

**CITY OF GUADALUPE
REQUEST FOR PROPOSALS (RFP)
PROJECT MANAGEMENT AND
ADMINISTRATION - ENGINEERING**

Release Date: June 11, 2008

Deadline for Submission: Wednesday, July 2, 2008

Contact person: Carolyn Galloway-Cooper, City Administrator

Responses are due no later than: Wednesday, July 2, 2008 at 4:00 p.m.

Address all responses to:

City of Guadalupe
Attn: Carolyn Galloway-Cooper, City Administrator
918 Obispo Street
Guadalupe, CA 93434
Phone: (805) 356-3891
Facsimile: (805) 343-5512

1. INVITATION TO SUBMIT PROPOSALS

The City of Guadalupe (City) seeks to review the proposals of individuals or firms qualified to perform management and project administration of engineering for capital projects. The city has a number of pending public works projects that are reliant on timely responses to grant agencies that must be complete. Projects have been prioritized by Council and are in need of professional management services. Services for the purpose of ensuring projects are moving forward in a timely manner to include grants are administered in correlation with project expenditures.

2. PROJECT INFORMATION AND DESCRIPTION - SCOPE

The City of Guadalupe seeks the services of a project manager to supervise engineering portion for the capital projects in a timely manner. Projects include but are not limited to:

- ✓ Prop 50 – Water and Wastewater Improvements
- ✓ Pedestrian Bridge
- ✓ City Hall Repair
- ✓ Measure D – Road Improvements
- ✓ City-wide Sidewalks
- ✓ Elevated Water Storage Tank and Domestic Water Well
- ✓ Royal Theatre and Veterans Hall Retrofit and Improvements
- ✓ Storm Drainage
- ✓ Safe Routes to School
- ✓ Public Works Water Infrastructure
- ✓ Minami Annexation
- ✓ RV Park Annexation
- ✓ D.J. Farms Development
- ✓ URM Grant program
- ✓ Disaster Recovery/Sewer

3. BACKGROUND INFORMATION

The City of Guadalupe receives grants and loans for the purpose of performing major capital projects including Measure D, CDBG, State Parks and Recreation, FEMA, TDA, Highway Users Tax, USDA, Cal Trans, OES.

4. EQUIPMENT REQUIRED

The successful Respondent will provide necessary specialized equipment as needed, however, no specific equipment is required.

5. INSURANCE REQUIREMENT

The successful Respondent shall maintain a general liability insurance policy, broad form, of at least \$1,000,000. Workers compensation and all others required under law. All insurance policies must be written by insurers admitted to do business in the State of California.

6. RFP PROCESS OVERVIEW

The City Administrator will review proposals submitted pursuant to this RFP. The City Administrator may choose to interview a limited number of the respondents. After analysis of the responses, the City Administrator will make a recommendation for award of the contract for services to the City Council.

7. APPLICATION INSTRUCTIONS AND INFORMATION

A. DATE AND PLACE FOR SUBMISSION OF PROPOSAL

The response to this RFP is to be received no later than Wednesday, July 2, 2008, at 4:00 p.m. Each Respondent shall submit an original and one (1) copy of his/her proposal to provide the services described in this RFP in a sealed envelope address to:

City of Guadalupe
Attn.: Carolyn Galloway-Cooper, City Administrator
918 Obispo Street
Guadalupe, CA 93434
Re: Project Management - Engineering

B. CLARIFICATION OF THE RFP

Any Respondent requiring clarification of the RFP may address questions to:

Carolyn Galloway-Cooper, City Administrator
City of Guadalupe
918 Obispo Street
Guadalupe, CA 93434
Phone: (805) 356-3891
Facsimile: (805) 343-5512

All clarifications made by the city will be in writing and will be provided to all Respondents. If deemed necessary, an Addendum to the RFP may be delivered to all individuals or firms having received the RFP. The Addendum shall have the same binding effect as the remainder of the RFP. However, no other instructions given to Respondents by City staff shall bind the City.

C. REJECTION OF RESPONSES

The City reserves the right to reject any or all responses to the RFP.

D. COST OF PREPARATION OF PROPOSAL

Costs incurred by any Respondent in the preparation of the response to this RFP are the sole responsibility of the respondent, and will not be reimbursed by the City.

E. CANCELLATION

The City reserves the right to cancel further proceedings pursuant to this RFP for any reason. In no event shall the City have any liability for such cancellation.

7. MINIMUM INFORMATION REQUIRED FROM RESPONDENTS

A. IDENTIFICATION OF THE RESPONDENT

Please state the name and address of the Respondent, and the name, address, title, telephone number, fax number, and email address of the person who may be contacted regarding the Respondents qualifications.

B. GENERAL EXPERIENCE

Required Qualifications should include a response, which demonstrates the knowledge, experience, and capability that will enable the Respondent to provide all or a portion of the services summarized in the project description. Where relevant, key individuals or entities that may be involved in providing or developing such services should be identified or listed.

C. REFERENCES

Please provide at least three references that may be contacted for verification of the Respondents experience and qualifications. Identify similar projects on which the Respondent has worked, and contact information. Please provide resumes for all principals and for proposed key personnel.

D. RATE and SERVICE STRUCTURE

Please indicate proposed compensation rate and structure for the described Project Management - Engineering Services.

E. INSURANCE CERTIFICATE

The successful Respondent shall maintain a general liability insurance policy, broad form, of at least \$1,000,000. The Respondent shall provide a certificate naming the City as an additional insured for liability and workers compensation. Additionally, the successful Respondent shall provide proof of the required professional liability policy and workers compensation policy.

8. EVALUATION AND INTERVIEW PROCESS

A. EVALUATION OF RESPONDENTS

The City Administrator will evaluate all proposals received from Respondents. The City Administrator will either meet with or conduct a conference telephone call with the Respondent deemed to have the technical knowledge and experience to offer the services. It is possible that not all Respondents will be interviewed. Only those Respondents selected by the City Administrator will be interviewed.

B. SELECTION OF RESPONDENTS FOR INTERVIEW

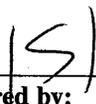
The City Administrator, before determining whether to interview a Respondent, reserves the right to perform such additional investigation as he/she considers necessary to obtain full information regarding the Respondents being considered.

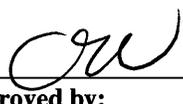
The City also reserves the right to:

1. Request clarification or additional information from any respondent(s) at any time.
2. Modify, remove, or add requirements to the RFP and to suspend or reopen the RFP process.
3. Reject any or all responses and terminate the RFP. Final selection of Respondents for interview is solely within the discretion of the City. The City has the right to terminate or suspend the RFP process without notice.

REPORT TO THE CITY COUNCIL

June 10, 2008


 Prepared by:
 Add Smith, Building Official


 Approved by:
 Carolyn Galloway-Cooper

SUBJECT: PROPOSED BUILDING DEPARTMENT FEES FY 08-09

1. Written Staff Report
2. Written Communications.
3. Public Hearing.
 - a. Those in favor to be heard.
 - b. Those in opposition to be heard.
 - c. Rebuttals to be heard.
 - d. After all persons have been heard and all communications filed, the hearing will be ordered closed.
4. City Council discussion and consideration.
5. It is Recommended that the City Council approve the proposed Master Fee Schedule for the Building Department Fiscal Year 2008-2009.

Over the past decade, building plan check and inspection fees have been the most controversial category of local government fees in California and some other western states, with several lawsuits against cities and counties by developers and builders. The crux of the California lawsuits is that the current valuation based building fee approach creates overcharges and is not in compliance with California law. The basis for this argument is Governmental Code Section 66014, which states that "fees may not exceed the estimated reasonable cost of providing the service for which the fee is charged"... The California Attorney General and an appellate judge opined that the valuation approach does not approach the compliance with the standard created by law.

Numerous other cities and counties have adopted the Cost Based Fee approach. The jurisdictions of San Diego, Arroyo Grande, Livermore, Chico, Rancho Cucamonga, Temecula, Covina, Oceanside, and Imperial County use a cost based fee schedule for plan check and permit issuance.

