



TOWN BOARD WORK SESSION MEETING

December 5, 2016 – 6:00 P.M.
301 Walnut Street, Town Board Chambers
Windsor, CO 80550

The Town of Windsor will make reasonable accommodations for access to Town services, programs, and activities and will make special communication arrangements for persons with disabilities. Please call (970) 674-2400 by noon on the Thursday prior to the meeting to make arrangements.

GOAL of this Work Session is to have the Town Board receive information on topics of Town business from the Town Manager, Town Attorney and Town staff in order to exchange ideas and opinions regarding these topics.

Members of the Public in attendance are asked to be recognized by the Mayor before participating in any discussions of the Town Board.

AGENDA

- 6:00 p.m. Joint meeting with Historic Preservation Commission for CSU presentation of Historic Church Survey
- 6:45 p.m. Update of building permit fee schedule and agreement with SAFEbuilt for building permit services
- 7:15 p.m. Modifications to the Road Impact Fee Schedule based upon the Colorado Construction Cost Index
- 7:45 p.m. Future Meetings Agenda



MEMORANDUM

Date: December 5, 2016
To: Mayor and Town Board
Historic Preservation Commission
Via: Kelly Arnold, Town Manager
Scott Ballstadt, AICP, Director of Planning
From: Josh Olhava, AICP, Senior Planner
Subject: Joint meeting with Historic Preservation Commission for Colorado State University presentation of Historic Church Survey
Item #: Work Session Item 1

Overview:

During the 2016 fall school semester, the Town of Windsor collaborated with Colorado State University (CSU) graduate students to conduct a historical survey of Windsor's churches and sugar beet factory structures. The project was completed as part of a graduate research seminar in state and local history at CSU. The class is a hands-on practicum to provide local histories for clients seeking information to manage cultural resources, recognize community heritage, or otherwise improve their towns and neighborhoods through active and engaging histories.

The students completed a Historic Resources Survey for 11 historic structures in Windsor, including:

- Windsor Church of Christ (102 Elm St.)
- True North Church (129 Walnut St.)
- Bethel Lutheran Church (328 Walnut St.)
- First United Methodist Church (503 Walnut St.)
- St. Alban's Episcopal Church (311 6th St.)
- First Christian Church of Windsor (530 Walnut St.)
- Faith United Church of Christ (1020 Walnut St.)
- Windsor Assembly of God (416 Oak St.)
- Sugar Beet Factory – Storage Building Remains (25 E. Walnut St.)
- Sugar Beet Factory – Chimney (25 E. Walnut St.)
- Sugar Beet Factory – Silo (15 E. Walnut St.)

For each survey, the students conducted research and fieldwork, meticulously documenting each site with photographs, maps and a written description. Each student will author a research paper for the CSU graduate school and complete a state architectural inventory form for the Town.

Staff plans to develop a digital walking tour of the historic churches in Town, similar to the 'Historic Windsor – Downtown Walking Tour' available on the Town's website.

(gis.windsorgov.com/DowntownHistory/) This will be completed by summer of 2017.

This partnership has been extremely valuable to both the Town and the students. The Town has been able to gather important data on our historical structures and the students have been able to gain 'real world' experience through a hands-on project.



MEMORANDUM

Date: December 5, 2016
To: Mayor & Town Board
Via: Kelly Arnold, Town Manager
From: Scott Ballstadt, Director of Planning
Subject: Update of building permit fee schedule and agreement with SAFEbuilt for building permit services
Item #: Work Session Item 2

Summary:

This item consists of an overview of proposed updates to the building permit fee schedule and the Town's agreement with SAFEbuilt to provide building permit plan review and inspection services.

Overview:

The Town first contracted with SAFEbuilt (formerly known as Colorado Inspection Agency) to perform building permit plan reviews and building inspections with the passage of Resolution No. 1993-5. The Town and SAFEbuilt operated under a fee schedule taken from the 1991 Uniform Building Code (UBC) for the next twelve (12) years.

The Town updated the fee schedule in 2003 with the adoption of Resolution No. 2003-34, which retained the 1991 fee schedule but with modifications. Even with those modifications, the Town's building permit fees remained 15% - 45% lower than almost every other jurisdiction in the northern Colorado region at that time.

In 2013, the Town adopted the 2012 International Building Code and the 2009 International Energy Code; however, the current fee schedule is still the modified 1991 version adopted in 2003.

Proposed Updates:

Fee Schedule:

The 1997 UBC was the last version of the building code to include a fee schedule. Therefore, the majority of Windsor's neighboring communities continue to utilize the 1997 UBC fee schedule today, albeit most of them have since modified it to reflect inflation and other increases.

The enclosed materials propose to use the 1997 UBC fee schedule without modifications, as well as increases to "one-stop" projects that are issued "over the counter" and typically require a single inspection. This continues Windsor's conservative approach to fee increases and ensures that Windsor remains competitive with neighboring jurisdictions. Enclosed are comparisons of Windsor's fees to neighboring jurisdictions, as well as comparisons of current and proposed fees as they would apply to residential and commercial/industrial examples.

SAFEbuilt Agreement:

In addition to updating the existing building permit fee schedule, staff and SAFEbuilt are also proposing to amend the agreement between the Town and SAFEbuilt. Currently, the Town receives a credit of 10% of the total building permit fees collected, which dates back to the

December 5, 2016

WKS Item 2 – memo re update of bldg permit fee schedule & SAFEbuilt agreement

original agreement with Colorado Inspection Agency. The proposed amended language would allow the Town to retain 20% of all building permit fees except re-inspection fees.

Summary:

SAFEbuilt has proven to be a valuable partner with the Town over the past 26 years, having grown from the original office in Windsor, to a nationwide company serving jurisdictions from coast to coast. Despite the tremendous growth in the company, SAFEbuilt continues to provide the same high quality customer service that Windsor citizens and builders have come to expect.

One of the key benefits of SAFEbuilt's expansion in Colorado is the fact that, during times of high building activity such as that which Windsor is currently experiencing, SAFEbuilt is able to utilize staff and other resources from their offices around the front range to ensure that building permit review and inspection timeframes do not suffer. Additionally, SAFEbuilt is continually making process improvements through the use of new technologies including the creation of their own web-based permit tracking program known as Meritage. The Meritage system allows Town staff access to real-time inspection status updates and allows certain applications to be completed online, among other beneficial features.

Recommendation:

Given the aforementioned information, staff recommends that the revisions to the fee schedule and SAFEbuilt agreement be scheduled for Town Board action and approved as presented.

pc: Greg Miedema, Executive Officer, HBA of Northern Colorado
 Mike McCurdie, President, SAFEbuilt
 Russ Weber, Building Official, SAFEbuilt



Building Department Services

October 20th, 2016

To: Town Board
Town of Windsor

Re: Justification for fee adjustment for Building Department permit fees

SAFEbuilt has contracted Building Department services to the Town of Windsor since 1992. The fee structure for our services has not been updated since 2003. Safebuilt would like to propose a fee adjustment for the Town of Windsor's consideration. The justification for the fee adjustment is listed below.

Since 2003, the Consumer Price Index has increased roughly 22%. Many neighboring jurisdictions have modified their fee schedules to accommodate increasing costs. SAFEbuilt, as a private company, has tried to accommodate a high level of service under the 2003 fees without any increases. With new updated technology, SAFEbuilt has issued tablets to all field inspectors. These technologies give the homeowner and contractor instant access to inspection results and inspection history as well as live notification when a permit has shown compliance with all adopted codes. One stop permits can be applied and paid for on-line through our contractor connect program. Our permitting software system, "Meritage" streamlines the permitting process at no cost to the town. All of these new systems have greatly increased our service levels but has also increased operating costs.

SAFEbuilt's Windsor office now staffs;

- Two permit technicians
- Two Commercial/Residential plans examiners
- Six Building Inspectors
- One residential inspector in training
- One Building Official

SAFEbuilt will continue to maintain a high level of service to the Town of Windsor including our same-day inspection policy for all inspections requested before 7:30 AM. All inspection requests are completed the same day. No inspections are carried over to the next working day. When needed, additional inspectors are dispatched from our Firestone office. This again, allows SAFEbuilt to service the Town of Windsor at a level not matched by any other building department.

Russ Weber
Chief Building Official
SAFEbuilt, Inc

reinspection fee in accordance with Table 1-A or as set forth in the fee schedule adopted by the jurisdiction.

In instances where reinspection fees have been assessed, no additional inspection of the work will be performed until the required fees have been paid.

SECTION 109 — CERTIFICATE OF OCCUPANCY

109.1 Use and Occupancy. No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the building official has issued a certificate of occupancy therefor as provided herein.

EXCEPTION: Group R, Division 3 and Group U Occupancies.

Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Certificates presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid.

109.2 Change in Use. Changes in the character or use of a building shall not be made except as specified in Section 3405 of this code.

109.3 Certificate Issued. After the building official inspects the building or structure and finds no violations of the provisions of this code or other laws that are enforced by the code enforcement agency, the building official shall issue a certificate of occupancy that shall contain the following:

1. The building permit number.
2. The address of the building.
3. The name and address of the owner.
4. A description of that portion of the building for which the certificate is issued.
5. A statement that the described portion of the building has been inspected for compliance with the requirements of this code for the group and division of occupancy and the use for which the proposed occupancy is classified.
6. The name of the building official.

109.4 Temporary Certificate. If the building official finds that no substantial hazard will result from occupancy of any building or portion thereof before the same is completed, a temporary certificate of occupancy may be issued for the use of a portion or portions of a building or structure prior to the completion of the entire building or structure.

