AGENDA ITEM I-02

CITY OF LODI
COUNCIL COMMUNICATION

TM

AGENDA TITLE: **Public Hearing to Consider Adoption of Resolution Establishing Public Works Department Engineering Fees for Various Development-Related Engineering Services; Establishing Standard Unit Price Schedule for Calculation of Engineering Fees and Improvement Security; and Establishing Requirement for Warranty Security for Public Improvements**

MEETING DATE: **April 18, 2007**

PREPARED BY: **Public Works Director**

RECOMMENDED ACTION: 1) Conduct a public hearing to consider the 2) adopt a resolution establishing Public Works Department engineering fees for various development-related engineering services; establish a standard unit price schedule for calculation of engineering fees and improvement security; and establish a requirement for warranty security for public improvements.

BACKGROUND INFORMATION: In an ongoing effort to recover Public Works Department staff costs related to development services, staff is recommending that the fee structure for engineering plan check and inspection services and reimbursement agreement preparation and payment processing be updated and that a new fee be established for the preparation of a partial acceptance of public improvements associated with any given development project. The proposed fees are shown on Exhibit A. Staff further recommends that a standard unit price schedule (Exhibit B) be established for the calculation of engineering plan check and inspection fees and that warranty security be required prior to acceptance of project improvements. These items are more fully explained below.

Engineering Plan Check and Inspection Fees

To aid in our mission to recover staff costs for development services while maintaining fee schedules comparable with other San Joaquin County cities, staff contracted with Ruark and Associates to review the City's fee structure for engineering plan check and inspection fees, compare the fees with other San Joaquin County communities and make recommendations for changes to the City's fee structure for these services (Exhibit C). As part of this exercise, a standard unit pricing schedule for public improvements was also developed for use in determining the project construction value on which the plan check and inspection fees and improvement security requirements are based. It is common practice in many communities to use such a unit price schedule to provide consistency in fee and improvement security requirements and streamline the preparation of improvement agreements.

The five communities chosen for the fee comparison were Stockton, Lathrop, Manteca, Tracy and the Mountain House County Services District. They were selected because they are all located within San Joaquin County and are experiencing, or have recently experienced, significant growth due to development. The results of the survey indicate that Lodi is currently collecting, on average, lower plan check fees and slightly higher inspection fees than neighboring communities. It is recommended that the fees be revised. The proposed fee schedule and standard unit pricing schedule are shown on attached Exhibits A and B, respectively. To account for inflation, the unit price schedule shall be adjusted annually on January 1 using the Engineering News Record (ENR) 20 Cities Construction Cost Index.

APPROVED: _____
Blair King, City Manager

Reimbursement Agreement Preparation and Payment Processing Charges

On November 6, 1991, the City Council adopted Ordinance No. 1527 (LMC 16.40) creating a procedure for preparation and processing of public improvement reimbursement agreements. The reimbursement agreements identify the reimbursable construction costs (the cost of improvements that benefit other properties or which would be required to be constructed by those properties upon development) and set forth the terms for the collection and disbursement of those reimbursable costs. The Ordinance provides that the City Council may adopt charges, by resolution, for the City to prepare and process said agreements. Resolution No. 91-206, adopted November 6, 1991, established a charge for preparation of the reimbursement agreements (1% of the reimbursable construction costs, minimum $500) and a processing charge ($60) for collection and disbursement of each reimbursement payment. Since the agreement preparation charge is based on the cost of the reimbursable improvements, the charge has increased over time based on the rise in construction costs. The minimum charge, however, needs to be adjusted to reflect increased staff costs for the basic tasks common to all projects, whether large or small, resulting from increased personnel costs and the complexity of the reimbursement agreements. In addition, the processing charge was established as a flat fee and needs to be updated to cover increased City staff costs for collecting and processing reimbursement payments.

Staff recommends that the charge for reimbursement agreement preparation be established as 1% of the reimbursable construction costs, with a minimum charge of $750, and the processing charge for each reimbursement payment collected be set at $200 (see Exhibit A). In addition, the minimum reimbursement agreement preparation charge and the payment processing charge shall be adjusted annually on July 1 based on the Consumer Price Index (San Francisco, Urban, unadjusted) for the previous calendar year, in keeping with the policy established for other engineering fees.

Partial Acceptance Fee

It is becoming common practice for developers to request that a portion of the public improvements being installed in conjunction with a subdivision or other development project be accepted before all the required improvements for the project are complete. If reasonable, staff has generally tried to accommodate these requests. Processing the partial acceptance request requires the determination of the cost of the completed improvements and preparation of a Council communication requesting Council approval. Historically, staff has performed these additional tasks at no cost to the developer. However, staff is of the opinion that, since the partial acceptance of improvements is requested by the developer for their benefit, the costs occasioned by the City should be recovered. Staff recommends that a partial acceptance fee be established based on time and materials using the established Public Works Engineering Hourly Rate with a minimum fee of $250 (see Exhibit A). The minimum partial acceptance fee shall be adjusted annually on July 1 based on the Consumer Price Index (San Francisco, Urban, unadjusted) for the previous calendar year, in keeping with the policy established for other engineering fees.

