



South Bay Area Cost of Development Survey 2004-2005

HOME
BUILDERS
ASSOCIATION



OF NORTHERN CALIFORNIA

Welcome to our Survey Readers!

The Home Builders Association of Northern California is enthusiastic about this continuing partnership with the Planning, Building and Code Enforcement Department of the City of San Jose in the preparation of this survey. Our organization is a professional association of home builders, developers, trade contractors, suppliers and related industry businesses who are dedicated to the advancement of the home building industry. Many of our 1,000 members do business in the South Bay.

The survey you are about to read is an innovative product. This is the second year we've summarized the key fees costs incurred during the development and construction process of a South Bay home, condominium or commercial building. The information presented is a compilation of city fees as well as data about other costs imposed by public bodies, such as development taxes and impact and capacity fees (park, library, street trees and sewage fees). This broader analysis of the real cost of doing business gives an overall perspective and provides comparative jurisdictional information about development costs to our members, elected officials and public agencies.

Fees and charges vary from year to year, so it is important that the data be kept current, thus enhancing its value to both the private and public sectors. We intend to update the survey as the data changes.

Our sincere thanks again to Stephen Haase, Director of the San Jose Planning, Building and Code Enforcement Department, for his vision and commitment of staff support to make this study a reality. Particular credit is again owed to Phil Prince, Administrative Officer, San Jose Planning, Building and Code Enforcement Department for his tireless efforts at data collection and analysis.

Finally, we thank the cities of Fremont, Gilroy, Milpitas, Morgan Hill, Mountain View, San Jose, Santa Clara and Sunnyvale for participating in this survey. We are confident that the information that they have shared will be valued and appreciated. We would appreciate those of you doing business with these cities to express your gratitude to them as well. We hope that additional communities will join them in providing data for future studies.



Joseph Perkins
President and Chief Executive Officer
Home Builders Association of Northern California

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2004-05 South Bay Area Cost of Development Survey

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2004-05 South Bay Area Cost of Development Survey Overview

Eight South Bay cities – Fremont, Gilroy, Milpitas, Morgan Hill, Mountain View, San Jose, Santa Clara, and Sunnyvale participated in the second annual South Bay Area Cost of Development Survey. Each city calculated development fees, impact/capacity fees, and development taxes on 5 sample projects. The sample projects are 1) a residential addition/alteration, 2) a 50-unit single-family residential tract development, 3) a 96-unit multi-family (townhouse) residential project, 4) a commercial tenant improvement project, and 5) an industrial research and development facility.

While the survey can be used as a starting point for determining the cost obligations that can be expected in different jurisdictions, it is not intended to be a definitive comparison. The dollar figures themselves tell only part of the story, as there are significant differences in fee methodology, assumptions and levels of service from agency to agency. Among the variables that make direct comparison difficult are:

1. Differences in the percentage of cost that fees are intended to recover
2. Differences in the percentage of cost that fees actually recover
3. Some agencies charge flat fees for service, while others accept an initial deposit and charge more when the deposited funds are depleted.
4. Various locations within jurisdictions may have different cost burdens.

5. Differences between agencies in performance targets and performance achieved

Organizational Structures and Fee Categories - While acknowledging the limitations these variables place on direct comparison, some background information on the participating agencies is helpful in providing context for the survey results. The cities' organizational structures vary considerably with functions distributed differently across departments and divisions. For this reason development fees are classified in this survey as "entitlement fees" and "construction fees" instead of being labeled by department (such as Planning fees, Building fees or Public Works fees). The other cost categories are "impact/capacity fees" and "development taxes". While this four cost-category scheme does not work perfectly, it does allow for more consistency for comparison purposes:

1. **Entitlement Fees** include fees for land use approval and environmental clearance
2. **Construction Fees** include the various building permit, plan check, and public improvement fees related to the construction process.
3. **Impact/Capacity Fees** are fees charged to development projects to mitigate the costs that new development places on community infrastructure or to fund quality of life improvements. Examples include fees for increased sewage volume, parks, libraries, and street trees. School fees are not included this year.