109.5 Posting. The certificate of occupancy shall be posted in a conspicuous place on the premises and shall not be removed except by the building official.

109.6 Revocation. The building official may, in writing, suspend or revoke a certificate of occupancy issued under the provisions of this code whenever the certificate is issued in error, or on the basis of incorrect information supplied, or when it is determined that the building or structure or portion thereof is in violation of any ordinance or regulation or any of the provisions of this code.

TABLE 1-A—BUILDING PERMIT FEES

| TOTAL VALUATION | FEE |
|---|--|
| \$1.00 to \$500.00 | \$23.50 |
| \$501.00 to \$2,000.00 | \$23.50 for the first \$500.00 plus \$3.05 for each additional \$100.00, or fraction thereof, to and including \$2,000.00 |
| \$2,001.00 to \$25,000.00 | \$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00 |
| \$25,001.00 to \$50,000.00 | \$391.25 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00 |
| \$50,001.00 to \$100,000.00 | \$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00 |
| \$100,001.00 to \$500,000.00 | \$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00 |
| \$500,001.00 to \$1,000,000.00 | \$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00 |
| \$1,000,001.00 and up | \$5,608.75 for the first \$1,000,000.00 plus \$3.15 for each additional \$1,000.00, or fraction thereof |
| Other Inspections and Fees: | |
| 1. Inspections outside of normal business hours (minimum charge—two hours) | \$47.00 per hour ¹ |
| 2. Reinspection fees assessed under provisions of Section 305.8 | \$47.00 per hour ¹ |
| 3. Inspections for which no fee is specifically indicated (minimum charge—one-half hour) | \$47.00 per hour ¹ |
| 4. Additional plan review required by changes, additions or revisions to plans (minimum charge—one-half hour) | \$47.00 per hour ¹ |
| 5. For use of outside consultants for plan checking and inspections, or both | Actual costs ² |

¹Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

²Actual costs include administrative and overhead costs.

| Town | Fee Schedule Year | Project Valuation of \$100,000 and up |
|--|-------------------|--|
| Loveland | 1997 | \$993.75 for first \$100,000 plus \$5.60 for each additional \$1,000 or fraction thereof |
| Greeley | 1997 | \$993.75 for the first \$100,000, plus \$5.60 for each additional \$1,000 or fraction thereof, to and including \$500,000 |
| Weld County | Modified 1991 | \$887.25 for the first \$100,000 plus \$5.00 for each additional \$1,000 or fraction thereof, to and including \$500,000 |
| Dacono | Modified 1997 | \$1,027 for the first \$100,000 plus \$7.00 for each additional \$1,000, or fraction thereof, to and including \$500,000 |
| Longmont | Modified 1997 | \$1,142.55 for the first \$100,000 plus \$6.44 for each additional \$1,000 or fraction thereof, to and including \$500,000 |
| Severance | Modified 1991 | \$863.45 for the first \$100,000 plus \$4.73 for each additional \$1,000 or fraction thereof, to and including \$500,000 |
| Windsor | Modified 1991 | \$690.65 for the first \$100,000 plus \$3.78 for each additional \$1,000 or fraction thereof, to and including \$500,000 |
| Timnath | 1997 | \$993.75 for first \$100,000 plus \$5.60 for each additional \$1,000 or fraction thereof, to and including \$500,000 |
| Windsor History | | |
| 1991 UBC Fee Schedule adopted in 1992 | | \$639.50 for the first \$100,000 plus \$3.50 for each additional \$1,000 or fraction thereof, to and including \$500,000 |
| Modified 1991 Fee Schedule adopted in 2003 | | \$690.65 for the first \$100,000 plus \$3.78 for each additional \$1,000 or fraction thereof, to and including \$500,000 |

VALUATION COMPARISON

| Project Type | City of Fort Collins | City of Longmont | Town of Windsor | Town of Timnath | City of Loveland | Johnstown |
|--|----------------------|------------------|-----------------|-----------------|------------------|----------------|
| New Single Family R-3/VB – Cost per square foot | \$95.90 | \$112.65 | 102.14 | 101.90 | \$112.65 | \$101.90 |
| New Single Family 2500 sq. ft. - valuation | \$239,750.00 | \$281,625.00 | \$255,350.00 | \$254,750.00 | \$281,625.00 | \$254,750.00 |
| Industrial | \$5,000,000.00 | \$5,000,000.00 | \$5,000,000.00 | \$5,000,000.00 | \$5,000,000.00 | \$5,000,000.00 |
| Commercial Retail | \$1,000,001.00 | \$1,000,001.00 | \$1,000,001.00 | \$1,000,001.00 | \$1,000,001.00 | \$1,000,001.00 |
| Commercial Tennant Finish | \$50,000.00 | \$50,000.00 | \$50,000.00 | \$50,000.00 | \$50,000.00 | \$50,000.00 |

FEE COMPARISON

| Project Type | City of Fort Collins | City of Longmont | Town of Windsor | Town of Timnath | City of Loveland | Johnstown |
|--------------------------------|----------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| New Single Family | | | | | | |
| Building Permit Fee: | \$1,855.58 | \$2,314.63 | \$1,280.33 | \$1,861.75 | \$2,012.95 | \$1,861.75 |
| Plan Review Fee: | \$1,374.50 | \$1,157.32 | \$384.10 | \$1,210.14 | \$1,308.42 | \$558.53 |
| TOTAL: | \$3,230.08 | \$3,471.95 | \$1,664.43 | \$3,071.89 | \$3,321.37 | \$2,420.28 |
| DEVELOPMENT IMPACT FEES | \$4,789.00 | \$6,802 | | \$6,847 | | \$6,212.47 |
| Industrial | | | | | | |
| Building Permit Fee: | \$19,122.08 | \$23,248.55 | \$10,307.65 | \$18,208.75 | \$20,208.75 | \$20,208.75 |
| Plan Review Fee: | \$14,164.50 | \$15,111.56 | \$6,699.97 | \$11,835.69 | \$13,135.69 | \$13,135.69 |
| TOTAL: | \$33,286.58 | \$38,360.11 | \$17,007.62 | \$30,044.44 | \$33,344.44 | \$33,344.44 |
| Commercial Retail | | | | | | |
| Building Permit Fee: | \$5,622.08 | \$6,448.55 | \$3,827.65 | \$5,608.75 | \$5,608.75 | \$5,608.75 |
| Plan Review Fee: | \$4,164.50 | \$4,191.56 | \$2,487.97 | \$3,645.69 | \$3,645.69 | \$3,645.69 |
| TOTAL: | \$9,786.58 | \$10,640.11 | \$6,315.62 | \$9,254.44 | \$9,254.44 | \$9,254.44 |
| Commercial Tenant Finish | | | | | | |
| Building Permit Fee: | \$694.58 | \$740.05 | \$447.65 | \$643.75 | \$643.75 | \$643.75 |
| Plan Review Fee: | \$514.50 | \$481.03 | \$290.97 | \$418.44 | \$418.44 | \$418.44 |
| TOTAL: | \$1,209.08 | \$1,221.08 | \$738.62 | \$1,062.19 | \$1,062.19 | \$1,062.19 |

| | |
|----------------------|---|
| City of Fort Collins | Valuation and permit fee established using Fort Collins fee schedules Jan 2015– from website and phone conversation with building department Plan Review fee is 65% of valuation fee – industry standard |
| City of Longmont | Valuation and permit fee established using Longmont fee schedules (Bldg Standards/ICC – Feb 2015) – from website and phone conversation with building department Plan Review fee is 50% of permit fee for residential and 65% of permit fee for commercial |
| Town of Windsor | Valuation and permit fee established using Windsor fee schedules Plan Review fee is 30% of permit fee for residential and 65% of permit fee for commercial and industrial |
| Town of Timnath | Valuation and permit fee established using Timnath fee schedules – from phone conversation with building department Plan Review fee is 65% of permit fee – industry standard |
| City of Loveland | Valuation and permit fee established using Loveland fee schedules (Bldg Standards/ICC – Feb 2015) – from website Plan Review fee is 65% of permit fee – industry standard |
| Town of Johnstown | Valuation established using Bldg Standards/ICC – Feb 2011 |

VALUATION COMPARISON

| Project Type | Town of Severance | City of Greeley | | | | |
|--|-------------------|-----------------|--|--|--|--|
| New Single Family R-3/VB – Cost per square foot | \$101.90 | \$112.65 | | | | |
| New Single Family 2500 sq. ft. - valuation | \$254,750 | \$281,625 | | | | |
| Industrial | \$5,000,000.00 | \$5,000,000.00 | | | | |
| Commercial Retail | \$1,000,001.00 | \$1,000,001.00 | | | | |
| Commercial Tennant Finish | \$50,000.00 | \$50,000.00 | | | | |

Plan Review fee is 65% of permit fee – industry standard

Note: Information is current as of August 2011

FEE COMPARISON

| Project Type | Town of Severance | City of Greeley | | | | |
|--------------------------------|--------------------|--------------------|--|--|--|--|
| New Single Family | | | | | | |
| Building Permit Fee: | \$1,596.60 | \$2,012.95 | | | | |
| Plan Review Fee: | \$478.98 | \$1,107.12 | | | | |
| TOTAL: | \$2,075.58 | \$3,120.07 | | | | |
| DEVELOPMENT IMPACT FEES | | \$7,725.75 | | | | |
| Industrial | \$5,000,000 | \$5,000,000 | | | | |
| Building Permit Fee: | \$12,900.00 | \$20,208.75 | | | | |
| Plan Review Fee: | \$8,385.29 | \$11,114.81 | | | | |
| TOTAL: | \$21,285.74 | \$31,323.56 | | | | |
| Commercial Retail | \$1,000,000 | \$1,000,000 | | | | |
| Building Permit Fee: | \$4,780.45 | \$5,608.75 | | | | |
| Plan Review Fee: | \$3,107.29 | \$3,084.81 | | | | |
| TOTAL: | \$7,887.74 | \$8,693.56 | | | | |
| Commercial Tenant Finish | \$50,000 | \$50,000 | | | | |
| Building Permit Fee: | \$560.00 | \$643.75 | | | | |
| Plan Review Fee: | \$364.00 | \$354.06 | | | | |
| TOTAL: | \$924.00 | \$997.81 | | | | |
| DEVELOPMENT IMPACT FEES | | | | | | |

Town of Severance Valuation and permit fee established using adopted fee schedule

Plan Review fee is 65% of valuation fee

City of Greeley Valuation and permit fee established using Dacono's fee schedules (Bldg Standards/ICC – Feb 2015) – from website and phone conversation with building department

Plan review fee is 55% of valuation fee

Development Impact Fees (Greeley) based on – Storm drainage, transportation, park, Fire and Rescue, Police and Trail fees.
Commercial and industrial impact fees vary so widely from City to City that a comparison is hard to calculate.