Warranty Security

Under the terms of City of Lodi improvement agreements covering the installation of public improvements, developers are required to provide improvement security in conformance with Lodi Municipal Code (LMC) Chapter 16.28. The current requirements include improvement security in the amount of 100% of the total estimated cost of public improvements plus engineering costs of surveying, record drawings and certifications as security for the faithful performance of the terms of the improvement agreement (faithful performance security) plus improvement security in the amount of 50% of those same costs as security for the payment of all persons performing labor and furnishing materials in connection with the construction of the improvements covered by the improvement agreement (labor and materials security). The improvement agreements also stipulate that the developer is responsible for the repair or reconstruction of any defective work for any improvements covered by the improvement agreement for a period of one year from the date of Council acceptance of the improvements. There is, however, no provision in LMC Chapter 16.28 for warranty security to insure compliance with this requirement. Currently, faithful performance security is released upon acceptance of the completed improvements by the City Council. Staff recommends that Council require that warranty security be provided prior to the release of the faithful performance security. This is common practice in other San Joaquin County communities. It is recommended that the warranty security be in the amount of ten percent (10%) of the total cost of the project improvements plus engineering costs of surveying, record drawings and certifications and the warranty period be two (2) years following the date of acceptance of the improvements. For those projects receiving partial acceptance during the course of construction, the warranty period for all required project improvements shall commence upon the date of final acceptance for the entire project. If this provision is approved, staff will add similar requirements to City contracts for major street and other appropriate construction projects.

In summary, required improvement security would include the following in the amounts indicated based on the total cost of public improvements plus engineering costs of surveying, record drawings and certifications:

Faithful Performance Security	(100%)
Labor and Materials Security	(50%)
Warranty Security	(10%)

FISCAL IMPACT: There will be a modest increase in revenue to cover City costs for engineering plan check, reimbursement agreement preparation, collection and processing of reimbursement payments, and processing of requests for partial acceptance of project improvements. There will be a slight decrease in revenue for engineering inspection services. Warranty provisions will help reduce maintenance costs.

FUNDING AVAILABLE: Not applicable.

Richard C. Prima, Jr.
Public Works Director

Prepared by Sharon A. Welch, Senior Civil Engineer
RCP/SAW/pmf
Attachments
cc: Senior Civil Engineer Fujitani
Senior Engineering Technician Matsumoto
Associate Civil Engineer Chang
Ruark and Associates

EXHIBIT A

Engineering Fees	Proposed Fee	Existing Fee
Plan Check, First Submittal	No Change	90% of Estimated Final Approval Fee
Plan Check, Final Approval	5% of first $100,000 3.5% of next $200,000 2.5% over $300,000	5% of first $50,000 3% of next $200,000 2% over $250,000
Inspection	4% of first $250,000 3.5% of next $750,000 3.0% over $1,000,000	4% of construction costs
[1] Public Improvement Reimbursement Agreement		
Agreement Preparation	1% of construction costs, minimum $750	1% of construction costs, minimum $500
Payment Processing	$200	$60
[1] Partial Acceptance	Time & Materials, minimum $250	

[1] Fees shall be adjusted annually on July 1 based on the Consumer Price Index (San Francisco, Urban, unadjusted) for the previous calendar year

EXHIBIT B

UNIT PRICE LIST - 2007

Development Projects

City of Lodi

Public Works Department

Description [1]	Unit	Unit Price [2]
Site Preparation & Grading		
Clearing & grubbing	Acre	$1,000.00
Lot grading	EA	$1,500.00
Earthwork	CY	$2.00
Imported Fill	CY	$12.00
Remove existing pavement	SF	$6.00
Remove existing sidewalk	SF	$6.00
Remove existing curb & gutter	LF	$11.00
Remove concrete underground structures	CY	$30.00
Remove existing abandoned utilities	LF	$15.00
Tree removal	EA	$200.00
Remove existing barricade	EA	$500.00
Erosion Control		
Stabilized Construction Entrance	EA	$1,000.00
Concrete Washout Structure	EA	$4,000.00
Erosion Control	Acre	$2,000.00
Miscellaneous		
Landscape & Irrigation	SF	$10.00
Street Trees	EA	$200.00
Median Landscape & Irrigation	SF	$10.00
Masonry Wall (7')	LF	$100.00
Masonry Wall (8')	LF	$125.00
Retaining Wall < 2'	LF	$50.00
Retaining Wall < 3'	LF	$55.00
Retaining Wall (3' to 4')	LF	$70.00
Retaining Wall (over 4')	LF	$90.00
Fence Removal	LF	$5.00
Engineering & Surveying	LS	3% of Construction Costs
Contingencies	LS	10% of Construction Costs
Street System		
Roadway Excavation	CY	$20.00
Compact Original Ground (0.50')	SF	$0.20