Given this standard, JAS-Pacific has developed a cost analysis approach that calculates building fees at a unit cost level. Our Cost Analysis of building services approach determines the estimated reasonable cost to provide individual services to fee payers. To ease the transition approach, we have maintained the occupancies along with the new construction types from the 2007 California Building Codes. Plan check is considered as a separate cost unit under consultant fees and a cost of recovery for city administration for the operation of the building department. Thirty-percent will be added to the cost of consultant plan check for the purposes of city expenses in the operation of the building department.

Plumbing, electrical and mechanical permits will be based upon the traditional method of fees. The electrical, mechanical, and plumbing fees have been raised to meet anticipated costs in the future for inspection. The fees represent approximately a 10 percent increase over the existing fee schedule. Mr. Mike Peña has been consulted to revise Public Works fees to meet existing and future needs of the city.

The cost approach method differs from the other analytical methods primarily in its structure and format. Cost approach method employs the same level of quality control, conceptual defensibility, and professional rigor as the other method. The analysis factors the time necessary for staff to complete the services and their productive hourly rates. All legitimate and reasonable costs are included in the analysis to ensure that we capture the full cost for the services.

The cost analysis revealed that 50 percent of the current fees for new construction are less than the full cost of providing services, thus providing a subsidy to fee payers, and the remainder of the cost is placed on the citizens of the city. The current fees are not covering the full costs of the operation of the building department.

There is an estimated increase in costs over the next fiscal year in providing services. The fiscal statement (see page 10 of fee document) indicates that increase in cost.

The increase in the Building Department fees will provide a ten percent increase and a fifteen percent increase in some areas of permit issuance, inspections and plan check.

City of Guadalupe Building and Safety Department



PROPOSED BUILDING DEPARTMENT

Fees for the

Fiscal Year 2008-09

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PREPARED BY ADD SMITH

JAS-PAIFIC

EXPLANATION OF THE COST BASED BUILDING FEES

COST BASED BUILDING FEES

Over the past decade, building plan check and inspection fees have been the most controversial category of local government fees in California and some other western states, with several lawsuits against cities and counties by developers and builders. The crux of the California lawsuits is that the current valuation based building fee approach creates overcharges and is not in compliance with California law. The basis for this argument is Governmental Code Section 66014, which states that "fees may not exceed the estimated reasonable cost of providing the service for which the fee is charged".... The California Attorney General and an appellate judge opined that the valuation approach does not approach the compliance with the standard created by law.

Numerous other cities and counties have adopted the Cost Based Building Fee approach. The jurisdictions of San Diego, Arroyo Grande, Livermore, Chico, Rancho Cucamonga, Temecula, Covina, Oceanside, and Imperial County use a cost based fee schedule for plan check and permit issuance.

Given this standard, JAS-Pacific has developed a cost analysis approach that calculates building fees at a unit cost level. Our Cost Analysis of building services approach determines the estimated reasonable cost to provide individual services to fee payers. To ease the transition approach, we have maintained the occupancies along with the new construction types from the 2007 California Building Codes. Plan check is considered as a separate cost unit under consultant fees and a cost of recovery for city administration for the operation of the building department. Thirty-percent will be added to the cost of consultant plan check for the purposes of city expenses in the operation of the building department.

Plumbing, electrical and mechanical permits will be based upon the traditional method of fees. The electrical, mechanical, and plumbing fees have been raised to meet anticipated costs in the future for inspection. The fees represent approximately a 10 percent increase over the existing fee schedule. Mr. Mike Pena has been consulted to revise public work fees to meet existing and future needs of the city.

The cost approach method differs from the other analytical methods primarily in its structure and format. Cost approach method employs the same level of quality control, conceptual defensibility, and professional rigor as the other method. The analysis factors the time necessary for staff to complete the services and their productive hourly rates. All legitimate and reasonable costs are included in the analysis to ensure that we capture the full cost for the services.

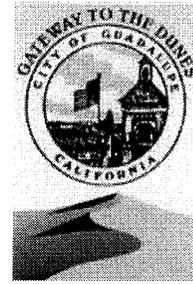
The cost analysis revealed that 50 percent of the current fees for new construction are less than the full cost of providing services, thus providing subsidy to fee payers and the remainder of the cost placed on the citizens of the city. The current fees are not covering full costs of the operation of the building department.

There is an estimated increase in costs over the next fiscal year in providing services. The attached fiscal statement indicates that increase in cost.

The increase in the Building Department fees will provide a ten percent Increase and a fifteen percent increase in some areas of permit issuance, inspections and plan check.

CONSTRUCTION TYPES AND OCCUPANCIES

Government has categorized the types of buildings that are permitted under the International Building Code and Title 24, the California Building Code. We follow the California Codes for compliance as required by the State of California.



EXPLANATION OF CONSTRUCTION TYPE

The nomenclature for identifying the type of construction has changed in the International Building Code from the Uniform Building Code. The following is a brief explanation of the fire resistive type of construction as mentioned in the International Building Code:

The letters "A and B" note what hour fire rating that the type of construction is. For example a Type I building is a structure that is totally fire resistive construction (with exceptions) that is labeled "A" is rated basically three hours and Type I building labeled "B" is two hour rated.

Types I and II construction is those types of construction in which the building elements are considered non-combustible. There are exceptions.

Type III construction is that type of construction in which the exterior walls are of noncombustible materials and the interior building elements are of any material permitted by the code. There are exceptions.

Type IV, also known as Heavy Timber construction, HT, is that type of construction in which the exterior walls are of noncombustible materials and the interior building elements are of solid or laminated wood without concealed spaces.

Type V construction is of any materials permitted by the code.

EXPLANATION OF OCCUPANCY TYPE

Occupancy group.

An "A" Occupancy is an assemble use. The use now indicates the potential occupancy load in a building or area at a maximum including picture theaters etc. The anticipation is that the more persons within the occupancy the higher the rating, such as an "A-1" is considered the most use that will be used by more persons and/or the fire resistive construction is greater than an "A-5" occupancy.

"B" Occupancy is an occupancy that contains a business where services are provided.

"E" Occupancy is considered an educational occupancy, including day care facilities.

"F" Occupancy group are occupancies for manufacturing.

“H” Occupancy group are for the storage and use of hazardous materials. The lower the designated number the higher the hazard risk. “H-1” Occupancy is the most resistive type of occupancy within the “H” classifications.

“I” Occupancy group are institutional uses. This group includes residential board and care facilities, assisted living facilities, convalescent facilities, hospitals etc. The lower the number the designated number such as “I-1”, the higher the fire resistive construction and more restrictions on use.

“M” Occupancy is a mercantile use. Grocery stores, department stores etc. are considered “M” Occupancies.

“R” Occupancies are residential occupancies. This includes boarding houses, hotels, motels, single-family dwellings and apartment houses. The lower the designation the more restrictive the use.

“S” Occupancy group is for storage of materials and other goods. The lower the designation of the occupancy the higher the hazarding and the more restrictive the use is. “S-1” occupancy is the most resistive.

“U” Occupancy is a catchall designation including single family parking garages, carports, barns, fences more than 6 feet high sheds, etc.

MASTER FEE EXPLANATION

The cost basis fee schedule is relative to the industry. The change in charging fee was precipitated by law suits concerning the old Traditional method of charging fee for building permits and plan check activities.

The suits were filed, through the Building Industry Association, by a group called Paladin. Paladin works for builders to reduce jurisdictional fees to the builder. Housing tract builders were the receivers of reduced fees. Paladin received thirty percent of the savings.

This method has incorporated monies for training of city staff, additional publications for Building Department use, and additional equipment.

It is common for a building department to maintain funds for the above activities.



MASTER FEE SCHEDULE

EXPLANATION

The proposed fee schedule is a fee based upon the amount of square footage in a building. The base fee will be charged and then the amount of square fee in the building in addition to the base fee.