602 Park Edge Cir

Valuation: \$258,656

| <u>Description</u> | Today | Proposed |
|---|--------------|----------------------------------|
| Community Center Expansion Fund | \$969.96 | \$969.96 |
| Building Admin Fee | \$403.42 | \$551.54 |
| Building Permit Fee | \$1,291.67 | \$1,884.15 |
| Community Center Tax .2% | \$258.66 | \$258.66 |
| Community Park Fee (1253.00 Enter Amount) | \$1,253.00 | \$1,253.00 |
| Construction Meter | \$57.50 | \$57.50 |
| Drainage Fee (758.51 Enter Amount) | \$758.51 | \$758.51 |
| Neighborhood Park Fee (3709.00 Enter Amount) | \$3,709.00 | \$3,709.00 |
| Plan Review Fee 30% | \$387.50 | \$1,224.70 (Plan Review Fee 65%) |
| Raw Water Fee (3420.00 Enter Amount) | \$3,420.00 | \$3,420.00 |
| Residential Electrical Fee (2241.00 Enter Amount) | \$264.50 | \$264.50 |
| Road Impact (2115.00 Enter Amount) | \$2,115.00 | \$2,115.00 |
| Sewer Plant Investment Fee (4400.00 Enter Amount) | \$4,400.00 | \$4,400.00 |
| Water Meter and Yoke (429.00 Enter Amount) | \$429.00 | \$429.00 |
| Water Plant Investment Fee (5781.00 Enter Amount) | \$5,781.00 | \$5,781.00 |
| Windsor Use Tax 3% | \$3,879.84 | \$3,879.84 |
| Total: | \$29,378.56 | \$30,956.36 |

2247 Stone Fish Dr

Valuation: \$266,430

| <u>Description</u> | Today | Proposed |
|---|--------------------|----------------------------------|
| Community Center Expansion Fund | \$999.11 | \$999.11 |
| Building Admin Fee | \$410.98 | \$562.74 |
| Building Permit Fee | \$1,321.91 | \$1,928.95 |
| Community Center Tax .2% | \$266.43 | \$266.43 |
| Community Park Fee (1253.00 Enter Amount) | \$1,253.00 | \$1,253.00 |
| Construction Meter | \$57.50 | \$57.50 |
| Drainage Fee (546.40 Enter Amount) | \$546.40 | \$546.40 |
| Plan Review Fee 30% | \$396.57 | \$1,253.82 (Plan Review Fee 65%) |
| Residential Electrical Fee (2244.00 Enter Amount) | \$264.50 | \$264.50 |
| Road Impact (2115.00 Enter Amount) | \$2,115.00 | \$2,115.00 |
| Sewer Plant Investment Fee (4400.00 Enter Amount) | \$4,400.00 | \$4,400.00 |
| Water Meter and Yoke (429.00 Enter Amount) | \$429.00 | \$429.00 |
| Water Plant Investment Fee (5781.00 Enter Amount) | \$5,781.00 | \$5,781.00 |
| Windsor Use Tax 3% | \$3,996.46 | \$3,996.46 |
| Total: | \$22,237.86 | \$23,853.91 |

Commercial

1101 Automation Dr

Valuation: \$1,936,122

Description

| | Today | Proposed |
|---|--------------|-----------------|
| Community Center Expansion Fund | \$7,260.46 | \$7,260.46 |
| Building Admin Fee | \$1,350.77 | \$2,295.33 |
| Building Permit Fee | \$5,345.59 | \$8,560.30 |
| Commercial Electrical > \$2000 (38136.00 Electrical Value) | \$563.50 | \$563.50 |
| Community Center Tax .2% | \$1,936.12 | \$1,936.12 |
| Construction Meter | \$57.50 | \$57.50 |
| Drainage Fee (22203.38) | \$22,203.38 | \$22,203.38 |
| Fire Department Plan Review | \$10,050.00 | \$10,050.00 |
| Plan Review Fee 65% | \$3,474.63 | \$5,564.20 |
| Raw Water Fee (45600.00 Enter Amount) | \$45,600.00 | \$45,600.00 |
| Road Impact (47587.15 Enter Amount) | \$47,587.15 | \$47,587.15 |
| Sewer Plant Investment Fee (15228.00 Enter Amount) | \$7,128.00 | \$7,128.00 |
| Water Meter and Yoke (853.00 Enter Amount) | \$853.00 | \$853.00 |
| Water Plant Investment Fee (15228.00 Enter Amount) | \$15,228.00 | \$15,228.00 |
| Windsor Use Tax 3% | \$29,041.83 | \$29,041.83 |
| Total: | \$197,679.93 | \$203,928.77 |

Invoicing Comparison 1

| Description | Actual Fee | Proposed Fee |
|-------------------------------------|-------------------|---|
| Residential Electrical Fee | \$9,729.00 | \$9,729.00 |
| Building Permit Fee | \$53,121.65 | \$76,784.95 |
| Construction Meter | \$1,035.00 | \$1,035.00 |
| Plan Review Fee (Almost Same As) | \$100.00 | \$100.00 |
| Plan Review Fee 30% | \$4,383.92 | \$13,823.03 *This is Plan Review at 65% |
| Commercial Electrical >\$2000 | \$6,187.00 | \$6,187.00 |
| Plan Review Fee (Same As) | \$585.00 | \$585.00 |
| Plan Review Fee 65% | \$4,505.50 | \$4,505.50 |
| Electrical Permit- One Stop | \$115.00 | \$115.00 |
| Safebuilt Other Building Permit Fee | \$200.18 | \$200.18 |
| Siding or Window Replacement Fee | \$90.00 | \$90.00 |
| Roof Fee | \$135.00 | \$135.00 |
| Furnace | \$270.00 | \$270.00 |
| Furnace/Air Conditioner Fee | \$45.00 | \$45.00 |
| Water Heater Fee | \$150.00 | \$150.00 |
| Demoltion | \$50.00 | \$50.00 |
| Total: | \$80,702.25 | \$113,804.66 |

CO Invoice

| | | |
|-------------------------|-------------|--------------|
| Building Permits | \$71,127.83 | \$94,791.13 |
| Plan Review Services | \$9,574.42 | \$19,013.53 |
| 10% Discount on Billing | \$8,070.23 | |
| Total: | \$72,632.03 | \$113,804.66 |



PO Box 669 970-686-2798
Windsor, CO 80550
www.nocohba.com
info@nocohba.com

Planning Commission and Town Board
Town of Windsor
300 Walnut Street
Windsor, CO 80550

Members of the Planning Commission, Town Board:

We have been presented with proposed plan review and permit fee increases for 2017. Director Scott Ballstadt took time to personally meet with myself, accompanied by SAFEbuilt Director Russ Weber earlier in October.

As an Association, we are reminded, by our membership, to remain vigilant towards undue fees and costs that impact the ability to bring affordable housing to any community. We are also obligated to make sure that the building community contributes, by way of fees and other costs, monetarily to those areas impacted by growth. It is important to note, of course, that ultimately any fees are reflected in the sales price of new homes.

Having set the stage thus, we also realize that there has been significant modernization in the permitting and inspection processes, and further that the fee structure has not had a significant update for approximately 10 years. There remains some lingering frustration with the timetable for (permit) issuance, but not directly with the inspection process.

The length of time between adjustments, along with the superb service we experience, as a group, from the professionals at SAFEbuilt, casts a favorable light on the proposed fee adjustments. As a group, we will always advocate for minimized cost impacts to the home building process, and hope the Town, as an entity, will bear in mind that as costs vary from jurisdiction to jurisdiction, growth will occur where the processes are the most economically advantageous.

We appreciate being notified and the personal conversation around these fees. We acknowledge their necessity and at this time find them reasonable. Further, there is no question as to the value of the services provided by SAFEbuilt, in particular.

Cordially

A handwritten signature in black ink, appearing to read "Gregory A. Miedema".

Gregory A. Miedema, CAPS, CGB, CGP, CGR
Executive Officer, NOCO HBA



MEMORANDUM

Date: December 5, 2016
To: Mayor & Town Board
Via: Kelly Arnold, Town Manager
From: Scott Ballstadt, Director of Planning
Subject: Modifications to the Road Impact Fee Schedule, as amended, based upon the Most Recent Two-year Average of the Colorado Construction Cost Index
Item #: Work Session Item 3

Summary:

The enclosed resolution addresses Section 17-15-100(b) of the Municipal Code which requires the Town to perform an annual review of the Road Impact Fee Table and make adjustments to account for inflation. Based on the Colorado Construction Cost Index (CCCI) 2016 Q2 figures published by the Colorado Department of Transportation (CDOT), the 2016 annual adjustment results in an increase of 2.3%.

