

Memorandum

Date: May 21, 2009
To: Nathan Poore, Town Manager
From: Ethan Croce, Senior Planner; Al Farris, CEO
Cc: Amanda Stearns, Community Development Director
Re: Falmouth Elementary School Development Fees

Nathan:

You have requested that staff provide a summary of the anticipated permitting and inspection fees associated with the development of the proposed new elementary school on Woodville Road. More specifically, you requested that staff provide a comparison of what the Community Development Department's actual fees would be if applied to a project of this size, based on the current fee schedule, versus the proposed reduction in fee amounts as previously discussed. That summary comparison is shown below.

The purpose of developing an alternative fee schedule for the school project, as we understand it, is to provide as much financial relief to the Schools as possible, while attempting to ensure that the Community Development Department is able to recover those costs above and beyond the regular staff hours that will be devoted to reviewing and inspecting this project throughout its permitting and construction stages. In order for this to occur, the Council will need to waive its adopted fee schedule for this project and approve an alternative fee schedule.

PLANNING FEES

Fee Type	Required	Proposed
Application fee ¹	\$7,481.90	\$0
Public notice fee ²	\$75	\$75
Peer review escrow ³	\$27,927.60	\$10,000* up front
Site inspection fee ⁴	\$90,396	\$10,500** up front
TOTAL	\$125,880.50	\$20,575

1. \$500 base fee plus \$50 per 1,000 sq.feet of gross floor area

2. Flat fee

3. \$200 per 1,000 sq.ft. of gross floor area

4. 1% of site improvement costs excluding buildings

* Any unused monies shall be returned to the applicant. Any expenses exceeding this amount shall be paid by the applicant.

** Based on 300 hours of Engineering Technician's time @ \$35/hour, based on construction costs submitted. Any unused monies shall be returned to the applicant. Any expenses exceeding this amount shall be paid by the applicant.

CODE FEES

Fee Type	Usual & Customary	Proposed
Independent plan review	On an individual basis	\$18,500.00, ICC certified consultant, quote
Building Permit, adopted per adopted fee schedule: E-School & boiler building	\$254,434.00	\$28,610.00

- The Independent plan review quote is based on the most current plans available from Oak Point Associates, the “50% complete plans.” This office does not have plans of the proposed boiler building. However an adjustment has been made in the quote to compensate for the absence of plans.
- The usual & customary Building Permit figure is derived from the Permit Fee Schedule adopted by the Falmouth Town Council in October 2002 and amended in June 2004.
- The inspection cost estimate is based on combined assumed hours for the CEO at 2 hours a week, the Building Inspector at 8 hours a week and admin support at 2 hours a week. A combined total of 12 hours per week for the 18 month proposed building construction schedule. These hours are estimated for onsite inspections, permit administration, site meetings and review of submitted reports at the currently hourly rate with an overhead factor.