2004-05 South Bay Area Cost of Development Survey Overview

Organizational Structures and Fee Categories (Cont'd)

4. **Development Taxes** are tax assessments on development projects – commonly based on project valuation.

Cost Recovery and Fee Increases – Most of the cities participating in this survey have fee structures that are intended to recover the full cost of providing service (see chart, pg 4). The exceptions are the City of Mountain View, where only the Building Inspection Division (which includes Fire plan checking and permitting) recovers 100% of its costs, and Milpitas, which has some flat fees that recover an average of 50% of costs. Services for most development projects in Milpitas, however, are funded through full cost recovery Project Development Accounts that require initial deposits that are expended on a time and materials basis.

Other cities with fee structures that are intended to be cost recovery are not meeting that goal because of revenue shortfalls in certain sectors. Gilroy's Planning (75-90%) and Fire Prevention/HazMat (90%) sections are not fully recovering costs. Santa Clara's fee structure is currently around 80% cost recovery. Fremont and San Jose, are anticipating overall 100% cost recovery for 2004-05. Five of the agencies – Gilroy, Milpitas, Morgan Hill, Santa Clara and Sunnyvale – are proposing fee increases for 2005-06 to maintain or move closer to full cost recovery. Morgan Hill, which has an enterprise fund for its development services, has been phasing in Planning fee increases toward cost recovery

and will have a 20% increase for 2005-06. Fremont and Mountain View are not proposing fee increases for 2005-06. Following a three-year phased fee increase plan that helped the City's development services reach overall cost recovery, San Jose is holding the line on fee increases for 2005-06 (except for an hourly rate adjustment for Fire plan review and inspection services that was deferred last year) despite increasing costs.

Fee Structures – Most of the south bay cities surveyed have set fees that are based on an analysis of the cost of service. Milpitas' initial fees are deposits, as are Planning fees in Fremont. This model requires applicants to pay additional fees if the value of the time and materials provided exceeds the initial deposit. San Jose has implemented a new fee structure for residential building permits and plan check in which the initial fees are charged based on a historic analysis of the average number of inspections or plan review time for the various project types. When the value of the services provided (based on an hourly rate) exceeds the initial fee, additional service time must be purchased. The expansion of this methodology to the commercial/industrial sector is anticipated to occur during the 2005-06 fiscal year following outreach to the development community.

Other Issues – In some areas, such as noticing requirements, the cities have similar policies that meet the mandated 300' radius threshold for most projects with wider noticing for more complex or controversial uses. However, there are very significant differences between agencies in some areas.

2004-05 South Bay Area Cost of Development Survey Overview

Other Issues (Continued) - Perhaps the most unique condition is in Morgan Hill, which has growth control (approx. 250 new dwelling units/yr.) The annual limitation on what can be built sometimes results in developers voluntarily paying 2 to 3 times the regular fees to improve the point total for their project in the competition for the limited development opportunities.

San Jose has significantly higher development taxes on all projects than other agencies and is considering an increase in park fees for 2005-2006.

All of the participating agencies have below market rate (BMR) housing requirements on residential projects. The BMR requirements are summarized by city below:

1. Fremont – Inclusionary Housing Ordinance that requires all new residential projects of seven units or more to set-aside at least 15% of all units as affordable.
2. Gilroy – A new Neighborhood District Policy includes a 10% BMR requirement.
3. Milpitas – 20% BMR requirement for all residential projects in the City, but will consider an in-lieu fee for projects with less than 12 units.
4. Morgan Hill – A 5% low, and 8% median income affordable requirement on residential development.
5. Mountain View – 10% of the units must be BMR with developers having an option to pay an in-lieu fee.