EXHIBIT B

Description [1]	Unit	Unit Price [2]
Compact Original Ground (0.67')	SF	$0.20
Compact Native Material (0.50')	SF	$0.25
Aggregate Base, Class II (0.30')	SF	$0.60
Aggregate Base, Class II (0.40')	SF	$0.70
Aggregate Base, Class II (0.50')	SF	$0.80
Aggregate Base, Class II (0.60')	SF	$1.00
Aggregate Base, Class II (0.70')	SF	$1.20
Aggregate Base, Class II (0.80')	SF	$1.35
Aggregate Base, Class II (0.90')	SF	$1.50
Aggregate Base, Class II (1.0')	SF	$1.65
Asphalt Concrete, Type B (0.25')	SF	$1.25
Asphalt Concrete, Type B (0.30')	SF	$1.35
Asphalt Concrete, Type B (0.35')	SF	$1.45
Asphalt Concrete, Type B (0.40')	SF	$1.60
Asphalt Concrete, Type B (0.50')	SF	$1.75
Asphalt Concrete, Type B (0.60')	SF	$2.00
Asphalt Concrete, Type B (0.70')	SF	$2.25
Asphalt Concrete, Type B (0.80')	SF	$2.50
Asphalt Concrete, Type B (0.90')	SF	$2.80
Asphalt Concrete, Type B (1.0')	SF	$3.00
Asphalt Overlay (0.10')	SF	$0.50
Asphalt Overlay (0.15')	SF	$0.75
Slurry	SF	$0.15
Sawcut	LF	$3.00
Grind	SF	$0.20
Rolled Curb, Gutter, & Sidewalk	LF	$22.00
Vertical Curb & Gutter	LF	$22.00
Sidewalk	SF	$5.50
Vertical Curb, Gutter & Sidewalk (5')	LF	$25.00
Vertical Curb, Gutter & Sidewalk (7')	LF	$35.00
Curb Return, including HC Ramp	EA	$2,500.00
Mid-block HC Ramp	EA	$2,000.00
Concrete subgrade compaction	SF	$2.50
Residential Driveway (16' wide)	EA	$1,500.00
Commercial Driveway (24' wide)	EA	$2,500.00
Special Commercial Driveway	EA	$5,000.00
Median Curb	LF	$20.00
Dead End Barricade (Standard Plan 128)	EA	$600.00
Dead End Barricade (Standard Plan 139)	EA	$750.00
Sidewalk Barricade	EA	$500.00
6" Asphalt Concrete Berm	EA	$20.00
5' Asphalt Concrete Ramp	EA	$600.00
Header Board	LF	$50.00
Street Name Sign & Post	EA	$450.00

EXHIBIT B

Description [1]	Unit	Unit Price [2]
Flexible Paddle Markers/Delineators	EA	$60.00
Remove-Relocate Existing Sign	EA	$300.00
Street Lights (Pedestal Type 100 Watt)	EA	$3,000.00
Street Lights (Mast Type 100 Watt)	EA	$2,100.00
Street Lights (Mast Type 250 Watt)	EA	$2,500.00
Survey Monument	EA	$600.00
Traffic Signal	EA	$300,000.00
Traffic Signs	EA	$450.00
Traffic Striping	LF	$1.00
Storm Drain System		
12" Storm Drain Pipe (PVC)	LF	$35.00
12" Storm Drain Pipe (RCP)	LF	$35.00
15" Storm Drain Pipe (PVC)	LF	$45.00
15" Storm Drain Pipe (RCP)	LF	$45.00
18" Storm Drain Pipe (PVC)	LF	$55.00
18" Storm Drain Pipe (RCP)	LF	$55.00
21" Storm Drain Pipe (RCP)	LF	$60.00
24" Storm Drain Pipe (RCP)	LF	$65.00
30" Storm Drain Pipe (RCP)	LF	$70.00
36" Storm Drain Pipe (RCP)	LF	$80.00
42" Storm Drain Pipe (RCP)	LF	$110.00
48" Storm Drain Pipe (RCP)	LF	$150.00
48" Storm Drain Manhole	EA	$3,000.00
60" Storm Drain Manhole	EA	$4,000.00
72" Storm Drain Manhole	EA	$5,500.00
Side Inlet Catch Basin	EA	$2,000.00
Drop Inlet Catch Basin w/AC Apron	EA	$1,500.00
24" Riser	EA	$350.00
Connect to Existing Storm Drain	EA	$5,000.00
Adjust Manhole to Grade	EA	$500.00
Sanitary Sewer System		
6" Sanitary Sewer Pipe (VCP)	LF	$15.00
6" Sanitary Sewer Pipe (PVC)	LF	$12.00
8" Sanitary Sewer Pipe (VCP)	LF	$25.00
8" Sanitary Sewer Pipe (PVC)	LF	$22.00
10" Sanitary Sewer Pipe (VCP)	LF	$30.00
10" Sanitary Sewer Pipe (PVC)	LF	$25.00
12" Sanitary Sewer Pipe (VCP)	LF	$35.00
12" Sanitary Sewer Pipe (PVC)	LF	$30.00
15" Sanitary Sewer Pipe (VCP)	LF	$45.00
15" Sanitary Sewer Pipe (PVC)	LF	$40.00
18" Sanitary Sewer Pipe (VCP)	LF	$60.00

