

ACTION TO BE TAKEN

Consider Resolution 2022-25 to modify the community development fee schedule.

SUMMARY

During the review of the 2022-2023 budget, the community development department was asked to look at their fee schedule and adjust portions where revenue was falling significantly short of processing costs. Comparisons to other Wyoming jurisdictions, estimated processing times, an analysis of equity between fees for similar processes, and services that do not currently trigger fees were all identified and considered. The proposed fees do not necessarily cover all processing costs, but are expected to come closer than current rates.

The attached document reflects the proposed fee modifications. It has been reviewed by members of the community development department and the contractor board and is believed to be equitable. The contractor board is agreeable to the fee changes. Not all fees are proposed to be increased. For example, moving from the 1997 UBC fee table to the proposed building permit fee table would not change fees for projects valued between \$1,000 and \$2,000, would slightly reduce fees for projects in the range of \$2,001 to \$84,000 in valuation, and slightly increase fees for projects valued higher than \$84,000. Projects less than \$2,000 would go from a minimum building permit fee of \$27 to \$40.

Another proposed change is rather than utilizing a reduced fee schedule for all electrical and plumbing/HVAC permits, those permits would be charged based either on the full valuation of the work if it is a “stand alone” permit, or if there is a general building permit and the valuation of that permit included the valuation of the electrical/plumbing/HVAC work, then only a processing fee would be charged for the separate electrical/plumbing permit (\$50).

In the Planning and Zoning area, site plan reviews and subdivisions are proposed to be broken up into more detailed categories so that more appropriate fees can be proposed for larger projects. The site plan review fees for large projects would be increased significantly (from \$250 to \$650) as that fee has not been increased since 2007 or before, and larger projects simply involve more review time. Subdivision process times have also been more closely analyzed and additional categories and accompanying fees proposed.

For purposes of comparing the proposed zoning and subdivision fees with those of similar jurisdictions, the table attached as Exhibit A has been created for the more common fees. The complete list of proposed fee changes for Community Development is attached as Exhibit B, and identifies new and modified fees with red ink. The resolution has the Community Development fee changes incorporated into a “clean” version of the entire City fee schedule.

AGENDA ITEM NO. _____

FINANCIAL IMPACT

All other things being equal, the revenue from all forms of building permits is expected to increase only slightly, as the minor fee increases will likely be somewhat offset by the modification in how some of the electric and plumbing permit fees are assessed. Revenue from zoning and subdivision permits would likely see an increase in the range of 30-50%.

ATTACHMENT

Exhibits A and B, as previously noted.
(Agenda Item will also have a clean version of the full City fee schedule.)

RECOMMENDATION

Adopt Resolution 2022-25 to modify the City Fee Schedule, (only Community Development fees are modified).

EXHIBIT A

Fee Comparison for Proposed City of Cody Community Development Fees

(Only major categories compared.)

	CODY (Proposed)	CASPER (2017)	SHERIDAN (2021)	GILLETTE (2017)	LARAMIE (2016)	RICHLAND, WA (2022)
Site Plan Review	\$.075 per SF of building, \$650 minimum.	\$600 up to 20K SF of Lot size, \$1,200 up to 1 acre, \$2,000 for > 1 acre	\$1,000 up to 1-acre site, \$500 each additional acre or portion thereof	\$340 for commercial site plan/ \$595 for development plans	\$420	\$1,305
Minor Site Plan/ Architectural Review	\$300 for minor site plan, \$100 for architecture, landscape, or parking only.	No category (See above)	No category (See above)	No category (See above)	\$225	No category (See above)
Minor Subdivision (No public improvements)	\$300 for Preliminary Plat + \$100 Final Plat = \$400	\$1,000 for Preliminary Plat + \$1,200 Final Plat = \$2,200 (up to 25 lots)	\$1,000 for 1 acre or less + \$500 for each additional acre or portion thereof, up to 6 lots	\$680 for Preliminary Plat + \$340 Final Plat = \$1,020	\$500 + \$100 per lot	\$475 Prelim. \$405 Final
Minor Subdivision (Infill category)	\$650 for Preliminary Plat + \$300 Final Plat = \$950	\$1,000 for Preliminary Plat + \$1,200 Final Plat = \$2,200 (up to 25 lots)	\$1,000 for 1 acre or less + \$500 for each additional acre or portion thereof, up to 6 lots	\$680 for Preliminary Plat + \$340 Final Plat = \$1,020	\$500 + \$100 per lot	\$475 Prelim. \$405 Final
Major Subdivision (> 5 lots, and less than 5 lots if requires public infrastructure)	\$650 + \$30 per lot for Preliminary Plat, Plus \$1,100 + \$30 per Lot for Final Plat.	\$1,000 for Preliminary Plat + \$1,800 Final Plat = \$2,200 (> 25 lots)	\$500 for initial acre + \$250 each additional acre for Preliminary, Plus \$1,000 for initial acre + 500 each additional acre for Final Plat.	\$680 Preliminary Plat, Plus \$850 + \$15 per lot over 10 up to \$1,500 for Final Plat (\$1,530 min.)	\$500 + \$100 per lot, up to \$2,500 for Preliminary Plat, Plus \$250 + \$25 per lot (\$1,250 max) for Final Plat.	\$1,315 Min. \$3,835 Max. @ \$45 per lot for Preliminary Plat. \$405 Final

Planned Unit Development	\$4,500 for Plan Review, Plus Subd. Fees.	\$2,300 for Preliminary Plan + Above subdivision fees	\$2,000 (+ subdivision fees?)	\$680 (+ subdivision fees)	\$625 preliminary + \$450 overlay (+ subdivision fees)	\$3,285
Conditional Use Permit	\$350 + advertising	\$600	\$500	N/A	\$435	\$475

EXHIBIT B

Business Licenses & Permits

Contractor License Fee	Initial Application Fee \$200.00 Application for additional or expanded license, \$100 for each category of licence added or modified (general, general-IRC, plumbing, plumbing-IRC, HVAC, HVAC-IRC, electrical, specialty) Annual Renewal \$150.00, per business (includes all licenses held by business) Renewal Late Fee \$30.00 Renewal of Expired License \$200.00
Annual Short Term Rental/ Bed & Breakfast Registration per dwelling unit (non-transferrable)	\$100
Directional Wayfinding Signage Permit (Sheridan Ave. street signs)	\$60.00 per sign per calendar year
Right-of-Way/ Alley Encroachment Permit	\$50 application fee \$150.00 refundable deposit for storing materials in City right of way or alley

Planning & Zoning Fees

Commercial/Industrial Site Plan, Architectural, Landscaping, and Parking Reviews:	
Site plan review of new facility, and expansion of $\geq 20\%$.	\$0.075 per square foot of building (GFA), \$650.00 minimum
Site plan review for addition or expansion $< 20\%$.	\$300.00
Modification to Architecture of building, Landscape plan, or Parking plan only.	\$100.00
Minor Commercial Architectural Review (windows, doors, awnings, building access or exterior finish)	\$0
Sign Plans (attached wall, projecting, awning, inflatable, freestanding on existing supports)	\$40 for one sign, \$10 for each additional sign. No fee if submitted and reviewed with a site plan review.
Sign Plans (freestanding requiring new base structure, electronic message boards)	\$50 for one sign, \$20 for each additional sign. No fee if submitted and reviewed with a site plan review.
Sign Plans (billboard)	\$200.00
Fence height waiver request (in addition to fence permit fee)	\$80.00
Site Plan Review (New commercial/industrial construction, additions). Includes associated signs.	\$0.05 per sq. ft. of bldg (GFA)
Multi-Family Site Plan Review (All M.F. projects in commercial zones, and projects > 4 dwelling units in residential zones), staff level review.	\$30.00 per dwelling unit
Minor Subdivision of 5 lots or less with each lot having direct access to a paved public street and no public infrastructure improvements other than electrical.	\$300 preliminary plat review, \$100 final plat review.
Infill Minor Subdivision, not qualifying for category immediately above.	\$650.00 preliminary plat review, \$300.00 final plat review.
Major Subdivision (more than 5 lots, and less than 5 lots if requires public infrastructure other than electric)	Conceptual Plat Review \$250.00 (Consult with City Planner to determine if conceptual review is necessary.) Preliminary Plat \$650.00 plus \$30.00 per lot Final Plat/Construction Plan Review \$1,100.00 plus \$30.00 per lot Phasing the acceptance of the subdivision improvements: \$500.00 for each phase of construction beyond the initial phase. Request to accept performance bond, letter of credit, or cash deposit for remaining subdivision improvements, to obtain building permit(s) prior to City accepting subdivision infrastructure: \$500.00
Plat Amendment/Vacation	To an active Preliminary Plat approval: \$100 for a minor subdivision, 20% of Preliminary Plat fee for a major subdivision. To an active Final Plat application that has not yet been recorded: 20% of final plat review fee. To a recorded Final Plat Minor Subdivision, with no additional lots, \$150.00, plus any advertising/ mailing costs. If creating additional lots, use regular subdivision fee. To a recorded Final Plat Major Subdivision \$300.00, plus any advertising/ mailing costs. If creating additional lots, use regular subdivision fee.
Planned Unit Development (PUD)	\$4,500 plus the subdivision plat review fees.
Vacation of Land or Right-of-Way	\$500 plus advertising/ mailing costs
Petition for Rezone or Text Amendment to Zoning Ordinance (not initiated by City)	\$750 plus advertising/ mailing costs
Special Exemption Permit	Exemption from Numerical Standards \$300.00, plus advertising/ mailing costs Similar Use Determination \$400.00, plus advertising/ mailing costs
Conditional Use Permit	\$350.00, plus advertising/ mailing costs
Boundary Line Adjustment	\$150 for the first two parcels, \$50 for each additional parcel involved.
Special Use Permit - Airport Overlay	\$250.00, plus advertising/ mailing costs
Accessory Dwelling Unit in Residential AA Zone	\$250.00, plus advertising/ mailing costs
Nonconforming Expansions and Changes requiring review under City Code 10-13-06	\$350.00, plus advertising/ mailing costs

Annexation or Deannexation (not initiated by City), including City zoning of property.	Applicant responsible for annexation survey and advertising/mailing costs
Mobile Home Park Permit (Chapter 9-06)	\$1,750 (up to 5 spaces), \$50 each additional space
Variance	\$500.00
Appeal to Board of Adjustment	\$250.00
Fee for P.W. review of engineering plans for public infrastructure not associated with a subdivision or PUD application	Actual Cost

Building Permit & Inspection Fees (Items marked with "*" are not applicable if a general building permit (and resulting fee) includes the work identified.)