6. San Jose – A 20% requirement in Redevelopment Agency areas only.

7. Santa Clara – A 10%-of-units requirement on projects with 10 or more units.

8. Sunnyvale – A 12.5% BMR requirement for ownership units and 10% for rental units on projects of 9 or more units. Projects with between 9 and 19 units can opt for an in-lieu fee.

The cost to developers of these below market rate housing requirements can be very substantial, but are NOT reflected in this survey because of the difficulty of quantifying that cost on project samples that are not site specific.

In January 2003, state legislation was adopted that allows agencies to include an increment of cost on development fees to pay for the preparation and revision of General Plans. To date, Fremont (10% on building permits), Morgan Hill (5% maintenance fee on development permits), San Jose (1.25% on entitlement and building permits), and Sunnyvale (maintenance fee of 0.05% of construction valuation) have implemented this fee. Gilroy, Milpitas, and Santa Clara do not currently have General Plan Update fees.

Every effort has been made to include complete cost information for each city. Due to time and resource constraints and survey instructions that were less than crystal clear, however, some data elements are missing where noted.

2004-05 South Bay Area Cost of Development Survey Overview

Development Service Fee Cost Recovery Status

	04-05 Cost Recovery	05-06 Fee Increase
Fremont	100%	No
Gilroy Building & Engineering Planning	100% Range is between 75% & 90%	Annual impact fee increase based on Construction Cost Index
Milpitas	85%*	Yes
Morgan Hill	Bldg -100% / Plng – 53%	Approx 20% Planning Fee increase
Mountain View Building and Fire Inspection and Plan Check Public Works and Planning	100% 90%	No No
San Jose	100%	No**
Santa Clara	80%	Some Planning & Environmental fees are increasing, Building fees are not
Sunnyvale	100% average	3-5% COLA
<p>* Project development accounts 100%; flat fees 50%</p> <p>** No increases except for Fire Department hourly rate</p>		

SUMMARY OF SURVEY RESULTS

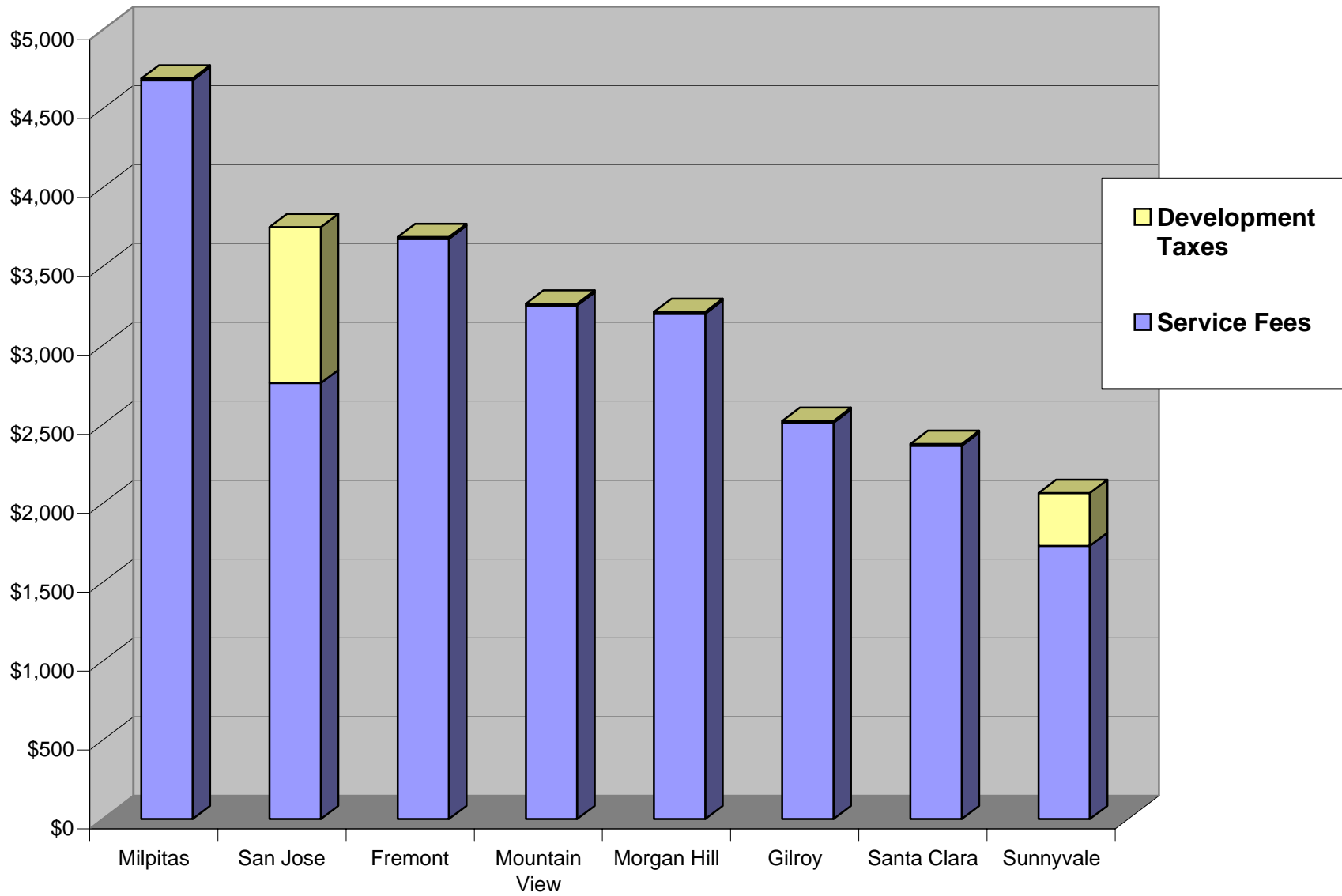
**2004-05 South Bay Area Cost of Development Survey
Project Sample 1 - Single Family Home Remodel and Alteration**