The use of a base and actual cost per square foot is that it provides for all inspections and administrative charges in the fee structure.

The variance in cost is based in the square footage charge, based upon the type of construction.

An example would be as follows:

First example:

2000 square foot "A-1" occupancy of Type "1-A" construction

Base Fee	\$2,000.00
Square footage fee	<u>\$3,500.00</u>
Total Fee	\$5,500.00

Second example:

Single-family dwelling an "R-3" Occupancy of Type VB construction at 1500 square foot.

	\$ 550.00
Square footage fee (\$1.01 per sq.ft.)	<u>\$1,515.00</u>
Total Fee	\$2,065.00

Plan check will be charged at the rate of the consultants fees not to be less than \$65.00 per hour plus a 30% administration fee added to the hourly plan check charges.

**ESTIMATED OPERATIONAL COST OF THE
BUILDING DEPARTMENT**

ESTIMATED COST OF OPERATION OF THE BUILDING DEPARTMENT PER YEAR.

On information as provided by City staff

Income for .the fiscal year of 2006/2007 for three quarters.....\$82,463.47
 Projected fiscal year end income.....107,951.30

The Cost is divided between the five departments of the City.

Information as provided by City

Based upon 166 hours per month

Projected approximate yearly costs of operation

1. Building maintenance	\$398.40
2. Telephone	\$350.00 (estimated cost)
3. Utilities	\$600.00 (estimated cost)

Sub Total	\$1,348.40
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Total costs for operation of the 2007/2008 of the Building Department

1. Permit Technicians	\$51,916.00
2. Building Official	\$49,929.00
3. Building Inspector	\$34560.00
4. City equipment	\$3,500.00 (estimated cost)
5. Miscellaneous, permits, photocopy etc.	\$3500.00 (estimated cost)
6. City hall rent	\$0.90 PSF times 600 5f(540 12)\$6,480.00
7. City department involvement	
A. City Administrator	\$21,888.00
B. City Finance	\$19,008.00
C. Human Resources	\$12,000.00 (estimated cost)
D. City Attorney	\$9,920.00 (estimated cost)
E. Public Works	\$8,400.00 (estimated cost)
F. Planning	\$33,600.00 (estimated cost)
G. Fire Department	\$6,600.00 (estimated cost)
H. Administrative Assistant	\$240.00

Sub Total	\$111,656.00
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Total Projected cost per year	\$113,004.40
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**ESTIMATED STAFF TIME FOR OPERATION OF
THE BUILDING DEPARTMENT**

USER FEE STUDY

PLAN CHECK SUBMISSION

City Staff Costs

Average costs for all plan submissions

Activity	Activity Title	Description	Hours
PC-1	INTAKE, PROCESSING, SCHEDULING	COUNTER PROCESS, FILE CREATION, HANDLING, INITIAL ROUTING	1.5
PC-2	INITIAL REVIEW & RESEARCH	ZONING REVIEW, PUBLIC WORKS REVIEW	1.5
PC-3	MAILING PREPARATION	SENDING THE DOCUMENTS AND PLANS TO CONSULTANTS	1
PC-4	RECEIVING PLANS	PLANS TO BE SENT TO CONSULTANT DOCUMENTATION OF CITY BOOKS	1.5
PC-4	CONTACT	CONTACTING DESIGNER TO PICK UP PLANS FROM CITY FROM AU. CONSULTANTS	.5
PC-5	RE-CHECK	RECEIVING PLANS FROM DESIGNER	1
PC-6	RE-CHECK	DOCUMENTATION OF RETURNED PLANS	1
PC-7	RE-CHECK	PACKAGING PLANS AND DOCUMENTS TO RETURN TO CONSULTANTS	1.5
PC-8	RE-CHECK	PLANS AND DOCUMENTS RETURNED FROM CONSULTANT. DOCUMENTATION OF CITY BOOKS	1.5
PC-9	FOLLOW UP CONTACT	CONTACTING DESIGNER TO PICK UP PLANS THAT ARE APPROVED	.5
PC-10	FEE PREPARATION	PREPARE FEES FOR DESIGNER TO PAY	.5
	TOTAL HOURS-----16.5		

USER FEE STUDY

INSPECTION ACTIVITIES

Activity	Activity Title	Description	Hours
IN-1	INTAKE, PROCESSING, SCHEDULING	COUNTER REVIEW, FILE CREATION, HANDLING, INITIAL ROUTING	.5
IN-2	INITIAL REVIEW OF PLANS AND DOCUMENTS	OFFICE REVIEW OF WORK TO BE DONE.	1
IN-3	TRAVEL TIME	TRAVEL TIME TO AND FROM PROJECT SITE	.5
IN-4	INSPECTION	GRADING AND DRAINAGE	.3
IN-5	INSPECTION	ARCHITECTURAL REVIEW	.4
IN-6	INSPECTION	STRUCTURAL, INCLUDING SEISMIC	.3
IN-7	INSPECTION	FIRE, LIFE SAFETY	.3
IN-8	INSPECTION	ENERGY	.3
IN-9	OFFICE CONTACTS	LETTERS, PHONE CALLS, MAIL-FOLLOW UP	.5
IN-10	RE-INSPECTION	COMPELLATION OF IN-2/3/4/5/7/8	2.1
IN-11	DOCUMENTATION AND FILING	CLOSING OUT PERMIT AND FILING. PREPARATION OF A CERTIFICATE OF OCCUPANCY	1
IN-12	SUPERVISORY REVIEW	INSPECTIONS AND CLOSING APPROVED BY BUILDING OFFICIAL	.5
	TOTAL HOURS----7.7		

USER FEE STUDY

PERMIT TECHNICIAN ACTIVITIES

Activity	Activity Title	Description	Hours
PT-1	ADMINISTRATION	RETRIEVE PHONE CALLS AND RETURN PHONE CALLS	1.3
PT-2	FILING	FILE AND PREPARE PERMIT AND PLAN CHECK FOLDERS	1
PT-3	COUNTER SERVICE	ANSWER CUSTOMER QUESTIONS AND RECEIVE PERMIT AND PLAN CHECK APPLICATIONS	2
PT-4	PERMIT AND PLAN CHECK CALCULATION	CALCULATE PERMIT FEES AND PLAN CHECK FEES	1.5
PT-5	PROCESSING	PROCESSING AND PREPARING PLANS AND DOCUMENTS TO BE SENT TO CONSULTANTS.	2
	TOTAL HOURS-----8		

USER FEE STUDY

BUILDING OFFICIAL

Activity	Activity Title	Description	Hours
B0-1	ADMINISTRATION PLAN CHECK	REVIEW INSPECTION ACTIVITIES, RETURN PHONE CALLS, REVIEW "E" MAILS	2
B0-2	PLAN CHECK	COMPLETE MINOR PLAN CHECK ACTIVITIES	2
B0-3	STAFF AND CITIZENS MEETINGS	MEET WITH BUILDERS AND POTENTIAL BUILDERS AND CITIZENS	3
B0-4	INSPECTION	INSPECT TROUBLE SITUATIONS AND PROVIDE CODE INFORMATION TO THE CODE ENFORCEMENT DEPARTMENT	1
	TOTAL HOURS----8		

PERMIT ANALYSIS

The following pages are equivalency fees concerning adjacent jurisdictions. We have not separated the fees into the type of construction. The International Building Code prescribes what use can be in a certain type of construction.

The proposed fee is an average of the adjacent jurisdictions fees with the a cost of living percentage attached.