<p>Building Permit Fee (unless listed otherwise below). Fee shall be based on the total market value of the work, including materials and labor. Claimed valuation shall be no less than the national average, unless demonstrated otherwise to the building official. The building official has authority to adjust incorrect claimed valuations.</p>	<p>Building Permit Fee Table:</p> <table border="1"> <thead> <tr> <th>Total Valuation</th> <th>Fee</th> </tr> </thead> <tbody> <tr> <td>\$1 to \$500</td> <td>\$40</td> </tr> <tr> <td>\$501 to \$2,000</td> <td>\$40 for the first \$500; plus \$3 for each additional \$100 or fraction thereof</td> </tr> <tr> <td>\$2,001 to \$40,000</td> <td>\$69 for the first \$2,000; plus \$11 for each additional \$1,000 or fraction thereof</td> </tr> <tr> <td>\$40,001 to \$100,000</td> <td>\$487 for the first \$40,000; plus \$9 for each additional \$1,000 or fraction thereof</td> </tr> <tr> <td>\$100,001 to \$500,000</td> <td>\$1,027 for the first \$100,000; plus \$7 for each additional \$1,000 or fraction thereof</td> </tr> <tr> <td>\$500,001 to 1,000,000</td> <td>\$3,827 for the first \$500,000; plus \$5 for each additional \$1,000 or fraction thereof</td> </tr> <tr> <td>\$1,000,001 to \$5,000,000</td> <td>\$6,327 for the first \$1,000,000; plus \$3 for each additional \$1,000 or fraction thereof</td> </tr> <tr> <td>\$5,000,0001 and over</td> <td>\$18,327 for the first \$5,000,000; plus \$1 for each additional \$1,000 or fraction thereof</td> </tr> </tbody> </table>	Total Valuation	Fee	\$1 to \$500	\$40	\$501 to \$2,000	\$40 for the first \$500; plus \$3 for each additional \$100 or fraction thereof	\$2,001 to \$40,000	\$69 for the first \$2,000; plus \$11 for each additional \$1,000 or fraction thereof	\$40,001 to \$100,000	\$487 for the first \$40,000; plus \$9 for each additional \$1,000 or fraction thereof	\$100,001 to \$500,000	\$1,027 for the first \$100,000; plus \$7 for each additional \$1,000 or fraction thereof	\$500,001 to 1,000,000	\$3,827 for the first \$500,000; plus \$5 for each additional \$1,000 or fraction thereof	\$1,000,001 to \$5,000,000	\$6,327 for the first \$1,000,000; plus \$3 for each additional \$1,000 or fraction thereof	\$5,000,0001 and over	\$18,327 for the first \$5,000,000; plus \$1 for each additional \$1,000 or fraction thereof
Total Valuation	Fee																		
\$1 to \$500	\$40																		
\$501 to \$2,000	\$40 for the first \$500; plus \$3 for each additional \$100 or fraction thereof																		
\$2,001 to \$40,000	\$69 for the first \$2,000; plus \$11 for each additional \$1,000 or fraction thereof																		
\$40,001 to \$100,000	\$487 for the first \$40,000; plus \$9 for each additional \$1,000 or fraction thereof																		
\$100,001 to \$500,000	\$1,027 for the first \$100,000; plus \$7 for each additional \$1,000 or fraction thereof																		
\$500,001 to 1,000,000	\$3,827 for the first \$500,000; plus \$5 for each additional \$1,000 or fraction thereof																		
\$1,000,001 to \$5,000,000	\$6,327 for the first \$1,000,000; plus \$3 for each additional \$1,000 or fraction thereof																		
\$5,000,0001 and over	\$18,327 for the first \$5,000,000; plus \$1 for each additional \$1,000 or fraction thereof																		
Building Plan Review Fees	<p>Minor Residential Plan Review (e.g. addition, finish basement) \$50.00 per each 250 sq. ft. or portion thereof, or the fee for Residential Plan Review, whichever is less.</p> <p>Residential Plan Review (Single-family, duplex, townhouse, ADU) \$250.00 per dwelling unit</p> <p>Industrial/Commerical/Multi-Family Plan Review: 25% of building permit fee</p> <p>Fire District Review Pass-Through Fee: 10% of City's building permit fee, when Fire Review is required (industrial, commercial, multi-family).</p>																		
Fee for work done without required permit(s), or commencing before permit issuance without building official permission:	Additional 25% of required permit fee, \$20 minimum.																		
Fence Permit (Residential use) (not over 6' in height)	\$50.00																		
Fence Permit (Commercial/Industrial use)	\$50.00																		
Pre-Fabricated Storage Building, without foundation (> 120 SF only)	\$40.00																		
Demolition/Moving Permit (not placement)	\$40.00																		
Drywall/Plaster Permit (Residential)*	\$40.00																		
Insulation Permit (Residential)*	\$40.00																		
Fire Suppression/Sprinkler System Permit (Residential)*	\$40.00																		
Masonry/Concrete/Retaining Wall Permit (Residential)*	\$40.00																		
Window Glass/Glazing Permit*	\$40.00																		
Fireplace/Stove Installation Permit*	\$40.00																		
Siding/Stucco Permit (Residential)*	\$40.00																		
Low Voltage Electrical Installation/Telecommunications Permit*	\$20.00																		
Residential Re-Roof Permit (Residential)*	\$40.00																		
Ground Stabilization (Mud Jacking/Helical pier) Permit*	\$150.00																		
Sign/Awning Installation Permit*	Use "Building Permit Fee Table" for billboards, electronic message boards, and freestanding signs on new bases or that enlarge the total sign face size. No building permit fee required for temporary signs and other signs not listed herein (covered by zoning sign plan review fee).																		

Inspections Outside Normal Business Hours	\$60.00 per hour minimum 2 hours
Reinspection Fee Assessed Under Building Code (3rd or more inspection)	\$40.00
Additional Plan Review due to changes, additions or plan revisions	\$45.00 per hour minimum 1 hour
Use of Outside Consultants for plan review and/or inspections	Actual Cost

Electrical Permit Fees

Electrical Permit Fees	<p>Service Upgrade, through 200 amp \$100.00 Service Disconnect or Reconnect \$40.00 (\$80 for both) New Dwellings, \$50.00 per dwelling unit Addition to dwelling, using existing service \$35.00 Addition to dwelling, with Service Upgrade \$75.00 Small Jobs/Modifications as determined by building official (e.g. adding or extending circuit) \$50.00 Electrical permit, if valuation of the electrical work is included in the valuation of the general building permit: \$50 Electrical permit, if independent of a general building permit or if the valuation of the electrical work is not included in the valuation of the general building permit: Fee per "Building Permit Fee Table" (attached) Reinspection (3rd or more inspection) \$50.00</p>
Electrical Permit (Commercial) Wiring Permits— fees shall be computed on the dollar value of the electrical installation, including materials and labor, fixtures and installation costs.	<p>Minimum Fee \$1 – 1,000 valuation — \$35.00 \$1,001 – \$5,000 valuation — \$50.00 \$5,001 and greater valuation — \$50.00 for 1st \$5,000, plus \$15 per each additional \$5,000 or portion thereof. \$25,000 \$50.00 for first \$5,000 valuation, plus \$20 per each additional \$5,000 or portion thereof \$25,001 – \$50,000 — \$150.00 \$50,001 – \$100,000 — \$250.00 \$100,001 and greater \$250.00 for the first \$100,000 plus \$1.00 for each additional \$1,000 Reinspection \$50.00</p>

Plumbing & HVAC Permit Fees (Items marked with "*" are not applicable if a general plumbing/HVAC permit (and resulting fee) includes the work identified.)

HVAC/Plumbing Permits	<p>Plumbing/HVAC permit, if valuation of the plumbing/HVAC work is included in the valuation of the general building permit: \$50 Plumbing/HVAC permit, if independent of a general building permit or if the valuation of the plumbing/HVAC work is not included in the valuation of the general building permit: Fee per "Building Permit Fee Table" (attached)</p>
Sewer Service Replacement Inspections*	\$40.00
Gas Piping Pressure Inspections (existing gas line)*	\$40.00
Furnace Replacement (Residential size or equivalent)* (per system)	\$40.00
Boiler Replacement (Residential size or equivalent)* (per system)	\$40.00
A/C Unit Replacements (Residential size or equivalent)* (per system)	\$40.00
Water Heater Replacement (Residential size or equivalent)* (per system)	\$40.00
Mini-Split Unit*	\$40.00
Other Small Jobs, as determined by Building Official	\$40.00
Dwelling Additions/Modifications (Plumbing and/or HVAC)	\$35.00
New Single & Two Family Dwellings Unit	<p>Combined Plumbing & HVAC \$70.00 per dwelling unit Separate Plumbing \$35.00 per dwelling unit Separate HVAC \$35.00 per dwelling unit</p>
	<p>Minimum Fee \$1 – 1,000 valuation — \$35.00 \$1,001 – \$5,000 valuation — \$50.00</p>

Commercial Plumbing & HVAC (Commercial, not listed above) -- fees shall be computed on the value of the plumbing/HVAC installation, including materials and labor.	\$5,001 and greater valuation -- \$25,000	\$50.00 for 1st \$5,000 valuation, plus \$15 per each additional \$5,000 or portion thereof.
	\$25,001 -- \$50,000	\$150.00
	\$50,001 -- \$100,000	\$250.00
	\$100,001 -- \$300,000	\$350.00
	\$300,001 -- \$500,000	\$500.00
	\$500,001 and greater	\$500.00 for the first \$500,000 plus \$0.50 for each additional \$1,000.