Project Specifications

Valuation: \$120,000
 Major Kitchen Remodel
 Remodel 2 Bathrooms
 500 sq ft room addition
 Fixture Changes: Kitchen - 2 sinks, 2 disposals, Dish Washer, Micro, Double Oven, Range, Exhaust hood
 1st bath - Tub/shower, Lav, WC
 2nd bath - Shower, Jacuzzi Tub, Lav, WC

Cost Component	Fremont	Gilroy	Milpitas	Morgan Hill	Mtn View	San Jose	Santa Clara	Sunnyvale
Entitlement Fees	-	-	-	-	-	18	-	31
Construction Fees	3,675	2,510	4,679	3,201	3,253	2,743	2,364	1,699
Impact/Capacity Fees	-	-	-	-	-	-	-	-
Development Taxes	12	12	12	12	12	988	12	335
Total Cost	\$ 3,687	\$ 2,522	\$ 4,691	\$ 3,213	\$ 3,265	\$ 3,749	\$ 2,376	\$ 2,065

Project 1 - Residential Addition / Alteration (Valuation \$120,000)



2004-05 South Bay Area Cost of Development Survey Project Sample 2 - Single Family Residential Development

Project Specifications

Construction Assumptions:

Acreage	8		
Lots/Units	50		
# of Models - 3	Model A	Model B	Model C
# of each Model	20	15	15
Square Footage	1,600	2,000	2,400
Square Footage each Model	32,000	30,000	36,000
Total Square Footage	98,000	-	-
Stories	2	2	2
Bedrooms	3	3	4
Restrooms	2	2.5	3
Garage Sq. Ft.	500	500	500
Construction Type	Type V N		
Streets	Public		
Sprinklers	No		
Conditioned (HVAC)	Yes		