PERMIT ANALYSIS

Proposed Permit Fee Per Square Foot

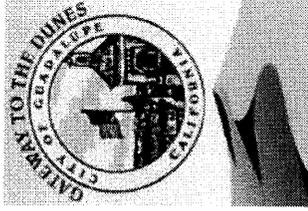
AG=ARROYO GRANDE

SM=SANTA MARIA

CLI=COST OF LIVING INDEX

PRO FEE=PROPOSED FEE FOR 2008

ICC=INTERNATIONAL BUILDING CODE FEE SCHEDULE



TYPE "IA" CONSTRUCTION BUILDINGS

USE/OCCUPANCY	AG	SM	ICC	TOTAL AVERAGE	COST OF LIVING INDEX 4%	PROPOSED FEE
ASSEMBLY A-1	1.24	2.39	1.42	1.68	0.07	1.75
ASSEMBLY A-2	2.14	2.82	1.20	2.05	0.08	2.13
ASSEMBLY A-3	1.85	2.37	1.31	1.84	0.07	1.92
ASSEMBLY A-4	1.85	1.38	1.33	1.52	0.06	1.58
BUSINESS B	3.37	2.33	1.21	2.30	0.09	2.39
EDUCATION E	1.23	3.28	1.26	1.92	0.08	2.00
FACTORY F-1	1.82	1.56	0.94	1.44	0.06	1.50
FACTORY F-2	1.82	0.74	0.81	1.12	0.04	1.17

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TYPE "IA" CONSTRUCTION BUILDINGS

USE/OCCUPANCY	AG	SM	ICC	TOTAL AVERAGE	COST OF LIVING INDEX 4%	PROPOSED FEE
HAZARD H-1	1.91	1.41	0.90	1.41	0.06	1.46
HAZARD H-2,3,4	1.91	1.17	0.90	1.33	0.05	1.38
HPM H-5	1.91	0.42	1.21	1.18	0.05	1.23
INSTITUTIONAL I-1	1.85	3.45	1.19	2.16	0.09	2.25
INSTITUTIONAL I-2	1.85	1.80	1.21	1.62	0.06	1.69
INSTITUTIONAL I-3	1.85	2.45	1.32	1.87	0.07	1.95
INSTITUTIONAL I-4	3.81	0.86	1.19	1.95	0.08	2.03
MERCANTILE M	1.91	2.05	0.97	1.64	0.07	1.71

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TYPE "IA" CONSTRUCTION BUILDINGS

USE/OCCUPANCY	AG	SM	ICC	TOTAL AVERAGE	COST OF LIVING INDEX 4%	PROPOSED FEE
RESIDENTIAL R-1	1.85	2.12	1.20	1.72	0.07	1.79
RESIDENTIAL R-2	1.79	0.64	1.10	1.18	0.05	1.22
RESIDENTIAL R-3	0.78	1.06	1.07	0.97	0.04	1.01
RESIDENTIAL R-4	2.22	NP	1.19	1.71	0.07	1.77
STORAGE S-1	1.80	0.39	0.89	1.03	0.04	1.07
STORAGE S-2	0.87	0.39	0.88	0.71	0.03	0.74
GARAGE U	1.07	NP	0.96	1.02	0.04	1.06

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TYPE "IB" CONSTRUCTION BUILDINGS

USE/OCCUPANCY	AG	SM	ICC	TOTAL AVERAGE	COST OF LIVING INDEX 4%	PROPOSED FEE
ASSEMBLY A-1	1.24	2.39	1.38	1.67	0.07	1.74
ASSEMBLY A-2	2.14	2.82	1.15	2.04	0.08	2.12
ASSEMBLY A-3	1.85	2.37	1.31	1.84	0.07	1.92
ASSEMBLY A-4	1.85	1.38	1.39	1.54	0.06	1.60
BUSINESS B	3.37	2.33	1.18	2.29	0.09	2.39
EDUCATION E	1.23	3.28	1.23	1.91	0.08	1.99
FACTORY F-1	1.82	1.56	0.9	1.43	0.06	1.48
FACTORY F-2	1.82	0.74	0.9	1.15	0.05	1.20

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TYPE "IB" CONSTRUCTION BUILDINGS

USE/OCCUPANCY	AG	SM	ICC	TOTAL AVERAGE	COST OF LIVING INDEX 4%	PROPOSED FEE
HAZARD H-1	1.91	1.12	0.87	1.30	0.05	1.35
HAZARD H-2,3,4	1.91	0.93	0.87	1.24	0.05	1.29
HPM H-5	1.91	0.17	1.18	1.09	0.04	1.13
INSTITUTIONAL I-1	1.85	3.45	1.16	2.15	0.09	2.24
INSTITUTIONAL I-2	1.85	1.43	1.74	1.67	0.07	1.74
INSTITUTIONAL I-3	1.85	1.94	1.83	1.87	0.07	1.95
INSTITUTIONAL I-4	3.81	0.86	1.16	1.94	0.08	2.02
MERCANTILE M	1.91	1.63	0.94	1.49	0.06	1.55

AG=ARROYO GRANDE
 SM=SANTA MARIA

CLI=COST OF LIVING INDEX

PRO FEE=PROPOSED FEE FOR 2008

ICC=INTERNATIONAL BUILDING CODE FEE SCHEDULE

TYPE "IB" CONSTRUCTION BUILDINGS

USE/OCCUPANCY	AG	SM	ICC	TOTAL AVERAGE	COST OF LIVING INDEX 4%	PROPOSED FEE
RESIDENTIAL R-1	1.85	1.68	1.17	1.57	0.06	1.63
RESIDENTIAL R-2	1.79	0.51	1.03	1.11	0.04	1.15
RESIDENTIAL R-3	0.78	1.06	1.65	1.16	0.05	1.21
RESIDENTIAL R-4	2.22		1.25	1.74	0.07	1.80
STORAGE S-1	1.80	0.78	0.87	1.15	0.05	1.20
STORAGE S-2	0.87	0.78	0.85	0.83	0.03	0.87
GARAGE U	1.07		0.72	0.90	0.04	0.93

AG=ARROYO GRANDE
 SM=SANTA MARIA
 CLI=COST OF LIVING INDEX
 PRO FEE=PROPOSED FEE FOR 2008
 ICC=INTERNATIONAL BUILDING CODE FEE SCHEDULE

TYPE "IIA" CONSTRUCTION BUILDINGS

USE/OCCUPANCY	AG	SM	ICC	TOTAL AVERAGE	COST OF LIVING INDEX 4%	PROPOSED FEE
ASSEMBLY A-1	1.24	1.89	1.45	1.53	0.06	1.59
ASSEMBLY A-2	2.14	2.24	1.22	1.87	0.07	1.94
ASSEMBLY A-3	1.85	1.22	1.36	1.48	0.06	1.54
ASSEMBLY A-4	1.85	1.10	1.35	1.43	0.06	1.49
BUSINESS B	3.37	1.93	1.24	2.18	0.09	2.27
EDUCATION E	1.23	1.22	1.30	1.25	0.05	1.30
FACTORY F-1	1.82	1.24	0.88	1.31	0.05	1.36
FACTORY F-2	1.82	0.58	0.88	1.09	0.04	1.14

AG=ARROYO GRANDE

SM=SANTA MARIA

CLI=COST OF LIVING INDEX

PRO FEE=PROPOSED FEE FOR 2008

ICC=INTERNATIONAL BUILDING CODE FEE SCHEDULE

TYPE "IIA" CONSTRUCTION BUILDINGS

USE/OCCUPANCY	AG	SM	ICC	TOTAL AVERAGE	COST OF LIVING INDEX 4%	PROPOSED FEE
HAZARD H-1	1.91	0.97	2.13	1.67	0.07	1.74
HAZARD H-2,3,4	1.91	0.93	2.00	1.61	0.06	1.68
HPM H-5	1.91	0.17	1.24	1.61	0.06	1.67
INSTITUTIONAL I-1	1.85	1.80	1.23	1.63	0.07	1.69
INSTITUTIONAL I-2	1.85	1.43	1.80	1.69	0.07	1.76
INSTITUTIONAL I-3	1.85	1.20	1.38	1.48	0.06	1.54
INSTITUTIONAL I-4	3.81	0.68	1.24	1.91	0.08	1.99
MERCANTILE M	1.91	1.41	1.00	1.44	0.06	1.50