BUILDING PERMIT FEES
(Based on 1997 Uniform Building Code)

Building's Value		Permit Fee	Building's Value		Permit Fee	Building's Value		Permit Fee
From	Thru		From	Thru		From	Thru	
\$51	\$500	\$24	\$31,001	\$32,000	\$462	\$76,001	\$77,000	\$833
\$501	\$600	\$27	\$32,001	\$33,000	\$472	\$77,001	\$78,000	\$840
\$601	\$700	\$30	\$33,001	\$34,000	\$482	\$78,001	\$79,000	\$847
\$701	\$800	\$33	\$34,001	\$35,000	\$492	\$79,001	\$80,000	\$854
\$801	\$900	\$36	\$35,001	\$36,000	\$502	\$80,001	\$81,000	\$871
\$901	\$1,000	\$39	\$36,001	\$37,000	\$512	\$81,001	\$82,000	\$868
\$1,001	\$1,100	\$42	\$37,001	\$38,000	\$523	\$82,001	\$83,000	\$875
\$1,101	\$1,200	\$45	\$38,001	\$39,000	\$533	\$83,001	\$84,000	\$882
\$1,201	\$1,300	\$48	\$39,001	\$40,000	\$543	\$84,001	\$85,000	\$889
\$1,301	\$1,400	\$51	\$40,001	\$41,000	\$553	\$85,001	\$86,000	\$896
\$1,401	\$1,500	\$54	\$41,001	\$42,000	\$563	\$86,001	\$87,000	\$903
\$1,501	\$1,600	\$57	\$42,001	\$43,000	\$573	\$87,001	\$88,000	\$910
\$1,601	\$1,700	\$60	\$43,001	\$44,000	\$583	\$88,001	\$89,000	\$917
\$1,701	\$1,800	\$63	\$44,001	\$45,000	\$593	\$89,001	\$90,000	\$924
\$1,801	\$1,900	\$66	\$45,001	\$46,000	\$603	\$90,001	\$91,000	\$931
\$1,901	\$2,000	\$69	\$46,001	\$47,000	\$613	\$91,001	\$92,000	\$938
\$2,001	\$3,000	\$83	\$47,001	\$48,000	\$624	\$92,001	\$93,000	\$945
\$3,001	\$4,000	\$97	\$48,001	\$49,000	\$634	\$93,001	\$94,000	\$952
\$4,001	\$5,000	\$111	\$49,001	\$50,000	\$644	\$94,001	\$95,000	\$959
\$5,001	\$6,000	\$125	\$50,001	\$51,000	\$654	\$95,001	\$96,000	\$966
\$6,001	\$7,000	\$139	\$51,001	\$52,000	\$658	\$96,001	\$97,000	\$973
\$7,001	\$8,000	\$153	\$52,001	\$53,000	\$665	\$97,001	\$98,000	\$980
\$8,001	\$9,000	\$167	\$53,001	\$54,000	\$672	\$98,001	\$99,000	\$987
\$9,001	\$10,000	\$181	\$54,001	\$55,000	\$679	\$99,001	\$100,000	\$994
\$10,001	\$11,000	\$195	\$55,001	\$56,000	\$686	\$100,001	\$101,000	\$999
\$11,001	\$12,000	\$209	\$56,001	\$57,000	\$693	\$101,001	\$102,000	\$1,005
\$12,001	\$13,000	\$223	\$57,001	\$58,000	\$700	\$102,001	\$103,000	\$1,011
\$13,001	\$14,000	\$237	\$58,001	\$59,000	\$707	\$103,001	\$104,000	\$1,016
\$14,001	\$15,000	\$251	\$59,001	\$60,000	\$714	\$104,001	\$105,000	\$1,022
\$15,001	\$16,000	\$265	\$60,001	\$61,000	\$721	\$105,001	\$106,000	\$1,027
\$16,001	\$17,000	\$279	\$61,001	\$62,000	\$728	\$106,001	\$107,000	\$1,033
\$17,001	\$18,000	\$293	\$62,001	\$63,000	\$735	\$107,001	\$108,000	\$1,039
\$18,001	\$19,000	\$307	\$63,001	\$64,000	\$742	\$108,001	\$109,000	\$1,044
\$19,001	\$20,000	\$321	\$64,001	\$65,000	\$749	\$109,001	\$110,000	\$1,050
\$20,001	\$21,000	\$335	\$65,001	\$66,000	\$756	\$110,001	\$111,000	\$1,055
\$21,001	\$22,000	\$349	\$66,001	\$67,000	\$763	\$111,001	\$112,000	\$1,061
\$22,001	\$23,000	\$363	\$67,001	\$68,000	\$770	\$112,001	\$113,000	\$1,067
\$23,001	\$24,000	\$377	\$68,001	\$69,000	\$777	\$113,001	\$114,000	\$1,072
\$24,001	\$25,000	\$391	\$69,001	\$70,000	\$784	\$114,001	\$115,000	\$1,078
\$25,001	\$26,000	\$401	\$70,001	\$71,000	\$791	\$115,001	\$116,000	\$1,083
\$26,001	\$27,000	\$411	\$71,001	\$72,000	\$798	\$116,001	\$117,000	\$1,090
\$27,001	\$28,000	\$422	\$72,001	\$73,000	\$805	\$117,001	\$118,000	\$1,095
\$28,001	\$29,000	\$432	\$73,001	\$74,000	\$812	\$118,001	\$119,000	\$1,100
\$29,001	\$30,000	\$442	\$74,001	\$75,000	\$819	\$119,001	\$120,000	\$1,106
\$30,001	\$31,000	\$452	\$75,001	\$76,000	\$826	\$120,001	\$121,000	\$1,111
\$121,000	\$122,000	\$1,117	\$176,001	\$177,000	\$1,425	\$231,001	\$232,000	\$1,733
\$122,001	\$123,000	\$1,123	\$177,001	\$178,000	\$1,431	\$232,001	\$233,000	\$1,739
\$123,001	\$124,000	\$1,128	\$178,001	\$179,000	\$1,436	\$233,001	\$234,000	\$1,744
\$124,001	\$125,000	\$1,134	\$179,001	\$180,000	\$1,442	\$234,001	\$235,000	\$1,750
\$125,001	\$126,000	\$1,139	\$180,001	\$181,000	\$1,447	\$235,001	\$236,000	\$1,755
\$126,001	\$127,000	\$1,145	\$181,001	\$182,000	\$1,453	\$236,001	\$237,000	\$1,761
\$127,001	\$128,000	\$1,151	\$182,001	\$183,000	\$1,459	\$237,001	\$238,000	\$1,767
\$128,001	\$129,000	\$1,156	\$183,001	\$184,000	\$1,464	\$238,001	\$239,000	\$1,772
\$129,001	\$130,000	\$1,162	\$184,001	\$185,000	\$1,470	\$239,001	\$240,000	\$1,778
\$130,001	\$131,000	\$1,167	\$185,001	\$186,000	\$1,475	\$240,001	\$241,000	\$1,783
\$131,001	\$132,000	\$1,173	\$186,001	\$187,000	\$1,481	\$241,001	\$242,000	\$1,789
\$132,001	\$133,000	\$1,179	\$187,001	\$188,000	\$1,487	\$242,001	\$243,000	\$1,795
\$133,001	\$134,000	\$1,184	\$188,001	\$189,000	\$1,492	\$243,001	\$244,000	\$1,800
\$134,001	\$135,000	\$1,190	\$189,001	\$190,000	\$1,498	\$244,001	\$245,000	\$1,806
\$135,001	\$136,000	\$1,195	\$190,001	\$191,000	\$1,503	\$245,001	\$246,000	\$1,811
\$136,001	\$137,000	\$1,201	\$191,001	\$192,000	\$1,509	\$246,001	\$247,000	\$1,817
\$137,001	\$138,000	\$1,207	\$192,001	\$193,000	\$1,515	\$247,001	\$248,000	\$1,823
\$138,001	\$139,000	\$1,212	\$193,001	\$194,000	\$1,520	\$248,001	\$249,000	\$1,828
\$139,001	\$140,000	\$1,218	\$194,001	\$195,000	\$1,526	\$249,001	\$250,000	\$1,834
\$140,001	\$141,000	\$1,223	\$195,001	\$196,000	\$1,531	\$250,001	\$251,000	\$1,839
\$141,001	\$142,000	\$1,229	\$196,001	\$197,000	\$1,537	\$251,001	\$252,000	\$1,845
\$142,001	\$143,000	\$1,235	\$197,001	\$198,000	\$1,543	\$252,001	\$253,000	\$1,851
\$143,001	\$144,000	\$1,240	\$198,001	\$199,000	\$1,548	\$253,001	\$254,000	\$1,856
\$144,001	\$145,000	\$1,246	\$199,001	\$200,000	\$1,554	\$254,001	\$255,000	\$1,862
\$145,001	\$146,000	\$1,251	\$200,001	\$201,000	\$1,559	\$255,001	\$256,000	\$1,867
\$146,001	\$147,000	\$1,257	\$201,001	\$202,000	\$1,565	\$256,001	\$257,000	\$1,873
\$147,001	\$148,000	\$1,263	\$202,001	\$203,000	\$1,571	\$257,001	\$258,000	\$1,879
\$148,001	\$149,000	\$1,268	\$203,001	\$204,000	\$1,576	\$258,001	\$259,000	\$1,884
\$149,001	\$150,000	\$1,274	\$204,001	\$205,000	\$1,582	\$259,001	\$260,000	\$1,890
\$150,001	\$151,000	\$1,279	\$205,001	\$206,000	\$1,587	\$260,001	\$261,000	\$1,895
\$151,001	\$152,000	\$1,285	\$206,001	\$207,000	\$1,593	\$261,001	\$262,000	\$1,901
\$152,001	\$153,000	\$1,291	\$207,001	\$208,000	\$1,599	\$262,001	\$263,000	\$1,907
\$153,001	\$154,000	\$1,296	\$208,001	\$209,000	\$1,604	\$263,001	\$264,000	\$1,912
\$154,001	\$155,000	\$1,302	\$209,001	\$210,000	\$1,610	\$264,001	\$265,000	\$1,918
\$155,001	\$156,000	\$1,307	\$210,001	\$211,000	\$1,615	\$265,001	\$266,000	\$1,923
\$156,001	\$157,000	\$1,313	\$211,001	\$212,000	\$1,621	\$266,001	\$267,000	\$1,929
\$157,001	\$158,000	\$1,319	\$212,001	\$213,000	\$1,627	\$267,001	\$268,000	\$1,935
\$158,001	\$159,000	\$1,324	\$213,001	\$214,000	\$1,632	\$268,001	\$269,000	\$1,940
\$159,001	\$160,000	\$1,330	\$214,001	\$215,000	\$1,638	\$269,001	\$270,000	\$1,945
\$160,001	\$161,000	\$1,335	\$215,001	\$216,000	\$1,643	\$270,001	\$271,000	\$1,951