Background:

The Town hired the consulting team of Duncan and Associates and Felsburg Holt & Ullevig to prepare a comprehensive Road Impact Fee Study and subsequently adopted Windsor's first road impact fees in 2001 with Ordinance No. 2001-1092. The purpose of the ordinance is to establish a system for the imposition of road impact fees within the Town to assure that new development contributes its proportionate share of the cost of providing, and benefits from the provision of, road capital improvements within the benefit area.

In 2007, the Town hired the same consulting team to prepare the Road Impact Fee Update and adopted Ordinance No. 2008-1318, which included the following requirements for a comprehensive review of the road impact fee ordinance every five (5) years and an annual review of the road impact fee schedule to make adjustments to account for inflation:

"Sec. 17-15-100. - Review every five years.

- (a) At least once every five (5) years, the Road Impact Fee Administrator shall recommend to the Town Board whether any changes should be made to the Road Impact Fee Update 2007 and this Article. The purpose of this review is to analyze the effects of inflation on actual costs, to assess potential changes in needs, to assess any changes in the characteristics of land uses and to ensure that the road impact fees will not exceed a proportionate share.
- (b) In years when a comprehensive update is not performed, the fee schedule shall be adjusted to account for construction cost inflation, pursuant to the provisions of this Section. The Road Impact Fee Administrator shall calculate adjustments to the impact fee rates by multiplying them by a ratio, the numerator of which is the most recently available two-year moving average of the annual Colorado Construction Cost Index by the Colorado Department of Transportation, and the denominator of which is the same index for a period one (1) year earlier than the numerator. The adjusted fee schedule shall become effective upon the approval thereof by the Town Board. The Road Impact Fee Administrator shall make the adjusted impact fee schedule publicly available."

Therefore, in order to complete the five (5) year comprehensive review of the road impact fee requirements required by Section 17-15-100(a) of the Municipal Code, the 2017 budget includes funds for contract services to perform the comprehensive update and the enclosed resolution addresses the annual review to account for inflation based on the CCCI.

History:

In accordance with the aforementioned requirements, the Road Impact Fee Table was first modified in 2009 based on the CCCI figures between Q3 2007 and Q3 2009, resulting in a decrease of 12.3%, which was implemented in 2010. In 2010, the Road Impact Fee Table was modified based on the CCCI figures between Q3 2008 and Q3 2010, resulting in an additional decrease of 4.3%, which was implemented in 2011.

In 2011, the analysis of CCCI figures between Q3 2009 and Q3 2011 called for an increase of 7.1%, which was proposed to be implemented with Resolution 2011-40. At that time the economy was emerging from the recession of the late 2000's and the Town Board decided to table the resolution for further discussion. Following further discussion at work sessions in early 2012, the road impact fee discussion began to focus on other topics.

Among other road impact fee topics, the Town Board approved: reimbursements to eligible developers who were owed for eligible road improvements; fees for new oil and gas wells were discussed and adopted; and the elimination of the look-back provision that imposed fees based on change of use rather than building improvements. With all of the attention paid to these other road impact fee related topics, the Road Impact Fee Table was never updated and the fees remain unchanged since the last update in 2010.

Proposed Road Impact Fee Table Updates:

The extension of New Liberty Road is currently being completed with Road Impact Fees; however, that project alone will use the majority of the Road Impact Fee Trust Fund balance. Meanwhile, traffic is becoming a growing concern as the Town continues to issue record numbers of building permits for single family detached homes. At approximately 2.75 persons per household, the 587 building permits issued through the end of October equate to approximately 1,614 new Windsor residents added so far in 2016.

The attached comparison of Windsor road impact fees to neighboring municipalities, as well as state and national averages, is taken from the 3/26/12 Town Board work session materials presented by Felsburg Holt & Ullevig (FHU). As the comparison illustrates; Windsor's 2012 fees were comparable to neighboring jurisdictions in some categories and low in others, as well as being low by state and national standards and no changes have been made to the fee table since that comparison. Therefore, the enclosed resolution addresses the annual review based on CCCI figures to account for inflation as required by Section 17-15-100(b) of the Municipal Code.

Using latest available data from the attached CCCI Report, the below calculation compares the most recent 2 year rolling average (i.e. through Q2 2016) and the 2 year rolling average from a year ago (i.e. through Q2 2015).

$$\frac{1.3002 + 1.2673}{1.2102 + 1.3002} = 1.023 = + 2.3\% \text{ (based on 2 year rolling averages through Q2)}$$

Also enclosed is a table that compares current fees to fees that have been adjusted to reflect this 2.3% increase.

Conformance with Comprehensive Plan:

The proposed resolution is consistent with the following goals and objectives of the 2016 Comprehensive Plan:

Chapter 6 – Transportation & Mobility

Goal – Develop a multi-modal transportation system that accommodates new and existing development, provides safe and efficient access for all ages and abilities, and promotes public health and quality of life.

Objectives -

1. Extend roadways as development occurs to enhance the connectivity for all users and increase the capacity and mobility of the transportation network.
8. Consider the use of impact fees for accelerated State Highway improvements.

Conformance with Vision 2025:

The application is consistent with Growth and Land Use Management elements of the Vision 2025 document.

Conformance with Strategic Plan:

The proposed resolution is consistent with the following elements of the 2016-18 Strategic Plan:

Mission: The Town of Windsor promotes community and hometown pride through sustainable, excellent and equitable delivery of services in a fiscally responsible manner.

1. Thoughtful framework and supportive infrastructure: Traffic and roadways

Recommendation:

Direct staff to schedule resolution for consideration in accordance with Section 17-15-100(b) of the Municipal Code.

Enclosures:

Draft Resolution
Colorado Construction Cost Index Report – 2016 Second Quarter
Comparison Table – Current and Adjusted Fees
Town of Windsor Road Impact Fee History
2012 FHU fee comparison slide/presentation

TOWN OF WINDSOR

RESOLUTION NO. 2016-

A RESOLUTION APPROVING MODIFICATIONS TO THE ROAD IMPACT FEE SCHEDULE OF ORDINANCE NO. 2008-1318 BASED UPON THE MOST RECENT TWO-YEAR AVERAGE OF THE COLORADO CONSTRUCTION COST INDEX PUBLISHED BY THE COLORADO DEPARTMENT OF TRANSPORTATION

WHEREAS, on February 25, 2008 the Town Board adopted Ordinance No. 2008-1318 which reestablished the criteria for the assessment of road impact fees in the Town of Windsor; and

WHEREAS, Section 17-15-50(c)(1) of said Ordinance No. 2008-1218 reestablished the road impact fee schedule for certain land uses; and

WHEREAS, Section 15-15-100(b) of said Ordinance No. 2008-1318 established criteria for calculating annual adjustments to said road impact fee schedule based upon the most recently available two-year moving average of the annual Colorado Construction Cost Index published by the Colorado Department of Transportation; and

WHEREAS, the Road Impact Fee Administrator has determined that the most recently available two-year moving average of the annual Colorado Construction Cost Index published by the Colorado Department of Transportation shall be based upon roadway construction costs between the Third Quarter of 2014 and the Third Quarter of 2016 and that the two-year moving average for this period of time resulted in an increase in roadway construction cost of two and three-tenths percent (2.3%).

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE TOWN BOARD OF THE TOWN OF WINDSOR, COLORADO, AS FOLLOWS:

The Town of Windsor hereby approves an increase of two and three-tenths percent (2.3%) in all road impact fees in the road impact fee schedule of Ordinance No. 2008-1318 and as previously adjusted by Town Board official action, with these increases becoming effective on January 1, 2017.

Upon motion duly made, seconded and carried, the foregoing Resolution was adopted this 12th day of December, 2016.

TOWN OF WINDSOR

Kristie Melendez, Mayor

ATTEST:

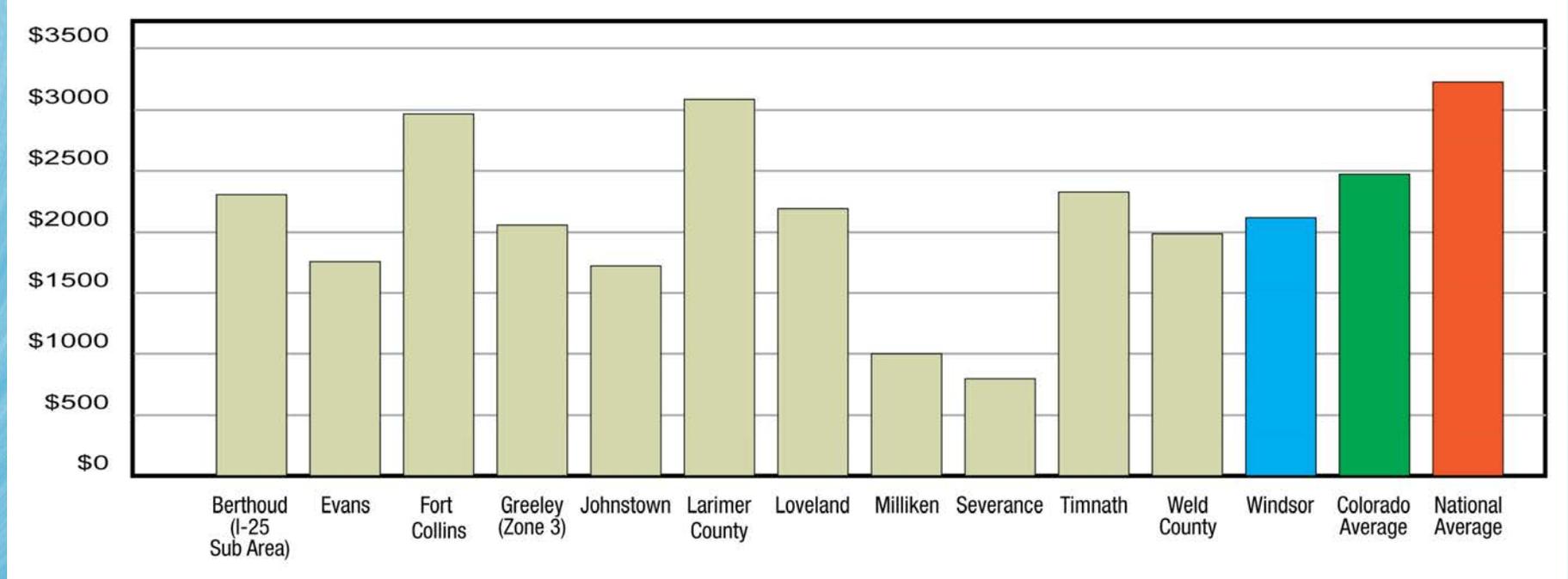
Patti Garcia, Town Clerk

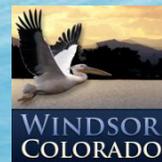
Town of Windsor Road Impact Fee History

| Date | Resolution/ Ordinance | |
|--|--------------------------|--|
| 9/24/01 | Ord. 2001-1092 | Established a road impact fee for first time |
| 9/9/02 | Res. 2002-47 | Established an administrative fee for pre-development review of impact fee calculations |
| 2/25/08 | Ord. 2008-1318 | Repealed and readopted Article XV of Chapter 17 re-establishing road impact fees. This was the first 5-year update as required by the ordinance and, in addition to updating the fees, it also added language regarding annual adjustments to account for inflation based on the Colorado Construction Cost Index (CCCI) - which is why no annual adjustments occurred prior to 2008. |
| 3/10/08 | Res. 2008-21 | Established a schedule for implementation of fee increases resulting from Ord. 2008-1318 as follows: fees that decreased were fully implemented on April 1, 2008; fees that increased were implemented 50% on November 1, 2008 and the remaining 50% was to be implemented on July 1, 2009. |
| 6/22/09 | Res. 2009-46 | Further delayed the implementation of fee increases resulting from Ord. 2008-1318, delaying the remaining 50% fee increase from July 1, 2009 until January 1, 2010. This resolution also specified that the first annual modification based on CCCI shall take effect January 1, 2010 and subsequent modifications will become effective January 1 st of each successive year. |
| 10/12/09 | Ord. 2009-1356 | Repealed and readopted portions of Chapter 17 concerning implementation of road impact fees. This ordinance amended the definitions of traffic generating development and modified the "look-back" period. The original "look-back" period considered the use of the property in the 12 months prior to the new traffic generating development. This was changed to consider the use of the property from the date when the road impact fee first took effect, or January 1, 2002. |
| 12/14/09 | Res. 2009-93 | Decreased road impact fees by 12.3% based on CCCI effective 1/1/10 |
| 12/13/10 | Res. 2010-69 | Decreased road impact fees by 4.3% based on CCCI effective 12/14/10 |
| 6/13/11 | Res. 2011-21 | Authorized reimbursement to eligible developers for non-site related road capital improvements made to the Town's roads |
| 10/24/11 | Res. 2011-40 | Proposed to increase road impact fees by 7.1% based on CCCI effective 1/1/12; item was tabled for a future work session (1/16/12) and was never adopted. |
| 1/16/12 | work session | Consideration of whether road impact fees should be adjusted to reflect the 7.1% increase in roadway construction costs based on CCCI; and consideration of additional reimbursements to eligible developers |
| 3/26/12 | work session | Consultant Felsburg, Holt & Ullevig made a presentation to Town Board with an overview of Windsor's road impact fee history including a comparison of fees at the local, state and national levels |
| 7/9/12 discussion 7/23/12 formal action | Res. 2012-51 | On July 9 th the Town Board discussed and authorized reimbursement to eligible developers (Motion to approve the full retirement of the balances in the Road Impact Fee reimbursement queue, and, that to the extent the Road Impact Fee Trust Fund has insufficient balance to make that payment, authorize the Town to reach into the General Fund to make up the difference and also motioned that the Town make an early payment of the funds that were budgeted for 2012 and make a final payment to the Water Valley Metropolitan District #2; carried unanimously) and on July 23 rd the Town Board passed Res. 2012-51 ratifying such. |

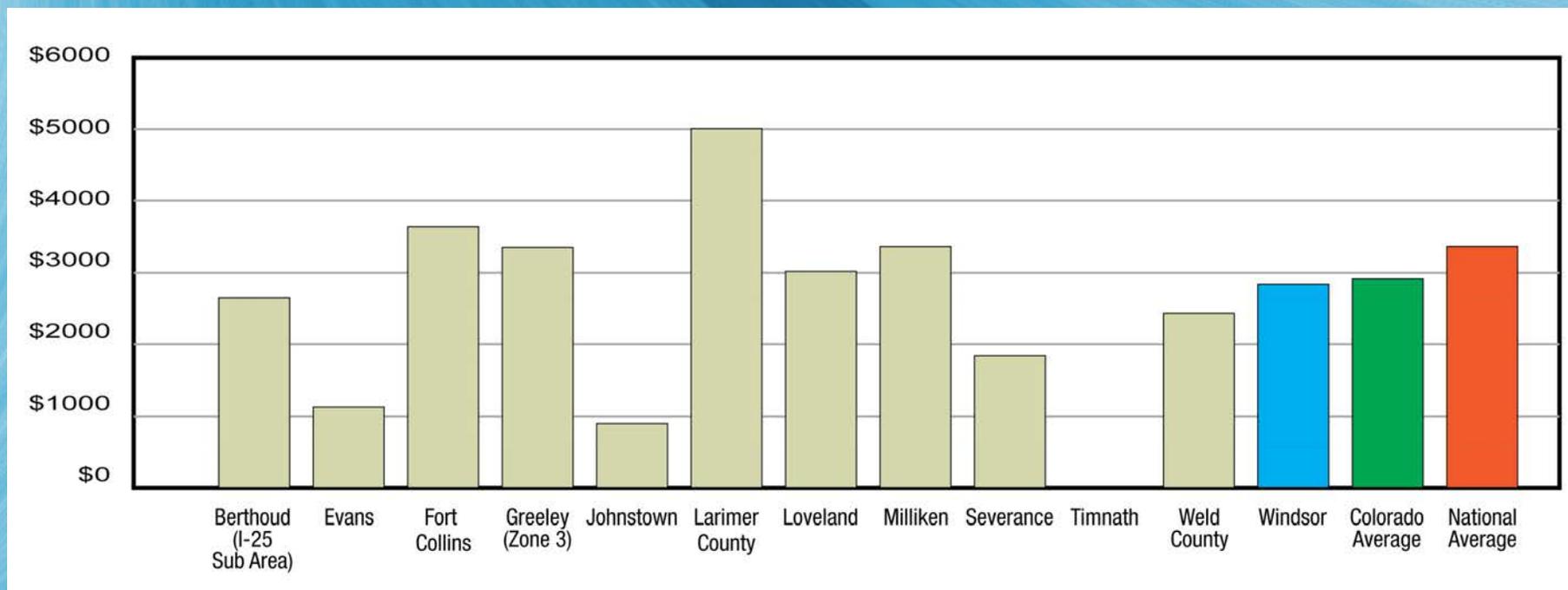
| | | |
|----------|----------------|---|
| 7/1/13 | work session | Town Attorney presented information regarding road impact fees as they relate to heavy truck traffic (oil & gas) |
| 3/23/15 | Ord. 2015-1494 | Added a road impact fee for oil and gas extraction sites to apply to each State-permitted wellhead |
| 11/16/15 | work session | Discussion of road impact fee "look-back" period |
| 1/25/16 | Ord. 2016-1517 | Eliminated the "look-back" period altogether to simplify administration of the road impact fee ordinance and to eliminate disincentives to investment in existing buildings |
| 12/5/16 | work session | Consideration of whether road impact fees should be adjusted to reflect the increase in roadway construction costs based on CCCI |
| | | |

