



COUNTY OF PLACER
Community Development Resource Agency

John Marin, Agency Director

**ENGINEERING
&
SURVEYING**

Wes Zicker
Director of Engineering & Surveying

MEMORANDUM

TO: Honorable Board of Supervisors

FROM: Wes Zicker, Director *WZ*
Department of Engineering and Surveying, Community Development Resource Agency

DATE: June 26, 2007

SUBJECT: Plan Check and Inspection Fee Spreadsheet – Inflationary Adjustment

ACTION REQUESTED:

Approve a resolution to adjust the Plan Check and Inspection Fee Spreadsheet based on the Construction Cost Index, as published in the Engineering News Record.

BACKGROUND:

In July 2001, your board approved a revision to the County's method of calculating plan check and inspection fees for civil improvement plan review and inspection. Your approval simplified the process, essentially revising the fee formula to generally a "flat fee" system, and implementing a standard Plan Check and Inspection Fee Spreadsheet to use for consistent assessment of those fees.

To ensure the spreadsheet remains current with industry costs, and to keep pace with the cost of providing plan check and inspection services, your board approved a provision in the ordinance, Section 16.08.170(F), allowing annual increases to the spreadsheet based on the Construction Cost Index (CCI), as published in the Engineering News Record. For April 2007, the CCI was 7865, which represents an increase of 2.2% since April 2006.

If approved, the 2.2% increase would become effective on July 2, 2007, as required by County Code. The Community Development Resource Agency will notify the development community of the fee increase, if approved. Attachment A is the proposed revised spreadsheet reflecting the 2.2% increase; unit costs have been rounded as appropriate to significant figures.

FISCAL IMPACT:

This adjustment will allow the County's fee calculation to conform to the adopted ordinance, Section 16.08.170, and will aid in keeping the County's revenue even with inflation.

Attachments: Resolution
Exhibit A – Current Plan Check and Inspection Fee Spreadsheet with proposed adjustments noted

Before the Board of Supervisors County of Placer, State of California

In the matter of: A resolution to adjust the Plan Check and Inspection Fee Spreadsheet based on the Construction Cost Index, as published in the Engineering News Record.

Resol. No: _____

Related to Ord. No: _____

The following Resolution was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held on _____

by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Chairman, Board of Supervisors

Attest:
Clerk of said Board

WHEREAS, in July 2001, the Board of Supervisors approved a plan check and inspection fee process that was based on a Standard Unit Cost Spreadsheet. The Board also authorized annual inflationary adjustments to the spreadsheet based on the Construction Cost Index (CCI) as published in the Engineering News Record (ENR).

WHEREAS, the CCI published an increase of 2.2% for the period between April 2006 and April 2007.

WHEREAS, there exists a reasonable relationship between the Standard Unit Cost Spreadsheet and the assessment of plan check and inspection fees upon which it is based.

NOW, THEREFORE, BE IT RESOLVED, the Standard Unit Cost spreadsheet as referred to in the existing ordinance under Section 16.08.170(F)(2) shall be modified per the attached Exhibit A.

Attachment: Exhibit A – Plan Check and Inspection Fee Spreadsheet

508'

EXHIBIT A

Placer County Community Development Resource Agency Engineering and Surveying Department Plan Check and Inspection Fee Spreadsheet

Project:
Submitted By:

Date:

ENR Index: 7865, April 2007, BOS Adopted

Effective 07/02/07

	ITEM	UNIT	Current Unit Cost	CCI Adjusted Cost	Rounded New Unit Cost	Quantity	Total
A	EARTHWORK						
	Roadway excavation	CY	\$5.95	\$6.08	\$6.10		\$0.00
	Earthwork - import	CY	\$9.20	\$9.40	\$9.40		\$0.00
	Site grading and compaction	SF	\$0.57	\$0.58	\$0.58		\$0.00
	Export material	CY	\$7.00	\$7.15	\$7.15		\$0.00
	Clear and grub	AC	\$1,075.50	\$1,099.16	\$1,100.00		\$0.00
	Sawcut and remove existing AC	SF	\$1.10	\$1.12	\$1.12		\$0.00
						Subtotal A	\$0.00
B	STORM DRAINAGE						
	Storm Drain Drop Inlet	EA	\$1,348.00	\$1,377.66	\$1,378.00		\$0.00
	Storm Drain Manhole - 24"	EA	\$1,607.50	\$1,642.87	\$1,643.00		\$0.00
	Storm Drain Manhole - 36"	EA	\$1,892.50	\$1,934.14	\$1,934.00		\$0.00
	Storm Drain Manhole - 48"	EA	\$2,177.50	\$2,225.41	\$2,225.00		\$0.00
	Storm Drain Manhole - 60"	EA	\$3,240.00	\$3,311.28	\$3,311.00		\$0.00
	Storm Drain Manhole - 72"	EA	\$4,330.00	\$4,425.26	\$4,425.00		\$0.00
	Storm Drain Manhole With Trap - 36"	EA	\$2,335.00	\$2,386.37	\$2,386.00		\$0.00
	Storm Drain Manhole With Trap - 72"	EA	\$4,640.00	\$4,742.08	\$4,742.00		\$0.00
	Drain Pipe - 6" and Under	LF	\$17.65	\$18.04	\$18.00		\$0.00
	Drain Pipe - 8"	LF	\$20.75	\$21.21	\$21.20		\$0.00
	Drain Pipe - 10"	LF	\$23.35	\$23.86	\$23.85		\$0.00
	Drain Pipe - 12"	LF	\$25.40	\$25.96	\$26.00		\$0.00
	Drain Pipe - 15"	LF	\$29.05	\$29.69	\$29.70		\$0.00
	Drain Pipe - 18"	LF	\$33.70	\$34.44	\$34.45		\$0.00
	Drain Pipe - 21"	LF	\$37.85	\$38.68	\$38.70		\$0.00
	Drain Pipe - 24"	LF	\$41.50	\$42.41	\$42.40		\$0.00
	Drain Pipe - 30"	LF	\$46.15	\$47.17	\$47.15		\$0.00
	Drain Pipe - 36"	LF	\$53.90	\$55.09	\$55.10		\$0.00
	Drain Pipe - 42"	LF	\$62.20	\$63.57	\$63.55		\$0.00
	Drain Pipe - 48"	LF	\$72.05	\$73.64	\$73.65		\$0.00
	Drain Pipe - 54"	LF	\$77.75	\$79.46	\$79.45		\$0.00