Building's Value		Permit Fee	Building's Value		Permit Fee	Building's Value		Permit Fee
From	Thru		From	Thru		From	Thru	
\$1	\$500	\$24	\$31,001	\$32,000	\$462	\$76,001	\$77,000	\$833
\$501	\$600	\$27	\$32,001	\$33,000	\$472	\$77,001	\$78,000	\$840
\$601	\$700	\$30	\$33,001	\$34,000	\$482	\$78,001	\$79,000	\$847
\$701	\$800	\$33	\$34,001	\$35,000	\$492	\$79,001	\$80,000	\$854
\$801	\$900	\$36	\$35,001	\$36,000	\$502	\$80,001	\$81,000	\$871
\$901	\$1,000	\$39	\$36,001	\$37,000	\$512	\$81,001	\$82,000	\$868
\$1,001	\$1,100	\$42	\$37,001	\$38,000	\$523	\$82,001	\$83,000	\$875
\$1,101	\$1,200	\$45	\$38,001	\$39,000	\$533	\$83,001	\$84,000	\$882
\$1,201	\$1,300	\$48	\$39,001	\$40,000	\$543	\$84,001	\$85,000	\$889
\$1,301	\$1,400	\$51	\$40,001	\$41,000	\$553	\$85,001	\$86,000	\$896
\$1,401	\$1,500	\$54	\$41,001	\$42,000	\$563	\$86,001	\$87,000	\$903
\$1,501	\$1,600	\$57	\$42,001	\$43,000	\$573	\$87,001	\$88,000	\$910
\$1,601	\$1,700	\$60	\$43,001	\$44,000	\$583	\$88,001	\$89,000	\$917
\$1,701	\$1,800	\$63	\$44,001	\$45,000	\$593	\$89,001	\$90,000	\$924
\$1,801	\$1,900	\$66	\$45,001	\$46,000	\$603	\$90,001	\$91,000	\$931
\$1,901	\$2,000	\$69	\$46,001	\$47,000	\$613	\$91,001	\$92,000	\$938
\$2,001	\$3,000	\$83	\$47,001	\$48,000	\$624	\$92,001	\$93,000	\$945
\$3,001	\$4,000	\$97	\$48,001	\$49,000	\$634	\$93,001	\$94,000	\$952
\$4,001	\$5,000	\$111	\$49,001	\$50,000	\$644	\$94,001	\$95,000	\$959
\$5,001	\$6,000	\$125	\$50,001	\$51,000	\$654	\$95,001	\$96,000	\$966
\$6,001	\$7,000	\$139	\$51,001	\$52,000	\$658	\$96,001	\$97,000	\$973
\$7,001	\$8,000	\$153	\$52,001	\$53,000	\$665	\$97,001	\$98,000	\$980
\$8,001	\$9,000	\$167	\$53,001	\$54,000	\$672	\$98,001	\$99,000	\$987
\$9,001	\$10,000	\$181	\$54,001	\$55,000	\$679	\$99,001	\$100,000	\$994
\$10,001	\$11,000	\$195	\$55,001	\$56,000	\$686	\$100,001	\$101,000	\$999
\$11,001	\$12,000	\$209	\$56,001	\$57,000	\$693	\$101,001	\$102,000	\$1,005
\$12,001	\$13,000	\$223	\$57,001	\$58,000	\$700	\$102,001	\$103,000	\$1,011
\$13,001	\$14,000	\$237	\$58,001	\$59,000	\$707	\$103,001	\$104,000	\$1,016
\$14,001	\$15,000	\$251	\$59,001	\$60,000	\$714	\$104,001	\$105,000	\$1,022
\$15,001	\$16,000	\$265	\$60,001	\$61,000	\$721	\$105,001	\$106,000	\$1,027
\$16,001	\$17,000	\$279	\$61,001	\$62,000	\$728	\$106,001	\$107,000	\$1,033
\$17,001	\$18,000	\$293	\$62,001	\$63,000	\$735	\$107,001	\$108,000	\$1,039
\$18,001	\$19,000	\$307	\$63,001	\$64,000	\$742	\$108,001	\$109,000	\$1,044
\$19,001	\$20,000	\$321	\$64,001	\$65,000	\$749	\$109,001	\$110,000	\$1,050
\$20,001	\$21,000	\$335	\$65,001	\$66,000	\$756	\$110,001	\$111,000	\$1,055
\$21,001	\$22,000	\$349	\$66,001	\$67,000	\$763	\$111,001	\$112,000	\$1,061
\$22,001	\$23,000	\$363	\$67,001	\$68,000	\$770	\$112,001	\$113,000	\$1,067
\$23,001	\$24,000	\$377	\$68,001	\$69,000	\$777	\$113,001	\$114,000	\$1,072
\$24,001	\$25,000	\$391	\$69,001	\$70,000	\$784	\$114,001	\$115,000	\$1,078
\$25,001	\$26,000	\$401	\$70,001	\$71,000	\$791	\$115,001	\$116,000	\$1,083
\$26,001	\$27,000	\$411	\$71,001	\$72,000	\$798	\$116,001	\$117,000	\$1,090
\$27,001	\$28,000	\$422	\$72,001	\$73,000	\$805	\$117,001	\$118,000	\$1,095
\$28,001	\$29,000	\$432	\$73,001	\$74,000	\$812	\$118,001	\$119,000	\$1,100
\$29,001	\$30,000	\$442	\$74,001	\$75,000	\$819	\$119,001	\$120,000	\$1,106
\$30,001	\$31,000	\$452	\$75,001	\$76,000	\$826	\$120,001	\$121,000	\$1,111
\$161,001	\$162,000	\$1,341	\$216,001	\$217,000	\$1,649	\$271,001	\$272,000	\$1,957
\$162,001	\$163,000	\$1,347	\$217,001	\$218,000	\$1,655	\$272,001	\$273,000	\$1,963
\$163,001	\$164,000	\$1,352	\$218,001	\$219,000	\$1,660	\$273,001	\$274,000	\$1,968
\$164,001	\$165,000	\$1,358	\$219,001	\$220,000	\$1,666	\$274,001	\$275,000	\$1,974
\$165,001	\$166,000	\$1,363	\$220,001	\$221,000	\$1,671	\$275,001	\$276,000	\$1,979
\$166,001	\$167,000	\$1,369	\$221,001	\$222,000	\$1,677	\$276,001	\$277,000	\$1,985
\$167,001	\$168,000	\$1,375	\$222,001	\$223,000	\$1,683	\$277,001	\$278,000	\$1,991
\$168,001	\$169,000	\$1,380	\$223,001	\$224,000	\$1,688	\$278,001	\$279,000	\$1,996
\$169,001	\$170,000	\$1,386	\$224,001	\$225,000	\$1,694	\$279,001	\$280,000	\$2,002
\$170,001	\$171,000	\$1,391	\$225,001	\$226,000	\$1,699	\$280,001	\$281,000	\$2,007
\$171,001	\$172,000	\$1,397	\$226,001	\$227,000	\$1,705	\$281,001	\$282,000	\$2,013
\$172,001	\$173,000	\$1,403	\$227,001	\$228,000	\$1,711	\$282,001	\$283,000	\$2,019
\$173,001	\$174,000	\$1,408	\$228,001	\$229,000	\$1,716	\$283,001	\$284,000	\$2,024
\$174,001	\$175,000	\$1,414	\$229,001	\$230,000	\$1,722	\$284,001	\$285,000	\$2,030
\$175,001	\$176,000	\$1,419	\$230,001	\$231,000	\$1,727	\$285,001	\$286,000	\$2,035
\$286,001	\$287,000	\$2,041	\$341,001	\$342,000	\$2,349	\$396,001	\$397,000	\$2,657
\$287,001	\$288,000	\$2,047	\$342,001	\$343,000	\$2,355	\$397,001	\$398,000	\$2,663
\$288,001	\$289,000	\$2,052	\$343,001	\$344,000	\$2,360	\$398,001	\$399,000	\$2,668
\$289,001	\$290,000	\$2,058	\$344,001	\$345,000	\$2,366	\$399,001	\$400,000	\$2,674
\$290,001	\$291,000	\$2,063	\$345,001	\$346,000	\$2,371	\$400,001	\$401,000	\$2,679
\$291,001	\$292,000	\$2,069	\$346,001	\$347,000	\$2,377	\$401,001	\$402,000	\$2,685
\$292,001	\$293,000	\$2,075	\$347,001	\$348,000	\$2,383	\$402,001	\$403,000	\$2,691
\$293,001	\$294,000	\$2,080	\$348,001	\$349,000	\$2,388	\$403,001	\$404,000	\$2,696
\$294,001	\$295,000	\$2,086	\$349,001	\$350,000	\$2,394	\$404,001	\$405,000	\$2,702
\$295,001	\$296,000	\$2,091	\$350,001	\$351,000	\$2,399	\$405,001	\$406,000	\$2,707
\$296,001	\$297,000	\$2,097	\$351,001	\$352,000	\$2,405	\$406,001	\$407,000	\$2,713
\$297,001	\$298,000	\$2,103	\$352,001	\$353,000	\$2,411	\$407,001	\$408,000	\$2,719
\$298,001	\$299,000	\$2,108	\$353,001	\$354,000	\$2,416	\$408,001	\$409,000	\$27,24
\$299,001	\$300,000	\$2,114	\$354,001	\$355,000	\$2,422	\$409,001	\$410,000	\$2,730
\$300,001	\$301,000	\$2,119	\$355,001	\$356,000	\$2,427	\$410,001	\$411,000	\$2,735
\$301,001	\$302,000	\$2,125	\$356,001	\$357,000	\$2,433	\$411,001	\$412,000	\$2,741
\$302,001	\$303,000	\$2,131	\$357,001	\$358,000	\$2,439	\$412,001	\$413,000	\$2,747
\$303,001	\$304,000	\$2,136	\$358,001	\$359,000	\$2,444	\$413,001	\$414,000	\$2,752
\$304,001	\$305,000	\$2,142	\$359,001	\$360,000	\$2,450	\$414,001	\$415,000	\$2,758
\$305,001	\$306,000	\$2,147	\$360,001	\$361,000	\$2,455	\$415,001	\$416,000	\$2,763
\$306,001	\$307,000	\$2,153	\$361,001	\$362,000	\$2,461	\$416,001	\$417,000	\$2,769
\$307,001	\$308,000	\$2,159	\$362,001	\$363,000	\$2,467	\$417,001	\$418,000	\$2,775
\$308,001	\$309,000	\$2,164	\$363,001	\$364,000	\$2,472	\$418,001	\$419,000	\$2,780
\$309,001	\$310,000	\$2,170	\$364,001	\$365,000	\$2,478	\$419,001	\$420,000	\$2,786
\$310,001	\$311,000	\$2,175	\$365,001	\$366,000	\$2,483	\$420,001	\$421,000	\$2,791
\$311,001	\$312,000	\$2,181	\$366,001	\$367,000	\$2,489	\$421,001	\$422,000	\$2,797
\$312,001	\$313,000	\$2,187	\$367,001	\$368,000	\$2,495	\$422,001	\$423,000	\$2,803
\$313,001	\$314,000	\$2,192	\$368,001	\$369,000	\$2,500	\$423,001	\$424,000	\$2,808