EXHIBIT B

Description [1]	Unit	Unit Price [2]
18" Sanitary Sewer Pipe (PVC)	LF	$65.00
21" Sanitary Sewer Pipe (VCP)	LF	$65.00
24" Sanitary Sewer Pipe (VCP)	LF	$65.00
Sanitary Sewer Manhole (48")	EA	$2,500.00
Sanitary Sewer Manhole (60")	EA	$4,500.00
Sanitary Sewer Drop Manhole	EA	$3,500.00
Sanitary Service with Cleanout	EA	$550.00
4" Service with No Cleanout	EA	$450.00
Sanitary Sewer Riser	EA	$350.00
Lamphole	EA	$550.00
Connect to Existing Sanitary Sewer	EA	$5,000.00
Adjust Manhole to Grade	EA	$500.00
Water System (Domestic & Recyled)		
6" Water Pipe (DIP)	LF	$35.00
6" Water Pipe (PVC)	LF	$30.00
8" Water Pipe (DIP)	LF	$45.00
8" Water Pipe (PVC)	LF	$40.00
10" Water Pipe (DIP)	LF	$50.00
10" Water Pipe (PVC)	LF	$45.00
12" Water Pipe (DIP)	LF	$55.00
12" Water Pipe (PVC)	LF	$50.00
14" Water Pipe (DIP)	LF	$60.00
14" Water Pipe (PVC)	LF	$55.00
6" Gate Valve	EA	$1,000.00
8" Gate Valve	EA	$1,200.00
10" Gate Valve	EA	$1,500.00
12" Gate Valve	EA	$1,800.00
14" Gate Valve	EA	$2,100.00
Adjust Valves to Grade	EA	$500.00
Fire Hydrant Assembly	EA	$3,000.00
Blowoff (Permanent)	EA	$1,200.00
Blowoff (Temporary)	EA	$400.00
Connect to Existing Water	EA	$5,000.00
1" Water Service w/Meter Box	EA	$750.00
1" Water Service w/No Meter Box	EA	$600.00
1½" Water Service w/Meter Box	EA	$850.00
2" Water Service w/Meter Box	EA	$1,000.00

(1) For construction items not listed, the unit price shall be determined by the City Engineer

(2) Unit prices listed are minimums.

Exhibit C

City of Lodi

Update Existing Fee Structure for Plan Checking and Inspection Services

October 2006

Prepared By:

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Executive Summary

The City of Lodi has established plan check and inspection fees for development projects. The City has contracted with Ruark and Associates to compare the City's fee structure with five other communities within the County of San Joaquin and to make recommendations regarding the City's fee structure. The City of Lodi's charges are based on an approved estimated cost of public improvements. The estimate must be approved by the City. The following is the current fee for plan check and inspection services:

Plan Check	5% for first $50,000
	3% for the next $200,000
	2% for every dollar over $250,000
Inspection	4% for every dollar

After comparing the existing plan check and inspection fees for San Joaquin County communities of Stockton, Lathrop, Tracy, Manteca and Mountain House with those of the City of Lodi, the City is collecting fewer fees on the average than the other comparison communities for plan check services and slightly higher fees for inspection services than their neighboring communities. Ruark and Associates recommends that the City modifies their plan checking and inspection fees as follows:

Plan Check	5 % for first $100,000
	3.5% for the next $200,000
	2.5% for every dollar over $300,000
Inspection	4% for first $250,000
	3.5% for the next $750,000
	3.0% for every dollar over $1,000,000

Project Understanding

Background
The City of Lodi has established plan check and inspection fees for development projects. The City has contracted with Ruark and Associates to compare the City's fee structure with five other communities within the County of San Joaquin and to make recommendations regarding the City's fee structure. This report will compare the existing plan check and inspection fees for the City of Lodi with the following communities:

1. The City of Stockton
2. The City of Lathrop
3. The City of Manteca
4. The City of Tracy
5. The Mountain House County Service District

Comparison Communities
The five communities above were chosen because they are all located within San Joaquin County and are or have recently experienced significant amount of growth due to development.

The City of Lodi's Existing Plan Check and Inspection Fee

The City of Lodi's charges are based on an approved estimated cost of public improvements. The estimate must be approved by the City. The following is the current fee for plan check and inspection services:

Plan Check	5% for first $50,000
	3% for the next $200,000
	2% for every dollar over $250,000
Inspection	4% for every dollar

Comparison Communities' Existing Plan Check and Inspection Fees

All of the comparison communities' charges are based on an approved estimated cost of public improvements. The estimate must be approved by the community. The following are the fees for plan check and inspection services for the comparison communities:

City of Stockton

Plan Check
5.5% for first $100,000
3% for the next $650,000
2% for every dollar over $750,000

Inspection
3.5% for every dollar

City of Lathrop

Plan Check
5.5% for first $25,000
4.5% for the next $225,000
3.5% for every dollar over $250,000

Inspection
3% for every dollar

City of Manteca

Plan Check and Inspection together
2% for every dollar

City of Tracy

Plan Check
5.68% for every dollar

Inspection
3.5% for every dollar

Mountain House County Service District

Plan Check
7.22% for first $50,000
4.2% for the next $250,000
1.95% for every dollar over $250,000

Inspection
6.88% for first $200,000
3.85% for the next $300,000
2.75% for the next $500,000
2.25% for every dollar over $1,000,000

Average Charges

Table 1 presents the fees for plan check and inspection services for each community along with the average fee charged. The plan check fee charged by the majority of the communities is on a sliding scale. This sliding scale recognizes that the effort to check a small amount of improvements is greater on a dollar for dollar basis than when there are a lot of improvements. The sliding scale recognizes the economy of scale. Two cities (Tracy and Manteca) charge flat rates. However, most of the communities charge a flat rate for inspection services. The average fees charged are as follows:

Plan Check
5% for first $25,000
4.83% for the next $25,000
4% for the next $50,000
3.58% for the next $150,000
3.25% for the next $50,000
2.87% for the next $450,000
2.70% for every dollar over $750,000

Inspection
3.65% for first $200,000
3.14% for the next $300,000
2.96% for the next $500,000
2.88% for every dollar over $1,000,000

Table 1
Existing Fees for Plan Check and Inspection Services

Plan Check	**Lodi**	**Lathrop**	**Tracy**	**Stockton**	**Mountain House**	**Manteca**	**Average**
First 25k	5%	5.5%	5.78%	5.5%	7.22%	2%	5%
Next 25k	5%	4.5%	5.78%	5.5%	7.22%	2%	4.83%
Next 50k	3%	4.5%	5.78%	5.5%	4.2%	2%	4%
Next 150k	3%	4.5%	5.78%	3.0%	4.2%	2%	3.58%
Next 50k	2%	3.5%	5.78%	3.0%	4.2%	2%	3.25%
Next 450k	2%	3.5%	5.78%	3.0%	1.95%	2%	2.87%
Next 750k	2%	3.5%	5.78%	2.0%	1.95%	2%	2.70%
Inspection							
First 200k	4%	3%	3.5%	3.5%	6.88%	included in plan check fee	3.65%
Next 300k	4%	3%	3.5%	3.5%	3.85%		3.14%
Next 500k	4%	3%	3.5%	3.5%	2.75%		2.96%
Over 1 Mil	4%	3%	3.5%	3.5%	2.25%		2.88%

Modified Average

The above average indicates that two things are occurring with Lodi's existing fees. The City is collecting fewer fees on the average than the other comparison communities for plan check services and slightly higher fees for inspection services than their neighboring communities. However to get a more accurate average of the appropriate fees to collect, we recommend that the fees charged by the City of Tracy and the City of Manteca be removed from the averages since they do not recognize the economy of scale and skew the averages. Table 2 presents the revised averages.

Plan Check
5.8% for first $25,000
5.56% for the next $25,000
4.3% for the next $50,000
3.68% for the next $150,000
3.2% for the next $50,000
2.49% for the next $450,000
2.36% for every dollar over $750,000

Inspection
4.35% for first $200,000
3.59% for the next $300,000
3.31% for the next $500,000
3.12% for every dollar over $1,000,000

Table 2
Average Without Tracy and Manteca

Plan Check	**Lodi**	**Lathrop**	**Stockton**	**Mountain House**	**Average**
First 25k	5%	5.5%	5.5%	7.22%	5.8%
Next 25k	5%	4.5%	5.5%	7.22%	5.56%
Next 50k	3%	4.5%	5.5%	4.2%	4.3%
Next 150k	3%	4.5%	3.0%	4.2%	3.68%
Next 50k	2%	3.5%	3.0%	4.2%	3.2%
Next 450k	2%	3.5%	3.0%	1.95%	2.49%
Next 750k	2%	3.5%	2.0%	1.95%	2.36%
Inspection					
First 200k	4%	3%	3.5%	6.88%	4.35%
Next 300k	4%	3%	3.5%	3.85%	3.59%
Next 500k	4%	3%	3.5%	2.75%	3.31%
Over 1 Mil	4%	3%	3.5%	2.25%	3.12%

Recommended Fee for Plan Check Services

In order for a fee to be usable it must be easily understood and practical to use. The above averages while valuable for comparison has too many levels for simplicity sake. We recommend that the City should still use a sliding scale for plan check services and that no more than three levels be used. However we recommend that the levels for changing the fees be slightly modified. We recommend the following for plan check services:

Plan Check	5 % for first $100,000
	3.5% for the next $200,000
	2.5% for every dollar over $300,000

Recommended Fee for Inspection Services

In order for a fee to be usable it must be easily understood and practical to use. The above averages while valuable for comparison has too many levels for simplicity sake. We recommend that the City should still use a sliding scale for inspection services and that no more than three levels be used. We recommend the following for inspection services:

Inspection	4% for first $250,000
	3.5% for the next $750,000
	3.0% for every dollar over $1,000,000

RESOLUTION NO. 2007-____

A RESOLUTION OF THE LODI CITY COUNCIL ESTABLISHING PUBLIC WORKS DEPARTMENT ENGINEERING FEES FOR VARIOUS DEVELOPMENT-RELATED ENGINEERING SERVICES; ESTABLISHING STANDARD UNIT PRICE SCHEDULE FOR CALCULATION OF ENGINEERING FEES AND IMPROVEMENT SECURITY; AND ESTABLISHING REQUIREMENT FOR WARRANTY SECURITY FOR PUBLIC IMPROVEMENTS

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WHEREAS, the Lodi Municipal Code requires the City Council, by resolution, to set fees for various services provided by the City of Lodi to recover those costs associated with providing specific services and programs; and

WHEREAS, in an ongoing effort to recover Public Works Department staff costs related to development services, staff recommends that the fee structure for engineering plan check and inspection services and reimbursement agreement preparation and payment processing be updated and that a new fee be established for the preparation of a partial acceptance of public improvements associated with any given development project, as shown on Exhibit A; and

WHEREAS, staff further recommends that a standard unit price schedule be established for the calculation of engineering plan check and inspection fees and that warranty security be required prior to acceptance of project improvements, as shown on Exhibit B.