Road Impact Fee Comparisons Single Family Home

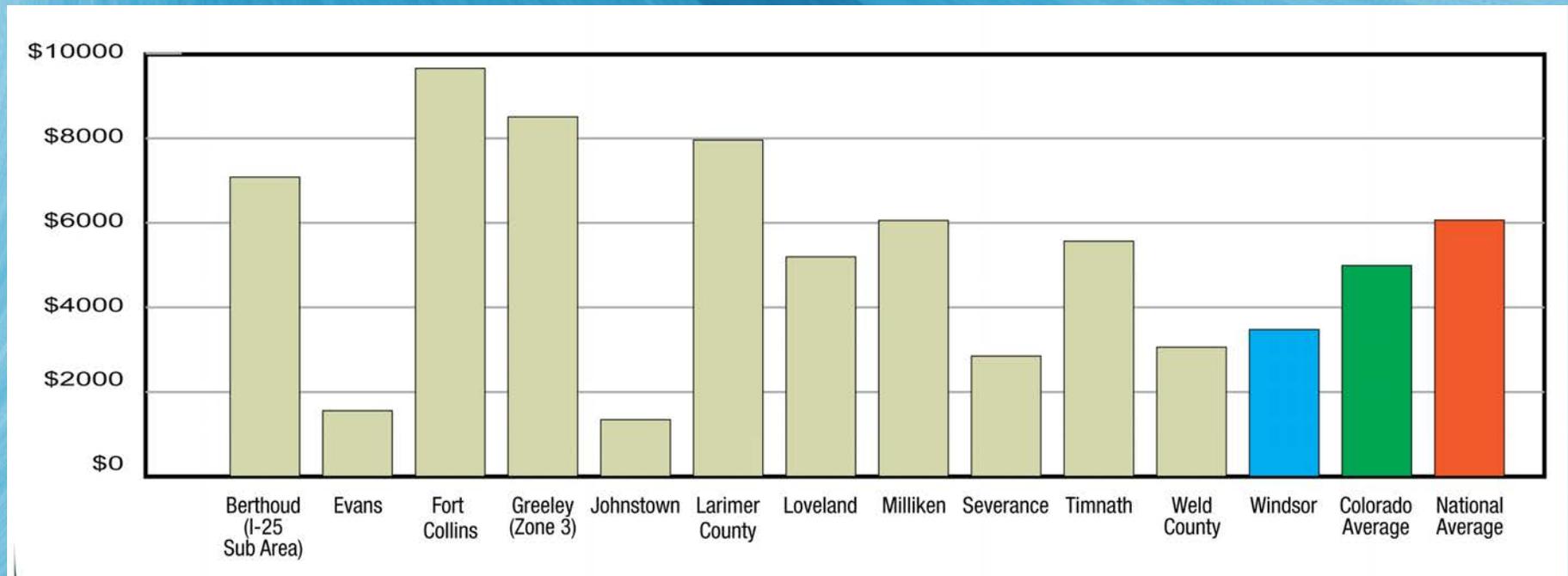




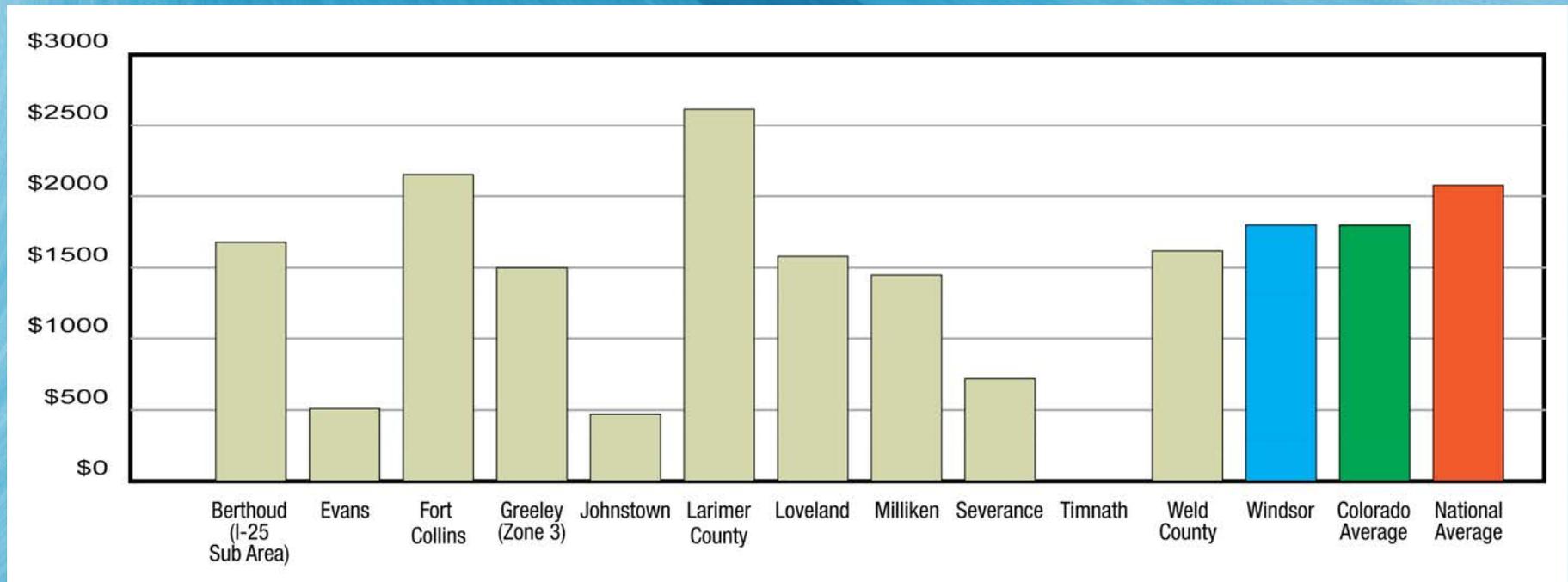
Road Impact Fee Comparisons Office

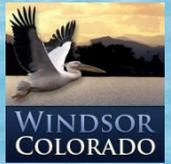


Road Impact Fee Comparisons Retail



Road Impact Fee Comparisons Light Industrial





Road Impact Fees

- ◆ Board Questions and Discussion

STATE OF COLORADO



DEPARTMENT OF TRANSPORTATION
Division of Project Support
Contracts and Market Analysis Branch
4201 East Arkansas Avenue, 4th Floor
Denver, Colorado 80222
(303) 757-9736

COLORADO CONSTRUCTION COST INDEX REPORT Calendar Year 2016 Second Quarter

Prepared for
Joshua Laipply, Chief Engineer

Prepared by
Shawn Yu, Manager
Engineering Estimates and Market Analysis Unit
Contracts and Market Analysis Branch
Division of Project Support

CCI REPORT SUMMARY

2nd QUARTER ENDING June 30, 2016

| | |
|---|--------|
| Relative change from last quarter, quarterly data* | 45.71% |
| Cumulative change from same quarter last year, quarterly data*..... | 22.05% |
| Relative change from last quarter, rolling four-quarter data..... | -0.03% |
| Cumulative change from same quarter last year, rolling four-quarter data..... | -2.53% |

* Quarterly results, in this CCI Report, are provided for information and may vary significantly from quarter to quarter due to various factors including significant swings in the quantities of work represented. The rolling four-quarter results, in this CCI Report, are a more accurate reflection of the current CCI and market conditions.

Summary for all Design-Bid-Build projects awarded between 4/1/2016 and 6/30/2016

| Project Amount | Number of Projects | Number of Bidders | Biddable Items Total Amount | Average Number of Bidders |
|-----------------------------------|--------------------|-------------------|-----------------------------|---------------------------|
| \$0.00 to \$999,999.99 | 12 | 37 | \$6,142,987.03 | 3.08 |
| \$1,000,000.00 to \$4,999,999.99 | 10 | 29 | \$19,388,988.97 | 2.90 |
| \$5,000,000.00 to \$19,999,999.99 | 4 | 9 | \$25,223,489.68 | 2.25 |
| \$20,000,000.00 or Greater | 0 | 0 | \$0.00 | 0.00 |
| Total | 26 | 75 | \$50,755,465.68 | 2.88 |

Average number of bidders per project decreased to 2.88 this quarter from 3.44 the previous quarter.
 Average cost per Design-Bid-Build project was \$1,952,133.30.

Colorado Construction Cost Index Tabulations: Quarterly Data

| Year | Quarter | Earthwork | | Hot Mix Asphalt | | Concrete Pavement* | | Structural Concrete | | Reinforcing Steel | | Fisher Ideal Index | |
|------|---------|---------------|------------|-----------------|--------------|--------------------|------------|---------------------|-----------|-------------------|--------------|--------------------|------------|
| | | Price (\$/CY) | Qty (CY) | Price (\$/TON) | Qty (TON) | Price (\$/SY) | Qty (SY) | Price (\$/CY) | Qty (CY) | Price (\$/LB) | Qty (LB) | Relative | Cumulative |
| 2012 | Q1 | 9.32 | 295,331.00 | 83.52 | 611,829.00 | 29.47 | 459,695.83 | 433.44 | 7,636.00 | 0.88 | 1,956,874.00 | | 1.0000 |
| 2012 | Q2 | 10.61 | 367,636.10 | 82.65 | 328,357.21 | 31.18 | 264,194.31 | 472.96 | 5,910.00 | 0.97 | 833,101.00 | 1.0190 | 1.0190 |
| 2012 | Q3 | 11.92 | 212,117.00 | 90.76 | 59,799.23 | 34.76 | 107,643.81 | 487.93 | 2,388.20 | 1.04 | 485,586.00 | 1.0995 | 1.1204 |
| 2012 | Q4 | 9.49 | 246,805.00 | 102.24 | 146,197.04 | n/a** | n/a** | 527.68 | 1,772.00 | 0.94 | 310,307.00 | 1.0344 | 1.1590 |
| 2013 | Q1 | 8.08 | 659,125.00 | 76.07 | 393,759.56 | 31.81 | 549,580.81 | 487.00 | 9,019.00 | 0.87 | 1,929,721.00 | 0.8044 | 0.9323 |
| 2013 | Q2 | 12.75 | 316,498.00 | 84.37 | 501,946.32 | 52.18 | 60,482.78 | 427.09 | 6,857.00 | 0.91 | 1,048,761.00 | 1.2121 | 1.1300 |
| 2013 | Q3 | 8.72 | 419,967.00 | 85.00 | 147,064.84 | 35.57 | 170,833.67 | 372.83 | 9,917.00 | 0.77 | 2,350,291.00 | 0.8947 | 1.0111 |
| 2013 | Q4 | 10.00 | 75,520.00 | 80.78 | 198,528.45 | 42.64 | 92,749.00 | 309.40 | 1,752.00 | 0.85 | 486,791.00 | 1.0086 | 1.0197 |
| 2014 | Q1 | 20.16 | 99,605.00 | 92.28 | 433,692.17 | 76.84 | 57,552.78 | 476.21 | 3,265.00 | 0.98 | 629,246.00 | 1.2581 | 1.2830 |
| 2014 | Q2 | 12.88 | 610,731.00 | 88.13 | 548,253.70 | 34.34 | 302,520.17 | 517.01 | 8,249.90 | 0.90 | 1,468,195.00 | 0.8421 | 1.0804 |
| 2014 | Q3 | 13.30 | 708,794.00 | 100.07 | 102,680.99 | 52.39 | 147,911.17 | 592.26 | 16,294.30 | 1.01 | 2,949,114.00 | 1.1740 | 1.2684 |
| 2014 | Q4 | 10.73 | 695,288.00 | 113.42 | 141,154.23 | 46.12 | 156,635.11 | 549.86 | 6,657.10 | 1.03 | 948,029.00 | 0.9591 | 1.2166 |
| 2015 | Q1 | 16.60 | 301,494.80 | 83.80 | 736,968.84 | 34.36 | 311,378.67 | 744.81 | 1,994.30 | 1.66 | 368,665.00 | 0.8798 | 1.0703 |
| 2015 | Q2 | 15.12 | 167,066.00 | 94.22 | 311,989.59 | 46.36 | 219,498.00 | 577.73 | 1,119.00 | 1.64 | 205,245.00 | 1.1391 | 1.2193 |
| 2015 | Q3 | 20.32 | 40,649.00 | 98.61 | 89,024.05 | 75.70 | 12,880.78 | 739.20 | 706.90 | 1.33 | 86,854.00 | 1.1536 | 1.4065 |
| 2015 | Q4 | 12.16 | 309,414.10 | 81.21 | 66,957.40 | 47.46 | 128,174.06 | 598.73 | 3,702.00 | 1.42 | 366,651.00 | 0.7434 | 1.0456 |
| 2016 | Q1 | 12.27 | 939,477.00 | 84.03 | 1,078,315.35 | 39.18 | 243,518.78 | 617.10 | 6,507.71 | 1.02 | 1,627,487.00 | 0.9767 | 1.0213 |
| 2016 | Q2 | 31.34 | 14,104.00 | 110.17 | 118,434.28 | 104.99 | 1,936.89 | 1,028.57 | 126.00 | 2.79 | 12,189.00 | 1.4571 | 1.4881 |