AG=ARROYO GRANDE
 SM=SANTA MARIA
 CLI=COST OF LIVING INDEX
 PRO FEE=PROPOSED FEE FOR 2008
 ICC=INTERNATIONAL BUILDING CODE FEE SCHEDULE

TYPE "IIA" CONSTRUCTION BUILDINGS

USE/OCCUPANCY	AG	SM	ICC	TOTAL AVERAGE	COST OF LIVING INDEX 4%	PROPOSED FEE
RESIDENTIAL R-1	1.85	1.68	1.24	1.59	0.06	1.65
RESIDENTIAL R-2	1.79	0.51	1.10	1.13	0.05	1.18
RESIDENTIAL R-3	0.78	1.06	1.08	0.97	0.04	1.01
RESIDENTIAL R-4	2.22	NP	1.23	1.73	0.07	1.79
STORAGE S-1	1.80	0.78	0.69	1.09	0.04	1.13
STORAGE S-2	0.87	0.78	0.69	0.78	0.03	0.81
GARAGE U	1.07	NP	0.70	0.89	0.04	0.92

AG=ARROYO GRANDE
 SM=SANTA MARIA
 CLI=COST OF LIVING INDEX
 PRO FEE=PROPOSED FEE FOR 2008
 ICC=INTERNATIONAL BUILDING CODE FEE SCHEDULE

TYPE "IIB" CONSTRUCTION BUILDINGS

USE/OCCUPANCY	AG	SM	ICC	TOTAL AVERAGE	COST OF LIVING INDEX 4%	PROPOSED FEE
ASSEMBLY A-1	1.24	1.89	1.41	1.51	0.06	1.57
ASSEMBLY A-2	2.14	2.24	1.32	1.90	0.08	1.98
ASSEMBLY A-3	1.85	1.22	1.32	1.46	0.06	1.52
ASSEMBLY A-4	1.85	1.10	1.32	1.42	0.06	1.48
BUSINESS B	3.37	1.93	1.21	2.17	0.09	2.26
EDUCATION E	1.23	1.22	1.26	1.24	0.05	1.29
FACTORY F-1	1.82	1.24	1.21	1.42	0.06	1.48
FACTORY F-2	1.82	0.58	0.85	1.08	0.04	1.13

AG=ARROYO GRANDE
 SM=SANTA MARIA
 CLI=COST OF LIVING INDEX
 PRO FEE=PROPOSED FEE FOR 2008
 ICC=INTERNATIONAL BUILDING CODE FEE SCHEDULE

TYPE "IIB" CONSTRUCTION BUILDINGS

USE/OCCUPANCY	AG	SM	ICC	TOTAL AVERAGE	COST OF LIVING INDEX 4%	PROPOSED FEE
HAZARD H-1	1.91	0.97	0.82	1.23	0.05	1.28
HAZARD H-2,3,4	1.91	0.93	0.82	1.22	0.05	1.27
HPM H-5	1.91	0.17	1.21	1.10	0.04	1.14
INSTITUTIONAL I-1	1.85	1.80	1.19	1.61	0.06	1.68
INSTITUTIONAL I-2	1.85	1.43	1.77	1.68	0.07	1.75
INSTITUTIONAL I-3	1.85	1.20	1.32	1.46	0.06	1.51
INSTITUTIONAL I-4	3.81	0.68	1.19	1.89	0.08	1.97
MERCANTILE M	1.91	1.41	0.98	1.43	0.06	1.49

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TYPE "IIB" CONSTRUCTION BUILDINGS

USE/OCCUPANCY	AG	SM	ICC	TOTAL AVERAGE	COST OF LIVING INDEX 4%	PROPOSED FEE
RESIDENTIAL R-1	1.85	1.68	1.21	1.58	0.06	1.64
RESIDENTIAL R-2	1.79	0.51	1.07	1.12	0.04	1.17
RESIDENTIAL R-3	0.78	1.06	1.07	0.97	0.04	1.01
RESIDENTIAL R-4	2.22	NP	1.19	1.71	0.07	1.77
STORAGE S-1	1.80	0.78	0.81	1.13	0.05	1.18
STORAGE S-2	0.87	0.78	0.80	0.82	0.03	0.85
GARAGE U	1.07	NP	0.68	0.88	0.04	0.91

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TYPE "IIIA" CONSTRUCTION BUILDINGS

USE/OCCUPANCY	AG	SM	ICC	TOTAL AVERAGE	COST OF LIVING INDEX 4%	PROPOSED FEE
ASSEMBLY A-1	1.24	1.89	1.34	1.49	0.06	1.55
ASSEMBLY A-2	2.14	2.24	1.14	1.84	0.07	1.91
ASSEMBLY A-3	1.85	1.22	1.26	1.44	0.06	1.50
ASSEMBLY A-4	1.85	1.10	1.25	1.40	0.06	1.46
BUSINESS B	3.37	1.93	1.12	2.14	0.09	2.23
EDUCATION E	1.23	1.22	1.20	1.22	0.05	1.27
FACTORY F-1	1.82	1.24	0.78	1.28	0.05	1.33
FACTORY F-2	1.82	0.58	0.78	1.06	0.04	1.10

AG=ARROYO GRANDE

SM=SANTA MARIA

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TYPE "IIIA" CONSTRUCTION BUILDINGS

USE/OCCUPANCY	AG	SM	ICC	TOTAL AVERAGE	COST OF LIVING INDEX 4%	PROPOSED FEE
HAZARD H-1	1.91	0.97	0.75	1.21	0.05	1.26
HAZARD H-2,3,4	1.91	0.93	0.75	1.20	0.05	1.24
HPM H-5	1.91	0.17	1.12	1.07	0.04	1.11
INSTITUTIONAL I-1	1.85	1.80	1.13	1.59	0.06	1.66
INSTITUTIONAL I-2	1.85	1.43	1.69	1.66	0.07	1.72
INSTITUTIONAL I-3	1.85	1.20	1.26	1.44	0.06	1.49
INSTITUTIONAL I-4	3.81	0.68	1.13	1.87	0.07	1.95
MERCANTILE M	1.91	1.41	0.90	1.41	0.06	1.46

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TYPE "IIIA" CONSTRUCTION BUILDINGS

USE/OCCUPANCY	AG	SM	ICC	TOTAL AVERAGE	COST OF LIVING INDEX 4%	PROPOSED FEE
RESIDENTIAL R-1	1.85	1.68	1.14	1.56	0.06	1.62
RESIDENTIAL R-2	1.79	0.51	1.00	1.10	0.04	1.14
RESIDENTIAL R-3	0.78	1.06	1.10	0.98	0.04	1.02
RESIDENTIAL R-4	2.22	NP	1.13	1.68	0.07	1.74
STORAGE S-1	1.80	0.78	0.74	1.11	0.04	1.15
STORAGE S-2	0.87	0.78	0.74	0.80	0.03	0.83
GARAGE U	1.07	NP	0.63	0.85	0.03	0.88

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TYPE "IIB" CONSTRUCTION BUILDINGS

USE/OCCUPANCY	AG	SM	ICC	TOTAL AVERAGE	COST OF LIVING INDEX 4%	PROPOSED FEE
ASSEMBLY A-1	1.24	1.89	1.33	1.49	0.06	1.55
ASSEMBLY A-2	2.14	2.24	1.13	1.84	0.07	1.91
ASSEMBLY A-3	1.85	1.22	1.25	1.44	0.06	1.50
ASSEMBLY A-4	1.85	1.10	1.24	1.40	0.06	1.45
BUSINESS B	3.37	1.93	1.11	2.14	0.09	2.22
EDUCATION E	1.23	1.22	1.18	1.21	0.05	1.26
FACTORY F-1	1.82	1.24	0.79	1.28	0.05	1.33
FACTORY F-2	1.82	0.58	0.78	1.06	0.04	1.10

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TYPE "IIB" CONSTRUCTION BUILDINGS