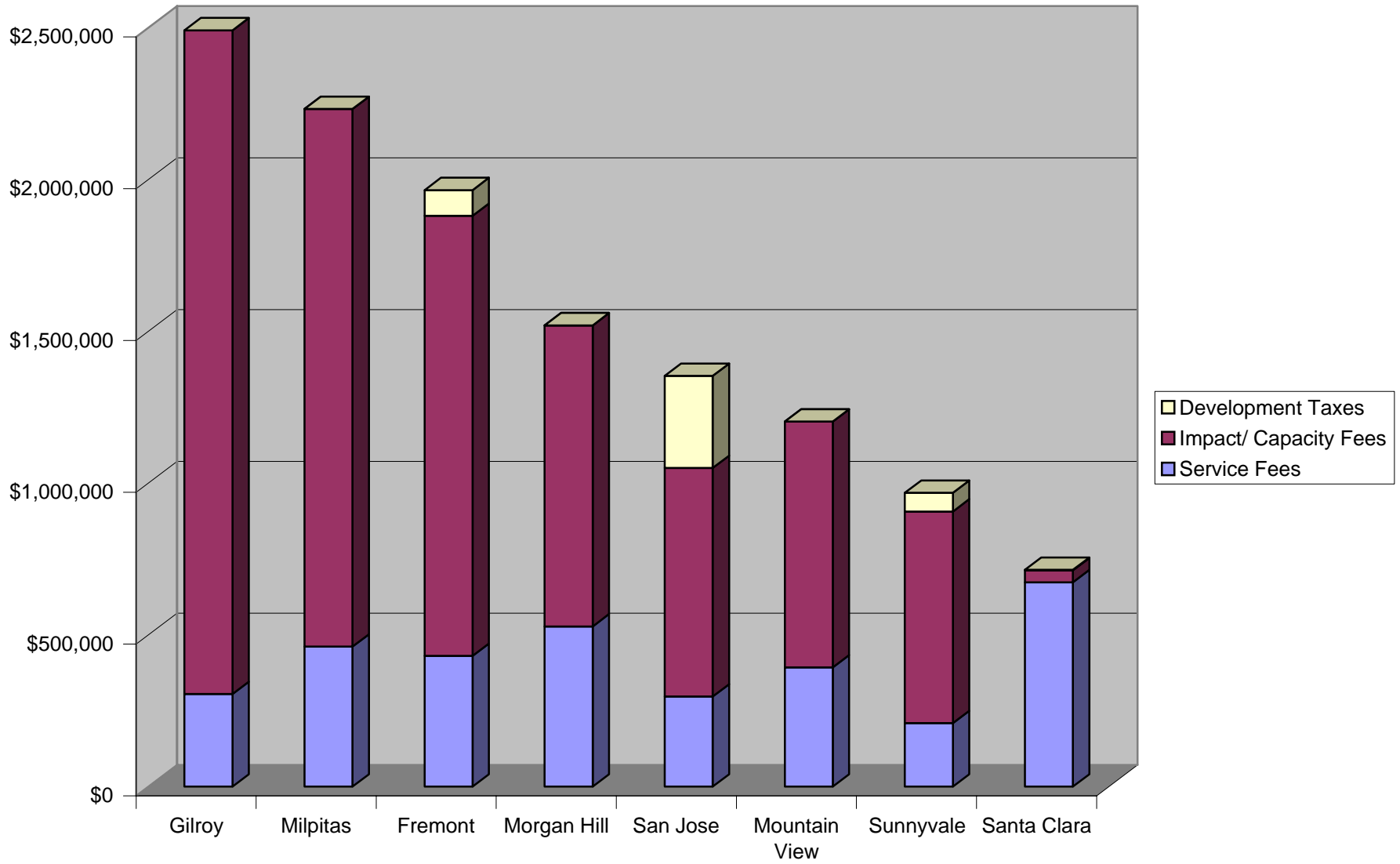
Planning and Public Works Assumptions:

Project Requires Planned Development Zoning, Planned Development Permit, and Tentative Map, All Medium Complexity
 Project Generates 50 Peak Hour Trips
 Significant Grading work (10,000CY), Type 1 Erosion/Sediment Control
 Construction of New Public Streets, \$1,300,000 in Public Improvements
 No Public Landscaping
 No Traffic Signal Work