	Drain Pipe - 60"	LF	\$83.50	\$85.34	\$85.35		\$0.00
	Drain Pipe - 72"	LF	\$95.90	\$98.01	\$98.00		\$0.00
	Flared End Section - 18" & Under	EA	\$270.00	\$275.94	\$276.00		\$0.00
	Flared End Section - 21" to 36"	EA	\$352.50	\$360.26	\$360.00		\$0.00
	Flared End Section - 42" and Over	EA	\$539.25	\$551.11	\$551.00		\$0.00
	Drain Pipe - 21"x15" Arch Pipe	LF	\$48.20	\$49.26	\$49.25		\$0.00
	Drain Pipe - 24"x18" Arch Pipe	LF	\$53.80	\$55.09	\$55.10		\$0.00
	Drain Pipe - 28"x20" Arch Pipe	LF	\$60.15	\$61.47	\$61.45		\$0.00
	Drain Pipe - 35"x24" Arch Pipe	LF	\$65.85	\$67.30	\$67.30		\$0.00
	Drain Pipe - 42"x29" Arch Pipe	LF	\$71.55	\$73.12	\$73.10		\$0.00
	Drain Pipe - 49"x33" Arch Pipe	LF	\$77.75	\$79.46	\$79.45		\$0.00
	Drain Pipe - 57"x38" Arch Pipe	LF	\$84.00	\$85.85	\$85.85		\$0.00
	Drain Pipe - 64"x43" Arch Pipe	LF	\$96.45	\$98.57	\$98.55		\$0.00
	Drain Pipe - 71"x47" Arch Pipe	LF	\$107.85	\$110.22	\$110.25		\$0.00
	Concrete Box Culvert - 2'x4'	LF	\$53.95	\$55.14	\$55.15		\$0.00
	Concrete Box Culvert - 3'x6'	LF	\$89.20	\$91.16	\$91.15		\$0.00
	Concrete Box Culvert - 4'x8'	LF	\$131.70	\$134.60	\$134.60		\$0.00
	Concrete Box Culvert - 5'x10'	LF	\$161.75	\$165.31	\$165.30		\$0.00
	Headwall/wingwall	SF	\$16.60	\$16.97	\$16.95		\$0.00
	Catchbasin	EA	\$809.00	\$826.80	\$827.00		\$0.00
	Roadside drainage ditch	LF	\$8.80	\$8.99	\$9.00		\$0.00
	Drainage swale	LF	\$6.50	\$6.64	\$6.65		\$0.00
	Ditch - paved	LF	\$11.95	\$12.21	\$12.20		\$0.00
	Ditch - rock lined	LF	\$11.40	\$11.65	\$11.65		\$0.00
	No. 2 Caltrans ditch backing	CY	\$89.20	\$91.16	\$91.15		\$0.00
	Rock inlet/outlet protection	SF	\$12.95	\$13.23	\$13.25		\$0.00
	Paved apron/overside drain	EA	\$378.50	\$386.83	\$387.00		\$0.00
	AC dike/ditch transition	EA	\$378.50	\$386.83	\$387.00		\$0.00
	Channel lining	SF	\$2.70	\$2.76	\$2.75		\$0.00