USE/OCCUPANCY	AG	SM	ICC	TOTAL AVERAGE	COST OF LIVING INDEX 4%	PROPOSED FEE
HAZARD H-1	1.91	0.97	0.75	1.21	0.05	1.26
HAZARD H-2,3,4	1.91	0.93	0.75	1.20	0.05	1.24
HPM H-5	1.91	0.17	1.11	1.06	0.04	1.11
INSTITUTIONAL I-1	1.85	1.80	1.13	1.59	0.06	1.66
INSTITUTIONAL I-2	1.85	1.43	NP	1.64	0.07	1.71
INSTITUTIONAL I-3	1.85	1.20	1.23	1.43	0.06	1.48
INSTITUTIONAL I-4	3.81	0.68	1.13	1.87	0.07	1.95
MERCANTILE M	1.91	1.41	0.91	1.41	0.06	1.47

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TYPE "IIB" CONSTRUCTION BUILDINGS

USE/OCCUPANCY	AG	SM	ICC	TOTAL AVERAGE	COST OF LIVING INDEX 4%	PROPOSED FEE
RESIDENTIAL R-1	1.85	1.68	1.14	1.56	0.06	1.62
RESIDENTIAL R-2	1.79	0.51	1.00	1.10	0.04	1.14
RESIDENTIAL R-3	0.78	1.06	1.03	0.96	0.04	0.99
RESIDENTIAL R-4	2.22	NP	1.13	1.68	0.07	1.74
STORAGE S-1	1.80	0.78	0.75	1.11	0.04	1.15
STORAGE S-2	0.87	0.78	0.74	0.80	0.03	0.83
GARAGE U	1.07	NP	0.63	0.85	0.03	0.88

AG=ARROYO GRANDE
 SM=SANTA MARIA
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TYPE "IV" CONSTRUCTION BUILDINGS

USE/OCCUPANCY	AG	SM	ICC	TOTAL AVERAGE	COST OF LIVING INDEX 4%	PROPOSED FEE
ASSEMBLY A-1	1.24	1.89	1.38	1.50	0.06	1.56
ASSEMBLY A-2	2.14	2.24	1.17	1.85	0.07	1.92
ASSEMBLY A-3	1.85	1.22	1.30	1.46	0.06	1.51
ASSEMBLY A-4	1.85	1.10	1.29	1.41	0.06	1.47
BUSINESS B	3.37	1.93	1.17	2.16	0.09	2.24
EDUCATION E	1.23	1.22	1.23	1.23	0.05	1.28
FACTORY F-1	1.82	1.24	0.84	1.30	0.05	1.35
FACTORY F-2	1.82	0.58	0.83	1.08	0.04	1.12

AG=ARROYO GRANDE
 SM=SANTA MARIA
 CLI=COST OF LIVING INDEX
 PRO FEE=PROPOSED FEE FOR 2008
 ICC=INTERNATIONAL BUILDING CODE FEE SCHEDULE

TYPE "IV" CONSTRUCTION BUILDINGS

USE/OCCUPANCY	AG	SM	ICC	TOTAL AVERAGE	COST OF LIVING INDEX 4%	PROPOSED FEE
HAZARD H-1	1.91	0.97	0.80	1.23	0.05	1.28
HAZARD H-2,3,4	1.91	0.93	0.80	1.21	0.05	1.26
HPM H-5	1.91	0.17	1.17	1.08	0.04	1.13
INSTITUTIONAL I-1	1.85	1.80	1.20	1.62	0.06	1.68
INSTITUTIONAL I-2	1.85	1.43	1.74	1.67	0.07	1.74
INSTITUTIONAL I-3	1.85	1.20	1.29	1.45	0.06	1.50
INSTITUTIONAL I-4	3.81	0.68	1.20	1.90	0.08	1.97
MERCANTILE M	1.91	1.41	0.94	1.42	0.06	1.48

AG=ARROYO GRANDE
 SM=SANTA MARIA
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TYPE "IV" CONSTRUCTION BUILDINGS

USE/OCCUPANCY	AG	SM	ICC	TOTAL AVERAGE	COST OF LIVING INDEX 4%	PROPOSED FEE
RESIDENTIAL R-1	1.85	1.68	1.21	1.58	0.06	1.64
RESIDENTIAL R-2	1.79	0.51	1.08	1.13	0.05	1.17
RESIDENTIAL R-3	0.78	1.06	1.05	0.96	0.04	1.00
RESIDENTIAL R-4	2.22	NP	1.20	1.71	0.07	1.78
STORAGE S-1	1.80	0.78	0.79	1.12	0.04	1.17
STORAGE S-2	0.87	0.78	0.78	0.81	0.03	0.84
GARAGE U	1.07	NP	0.65	0.86	0.03	0.89

AG=ARROYO GRANDE

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TYPE "VA" CONSTRUCTION BUILDINGS

USE/OCCUPANCY	AG	SM	ICC	TOTAL AVERAGE	COST OF LIVING INDEX 4%	PROPOSED FEE
ASSEMBLY A-1	1.24	1.89	1.27	1.47	0.06	1.53
ASSEMBLY A-2	2.14	2.24	1.08	1.82	0.07	1.89
ASSEMBLY A-3	1.85	1.22	1.19	1.42	0.06	1.48
ASSEMBLY A-4	1.85	1.10	1.18	1.38	0.06	1.43
BUSINESS B	3.37	1.93	1.05	2.12	0.08	2.20
EDUCATION E	1.23	1.22	1.12	1.19	0.05	1.24
FACTORY F-1	1.82	1.24	1.05	1.37	0.05	1.42
FACTORY F-2	1.82	0.58	1.05	1.15	0.05	1.20

AG=ARROYO GRANDE

SM=SANTA MARIA

CLI=COST OF LIVING INDEX

PRO FEE=PROPOSED FEE FOR 2008

ICC=INTERNATIONAL BUILDING CODE FEE SCHEDULE

TYPE "VA" CONSTRUCTION BUILDINGS

USE/OCCUPANCY	AG	SM	ICC	TOTAL AVERAGE	COST OF LIVING INDEX 4%	PROPOSED FEE
HAZARD H-1	1.91	0.97	0.68	1.19	0.05	1.23
HAZARD H-2,3,4	1.91	0.93	0.68	1.17	0.05	1.22
HPM H-5	1.91	0.17	1.05	1.04	0.04	1.09
INSTITUTIONAL I-1	1.85	1.80	11.08	4.91	0.20	5.11
INSTITUTIONAL I-2	1.85	1.43	1.61	1.63	0.07	1.70
INSTITUTIONAL I-3	1.85	1.20	1.17	1.41	0.06	1.46
INSTITUTIONAL I-4	3.81	0.68	1.08	1.86	0.07	1.93
MERCANTILE M	1.91	1.41	0.83	1.38	0.06	1.44

AG=ARROYO GRANDE
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TYPE "VA" CONSTRUCTION BUILDINGS

USE/OCCUPANCY	AG	SM	ICC	TOTAL AVERAGE	COST OF LIVING INDEX 4%	PROPOSED FEE
RESIDENTIAL R-1	1.85	1.68	1.09	1.54	0.06	1.60
RESIDENTIAL R-2	1.79	0.51	0.94	1.08	0.04	1.12
RESIDENTIAL R-3	0.78	1.06	1.00	0.95	0.04	0.98
RESIDENTIAL R-4	2.22	NP	1.15	1.69	0.07	1.75
STORAGE S-1	1.80	0.78	0.66	1.08	0.04	1.12
STORAGE S-2	0.87	0.78	0.66	0.77	0.03	0.80
GARAGE U	1.07	NP	0.54	0.81	0.03	0.84