NOW, THEREFORE, BE IT RESOLVED that the City Council finds as follows:

1. That the fee structure for engineering plan check and inspection services and reimbursement agreement preparation and payment processing, and a new fee be established for the preparation of a partial acceptance of public improvements associated with any given development project, as shown on Exhibit A attached and made a part hereof; and

2. That a standard unit price schedule be established for the calculation of engineering plan check and inspection fees and that warranty security be required prior to acceptance of project improvements, as shown on Exhibit B attached and made a part hereof; and

3. All resolutions or parts of resolutions in conflict herewith are repealed insofar as such conflict may exist; and

4. This resolution shall be published one time in the "Lodi News-Sentinel," a daily newspaper of general circulation printed and published in the City of Lodi, and shall be in force and take effect immediately upon its adoption.

Dated: April 18, 2007

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I hereby certify that Resolution No. 2007-____ was passed and adopted by the City Council of the City of Lodi in a regular meeting held April 18, 2007, by the following vote:

AYES: COUNCIL MEMBERS –

NOES: COUNCIL MEMBERS –

ABSENT: COUNCIL MEMBERS –

ABSTAIN: COUNCIL MEMBERS –

RANDI JOHL
City Clerk

EXHIBIT A

Engineering Fees	Proposed Fee	Existing Fee
Plan Check, First Submittal	No Change	90% of Estimated Final Approval Fee
Plan Check, Final Approval	5% of first $100,000 3.5% of next $200,000 2.5% over $300,000	5% of first $50,000 3% of next $200,000 2% over $250,000
Inspection	4% of first $250,000 3.5% of next $750,000 3.0% over $1,000,000	4% of construction costs
(1) Public Improvement Reimbursement Agreement		
Agreement Preparation	1% of construction costs, minimum $750	1% of construction costs, minimum $500
Payment Processing	$200	$60
(1) Partial Acceptance	Time & Materials, minimum $250	

(1) Fees shall be adjusted annually on July 1 based on the Consumer Price Index (San Francisco, Urban, unadjusted) for the previous calendar year

EXHIBIT B

UNIT PRICE LIST - 2007

Development Projects

City of Lodi

Public Works Department

Description [1]	Unit	Unit Price [2]
Site Preparation & Grading		
Clearing & grubbing	Acre	$1,000.00
Lot grading	EA	$1,500.00
Earthwork	CY	$2.00
Imported Fill	CY	$12.00
Remove existing pavement	SF	$6.00
Remove existing sidewalk	SF	$6.00
Remove existing curb & gutter	LF	$11.00
Remove concrete underground structures	CY	$30.00
Remove existing abandoned utilities	LF	$15.00
Tree removal	EA	$200.00
Remove existing barricade	EA	$500.00
Erosion Control		
Stabilized Construction Entrance	EA	$1,000.00
Concrete Washout Structure	EA	$4,000.00
Erosion Control	Acre	$2,000.00
Miscellaneous		
Landscape & Irrigation	SF	$10.00
Street Trees	EA	$200.00
Median Landscape & Irrigation	SF	$10.00
Masonry Wall (7')	LF	$100.00
Masonry Wall (8')	LF	$125.00
Retaining Wall < 2'	LF	$50.00
Retaining Wall < 3'	LF	$55.00
Retaining Wall (3' to 4')	LF	$70.00
Retaining Wall (over 4')	LF	$90.00
Fence Removal	LF	$5.00
Engineering & Surveying	LS	3% of Construction Costs
Contingencies	LS	10% of Construction Costs
Street System		
Roadway Excavation	CY	$20.00
Compact Original Ground (0.50')	SF	$0.20