EXHIBIT A

Placer County Community Development Resource Agency Engineering and Surveying Department Plan Check and Inspection Fee Spreadsheet

B STORM DRAINAGE (Continued)							
Trench paving (3" AC / 6" AB)	SF	\$2.70	\$2.76	\$2.75		\$0.00	
Trench paving (4" AC / 12" AB)	SF	\$3.80	\$3.88	\$3.90		\$0.00	
Sediment Trap	EA	\$3,577.50	\$3,656.21	\$3,656.00		\$0.00	
Detention facility, per acre of shed area	EA	\$5,392.50	\$5,511.14	\$5,511.00		\$0.00	
Subtotal B						\$0.00	
C UTILITIES							
Utility trench and backfill	LF	\$17.65	\$18.04	\$18.05		\$0.00	
Joint trench road crossings and stubs	EA	1,192.50	\$1,218.74	1,219.00		\$0.00	
Relocate valve	EA	\$377.50	\$385.81	\$386.00		\$0.00	
Subtotal C						\$0.00	
D RETAINING WALLS							
Retaining Wall	SF	\$16.05	\$16.40	\$16.40		\$0.00	
Sound Wall	SF	\$12.95	\$13.23	\$13.25		\$0.00	
Subtotal D						\$0.00	
E. ROADWAYS							
2" AC	SF	\$1.10	\$1.12	\$1.12		\$0.00	
3" AC	SF	\$1.35	\$1.38	\$1.38		\$0.00	
4" AC	SF	\$1.65	\$1.69	\$1.69		\$0.00	
6" AC	SF	\$2.70	\$2.76	\$2.76		\$0.00	
4" AB	SF	\$1.10	\$1.12	\$1.12		\$0.00	
6" AB	SF	\$1.65	\$1.69	\$1.69		\$0.00	
8" AB	SF	\$1.85	\$1.89	\$1.89		\$0.00	
10" AB	SF	\$2.20	\$2.25	\$2.25		\$0.00	
12" AB	SF	\$2.45	\$2.50	\$2.50		\$0.00	
Slurry seal	SF	\$0.41	\$0.42	\$0.42		\$0.00	
Chip seal	SF	\$0.47	\$0.48	\$0.48		\$0.00	
Double chip seal	SF	\$0.57	\$0.58	\$0.58		\$0.00	
2" AC overlay	SF	\$1.10	\$1.12	\$1.12		\$0.00	
3" AC overlay	SF	\$1.35	\$1.38	\$1.38		\$0.00	
AC dike	LF	\$3.20	\$3.27	\$3.27		\$0.00	
AB shoulder	SF	\$1.10	\$1.12	\$1.12		\$0.00	
Construction entrance	EA	\$378.50	\$386.83	\$387.00		\$0.00	
PCC paving - 6"	SF	\$3.80	\$3.88	\$3.88		\$0.00	
Concrete curb	LF	\$10.90	\$11.14	\$11.15		\$0.00	
Concrete curb and gutter	LF	\$16.05	\$16.40	\$16.40		\$0.00	
Concrete V-gutter	SF	\$3.20	\$3.27	\$3.27		\$0.00	
Sidewalk (6" Thick)	SF	\$3.20	\$3.27	\$3.27		\$0.00	
Driveway (A6)	EA	\$1,607.50	\$1,642.87	\$1,643.00		\$0.00	
Pedestrian/Equestrian Path	SF	\$0.57	\$0.58	\$0.58		\$0.00	
Subtotal E						\$0.00	
F. AMENITIES							
Street light	EA	\$2,177.50	\$2,225.41	\$2,225.00		\$0.00	
Street light base	EA	\$238.50	\$243.75	\$243.75		\$0.00	
Street name sign	EA	\$269.50	\$275.43	\$275.50		\$0.00	
Traffic sign	EA	\$269.50	\$275.43	\$275.50		\$0.00	
Barricade (Plate 45)	EA	\$890.00	\$909.58	\$910.00		\$0.00	
Barricade, remove	EA	\$176.25	\$180.13	\$180.00		\$0.00	
Barricade, pedestrian (mod. Plate 45)	EA	\$482.00	\$492.60	\$492.50		\$0.00	
Guide posts	EA	\$119.25	\$121.87	\$121.75		\$0.00	
Emergency vehicle gate	EA	\$1,087.50	\$1,111.43	\$1,111.00		\$0.00	
Fence - post & cable	LF	\$8.80	\$8.99	\$9.00		\$0.00	
Fence - open iron	LF	\$16.05	\$16.40	\$16.40		\$0.00	
Fence - split rail	LF	\$10.90	\$11.14	\$11.15		\$0.00	
Pavement marking	LF	\$1.10	\$1.12	\$1.12		\$0.00	
Fire tank - 10,000 gal, w/ hydrant	EA	\$10,885.00	\$11,124.47	\$11,125.00		\$0.00	
Trash enclosure	EA	\$2,645.00	\$2,703.19	\$2,703.00		\$0.00	
Guardrail	LF	\$109.00	\$111.40	\$111.40		\$0.00	
Guardrail - cable anchor assembly	EA	\$596.25	\$609.37	\$609.00		\$0.00	
Guardrail - terminal section	EA	\$596.25	\$609.37	\$609.00		\$0.00	
Survey monument & well (incl brass caps)	EA	\$544.50	\$556.48	\$556.50		\$0.00	
Landscaping	SF	\$2.20	\$2.25	\$2.25		\$0.00	
Traffic signal	EA	\$275,000.00	\$281,050.00	\$281,000.00		\$0.00	
Subtotal F						\$0.00	

EXHIBIT A

Placer County Community Development Resource Agency Engineering and Surveying Department Plan Check and Inspection Fee Spreadsheet