Building's Value From Thru		Permit Fee	Building's Value From Thru		Permit Fee	Building's Value From Thru		Permit Fee
\$1	\$500	\$24	\$31,001	\$32,000	\$462	\$76,001	\$77,000	\$833
\$501	\$600	\$27	\$32,001	\$33,000	\$472	\$77,001	\$78,000	\$840
\$601	\$700	\$30	\$33,001	\$34,000	\$482	\$78,001	\$79,000	\$847
\$701	\$800	\$33	\$34,001	\$35,000	\$492	\$79,001	\$80,000	\$854
\$801	\$900	\$36	\$35,001	\$36,000	\$502	\$80,001	\$81,000	\$871
\$901	\$1,000	\$39	\$36,001	\$37,000	\$512	\$81,001	\$82,000	\$868
\$1,001	\$1,100	\$42	\$37,001	\$38,000	\$523	\$82,001	\$83,000	\$875
\$1,101	\$1,200	\$45	\$38,001	\$39,000	\$533	\$83,001	\$84,000	\$882
\$1,201	\$1,300	\$48	\$39,001	\$40,000	\$543	\$84,001	\$85,000	\$889
\$1,301	\$1,400	\$51	\$40,001	\$41,000	\$553	\$85,001	\$86,000	\$896
\$1,401	\$1,500	\$54	\$41,001	\$42,000	\$563	\$86,001	\$87,000	\$903
\$1,501	\$1,600	\$57	\$42,001	\$43,000	\$573	\$87,001	\$88,000	\$910
\$1,601	\$1,700	\$60	\$43,001	\$44,000	\$583	\$88,001	\$89,000	\$917
\$1,701	\$1,800	\$63	\$44,001	\$45,000	\$593	\$89,001	\$90,000	\$924
\$1,801	\$1,900	\$66	\$45,001	\$46,000	\$603	\$90,001	\$91,000	\$931
\$1,901	\$2,000	\$69	\$46,001	\$47,000	\$613	\$91,001	\$92,000	\$938
\$2,001	\$3,000	\$83	\$47,001	\$48,000	\$624	\$92,001	\$93,000	\$945
\$3,001	\$4,000	\$97	\$48,001	\$49,000	\$634	\$93,001	\$94,000	\$952
\$4,001	\$5,000	\$111	\$49,001	\$50,000	\$644	\$94,001	\$95,000	\$959
\$5,001	\$6,000	\$125	\$50,001	\$51,000	\$654	\$95,001	\$96,000	\$966
\$6,001	\$7,000	\$139	\$51,001	\$52,000	\$658	\$96,001	\$97,000	\$973
\$7,001	\$8,000	\$153	\$52,001	\$53,000	\$665	\$97,001	\$98,000	\$980
\$8,001	\$9,000	\$167	\$53,001	\$54,000	\$672	\$98,001	\$99,000	\$987
\$9,001	\$10,000	\$181	\$54,001	\$55,000	\$679	\$99,001	\$100,000	\$994
\$10,001	\$11,000	\$195	\$55,001	\$56,000	\$686	\$100,001	\$101,000	\$999
\$11,001	\$12,000	\$209	\$56,001	\$57,000	\$693	\$101,001	\$102,000	\$1,005
\$12,001	\$13,000	\$223	\$57,001	\$58,000	\$700	\$102,001	\$103,000	\$1,011
\$13,001	\$14,000	\$237	\$58,001	\$59,000	\$707	\$103,001	\$104,000	\$1,016
\$14,001	\$15,000	\$251	\$59,001	\$60,000	\$714	\$104,001	\$105,000	\$1,022
\$15,001	\$16,000	\$265	\$60,001	\$61,000	\$721	\$105,001	\$106,000	\$1,027
\$16,001	\$17,000	\$279	\$61,001	\$62,000	\$728	\$106,001	\$107,000	\$1,033
\$17,001	\$18,000	\$293	\$62,001	\$63,000	\$735	\$107,001	\$108,000	\$1,039
\$18,001	\$19,000	\$307	\$63,001	\$64,000	\$742	\$108,001	\$109,000	\$1,044
\$19,001	\$20,000	\$321	\$64,001	\$65,000	\$749	\$109,001	\$110,000	\$1,050
\$20,001	\$21,000	\$335	\$65,001	\$66,000	\$756	\$110,001	\$111,000	\$1,055
\$21,001	\$22,000	\$349	\$66,001	\$67,000	\$763	\$111,001	\$112,000	\$1,061
\$22,001	\$23,000	\$363	\$67,001	\$68,000	\$770	\$112,001	\$113,000	\$1,067
\$23,001	\$24,000	\$377	\$68,001	\$69,000	\$777	\$113,001	\$114,000	\$1,072
\$24,001	\$25,000	\$391	\$69,001	\$70,000	\$784	\$114,001	\$115,000	\$1,078
\$25,001	\$26,000	\$401	\$70,001	\$71,000	\$791	\$115,001	\$116,000	\$1,083
\$26,001	\$27,000	\$411	\$71,001	\$72,000	\$798	\$116,001	\$117,000	\$1,090
\$27,001	\$28,000	\$422	\$72,001	\$73,000	\$805	\$117,001	\$118,000	\$1,095
\$28,001	\$29,000	\$432	\$73,001	\$74,000	\$812	\$118,001	\$119,000	\$1,100
\$29,001	\$30,000	\$442	\$74,001	\$75,000	\$819	\$119,001	\$120,000	\$1,106
\$30,001	\$31,000	\$452	\$75,001	\$76,000	\$826	\$120,001	\$121,000	\$1,111
\$314,001	\$315,000	\$2,198	\$369,001	\$370,000	\$2,506	\$424,001	\$425,000	\$2,814
\$315,001	\$316,000	\$2,203	\$370,001	\$371,000	\$2,511	\$425,001	\$426,000	\$2,819
\$316,001	\$317,000	\$2,209	\$371,001	\$372,000	\$2,517	\$426,001	\$427,000	\$2,825
\$317,001	\$318,000	\$2,215	\$372,001	\$373,000	\$2,523	\$427,001	\$428,000	\$2,831
\$318,001	\$319,000	\$2,220	\$373,001	\$374,000	\$2,528	\$428,001	\$429,000	\$2,836
\$319,001	\$320,000	\$2,226	\$374,001	\$375,000	\$2,534	\$429,001	\$430,000	\$2,842
\$320,001	\$321,000	\$2,231	\$375,001	\$376,000	\$2,539	\$430,001	\$431,000	\$2,847
\$321,001	\$322,000	\$2,237	\$376,001	\$377,000	\$2,545	\$431,001	\$432,000	\$2,853
\$322,001	\$323,000	\$2,243	\$377,001	\$378,000	\$2,551	\$432,001	\$433,000	\$2,859
\$323,001	\$324,000	\$2,248	\$378,001	\$379,000	\$2,556	\$433,001	\$434,000	\$2,864
\$324,001	\$325,000	\$2,254	\$379,001	\$380,000	\$2,562	\$434,001	\$435,000	\$2,870
\$325,001	\$326,000	\$2,259	\$380,001	\$381,000	\$2,567	\$435,001	\$436,000	\$2,875
\$326,001	\$327,000	\$2,265	\$381,001	\$382,000	\$2,573	\$436,001	\$437,000	\$2,881
\$327,001	\$328,000	\$2,271	\$382,001	\$383,000	\$2,579	\$437,001	\$438,000	\$2,887
\$328,001	\$329,000	\$2,276	\$383,001	\$384,000	\$2,584	\$438,001	\$439,000	\$2,892
\$329,001	\$330,000	\$2,281	\$384,001	\$385,000	\$2,590	\$439,001	\$440,000	\$2,898
\$330,001	\$331,000	\$2,287	\$385,001	\$386,000	\$2,595	\$440,001	\$441,000	\$2,903
\$331,001	\$332,000	\$2,293	\$386,001	\$387,000	\$2,601	\$441,001	\$442,000	\$2,909
\$332,001	\$333,000	\$2,299	\$387,001	\$388,000	\$2,607	\$442,001	\$443,000	\$2,915
\$333,001	\$334,000	\$2,304	\$388,001	\$389,000	\$2,612	\$443,001	\$444,000	\$2,920
\$334,001	\$335,000	\$2,310	\$389,001	\$390,000	\$2,618	\$444,001	\$445,000	\$2,926
\$335,001	\$336,000	\$2,315	\$390,001	\$391,000	\$2,623	\$445,001	\$446,000	\$2,931
\$336,001	\$337,000	\$2,321	\$391,001	\$392,000	\$2,629	\$446,001	\$447,000	\$2,937
\$337,001	\$338,000	\$2,327	\$392,001	\$393,000	\$2,635	\$447,001	\$448,000	\$2,943
\$338,001	\$339,000	\$2,332	\$393,001	\$394,000	\$2,640	\$448,001	\$449,000	\$2,948
\$339,001	\$340,000	\$2,338	\$394,001	\$395,000	\$2,646	\$449,001	\$450,000	\$2,954
\$340,001	\$341,000	\$2,343	\$395,001	\$396,000	\$2,651	\$450,001	\$451,000	\$2,959
\$451,001	\$452,000	\$2,965	\$468,001	\$469,000	\$3,060	\$485,001	\$486,000	\$3,155
\$452,001	\$453,000	\$2,971	\$469,001	\$470,000	\$3,066	\$486,001	\$487,000	\$3,161
\$453,001	\$454,000	\$2,976	\$470,001	\$471,000	\$3,071	\$487,001	\$488,000	\$3,167
\$454,001	\$455,000	\$2,982	\$471,001	\$472,000	\$3,077	\$488,001	\$489,000	\$3,172
\$455,001	\$456,000	\$2,987	\$472,001	\$473,000	\$3,083	\$489,001	\$490,000	\$3,178
\$456,001	\$457,000	\$2,993	\$473,001	\$474,000	\$3,088	\$490,001	\$491,000	\$3,183
\$457,001	\$458,000	\$2,999	\$474,001	\$475,000	\$3,094	\$491,001	\$492,000	\$3,189
\$458,001	\$459,000	\$3,004	\$475,001	\$476,000	\$3,099	\$492,001	\$493,000	\$3,195
\$459,001	\$460,000	\$3,010	\$476,001	\$477,000	\$3,105	\$493,001	\$494,000	\$3,200
\$460,001	\$461,000	\$3,016	\$477,001	\$478,000	\$3,111	\$494,001	\$495,000	\$3,206
\$461,001	\$462,000	\$3,021	\$478,001	\$479,000	\$3,116	\$495,001	\$496,000	\$3,211
\$462,001	\$463,000	\$3,027	\$479,001	\$480,000	\$3,122	\$496,001	\$497,000	\$3,217
\$463,001	\$464,000	\$3,032	\$480,001	\$481,000	\$3,127	\$497,001	\$498,000	\$3,223
\$464,001	\$465,000	\$3,038	\$481,001	\$482,000	\$3,133	\$498,001	\$499,000	\$3,228
\$465,001	\$466,000	\$3,043	\$482,001	\$483,000	\$3,139	\$499,001	\$500,000	\$3,234
\$466,001	\$467,000	\$3,049	\$483,001	\$484,000	\$3,144			