AG=ARROYO GRANDE

SM=SANTA MARIA

CLI=COST OF LIVING INDEX

PRO FEE=PROPOSED FEE FOR 2008

ICC=INTERNATIONAL BUILDING CODE FEE SCHEDULE

TYPE "VB" CONSTRUCTION BUILDINGS

USE/OCCUPANCY	AG	SM	ICC	TOTAL AVERAGE	COST OF LIVING INDEX 4%	PROPOSED FEE
ASSEMBLY A-1	1.24	1.89	1.24	1.46	0.06	1.51
ASSEMBLY A-2	2.14	2.24	1.06	1.81	0.07	1.89
ASSEMBLY A-3	1.85	1.22	1.15	1.41	0.06	1.46
ASSEMBLY A-4	1.85	1.10	1.15	1.37	0.05	1.42
BUSINESS B	3.37	1.93	1.01	2.10	0.08	2.19
EDUCATION E	1.23	1.22	1.08	1.18	0.05	1.22
FACTORY F-1	1.82	1.24	0.68	1.25	0.05	1.30
FACTORY F-2	1.82	0.58	0.67	1.02	0.04	1.06

AG=ARROYO GRANDE
 SM=SANTA MARIA
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TYPE "VB" CONSTRUCTION BUILDINGS

USE/OCCUPANCY	AG	SM	ICC	TOTAL AVERAGE	COST OF LIVING INDEX 4%	PROPOSED FEE
HAZARD H-1	1.91	0.97	NP	1.44	0.06	1.50
HAZARD H-2,3,4	1.91	0.93	0.64	1.16	0.05	1.21
HPM H-5	1.91	0.17	1.02	1.03	0.04	1.07
INSTITUTIONAL I-1	1.85	1.80	1.05	1.57	0.06	1.63
INSTITUTIONAL I-2	1.85	1.43	NP	1.64	0.07	1.71
INSTITUTIONAL I-3	1.85	1.20	1.13	1.39	0.06	1.45
INSTITUTIONAL I-4	3.81	0.68	1.05	1.85	0.07	1.92
MERCANTILE M	1.91	1.41	0.80	1.37	0.05	1.43

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TYPE "VB" CONSTRUCTION BUILDINGS

USE/OCCUPANCY	AG	SM	ICC	TOTAL AVERAGE	COST OF LIVING INDEX 4%	PROPOSED FEE
RESIDENTIAL R-1	1.85	1.68	1.06	1.53	0.06	1.59
RESIDENTIAL R-2	1.79	0.51	0.90	1.07	0.04	1.11
RESIDENTIAL R-3	0.78	1.06	0.96	0.93	0.04	0.97
RESIDENTIAL R-4	2.22	NP	1.05	1.64	0.07	1.70
STORAGE S-1	1.80	0.78	0.63	1.07	0.04	1.11
STORAGE S-2	0.87	0.78	0.62	0.76	0.03	0.79
GARAGE U	1.07	NP	0.51	0.79	0.03	0.82

**PROPOSED MASTER FEE SCHEDULE FOR THE
CITY OF GUADALUPE
FOR THE FISCAL YEAR OF 2008 TO 2009**

ACTUAL FEE CHARGES

Special Services and Inspections

1. Inspection outside normal business hours Two hour minimum	\$102.06 per hour
2. Re-inspection fees	\$94.00 per inspection
3. Additional plan review required by changes, Additions and or inspections	\$120.00 per hour
4. For use of outside consultants for plan checking and or inspections.	Actual costs plus 30% for administration.
5. Services for which no fee is specifically indicated	\$ 94.00 per hour
6. Permit plan review check time extension (applies to permits that have not expired)	\$ 94.00 per hour
7. Application for the of Building and Safety Appeals Board.	\$376.00
8. Skylights	\$ 55.00 per skylight
9. Signs with Electrical add	\$105.00 per sign \$ 62.00
10. Spa, Hot Tub, Sauna	\$125.00 per unit
11. Swimming Pool Includes electrical and plumbing Plan Check at 65% of permit fee	\$650.00
12. Above Ground Swimming Pool	\$218.50 per pool
13. Encroachment Permit Fee	\$ 60.39 per permit
14. Antenna 0 to 30 feet 31 feet plus	\$ 95.00 31 feet plus
15. Appeal of Abatement Notice	\$ 95.00
16. Awning or Canopy	\$ 95.00
17. Change of Occupancy Plan check at 100% of permit fee	\$ 95.00
18. Commercial Coach	\$ 95.00 Per inspection
19. New Door	\$ 47.50
20. Fire place	\$142.50
21. Fire Watch (8 hour minimum)	\$1,680 per watch
22. Temporary Power Pole	\$70.00
23. Solar Up to 100 square feet and \$0.50 PSF For every foot over 100 square foot.	\$150.00
24. Construction Trailer	\$ 97.00 per trailer
25. Tenant Improvements	\$ 42.80 PSF

Special Systems Fee

1. Photovoltaic, emergency generation, wind power special HVAC systems Plan Review	\$120.00 per hour
Field inspection	\$ 57.00 per hour
Real Property records report	\$141.00
1. Structural Plan Check revisions	\$ 94.00 Plus to City per hour
2. Work completed or started without a permit	\$ 94.00 Plus double the permit fee charged for the work.

GRADING

	Permit issuance	\$ 95.00
1.	Soils report review	\$180.00
2.	3. Geotechnical report review	\$180.00
4.	5. 1-50 Cubic Yards	\$125.00
6.	7. 51-100 Cubic Yards	\$197.00
8.	9. 101-1,000 Cubic Yards, First 100	\$197.00
	Each additional or fraction there of 1,000 cubic yards	\$55.70
10.	11. Plan Review	100% of permit fee

PUBLIC WORKS FEES

1.	Sewer lateral Test	\$170.00
2.	Sewer Lateral Replacement without sidewalk	\$256.00
3.	Fire System Connection without sidewalk	\$409.00
4.	Curb Drain Installation	\$170.00 plus \$10.00 for every 10 square feet of sidewalk affected
5.	Sidewalk/Driveway up to 200 SQ.FT.	\$307.00 plus \$.030 for each square foot over 200
6.	Sidewalk Closure/Pedestrian Protection Traffic Control	\$159.00 \$182.00 per day per person
7.	Block Party, includes up to 6 barricades	\$ 50.00 plus \$ 5.00 for each additional barricade over 6.
8.	Park Development Fees	
	Residential	\$286.00 per unit
	Industrial	\$0.29 S.F.
	Commercial	\$0.21 S.F.
	Hotel/Motel	\$214.00 per room
9.	Encroachment Permit	\$ 40.00
10.	Grading on Public Land	\$197.00 P.C.Y.
11.	Grading Permit Issuance, Public Land	\$ 57.50
12.	Grading Plan Check Public Land	\$156.00 Per Hour
13.	Engineering Inspection Four-hour minimum	\$124.00 Per Hour

14. Water Connection	
3/4 inch	\$1,549.77
1 inch	\$1,743.39
1 1/2 inch	\$2,324.52
2 inch	\$4,649.33
3 inch	\$6,199.10
4 inch	\$8,653.96
6 inch	\$15,110.52
8 inch	\$20,910.52
15. Non-Residential Meter Size	
3/4 inch	\$2,324.52
1 inch	\$2,615.52
1 1/2 inch	\$3,387.07
2 inch	\$6,974.13
3 inch	\$9,211.84
4 inch	\$13,353.89
16. Sewer Connection	
Single Family Dwelling	\$2,324.52
Multi-family	\$1,549.77 per unit
Hotel	\$2,324.52 and \$1,291.43 per room
17. Commercial	
(Would it be based upon the fixture count?)	
18. Restaurants	
(Would it be based upon the estimated amount of meals served?)	
19. Industrial	
(Would it be based upon the use of the building?)	
20. Storm Drain Connections	\$ 72.00 filing fee
Up to 27 inch Diameter	\$112.00
28 inch to 48 inch Diameter	\$157.00
49 inch Diameter and over	\$250.00

BUILDING DEPARTMENT ADMINISTRATION

1. Special Inspector Original License per classification	\$65.00
2. Testing Laboratory Approval	\$155.00
3. Special Inspector licenses Renewal annually	\$ 65.00
4. Duplication of drawings	\$ 15.00 per sheet
5. Records Research	\$ 47.50 per hour, one hour minimum