Weighted average prices and quantities are calculated after outliers (< 5% and > 95%) are removed in the preceding 7 years for a given quarter.

* Concrete Pavement is normalized to 9 inches thick.

** Assuming same price and quantity as previous quarter for index calculations, due to insufficient data of this sub group.

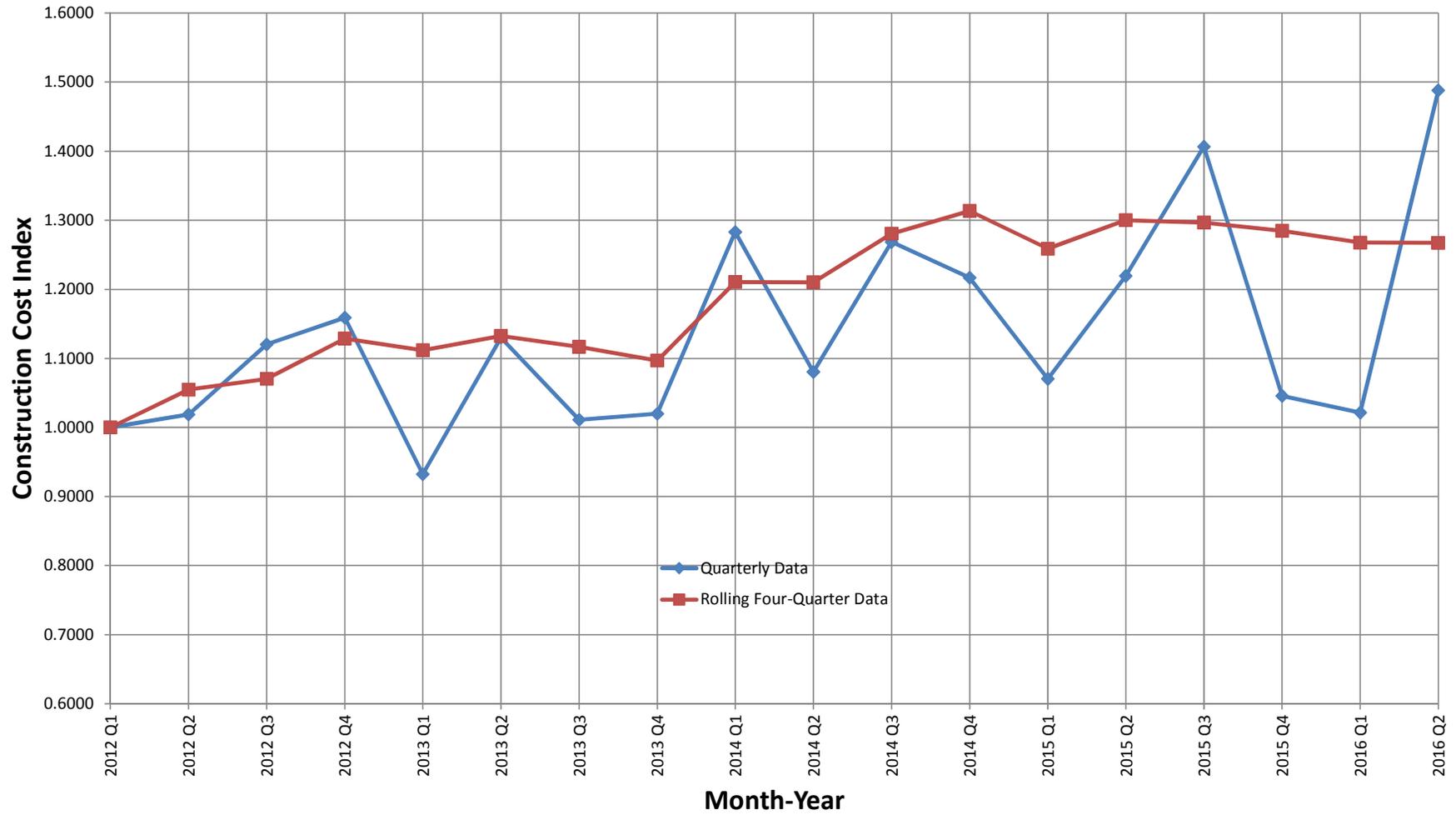
Colorado Construction Cost Index Tabulations: Rolling Four-Quarter Data

| Year | Quarter | Earthwork | | Hot Mix Asphalt | | Concrete Pavement* | | Structural Concrete | | Reinforcing Steel | | Fisher Ideal Index | |
|------|---------|---------------|--------------|-----------------|--------------|--------------------|--------------|---------------------|-----------|-------------------|---------------|--------------------|------------|
| | | Price (\$/CY) | Qty (CY) | Price (\$/TON) | Qty (TON) | Price (\$/SY) | Qty (SY) | Price (\$/CY) | Qty (CY) | Price (\$/LB) | Qty (LB) | Relative | Cumulative |
| 2012 | Q1 | 7.48 | 3,751,697.00 | 74.46 | 2,382,261.64 | 34.23 | 900,143.46 | 422.36 | 73,783.53 | 0.85 | 13,569,678.00 | | 1.0000 |
| 2012 | Q2 | 8.23 | 1,880,505.10 | 80.96 | 1,363,144.44 | 30.16 | 816,743.88 | 443.62 | 23,011.23 | 0.90 | 4,772,701.00 | 1.0547 | 1.0547 |
| 2012 | Q3 | 8.48 | 1,846,077.10 | 81.66 | 1,287,260.97 | 31.05 | 843,073.00 | 452.94 | 22,476.20 | 0.91 | 4,787,809.00 | 1.0149 | 1.0704 |
| 2012 | Q4 | 10.27 | 1,121,889.10 | 86.04 | 1,146,182.48 | 31.16 | 939,177.75 | 463.41 | 17,706.20 | 0.93 | 3,585,868.00 | 1.0546 | 1.1289 |
| 2013 | Q1 | 9.49 | 1,485,683.10 | 83.47 | 928,113.04 | 32.27 | 1,029,062.73 | 486.55 | 19,089.20 | 0.92 | 3,558,715.00 | 0.9849 | 1.1118 |
| 2013 | Q2 | 9.92 | 1,434,545.00 | 84.12 | 1,101,702.15 | 34.07 | 825,351.20 | 470.21 | 20,036.20 | 0.91 | 3,774,375.00 | 1.0184 | 1.1323 |
| 2013 | Q3 | 9.36 | 1,642,395.00 | 83.90 | 1,188,967.76 | 34.28 | 888,541.07 | 433.64 | 27,565.00 | 0.84 | 5,639,080.00 | 0.9863 | 1.1168 |
| 2013 | Q4 | 9.37 | 1,471,110.00 | 81.24 | 1,241,299.17 | 35.11 | 873,646.26 | 419.69 | 27,545.00 | 0.84 | 5,815,564.00 | 0.9823 | 1.0970 |
| 2014 | Q1 | 11.48 | 911,590.00 | 86.56 | 1,281,231.78 | 46.14 | 381,618.23 | 400.29 | 21,791.00 | 0.84 | 4,515,089.00 | 1.1034 | 1.2105 |
| 2014 | Q2 | 11.85 | 1,205,823.00 | 88.04 | 1,327,539.16 | 39.83 | 623,655.62 | 433.90 | 23,183.90 | 0.84 | 4,934,523.00 | 0.9998 | 1.2102 |
| 2014 | Q3 | 13.42 | 1,494,650.00 | 89.35 | 1,283,155.31 | 44.14 | 600,733.12 | 541.68 | 29,561.20 | 0.96 | 5,533,346.00 | 1.0580 | 1.2804 |
| 2014 | Q4 | 12.66 | 2,114,418.00 | 93.51 | 1,225,781.09 | 44.81 | 664,619.23 | 555.07 | 34,466.30 | 0.98 | 5,994,584.00 | 1.0258 | 1.3134 |
| 2015 | Q1 | 12.85 | 2,316,307.80 | 89.18 | 1,529,057.76 | 39.26 | 918,445.12 | 574.22 | 33,195.60 | 1.03 | 5,734,003.00 | 0.9586 | 1.2590 |
| 2015 | Q2 | 13.04 | 1,872,642.80 | 90.84 | 1,292,793.65 | 42.91 | 835,422.95 | 592.48 | 26,064.70 | 1.10 | 4,471,053.00 | 1.0327 | 1.3002 |
| 2015 | Q3 | 13.13 | 1,204,497.80 | 90.64 | 1,279,136.71 | 41.51 | 700,392.56 | 602.72 | 10,477.30 | 1.27 | 1,608,793.00 | 0.9973 | 1.2966 |
| 2015 | Q4 | 14.80 | 818,623.90 | 87.45 | 1,204,939.88 | 41.57 | 671,931.51 | 647.54 | 7,522.20 | 1.54 | 1,027,415.00 | 0.9908 | 1.2847 |
| 2016 | Q1 | 12.80 | 1,456,606.10 | 86.80 | 1,546,286.39 | 44.32 | 604,071.62 | 614.96 | 12,035.61 | 1.15 | 2,286,237.00 | 0.9868 | 1.2677 |
| 2016 | Q2 | 12.70 | 1,303,644.10 | 87.14 | 1,352,731.08 | 43.47 | 386,510.51 | 623.45 | 11,042.61 | 1.11 | 2,093,181.00 | 0.9997 | 1.2673 |