Building's Value From Thru		Permit Fee	Building's Value From Thru		Permit Fee	Building's Value From Thru		Permit Fee
\$1	\$500	\$24	\$31,001	\$32,000	\$462	\$76,001	\$77,000	\$833
\$501	\$600	\$27	\$32,001	\$33,000	\$472	\$77,001	\$78,000	\$840
\$601	\$700	\$30	\$33,001	\$34,000	\$482	\$78,001	\$79,000	\$847
\$701	\$800	\$33	\$34,001	\$35,000	\$492	\$79,001	\$80,000	\$854
\$801	\$900	\$36	\$35,001	\$36,000	\$502	\$80,001	\$81,000	\$871
\$901	\$1,000	\$39	\$36,001	\$37,000	\$512	\$81,001	\$82,000	\$868
\$1,001	\$1,100	\$42	\$37,001	\$38,000	\$523	\$82,001	\$83,000	\$875
\$1,101	\$1,200	\$45	\$38,001	\$39,000	\$533	\$83,001	\$84,000	\$882
\$1,201	\$1,300	\$48	\$39,001	\$40,000	\$543	\$84,001	\$85,000	\$889
\$1,301	\$1,400	\$51	\$40,001	\$41,000	\$553	\$85,001	\$86,000	\$896
\$1,401	\$1,500	\$54	\$41,001	\$42,000	\$563	\$86,001	\$87,000	\$903
\$1,501	\$1,600	\$57	\$42,001	\$43,000	\$573	\$87,001	\$88,000	\$910
\$1,601	\$1,700	\$60	\$43,001	\$44,000	\$583	\$88,001	\$89,000	\$917
\$1,701	\$1,800	\$63	\$44,001	\$45,000	\$593	\$89,001	\$90,000	\$924
\$1,801	\$1,900	\$66	\$45,001	\$46,000	\$603	\$90,001	\$91,000	\$931
\$1,901	\$2,000	\$69	\$46,001	\$47,000	\$613	\$91,001	\$92,000	\$938
\$2,001	\$3,000	\$83	\$47,001	\$48,000	\$624	\$92,001	\$93,000	\$945
\$3,001	\$4,000	\$97	\$48,001	\$49,000	\$634	\$93,001	\$94,000	\$952
\$4,001	\$5,000	\$111	\$49,001	\$50,000	\$644	\$94,001	\$95,000	\$959
\$5,001	\$6,000	\$125	\$50,001	\$51,000	\$651	\$95,001	\$96,000	\$966
\$6,001	\$7,000	\$139	\$51,001	\$52,000	\$658	\$96,001	\$97,000	\$973
\$7,001	\$8,000	\$153	\$52,001	\$53,000	\$665	\$97,001	\$98,000	\$980
\$8,001	\$9,000	\$167	\$53,001	\$54,000	\$672	\$98,001	\$99,000	\$987
\$9,001	\$10,000	\$181	\$54,001	\$55,000	\$679	\$99,001	\$100,000	\$994
\$10,001	\$11,000	\$195	\$55,001	\$56,000	\$686	\$100,001	\$101,000	\$999
\$11,001	\$12,000	\$209	\$56,001	\$57,000	\$693	\$101,001	\$102,000	\$1,005
\$12,001	\$13,000	\$223	\$57,001	\$58,000	\$700	\$102,001	\$103,000	\$1,011
\$13,001	\$14,000	\$237	\$58,001	\$59,000	\$707	\$103,001	\$104,000	\$1,016
\$14,001	\$15,000	\$251	\$59,001	\$60,000	\$714	\$104,001	\$105,000	\$1,022
\$15,001	\$16,000	\$265	\$60,001	\$61,000	\$721	\$105,001	\$106,000	\$1,027
\$16,001	\$17,000	\$279	\$61,001	\$62,000	\$728	\$106,001	\$107,000	\$1,033
\$17,001	\$18,000	\$293	\$62,001	\$63,000	\$735	\$107,001	\$108,000	\$1,039
\$18,001	\$19,000	\$307	\$63,001	\$64,000	\$742	\$108,001	\$109,000	\$1,044
\$19,001	\$20,000	\$321	\$64,001	\$65,000	\$749	\$109,001	\$110,000	\$1,050
\$20,001	\$21,000	\$335	\$65,001	\$66,000	\$756	\$110,001	\$111,000	\$1,055
\$21,001	\$22,000	\$349	\$66,001	\$67,000	\$763	\$111,001	\$112,000	\$1,061
\$22,001	\$23,000	\$363	\$67,001	\$68,000	\$770	\$112,001	\$113,000	\$1,067
\$23,001	\$24,000	\$377	\$68,001	\$69,000	\$777	\$113,001	\$114,000	\$1,072
\$24,001	\$25,000	\$391	\$69,001	\$70,000	\$784	\$114,001	\$115,000	\$1,078
\$25,001	\$26,000	\$401	\$70,001	\$71,000	\$791	\$115,001	\$116,000	\$1,083
\$26,001	\$27,000	\$411	\$71,001	\$72,000	\$798	\$116,001	\$117,000	\$1,090
\$27,001	\$28,000	\$422	\$72,001	\$73,000	\$805	\$117,001	\$118,000	\$1,095
\$28,001	\$29,000	\$432	\$73,001	\$74,000	\$812	\$118,001	\$119,000	\$1,100
\$29,001	\$30,000	\$442	\$74,001	\$75,000	\$819	\$119,001	\$120,000	\$1,106
\$30,001	\$31,000	\$452	\$75,001	\$76,000	\$826	\$120,001	\$121,000	\$1,111
\$467,001	\$468,000	\$3,055	\$484,001	\$485,000	\$3,150			

\$500,001 through \$1,000,000: \$3,233.75 for first \$500,000 plus \$4.75 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00

\$1,000,001 and up: \$5,608.75 for the first \$1,000,000 plus \$3.65 for each additional \$1,000.00 or fraction thereof.

Electric Facilities Master Plan

City of Cody

Cody, Wyoming

Scope of Services

July 11, 2022

HDR Engineering, Inc.

Overview

The following scope of service is to work with City of Cody (COC) to develop a master plan to address immediate, short term, and long-term facility needs for City of Cody Electric. The scope of the master plan will focus on needs for the next 20 years with a special emphasis on the next five and ten years. HDR will perform programming (data collection) of the space needs for the departments. HDR will develop a space needs program and review potential sites for a new Electric Facility. HDR will develop cost estimates based upon the program document developed during the master planning process.

Timeline

The project is anticipated to start in July 2022 with programming meetings and wrap up by the end of November 2023. As the project begins, a detailed project schedule will be developed outlining the scope by task and identifying meeting dates, workshops, product delivery, and review periods. We anticipate that dates on the schedule may fluctuate to accommodate personal schedules and other unforeseen changes in the project, while still maintaining the project delivery date of November 2023.

Task A: Programming

Work Elements

Orientation Meeting

- Develop interview questionnaires to be used during programming sessions with COC staff.
- Conduct an orientation/kick-off meeting for key COC staff. Distribute programming questionnaires, discuss programming process, and address issues to promote effective participation by key staff.

Data Collection

- Conduct programming interviews with key COC staff to stimulate dialogue relating to projections at 5-year, 10-year, and 20-year milestones for staff and vehicle count, office, shop, and storage space requirements, as well as general operating practices.
- Review requirements for Electric Utility offices including public interface and other service locations
- Review requirements for workshops and material storage areas.

- Review requirements of support facilities including offices, restrooms, lunchrooms, and locker areas.
- Review building warehouse storage and yard storage requirements for equipment, supplies, and materials.
- Review requirements for vehicle storage, parking, washing, and fueling.
- Review site and building security requirements.
- Conduct wrap-up meeting to outline schedule and present the findings from the interview sessions.

Space Needs Program

- Address functional areas to be located at the facility.
- Develop space program requirements for the facility based on information and projections developed as part of the data collection effort.
- Establish space standards for offices.
- Determine number and size of various workstations.
- Determine shop area requirements based on function and operational needs.
- Determine storage requirements for parts, materials, and equipment.
- Determine parking requirements for employee, visitor, and delivery vehicles.
- Identify clearance requirements throughout the facility.
- Establish net to gross factors for each functional area of the facility.

Programming Report

- Provide a report that documents the programming process and outlines key planning and design issues. The paper will be distributed to key COC staff for review. The paper includes the following narratives:
 - ✓ Project Overview - Describes the background and gives an over view of the project and the entities involved.
 - ✓ Basis for Design - Provides a summary of the more qualitative planning issues that were noted during interview sessions. The summary includes a description of each group's responsibilities, hours of operation, staff counts, vehicle parking, vehicles maintained, and a list of key planning issues. This is compiled for consideration during future planning and design efforts.
 - ✓ Space Needs Program - Presents a detailed listing of space requirements for the key user groups on the site. The intent of the program is to identify program spaces to fulfill the current and future facility needs. Programmed spaces are further defined by their quantity, area, and any remarks significant to design.