EXHIBIT B

Description [1]	Unit	Unit Price [2]
Compact Original Ground (0.67')	SF	$0.20
Compact Native Material (0.50')	SF	$0.25
Aggregate Base, Class II (0.30')	SF	$0.60
Aggregate Base, Class II (0.40')	SF	$0.70
Aggregate Base, Class II (0.50')	SF	$0.80
Aggregate Base, Class II (0.60')	SF	$1.00
Aggregate Base, Class II (0.70')	SF	$1.20
Aggregate Base, Class II (0.80')	SF	$1.35
Aggregate Base, Class II (0.90')	SF	$1.50
Aggregate Base, Class II (1.0')	SF	$1.65
Asphalt Concrete, Type B (0.25')	SF	$1.25
Asphalt Concrete, Type B (0.30')	SF	$1.35
Asphalt Concrete, Type B (0.35')	SF	$1.45
Asphalt Concrete, Type B (0.40')	SF	$1.60
Asphalt Concrete, Type B (0.50')	SF	$1.75
Asphalt Concrete, Type B (0.60')	SF	$2.00
Asphalt Concrete, Type B (0.70')	SF	$2.25
Asphalt Concrete, Type B (0.80')	SF	$2.50
Asphalt Concrete, Type B (0.90')	SF	$2.80
Asphalt Concrete, Type B (1.0')	SF	$3.00
Asphalt Overlay (0.10')	SF	$0.50
Asphalt Overlay (0.15')	SF	$0.75
Slurry	SF	$0.15
Sawcut	LF	$3.00
Grind	SF	$0.20
Rolled Curb, Gutter, & Sidewalk	LF	$22.00
Vertical Curb & Gutter	LF	$22.00
Sidewalk	SF	$5.50
Vertical Curb, Gutter & Sidewalk (5')	LF	$25.00
Vertical Curb, Gutter & Sidewalk (7')	LF	$35.00
Curb Return, including HC Ramp	EA	$2,500.00
Mid-block HC Ramp	EA	$2,000.00
Concrete subgrade compaction	SF	$2.50
Residential Driveway (16' wide)	EA	$1,500.00
Commercial Driveway (24' wide)	EA	$2,500.00
Special Commercial Driveway	EA	$5,000.00
Median Curb	LF	$20.00
Dead End Barricade (Standard Plan 128)	EA	$600.00
Dead End Barricade (Standard Plan 139)	EA	$750.00
Sidewalk Barricade	EA	$500.00
6" Asphalt Concrete Berm	EA	$20.00
5' Asphalt Concrete Ramp	EA	$600.00
Header Board	LF	$50.00
Street Name Sign & Post	EA	$450.00

EXHIBIT B

Description [1]	Unit	Unit Price [2]
Flexible Paddle Markers/Delineators	EA	$60.00
Remove-Relocate Existing Sign	EA	$300.00
Street Lights (Pedestal Type 100 Watt)	EA	$3,000.00
Street Lights (Mast Type 100 Watt)	EA	$2,100.00
Street Lights (Mast Type 250 Watt)	EA	$2,500.00
Survey Monument	EA	$600.00
Traffic Signal	EA	$300,000.00
Traffic Signs	EA	$450.00
Traffic Striping	LF	$1.00
Storm Drain System		
12" Storm Drain Pipe (PVC)	LF	$35.00
12" Storm Drain Pipe (RCP)	LF	$35.00
15" Storm Drain Pipe (PVC)	LF	$45.00
15" Storm Drain Pipe (RCP)	LF	$45.00
18" Storm Drain Pipe (PVC)	LF	$55.00
18" Storm Drain Pipe (RCP)	LF	$55.00
21" Storm Drain Pipe (RCP)	LF	$60.00
24" Storm Drain Pipe (RCP)	LF	$65.00
30" Storm Drain Pipe (RCP)	LF	$70.00
36" Storm Drain Pipe (RCP)	LF	$80.00
42" Storm Drain Pipe (RCP)	LF	$110.00
48" Storm Drain Pipe (RCP)	LF	$150.00
48" Storm Drain Manhole	EA	$3,000.00
60" Storm Drain Manhole	EA	$4,000.00
72" Storm Drain Manhole	EA	$5,500.00
Side Inlet Catch Basin	EA	$2,000.00
Drop Inlet Catch Basin w/AC Apron	EA	$1,500.00
24" Riser	EA	$350.00
Connect to Existing Storm Drain	EA	$5,000.00
Adjust Manhole to Grade	EA	$500.00
Sanitary Sewer System		
6" Sanitary Sewer Pipe (VCP)	LF	$15.00
6" Sanitary Sewer Pipe (PVC)	LF	$12.00
8" Sanitary Sewer Pipe (VCP)	LF	$25.00
8" Sanitary Sewer Pipe (PVC)	LF	$22.00
10" Sanitary Sewer Pipe (VCP)	LF	$30.00
10" Sanitary Sewer Pipe (PVC)	LF	$25.00
12" Sanitary Sewer Pipe (VCP)	LF	$35.00
12" Sanitary Sewer Pipe (PVC)	LF	$30.00
15" Sanitary Sewer Pipe (VCP)	LF	$45.00
15" Sanitary Sewer Pipe (PVC)	LF	$40.00
18" Sanitary Sewer Pipe (VCP)	LF	$60.00

EXHIBIT B

Description [1]	Unit	Unit Price [2]
18" Sanitary Sewer Pipe (PVC)	LF	$65.00
21" Sanitary Sewer Pipe (VCP)	LF	$65.00
24" Sanitary Sewer Pipe (VCP)	LF	$65.00
Sanitary Sewer Manhole (48")	EA	$2,500.00
Sanitary Sewer Manhole (60")	EA	$4,500.00
Sanitary Sewer Drop Manhole	EA	$3,500.00
Sanitary Service with Cleanout	EA	$550.00
4" Service with No Cleanout	EA	$450.00
Sanitary Sewer Riser	EA	$350.00
Lamphole	EA	$550.00
Connect to Existing Sanitary Sewer	EA	$5,000.00
Adjust Manhole to Grade	EA	$500.00
Water System (Domestic & Recyled)		
6" Water Pipe (DIP)	LF	$35.00
6" Water Pipe (PVC)	LF	$30.00
8" Water Pipe (DIP)	LF	$45.00
8" Water Pipe (PVC)	LF	$40.00
10" Water Pipe (DIP)	LF	$50.00
10" Water Pipe (PVC)	LF	$45.00
12" Water Pipe (DIP)	LF	$55.00
12" Water Pipe (PVC)	LF	$50.00
14" Water Pipe (DIP)	LF	$60.00
14" Water Pipe (PVC)	LF	$55.00
6" Gate Valve	EA	$1,000.00
8" Gate Valve	EA	$1,200.00
10" Gate Valve	EA	$1,500.00
12" Gate Valve	EA	$1,800.00
14" Gate Valve	EA	$2,100.00
Adjust Valves to Grade	EA	$500.00
Fire Hydrant Assembly	EA	$3,000.00
Blowoff (Permanent)	EA	$1,200.00
Blowoff (Temporary)	EA	$400.00
Connect to Existing Water	EA	$5,000.00
1" Water Service w/Meter Box	EA	$750.00
1" Water Service w/No Meter Box	EA	$600.00
1½" Water Service w/Meter Box	EA	$850.00
2" Water Service w/Meter Box	EA	$1,000.00