City of Guadalupe
MASTER FEE SCHEDULE
Fiscal Year 2008-09
Building and Fire Safety (Cost-Based)

Fee #	ICC(UCB) Use Type	Occupancy	Base Fee	Each Square Foot
1.	A-1	Assembly Group	\$2,000.00	\$1.75
2.	A-2	Assembly Group	\$1,000.00	\$2.13
3.	A-3	Assembly Complete	\$1,000.00	\$1.92
4.	A-4	Assembly	\$1,000.00	\$1.58
5.	B	Complete	\$1,000.00	\$2.39
6.	E	Educational Building - Complete	\$2,000.00	\$2.00
7.	F-1	Industrial Building - Complete	\$1,000.00	\$1.50
8.	H-1	Hazardous H - Complete	\$1,000.00	\$1.46
9.	H-2,3,& 4	Hazardous	\$1,000.00	\$1.38
10.	I-1	Medical	\$1,000.00	\$2.25
11.	I-2	Medical	\$1,000.00	\$1.69
12.	I-3	Medical - Institutional	\$1,000.00	\$1.95

Fee #	ICC (UCB) Use Type	Occupancy	Base Fee	Each Square Foot
13.	I-4	Institutional - Daycare	\$1,000.00	\$2.03
14.	-	Commercial Foundation	\$1,000.00	\$0.84
15.	M	Retail Sales - Complete	\$1,000.00	\$1.71
16.	R-1	Hotel - Complete Apartments	\$1,000.00	\$1.79
17.	R-2	Communal Housing	\$1,000.00	\$1.22
18.	R-3	Single-Family	\$550.00	\$1.01
19.	R-3	Manufactured Home - Complete	\$900.00	\$1.01
20.	R-4	Congregate Care - Complete	\$500.00	\$1.77
21.	S-1	Storage Facility USP	\$1,000.00	\$1.07
22.	S-2	Parking Garage - Complete	\$500.00	\$0.74
23.	S-2	Commercial Carport	\$1,000.00	\$0.74
24.	U	Residential Garage	\$167.00	\$1.06
25.	U-1	Accessory Building - Residential	\$500.00	\$1.06

Agenda Item: __

REPORT TO THE CITY COUNCIL
COUNCIL AGENDA

DATE: 05/29/08

SUBMITTED TO: Carolyn Galloway-Cooper

SUBMITTED BY: RM Associates

PREPARED BY: Dan Hinojosa, P.E.

RE: 2007 Miscellaneous Repairs to Guadalupe City Hall

RMA JOB NO: 07520

✦ I. SUBJECT

The Invitation to Bid for the above referenced project resulted in three (3) sealed bid proposals as noted below on March 11, 2008.

	Wysong Construction Co.	Santa Margarita Construction Corp.	Steve Rufino Construction	ORIGINAL AMOUNT ALLOTTED FOR PROJECT
Base Bid	\$114,676.36	\$ 192,450.00	non-responsive	\$ 44,085.48
Alternate-1	\$ 51,200.00	\$ 45,000.00	non-responsive	-0-
Alternate-2	\$ 34,440.00	\$ 47,000.00	non-responsive	-0-
Alternate-3	\$ 25,770.00	\$ 95,000.00	non-responsive	-0-
BASE BID TOTALS	\$ 226,086.36	\$ 379,450.00	non-responsive	\$ 44,085.48

The bid submitted by Steve Rufino Construction was turned in five minutes after the 2;00 p.m. deadline and therefore was considered to be non-responsive. (He would have been the apparent low bid however with a Base Bid price of \$80,713.00.)

The scope of work contained in the BASE BID consisted of the extent of repair work that was developed and approved by FEMA during its walk through of the premises shortly after the San Simeon Earthquake.

The scope of work contained in ALTERNATE-1 consists of removing and replacing all the

8"x8" wood column posts in the exterior north and south wing corridor areas. This work was not included as a part of the FEMA scope of work. Many of these columns are severely deteriorated however and should be replaced as soon as possible. This would be an appropriate opportunity to do this work.

The scope of work contained in ALTERNATE-2 consists of prepping and painting all door and window assemblies within the subject work area. This work was not included as a part of the FEMA scope of work. Many window and door assemblies are in a decrepit condition and are in severe need of maintenance. Performing this work would also produce a better overall finished appearance to the Base Bid scope of work.

The scope of work contained in ALTERNATE-3 consists of upgrading the wall and ceiling finish from painting to stucco re-dash. This upgrade was not included as a part of the FEMA scope of work. Standard industry practice however is to apply a color stucco re-dash to walls and ceilings in lieu of just paint and would result in a superior finish as well as ease of maintenance.

Based on these results (higher than dollar amount allotted for this project component) and on the advise of OES staff, our office wrote a letter to the State of California Office of Emergency Services and reported that the lowest responsible bidder's price was about three times higher than the original budget amounts. Our office also submitted all base bid results. We requested direction on how to proceed with the project. OES finally wrote us last week advising us that FEMA will authorize the additional funds needed to cover the costs of the Base Bid Price of \$114,676.36. Should the City desire to proceed with the work contained in ALTERNATES 1, 2 and/or 3, it would have to pay for this additional cost out of its local funds.

➤ II. RECOMMENDATION

RM Associates (City Engineer)

Based on the above, we recommend the City Council consider awarding the contract to construct all miscellaneous repairs to the Guadalupe City Hall Building BASE BID only, to Wysong Construction Company, Inc. and instruct the City Engineer to proceed and issue a Notice of

Award to Wysong Construction Company in the amount of \$114,676.36.

We request that the City Council consider the scopes of work contained in ALTERNATES 1, 2, and 3 and provide direction as to whether or not to include any one or all with the contract to Wysong Construction.

✦ IV. FISCAL EFFECT

The Base Bid scope of work and cost will be one hundred percent covered by FEMA grant funds. Any Alternate 1, 2 and 3 scope of work would have to be paid out of local funds.

Agenda Item: _____

REPORT TO THE CITY COUNCIL
COUNCIL AGENDA

DATE: 05/29/08

SUBMITTED TO: Carolyn Galloway-Cooper

SUBMITTED BY: RM Associates

PREPARED BY: Dan Hinojosa, P.E.

RE: 2007 Concrete Repairs to Ninth Street Pedestrian Bridge

RMA JOB NO: 07515

✦ I. SUBJECT

The Invitation to Bid for the above referenced project resulted in three (3) sealed bid proposals as noted below on March 11, 2008.

	Wysong Construction Co.	Whitaker Contractors, Inc.	Souza Contracting Inc.	ORIGINAL AMOUNT ALLOTTED FOR PROJECT
Base Bid	\$120,775.00	\$ 137,173.00	\$ 319,400.00	\$ 46,946.15

The scope of work contained in the BASE BID consisted of repair work that was previously developed and approved by FEMA during its walk through of the pedestrian bridge shortly after the San Simeon Earthquake.

Based on these results (higher than dollar amount allotted for this project component) and direction from OES staff, our office wrote a letter to the State of California Office of Emergency Services and reported that the lowest responsible bidder's price was about three times higher than the original budget amounts. Our letter included all bid results. Our office requested direction on how to proceed with the project. We were finally notified last week by OES that FEMA will authorize the additional funds needed to cover the costs of the lowest responsible bidder, in this case Wysong Construction.

✦ II. RECOMMENDATION

RM Associates (City Engineer)

Based on the above, we recommend the City Council consider awarding the contract to construct all miscellaneous repairs to the Ninth Street pedestrian bridge BASE BID to Wysong Construction Company, Inc. and instruct the City Engineer to proceed by issuing a Notice of Award to Wysong Construction Company in the amount of \$120,775.00.

✚ IV. FISCAL EFFECT

In accordance with OES direction, the Base Bid scope of work will be one hundred percent covered by FEMA grant funds.