Quality Assurance

- Review Programming Report and Space Needs Program to be performed by an HDR reviewer

not assigned to the project. Programming Report to be reviewed for quality and accuracy.

Deliverables

- Programming Questionnaires
- Draft Space Needs Program (delivered electronically via PDF)
- Programming Report delivered electronically via PDF including:
- Project Overview
 - ✓ Basis for Design (Interview Documentation)
 - ✓ Space Needs Program
 - ✓ Estimate of Probable Costs
- Final Program Report

Final Program Report

- Provide a final program report for COC use as a design tool to develop funding and determine which site to develop a concept facility master plan. The final report will incorporate all comments from COC and presented in an electronic format.

Document Review

- Estimate COC has up to 2 weeks to review draft deliverable documents

Estimated Travel/Meetings

- Two people for 2 hours to conduct orientation meeting with key COC staff (Web conference)
- Two people for 1 day for programming sessions and to tour probable sites

Task B: Site Selection

Work Elements

Establish Site Evaluation Criteria

- Identify the potential site evaluation criteria and review them during a site evaluation workshop with COC, including identifying the importance and/or weight of each criterion.

Site Data Collection

- Tour three sites by visiting and photographing each of the potential sites to become generally familiar with the sites and their surroundings.

Site Analysis and Evaluation

- Analyze the various site data and evaluate each site according to the agreed criteria and weighting. The evaluation will be presented in a matrix format.
- Participate in meeting to review the site evaluation matrix with COC, and eliminate sites based on the criteria until the preferred site is identified.

Finalize Site Selection

- Make a recommendation to COC regarding the preferred site based on data collected, visual assessment, analysis of site criteria, and evaluation of prioritized considerations.

Deliverables

- Site Selection Report including:
 - ✓ Site Selection Criteria
 - ✓ Site Data Sheets
 - ✓ Site Evaluation Matrix

Document Review

- Estimate COC has up to 2 weeks to review draft deliverable documents

Estimated Travel

- None

Task C: Master Plan/Conceptual Design (not included)**Work Elements****Site Master Plan Backgrounds**

- Develop one site plan background which includes basic known underground utility data and existing site conditions. This will be used as backgrounds for developing Site Master Plans.

Site Master Plan Charrette

- Tour existing COC Facilities to gain an understanding of current operating philosophies and conditions.
- Identify potential alternatives to meet the requirements established during the programming phase.
- Participate in a multiple day on-site design Charrette working directly with the COC to develop two alternatives for a new Cody Electric Facility including site configuration and general building design and or expansion. During this on-site process, alternatives will be reviewed by COC staff. Based on review comments, a selected alternative will be refined and presented for review. A final review meeting will result in a selected Master Plan alternative for the facility.
- It is anticipated to be 3-day Charrette process in Cody with the COC participating for up to 2 hours each day.
- Site issues addressed will include:
 - ✓ Reviewing and developing circulation patterns for vehicles, materials, and personnel that will provide the most efficient, cost effective, and safest operation.
 - ✓ Reviewing and developing ingress and egress routes which maximize safety and security and minimize vehicular and pedestrian conflict on and off the site.

- ✓ Establishing site area relationships including operations and storage facilities as well as employee, delivery, and visitor parking.
- Facility issues addressed will include:
 - ✓ Reviewing and developing circulation patterns for equipment, materials, and personnel within the buildings and their relation to site circulation patterns.
 - ✓ Reviewing and establishing functional area relationships for industrial workflow, supervision, and safety.

Draft Master Plan Report

- Prepare a draft master plan report that documents the design Charrette process, identifies the criteria for site and building requirements, and includes an estimate of design and construction costs based on the Master Plan and Conceptual Floor Plans. The report will be distributed to key staff with the COC for review. The paper includes the following narratives:
 - ✓ Design Charrette - Presents a summary of the on-site sessions to develop a site master plan and conceptual floor plans. A description of the process, concepts that were developed, and resulting comments and discussions are included.
 - ✓ Estimate of Probable Costs - Presents costs based on the projected facility industrial equipment needs to assist in developing an initial cost estimate based on the selected Conceptual Plan.

Quality Assurance

- Review Preliminary Design Report to be performed by an HDR reviewer not assigned to the project. Programming Report to be reviewed for quality and accuracy.

Final Master Plan Report

- Provide a final master plan report for COC use as a design tool to develop funding and prioritize projects identified during the master plan process. The final report will include all sections identified in the draft and incorporate all comments from the design team and COC and presented in an electronic format.
- Develop electronic conceptual site plans, floor plans, and renderings for each site (2) including phasing diagrams.

Deliverables

- Concept site and building design plans, floor plans and 3D renderings.
- Draft Master Plan Report including:
 - ✓ Project Overview
 - ✓ Basis for Design (Interview Documentation)
 - ✓ Space Needs Program
 - ✓ Design Charrette Outcomes
 - ✓ Estimate of Probable Costs
 - ✓ Update the previously developed reports, as pertinent, including the comments from COC
- Final Master Plan Report

Review time

- COC is expected to participate 2 hours each day during each Charrette.
- Estimate COC has up to 2 weeks to review draft deliverable documents

Estimated Travel

- Two people for three days to conduct on-site Site Master Plan Charrette and facility tours.

Task D: Cost Estimate**Objective**

- Develop a funding-level opinion of probable construction costs (OPCC) estimate for each component of the concept site and building plans. Priority aspects will include engineering and architectural design, real property acquisition, and construction costs associated with each phase of plan implementation.

Work Elements**Detailed Cost Estimate**

- HDR will perform an OPCC estimate based upon the Concept Design drawings for the project including phasing options.
- The OPCC estimate will meet the American Association of Cost Engineering (AACE) Class 2 methodology standards.
- Quantity take-offs will be made for major items from the provided design drawings. For those areas of the project not fully defined, an assumed level of detail quantity take-off may be developed to use as line items in the estimate.
- A definition of indirect costs will include non-manual staffing, construction equipment, freight, insurance, etc. Time-related elements will be based on a schedule. The percentages utilized for indirect costs will be project specific and take into consideration level of design, estimate classification, estimate methodology, execution strategy, procurement strategy, project location, location market conditions, size and complexity of the project scope, craft skill mix and availabilities, safety requirements, quality requirements, elevation, weather, and project requirements.
- The final deliverable will include a narrative detailing the scope of work, methodology basis used to prepare the estimate including, i.e. pricing basis, unit rate basis, schedule basis or indirect cost basis. The layout and content of the Basis of Estimate will be established and can be modified to suit client's requirements.

Probable Equipment Costs Estimate

- HDR will provide an estimate of industrial equipment costs based on the conceptual floor plans and key planning issues identified in previous tasks.

Team Meetings

- Participate in two (via web conference) Design Team coordination meetings to discuss the cost estimate.
 - ✓ The first meeting shall be for reviewing the conceptual site and building plans and to establish baseline for building systems and components including architectural, structural, mechanical, electrical, plumbing, and human engineering.
 - ✓ The second meeting shall be for reviewing a draft of the cost estimate.

Quality Assurance

- Review of Cost Estimate report section to be performed by an HDR reviewer not assigned to the project. Report section to be reviewed for quality and accuracy.

Deliverables

- Equipment Cost estimate
- Draft OPCC for review by COC
- Final OPCC incorporating COC's review comments

Review time

- Estimate COC has up to 2 weeks to review draft deliverable documents.

Estimated Travel

- None

ATTACHMENT B:

CWWTF2 – IRRIGATION POND SCOPE OF SERVICES – CODY, WY:

1. Field Survey and Site Plan

- 1.1. We will utilize existing mapping previously collected to develop a site plan for the new pond. Additional field work may be necessary to provide a complete site plan for this construction area.
- 1.2. All available field survey data will be combined to prepare a site plan for the new pond.

2. Design and Construction Plans

- 2.1. A design to provide sufficient storage of enough volume to irrigate all six planned irrigation zones will be provided. A 3-foot freeboard will be incorporated into the design.
- 2.2. Construction plans will include plan view with design contours, a typical cross-section, and details for inlet and outlet piping. Electric and control wiring details will also be included.

3. Construction Staking

- 3.1. Construction staking as necessary to facilitate earthwork, piping, and wiring installation will be provided.
- 3.2. Final bluetops for top of dike grading will be provided.

SCHEDULE:

1. Schedule will be coordinated with other construction work to utilize previously planned RPR efforts.

Attachment B - Total Fee Increase = \$ 18,018.50

[Reference 14111.04 – Task 6]

ATTACHMENT C:

CWWTF2 – WINTER SHUTDOWN ADDITIONAL SERVICES – CODY, WY:

Project experienced two unplanned winter shutdowns. These were due to delayed construction progress that forced consideration of commissioning the new PC1 lagoon in late fall. It was decided that late commissioning would not be in the best interests of the project due to concerns that the development of proper bio-reactive functions of the new lagoon would not proceed efficiently in cooler fall/winter air temperatures.

The delay in the fall of 2020 was caused by concerns over allowing the HDPE liner to remain exposed to the elements over the winter months. Ice buildup in the lagoon could have damaged the liner due to wave action.

Estimate of 6 days additional Construction Administration to address these concerns both in the fall and the following spring at the time work re-commenced resulted in the following fee increase request:

4 days of Engr 3 @ 8 hours per day @ \$152.00 per hour = \$ 4,864.00.

2 days of Engr 5 @ 8 hours per day @ \$166.00 per hour = \$ 2,656.00.

3 days of vehicle time @ \$25 per day = \$75.00

The delay in the fall of 2021 was caused by concerns over leakage experienced in the HDPE liner that was discovered during the beginning of the modulated cover installation. This discovery was too late in the fall to allow proper inspection of the liner for leaks and the facilitating the resulting repairs needed to address the leakage.

Estimate of 4 days additional Construction Administration to address these concerns both in the fall and the following spring at the time work re-commenced resulted in the following fee increase request:

3 days of Engr 3 @ 8 hours per day @ \$152.00 per hour = \$ 3,648.00.

1 day of Engr 5 @ 8 hours per day @ \$166.00 per hour = \$ 1,328.00.

2 days of vehicle time @ \$25 per day = \$50.00

Attachment C - Total Fee Increase = \$ 15,053.00

ATTACHMENT D:

CWWTF2 – MISCELLANEOUS ADDITIONAL SERVICES – CODY, WY:

Project experienced numerous issues that impacted its progress.

- Supply chain issues affected progress. Dealing with slow deliveries and consideration of substitutions added unexpected time for Construction Administration.