G. WINTERIZATION AND EROSION CONTROL						
Construction fencing	LF	\$2.20	\$2.25	\$2.25	\$0.00	
Silt fencing	LF	\$3.20	\$3.27	\$3.27	\$0.00	
Inlet protection	EA	\$109.00	\$111.40	\$111.50	\$0.00	
Check dams	EA	\$217.75	\$222.54	\$222.50	\$0.00	
Straw bale dike	LF	\$2.70	\$2.76	\$2.76	\$0.00	
Hydroseed	AC	\$2,695.00	\$2,754.29	\$2,754.00	\$0.00	
Fiber blanket	SF	\$0.41	\$0.42	\$0.42	\$0.00	
Construction entrance	EA	\$539.25	\$551.11	\$551.00	\$0.00	
Sediment Trap	EA	\$595.00	\$608.09	\$608.00	\$0.00	
Subtotal G					\$0.00	
H. SANITARY SEWER FACILITIES						
Sewer MH - 48"	EA	\$2,385.00	\$2,437.47	\$2,437.00	\$0.00	
Sewer MH - 60"	EA	\$3,630.00	\$3,709.86	\$3,710.00	\$0.00	
Sewer Drop Connection - 8"	EA	\$430.00	\$439.46	\$439.50	\$0.00	
Sewer Drop Connection - 8"	EA	\$595.00	\$608.09	\$608.00	\$0.00	
Sewer Flushing Branch	EA	\$430.00	\$439.46	\$439.50	\$0.00	
Sewer Pipe - 4"	LF	\$20.75	\$21.21	\$21.20	\$0.00	
Sewer Pipe - 6"	LF	\$30.05	\$30.71	\$30.70	\$0.00	
Sewer Pipe - 8"	LF	\$33.15	\$33.88	\$33.90	\$0.00	
Sewer Pipe - 10"	LF	\$35.25	\$36.03	\$36.00	\$0.00	
Sewer Pipe - 12"	LF	\$38.35	\$39.19	\$39.20	\$0.00	
Sewer Service - 4"	EA	\$648.00	\$662.26	\$662.00	\$0.00	
Sewer Service - 6"	EA	\$757.00	\$773.65	\$774.00	\$0.00	
Sewer Service - 8"	EA	\$890.00	\$909.58	\$910.00	\$0.00	
Sewer Force Main - 1 1/2"	LF	\$9.85	\$10.07	\$10.05	\$0.00	
Sewer Force Main - 2"	LF	\$11.95	\$12.21	\$12.20	\$0.00	
Sewer Force Main - 4"	LF	\$16.05	\$16.40	\$16.40	\$0.00	
Sewer Force Main - 6"	LF	\$19.45	\$19.88	\$19.90	\$0.00	
4" flexible double ball expansion joint	EA	\$145.00	\$148.19	\$148.20	\$0.00	
6" flexible double ball expansion joint	EA	\$176.25	\$180.13	\$180.15	\$0.00	
4" check valve assembly	EA	\$648.00	\$662.26	\$662.25	\$0.00	
4" single bypass port assembly	EA	\$648.00	\$662.26	\$662.25	\$0.00	
Sewer lift station	EA	\$217,750.00	\$222,540.50	\$222,540.00	\$0.00	
Metering manhole	EA	\$5,935.00	\$6,065.57	\$6,066.00	\$0.00	
Sewer release valve assembly	EA	\$900.00	\$919.80	\$920.00	\$0.00	
Sewer Clean Out	EA	\$352.50	\$360.26	\$360.00	\$0.00	
Sewer - Adjust MH to Grade	EA	\$415.00	\$424.13	\$424.00	\$0.00	
Sewer - Connect to Existing	EA	\$890.00	\$909.58	\$910.00	\$0.00	
Subtotal H					\$0.00	
I. ADDITIONAL COSTS (List)						
Subtotal I					\$0.00	