(1) For construction items not listed, the unit price shall be determined by the City Engineer

(2) Unit prices listed are minimums.

4/18/07

Please immediately confirm receipt of this fax by calling 333-6702

CITY OF LODI
P. O. BOX 3006
LODI, CALIFORNIA 95241-1910

ADVERTISING INSTRUCTIONS

SUBJECT: **PUBLIC HEARING TO CONSIDER RESOLUTION ESTABLISHING PUBLIC WORKS DEPARTMENT ENGINEERING FEES FOR VARIOUS DEVELOPMENT-RELATED ENGINEERING SERVICES; ESTABLISHING STANDARD UNIT PRICE SCHEDULE FOR CALCULATION OF ENGINEERING FEES AND IMPROVEMENT SECURITY; AND ESTABLISHING REQUIREMENT FOR WARRANTY SECURITY FOR PUBLIC IMPROVEMENTS**

PUBLISH DATE: **SATURDAY, FEBRUARY 24, 2007**

LEGAL AD

TEAR SHEETS WANTED: **One (1) please**

SEND AFFIDAVIT AND BILL TO: RANDI JOHL, CITY CLERK
City of Lodi
P.O. Box 3006
Lodi, CA 95241-1910

DATED: THURSDAY, FEBRUARY 22, 2007

ORDERED BY: RANDI JOHL
CITY CLERK

Jennifer M. Perrin

JENNIFER M. PERRIN, CMC
DEPUTY CITY CLERK

DANA R. CHAPMAN
ADMINISTRATIVE CLERK

Verify Appearance of this Legal in the Newspaper – Copy to File

Faxed to the Sentinel at 369-1084 at _____(time) on _____(date) _____(pages)
LNS _____ Phoned to confirm receipt of all pages at _____(time) ____JLT ____DRC ____JMP (initials)

forms\advins.doc

DECLARATION OF POSTING

PUBLIC HEARING TO CONSIDER RESOLUTION ESTABLISHING PUBLIC WORKS DEPARTMENT ENGINEERING FEES FOR VARIOUS DEVELOPMENT-RELATED ENGINEERING SERVICES; ESTABLISHING STANDARD UNIT PRICE SCHEDULE FOR CALCULATION OF ENGINEERING FEES AND IMPROVEMENT SECURITY; AND ESTABLISHING REQUIREMENT FOR WARRANTY SECURITY FOR PUBLIC IMPROVEMENTS

On Friday, February 23, 2007, in the City of Lodi, San Joaquin County, California, a copy of a Notice of Public Hearing to consider resolution establishing Public Works Department engineering fees for various development-related engineering services; establishing standard unit price schedule for calculation of engineering fees and improvement security; and establishing requirement for warranty security for public improvements (attached hereto, marked Exhibit "A") was posted at the following four locations:

Lodi Public Library
Lodi City Clerk's Office
Lodi City Hall Lobby
Lodi Carnegie Forum

I declare under penalty of perjury that the foregoing is true and correct.

Executed on February 23, 2007, at Lodi, California.

ORDERED BY:

RANDI JOHL
CITY CLERK

Jennifer M. Perrin

JENNIFER M. PERRIN, CMC
DEPUTY CITY CLERK

DANA R. CHAPMAN
ADMINISTRATIVE CLERK

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CITY OF LODI

Carnegie Forum
305 West Pine Street, Lodi

NOTICE OF PUBLIC HEARING
Date: April 18, 2007
Time: 7:00 p.m.

For information regarding this notice please contact:
Randi Johl
City Clerk
Telephone: (209) 333-6702

EXHIBIT A

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Wednesday, April 18, 2007**, at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a public hearing at the Carnegie Forum, 305 West Pine Street, Lodi, to consider the following matter:

a) Resolution establishing Public Works Department engineering fees for various development-related engineering services; establishing standard unit price schedule for calculation of engineering fees and improvement security; and establishing requirement for warranty security for public improvements

Information regarding this item may be obtained in the Public Works Department, 221 West Pine Street, Lodi, (209) 333-6706. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk, City Hall, 221 W. Pine Street, 2nd Floor, Lodi, 95240, at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to the close of the public hearing.

By Order of the Lodi City Council:

Randi Johl
City Clerk

Dated: February 21, 2007

Approved as to form:

D. Stephen Schwabauer
City Attorney