Weighted average prices and quantities are calculated after outliers (< 5% and > 95%) are removed in the preceding 7 years for a given quarter.

* Concrete Pavement is normalized to 9 inches thick.

Colorado CCI - Second Quarter (Ending June 30, 2016)



NOTE: Data calculated using Fisher Ideal Index.

Comments:

The methodology for preparing the CCI is documented in a brief report attached to the ‘2012 CCI Q2’ report at the following link <http://www.coloradodot.info/business/eema>, under the ‘Construction Cost Index’ heading and ‘2012 CCI Q2’ report.

Starting with 2015 Q3, this quarterly CCI report also includes calculations based on rolling four-quarter data. The rolling four-quarter data calculations are less volatile than the quarterly data calculations, partially due to the strong seasonal nature of transportation construction in Colorado.

For the current quarter, price changes for the five sub groups, as shown in the ‘Colorado Construction Cost Index Tabulations: Quarterly Data’, are listed as follows:

Earthwork (Excavation and Embankment):

The average price was \$31.34/CY which is up \$19.07/CY, with less than 1/50 of the quantity, from the previous quarter.

Hot Mix Asphalt:

The average price was \$110.17/TON which is up \$26.14/TON, with nearly 1/10 of the quantity, from the previous quarter.

Concrete Pavement:

The average price was \$104.99/SY which is up \$65.81/SY, with less than 1/100 of the quantity, from the previous quarter.

Structural Concrete:

The average price was \$1,028.57/CY which is up \$411.47/CY, with less than 1/50 of the quantity, from the previous quarter.

Reinforcing Steel:

The average price was \$2.79/LB which is up \$1.77/LB, with less than 1/100 of the quantity, from the previous quarter.

ADDITIONAL INFORMATION:

This quarter, based on preceding quarter data, all five sub groups, Earthwork, Hot Mix Asphalt, Concrete Pavement, Structural Concrete and Reinforcing Steel showed an increase in price. This quarter, 26 Design-Bid-Build projects for a total of \$50,755,465.68 were bid and awarded. The five categories for CCI items totaled \$13,856,885.20 which is 27.3% of total Design-Bid-Build awarded amount. By comparison, last quarter, 59 Design-Bid-Build projects were bid and awarded.

Projects Awarded this Quarter and Not Used in the CCI Calculations

| Project Type | Number of Projects | Biddable Items Total Amount |
|--|--------------------|-----------------------------|
| Design-Build | 0 | \$0.00 |
| Hybrid / Modified / Streamlined Design-Build | 0 | \$0.00 |
| Construction Manager / General Contractor | 1 | \$51,458,691.48 |
| Emergency | 2 | \$2,059,993.61 |
| Sub Total | 3 | \$53,518,685.09 |

Sec. 17-15-50(c)(1) Road Impact Fee Table

| Land Use Type | Unit | Fee/Unit | |
|--------------------------------|-------------------------------|----------|------------------|
| | | Current | +2.3% Adjustment |
| Residential | | | |
| Hotel/motel | Room | \$1,524 | \$1,559 |
| Mobile home park | Site | 1,103 | 1,128 |
| Multi-family | Dwelling | 1,483 | 1,517 |
| Single-family detached | Dwelling | 2,115 | 2,164 |
| Retail/Commercial | | | |
| Auto sales/service | 1,000 sq. ft. | \$2,760 | \$2,823 |
| Bank | 1,000 sq. ft. | 4,169 | 4,265 |
| Bldg materials, etc. | 1,000 sq. ft. | 6,653 | 6,806 |
| Convenience store | 1,000 sq. ft. | 7,396 | 7,566 |
| Discount store | 1,000 sq. ft. | 5,061 | 5,177 |
| Furniture store | 1,000 sq. ft. | 761 | 779 |
| Movie theatre | 1,000 sq. ft. | 5,889 | 6,024 |
| Restaurant, fast food | 1,000 sq. ft. | 9,322 | 9,536 |
| Restaurant, sit-down | 1,000 sq. ft. | 3,892 | 3,982 |
| Shopping center/general retail | 1,000 sq. ft. | 3,476 | 3,556 |
| Office/Institutional | | | |
| Day care center | 1,000 sq. ft. | \$1,997 | \$2,043 |
| Elementary/secondary school | 1,000 sq. ft. | 346 | 354 |
| Hospital | 1,000 sq. ft. | 3,693 | 3,778 |
| Nursing home | 1,000 sq. ft. | 1,280 | 1,309 |
| Office, general | 1,000 sq. ft. | 2,840 | 2,905 |
| Office, medical | 1,000 sq. ft. | 6,074 | 6,214 |
| Place of worship | 1,000 sq. ft. | 1,915 | 1,959 |
| Industrial | | | |
| General heavy industrial | 1,000 sq. ft. | \$ 386 | \$395 |
| General light industrial | 1,000 sq. ft. | 1,799 | 1,840 |
| Mini-warehouse | 1,000 sq. ft. | 645 | 660 |
| Oil and gas extraction site | Per State- permitted wellhead | 1,032 | 1,056 |
| Warehouse | 1,000 sq. ft. | 1,279 | 1,308 |



FUTURE TOWN BOARD MEETINGS

Work Sessions & Regular Meetings will be held in the Board Chambers unless otherwise noted.

| | |
|--|--|
| December 12, 2016 5:30 p.m. 7:00 p.m. | Town Board Meeting Executive Session - Manager/Attorney evaluation Convene to Regular Town Board Meeting |
| December 19, 2016 6:00 p.m. | Town Board Work Session Economic Development Incentive Program review 2016 Events Debrief and Future Special Event Items |
| December 26, 2016 7:00 p.m. | Town Board Meeting Cancelled – Town Hall closed |
| January 2, 2017 6:00 p.m. | Town Board Work Session – Town Hall closed |
| January 9, 2017 5:30 p.m./1 st floor conference room | Board/Manager/Attorney Monthly Meeting |
| January 9, 2017 7:00 p.m. | Town Board Meeting Kern Board Meeting |
| January 16, 2017 6:00 p.m. | Town Board Work Session NFRMPO update – Terri Blackmore Update on Refinancing and Existing Debt discussion |
| January 23, 2017 6:00 p.m. | Town Board Work Session |
| January 23, 2017 7:00 p.m. | Town Board Meeting |
| January 30, 2017 | Fifth Monday |
| February 6, 2017 6:00 p.m. | Town Board Work Session |
| February 13, 2017 5:30 p.m./1 st floor conference room | Board/Manager/Attorney Monthly Meeting |
| February 13, 2017 7:00 p.m. | Town Board Meeting |
| February 20, 2017 6:00 p.m. | Town Board Work Session |
| February 27, 2017 6:00 p.m. | Town Board Work Session |

February 27, 2017 Town Board Meeting
7:00 p.m.

Additional Events

December 8, 2016; 6 pm Larimer County Regional Elected Officials Meeting; attending – K. Melendez, I. Adams, M. Baker, K. Bennett, C. Morgan, P. Rennemeyer

December 9, 2016; 7:00 am Legislative Meeting- CRC; attending: K. Melendez, M. Baker, K. Bennett, B. Boudreau, C. Morgan, P. Rennemeyer

December 9, 2016; 5:30 pm Town of Windsor – End of Year, Employee Awards Banquet; attending – K. Melendez, M. Baker, I. Adams, K. Bennett, C. Morgan, P. Rennemeyer

January 6, 2017; 7:30 pm Colorado Eagles Game – Larimer County Suite; attending – K. Melendez, I. Adams, K. Bennett, C. Morgan, P. Rennemeyer

Future Work Session Topics

CRC Wrap Up