SUMMARY OF COSTS & FEES

A	EARTHWORK			\$0.00
B	STORM DRAINAGE			\$0.00
C	UTILITIES			\$0.00
D	RETAINING WALLS			\$0.00
E	ROADWAYS			\$0.00
F	AMENITIES			\$0.00
G	WINTERIZATION AND EROSION CONTROL			\$0.00
H	SANITARY SEWER FACILITIES			\$0.00
I	ADDITIONAL COSTS			\$0.00
	SUBTOTAL - ENGINEER'S ESTIMATE			\$0.00
	10% CONTINGENCY			\$0.00
	TOTAL			\$0.00
	TOTAL FEE (See Schedule of Fees)		→	\$2,500.00
	INITIAL SUBMITTAL - Plan Check Fee Portion (40%)			\$1,000.00
	FINAL SUBMITTAL - Inspection Fee Portion (60%)			\$1,500.00

EXHIBIT A

Placer County Community Development Resource Agency
Engineering and Surveying Department
Plan Check and Inspection Fee Spreadsheet

ADDITIONAL COSTS FOR PROJECT BOND ESTIMATE (Not Required For Fee Estimate)						
J.	WATER					
	Connect to Existing - Water	LS	\$596.25	\$609.37	\$610.00	\$0.00
	Water Pipe - 2"	LF	\$16.05	\$16.40	\$16.40	\$0.00
	Water Pipe - 4"	LF	\$23.85	\$24.37	\$24.35	\$0.00
	Water Pipe - 6"	LF	\$32.15	\$32.86	\$32.85	\$0.00
	Water Pipe - 8"	LF	\$37.35	\$38.17	\$38.15	\$0.00
	Water Pipe - 10"	LF	\$43.55	\$44.51	\$44.50	\$0.00
	Water Pipe - 12"	LF	\$53.90	\$55.09	\$55.10	\$0.00
	Water Pipe - 15"	LF	\$70.50	\$72.05	\$72.00	\$0.00
	Water Pipe - 18"	LF	\$80.90	\$82.68	\$82.70	\$0.00
	Water Pipe - 24"	LF	\$109.00	\$111.40	\$111.50	\$0.00
	Water - Air Relief Valve	EA	\$1,090.00	\$1,113.98	\$1,114.00	\$0.00
	Water - 2" Blow Off Valve	EA	\$880.00	\$899.36	\$899.00	\$0.00
	Backflow Device	EA	\$880.00	\$899.36	\$899.00	\$0.00
	8" Flexible Obf-Ball Expansion Joint	EA	\$985.00	\$1,006.67	\$1,007.00	\$0.00
	Water Valve - 4" and under	EA	\$377.50	\$385.81	\$386.00	\$0.00
	Water Valve - 6"	EA	\$809.00	\$826.80	\$827.00	\$0.00
	Water Valve - 8"	EA	\$809.00	\$826.80	\$827.00	\$0.00
	Water Valve - 10"	EA	\$809.00	\$826.80	\$827.00	\$0.00
	Water Valve - 12"	EA	\$809.00	\$826.80	\$827.00	\$0.00
	Water Valve - 15"	EA	\$1,347.50	\$1,377.15	\$1,377.00	\$0.00
	Water Valve - 18"	EA	\$1,347.50	\$1,377.15	\$1,377.00	\$0.00
	Water Valve - 24"	EA	\$2,175.00	\$2,222.85	\$2,223.00	\$0.00
	Fire Department Connection	EA	\$1,160.00	\$1,185.52	\$1,185.00	\$0.00
	10" Check Valve	EA	\$3,240.00	\$3,311.28	\$3,311.00	\$0.00
	Fire Hydrant Assembly	EA	\$2,695.00	\$2,754.29	\$2,754.00	\$0.00
	Water Service With Meter - Under 1"	EA	\$492.50	\$503.34	\$503.00	\$0.00
	Water Service With Meter - 1"	EA	\$544.50	\$556.48	\$556.50	\$0.00
	Water Service With Meter - 1 1/2"	EA	\$648.00	\$662.26	\$662.25	\$0.00
	Water Service With Meter - 2"	EA	\$809.00	\$826.80	\$827.00	\$0.00
					Subtotal J	\$0.00