Estimate of 6 days additional Construction Administration to address these concerns resulted in the following fee increase request:

4 days of Engr 3 @ 8 hours per day @ \$152.00 per hour = \$ 4,864.00.
2 days of Engr 5 @ 8 hours per day @ \$166.00 per hour = \$ 2,656.00.

- Subcontractor scheduling issues affected progress. Dealing with slow responses from the major subcontractor (EDI) related to scheduling commitments, which affected other subcontractor schedules, added unexpected time for Construction Administration.

Estimate of 5 days additional Construction Administration to address these concerns resulted in the following fee increase request:

3.5 days of Engr 3 @ 8 hours per day @ \$152.00 per hour = \$ 4,256.00.
1.5 days of Engr 5 @ 8 hours per day @ \$166.00 per hour = \$ 1,992.00.

- Liner leakage issues affected progress. Dealing with monitoring and measuring water levels in new PC1, as well as working with subcontractor scheduling to address the leakage problem added unexpected time for Construction Administration.

Estimate of 4 days additional Construction Administration to address these concerns resulted in the following fee increase request:

3 days of Engr 3 @ 8 hours per day @ \$152.00 per hour = \$ 3,648.00.
1 days of Engr 5 @ 8 hours per day @ \$166.00 per hour = \$ 1,328.00.

Attachment D - Total Fee Increase = \$ 18,744.00



776 EAST RIVERSIDE DRIVE, SUITE 250 • EAGLE, IDAHO 83616
TEL: 208.939.9561 • FAX: 208.939.9571

July 27, 2022

Phillip M. Bowman, P.E.
Public Works Director / City Engineer
City of Cody

Subject: Proposed Scope and Fee for a Water Rate and Impact Fee Study

Dear Phillip:

We appreciate the opportunity to submit a proposed scope and fee for a Water Rate and Impact Fee Study for the City of Cody. After talking with you and discussing your needs, the purpose of this document is to outline our understanding of what you are looking for and propose a work plan to assemble a detailed rate study for City of Cody water rates.

PROJECT UNDERSTANDING

Cody recently completed a water system master plan for both its culinary and raw water systems (Engineering Associates, 2021). As part of that plan, a revenue needs analysis was completed to determine required funding to adequately operate, maintain, and expand the Cody water system to meet future needs. While the overall revenue needs are now generally understood, the City does not yet have a plan in place to equitably collect needed funds from its customers. The purpose of this study is to calculate fair and equitable rates and impact fees to sustainably fund the system.

PROJECT OBJECTIVES

The overarching goal of this project will be to develop a comprehensive water rate study that considers the future revenue needs of the City. Specific project objectives will include:

1. Review and finalize an overall approach for funding capital project and deferred maintenance needs as identified in the master plan. Approach will be developed for 10-year planning window.
2. Calculated equitable impact fees and factor their contribution into the overall finance strategy for the system.
3. Calculate recommended monthly water rates for Cody residents for both raw and culinary water charges. This will include detailed rates for the next 5 years based on the overall funding approach outlined in the previous objective, and estimated rates for years 6 through 10. This will examine customer water use characteristics to identify fair billing categories for water system customers.
4. Document the results in a report for adoption by the City.

WORK PLAN

To accomplish the objectives of this Project, BC&A proposes the following detailed work plan:
There are four major tasks to be accomplished as part of this scope:

- **Task 1 – Review and Finalize Funding Strategy**
- **Task 2 – Calculate Impact Fees**
- **Task 3 – Rate Study**
- **Task 4 – Document Results.**

Detailed activities for each of these tasks are outlined in the following sections:

Task 1: Review and Finalize Funding Strategy

Objective: To develop an overall funding strategy consistent with the recently completed master plan.

Activities:

- Collect and review past master plan identifying required improvements to the City's water system. Identify any changes since its publication.
- Coordinate with City personnel to finalize funding needs for water system improvements. This will include specific system capital improvements and desired funds to be budgeted for system rehabilitation and replacement. Also verify with City personnel O&M costs.
- Develop a funding model for the future culinary and raw water systems. Include identification of all projected costs, sources of funding, and responsibility for costs.
- Included in this task are required coordination meetings with City staff. Included in this scope is a maximum of four online meetings, presentations, etc. This includes a kickoff meeting, two coordination meetings with City Council/Staff or others, and a presentation to the public (likely as part of a final City Council meeting). We will prepare a Power Point presentation for each of the City Council meetings. It has been assumed that all meetings can be completed remotely and that travel to Cody for in-person meetings will not be required.

Products:

- Information needed to finalize an overall financial strategy.
- Presentation materials as necessary for meetings with City Council and public.
- Funding model in Excel format
- Chapter in final report – Proposed Cody Water Funding Strategy.

Task 2: Calculate Impact Fees

Objective: Calculate equitable impact fees for the culinary and raw water systems and account for revenue associated with this charge in the City's overall funding strategy.

Activities:

- We will use the City's existing master plan to document the demand on the water system associated with future growth.
- As part of the Master Plan, EA has assembled an existing system inventory and prepared a conceptual estimate of system replacement costs. We will review the estimated replacement value of existing infrastructure and estimate accrued depreciation. It has been assumed that BC&A can be provided with a functioning copy of the City's GIS database if needed and that the database will have all necessary information for the purpose of these and subsequent calculations. It is also assumed that existing system inventory data and estimated system replacement costs will be provided to BC&A by the City.

- We will work with City staff to identify equitable customer categories and methods for determining customer equivalency for administration of the impact fees.
- We will document the results of the evaluation in a technical memorandum to be included as an appendix to the rate study.
- We will review projected revenue associated with the calculated impact fees for consideration as part of the overall funding strategy.

Products:

- Technical Memorandum – Impact Fees

Task 3: Water Rate Study

Objective: To prepare a water rate analysis in accordance with accepted industry standards (AWWA M1 Manual Cost of Service Methodology).

Activities:

- Document growth in water demands based on master plan projections.
- Project future revenue requirements for the City based on O&M cost projections (provided by the City), debt service schedules, capitalization charge revenues, and capital improvement plans.
- Project water rate revenue based on the current rate structure.
- Calculate the projected revenue deficiency (or surplus) based on the current rate structure.
- With feedback from City staff, develop desired rate and customer classifications.
- Distribute system costs to various user classes in accordance with their requirements for service. This distribution will be based on cost-of-service principles as recommended by the American Water Works Association (AWWA) M1 Manual. No specific cost-of-service method is identified as part of this scope, but will be evaluated and selected based on the customer classes developed and the needs of the City.
- Determine the service charges required to recover from each class of customer the approximate cost of serving that class of customer. If needed, a phase-in of the results over a limited time period will be calculated.

Products:

- Water rate model in Microsoft Excel Format.

Task 4: Document Rate Study Results

Objective: The objective of this task is to prepare a report that provides the necessary support services to adopt and implement new water rates and impact fees.

Activities:

- Prepare a draft Rate Study Report, including figures, tables, and text, that documents the analytical procedures and recommendations of the study.
- Distribute an electronic copy of draft report for review.
- Incorporate review comments from the City into a final Rate Study Report.
- Present the results of the final report and recommendations at a City Council meeting (as described in Task 1).
- Assist the City in the modification of its existing water rate ordinance to reflect the changes resulting from the study.

Products:

- Electronic copy of draft Rate Study Report.
- Final digital PDF copy of Rate Study Report.

Phillip M. Bowman, P.E.

July 27, 2022

Page 4

FEE

A detailed estimate of our proposed engineering fee is attached. The estimated level of effort is based on our best understanding of your needs and past experience with this type of project. However, we are certainly open to discussing changes if there are any scope items you would like to modify.

The commitment of our firm is to provide quality projects, superior service, and value to our clients. We are excited to have the opportunity to work with you on this project.

Sincerely,

Bowen Collins & Associates

Keith Larson, P.E.

Project Manager

City of Cody
Rate and Impact Fee Study
ENGINEERING FEE ESTIMATE

3/16/2018

TASK	OFFICE STAFF		TECH			CONSULTING STAFF			SUBTOTAL HOURS	SUBTOTAL COST
	M. Hilbert	S. Riggs	R. Garcia	E. Fica	A. McKinnon	G. Loscher	K. Larson			
	Office	CAD Tech III	CAD Tech V	Staff Engineer	Project Engineer	Quality Control/Review	Project Manager			
Hourly Rate	\$81.00	\$118.00	\$157.00	\$110.00	\$145.00	\$189.00	\$198.00			
1 Review and Finalize Funding Strategy										
Collect and review past studies	1			2	4		2	9	\$1,277	
Finalize funding needs					2		2	4	\$686	
Funding Model and TM	2			8	4		4	18	\$2,414	
Coordination meetings and presentations	2	2		4	16		16	40	\$6,326	
2 Calculate Impact Fees										
Future demand				4	2			6	\$730	
Existing system value				12	4			16	\$1,900	
Document results				8	4		2	14	\$1,856	
Incorporate into funding strategy				2	2		2	6	\$906	
3 Water Rate Study										
Document projected growth in water demands				4	2			6	\$730	
Project future revenue requirements				4	2			6	\$730	
Project future water rate revenue				2				2	\$220	
Calculate projected revenue deficiency				4			2	6	\$836	
Distribute system costs to customer classes based on cost of service				16	12		16	44	\$6,668	
Calculate appropriate water rates	1			12	6		8	27	\$3,855	
4 Document Final Results										
Prepare draft report	2	2		12	8	2	4	30	\$4,048	
Incorporate City comments into final report	2			8	2		2	14	\$1,728	
Assist with modification of water rate ordinance					2		2	4	\$686	
Total Labor Cost	10	4	0	102	72	2	62	252	\$35,596	
EXPENSES										
Item	Unit	Unit Cost	Cost							Cost
COMMUNICATION/COMPUTER	252	\$7.50	\$1,890							\$1,890
PRINTING /GRAPHICS			\$0							\$0
AUTO MILEAGE	0	\$0.75	\$0							\$0
POSTAGE/SUPPLIES			\$0							\$0
Subconsultant - Engineering Associates			\$5,500							\$5,500
TOTAL EXPENSES*			\$7,390							\$7,390
TOTAL LABOR COST				TOTAL LABOR COST						\$35,596
TOTAL EXPENSES				TOTAL EXPENSES						\$7,390
TOTAL COST - ALL PHASES				TOTAL COST - ALL PHASES						\$42,986