San Jose Assumptions:
 Blossom Valley Park Fee Rate of \$12,550/Unit.
 Range is \$4,700 (Alviso) to \$15,700 (Willow Glen)
 Located in San Jose Muni Water Area

Cost Component	Fremont	Gilroy	Milpitas	Morgan Hill	Mtn View	San Jose	Santa Clara	Sunnyvale
Entitlement Fees	24,750	29,660	37,050	35,459	17,324	34,849	7,200	19,510
Construction Fees	405,756	275,521	424,257	492,370	375,142	261,698	665,882	189,478
Impact/Capacity Fees	1,449,850	2,185,858	1,771,150	991,700	810,000	752,950	39,500	697,436
Development Taxes	84,746	75	-	-	-	303,433	1,325	61,268
Total Cost	\$ 1,965,102	\$ 2,491,114	\$ 2,232,457	\$ 1,519,529	\$ 1,202,466	\$ 1,352,930	\$ 713,907	\$ 967,692
Per Unit Cost	\$ 39,302	\$ 49,822	\$ 44,649	\$ 30,391	\$ 24,049	\$ 27,059	\$ 14,278	\$ 19,354

Project 2 - Single Family Residential Development



2004-05 South Bay Area Cost of Development Survey Project Sample 3 - Multi-Family Residential Development

Project Specifications

Construction Assumptions:

Acreage	6		
Lots/Units	96 Units in 16 Buildings		
# of Models - 3	Model A	Model B	Model C
# of each Model	28	34	34
Square Footage	1,250	1,500	1,750
Square Footage each Model	35,000	51,000	59,500
Total Square Footage	145,500		
Stories	2	2	2
Bedrooms	2	3	3
Restrooms	2	2	2.5
Garage Sq. Ft.	500	500	500
Construction Type	Type V N		
Streets	Public / Private		
Sprinklers	No		
Conditioned (HVAC)	Yes		

Planning and Public Works Assumptions:

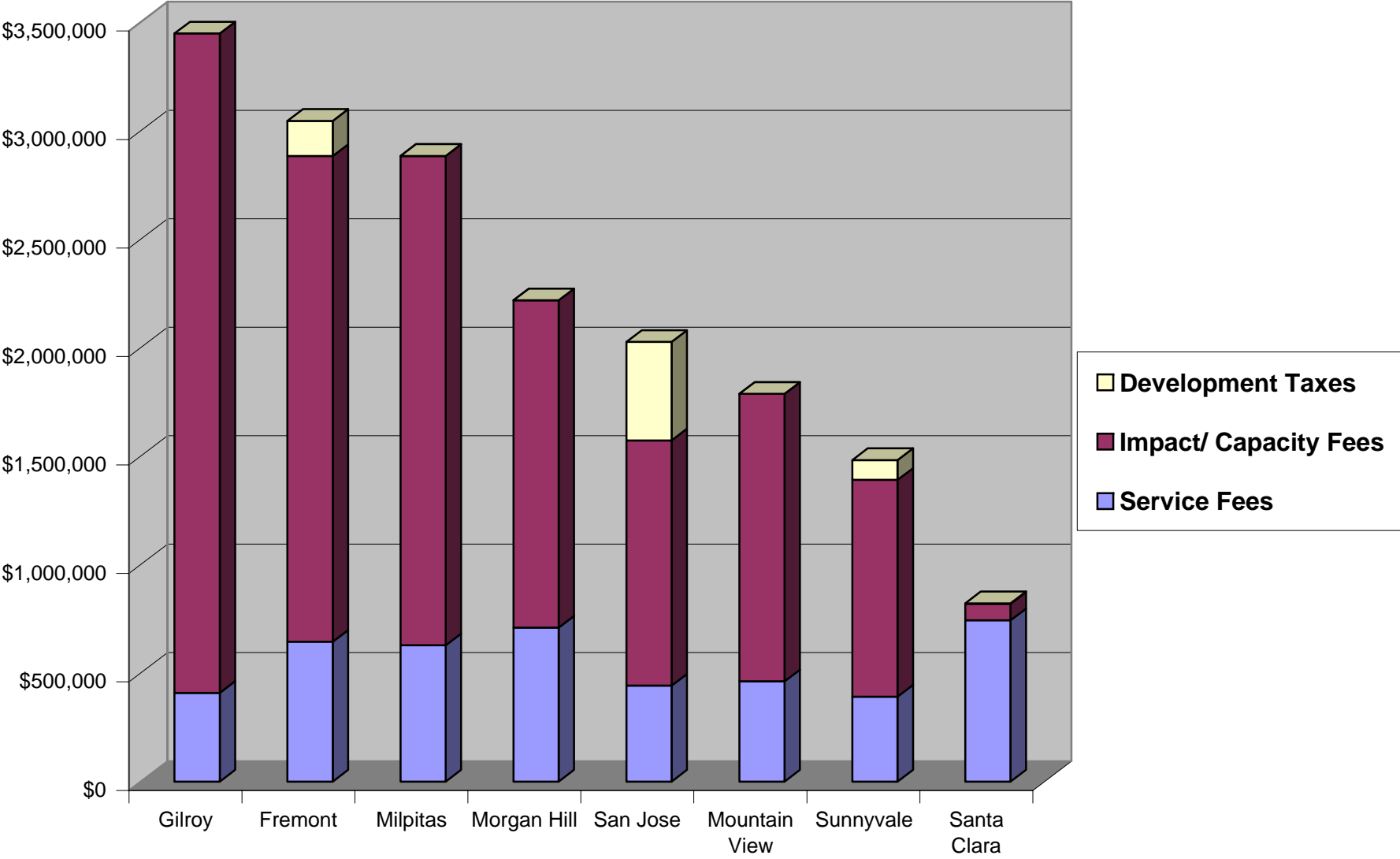
Project Requires Planned Development Zoning, Planned Development Permit, and Tentative Map, All High Complexity
 Project Generates 72 Peak Hour Trips
 Significant Grading Work (5,000CY), Type 1 Erosion/Sediment Control
 Existing Public Street Frontage, Need \$400,000 of Frontage Improvements (half street reconstruction)
 Construction of New Private Streets, \$600,000 in Private Improvements
 No Public Landscaping
 No Traffic Signal Work

San Jose Assumptions:

Blossom Valley Park Fee Rate of \$10,600/Unit.
 Range is \$3,150 (Alviso) to \$13,250 (Willow Glen)
 Located in San Jose Muni Water Area

Cost Component	Fremont	Gilroy	Milpitas	Morgan Hill	Mtn View	San Jose	Santa Clara	Sunnyvale
Entitlement Fees	24,750	40,010	42,050	43,609	17,866	50,149	8,150	29,630
Construction Fees	619,834	369,286	586,457	666,250	444,265	392,044	735,657	362,313
Impact/Capacity Fees	2,238,912	3,038,826	2,255,250	1,508,832	1,324,800	1,130,300	75,840	998,947
Development Taxes	162,051	113	-	-	-	454,015	2,260	91,328
Total Cost	\$ 3,045,547	\$3,448,235	\$ 2,883,757	\$ 2,218,691	\$ 1,786,931	\$ 2,026,508	\$ 821,907	\$ 1,482,217
Per Unit Cost	\$ 31,724	\$ 35,919	\$ 30,039	\$ 23,111	\$ 18,614	\$ 21,109	\$ 8,562	\$ 15,440

Project 3 - Multi-Family Residential Development



**2004-05 South Bay Area Cost of Development Survey
Project Sample 4 - Tenant Improvement in Commercial Building**

Project Specifications

Construction Assumptions:

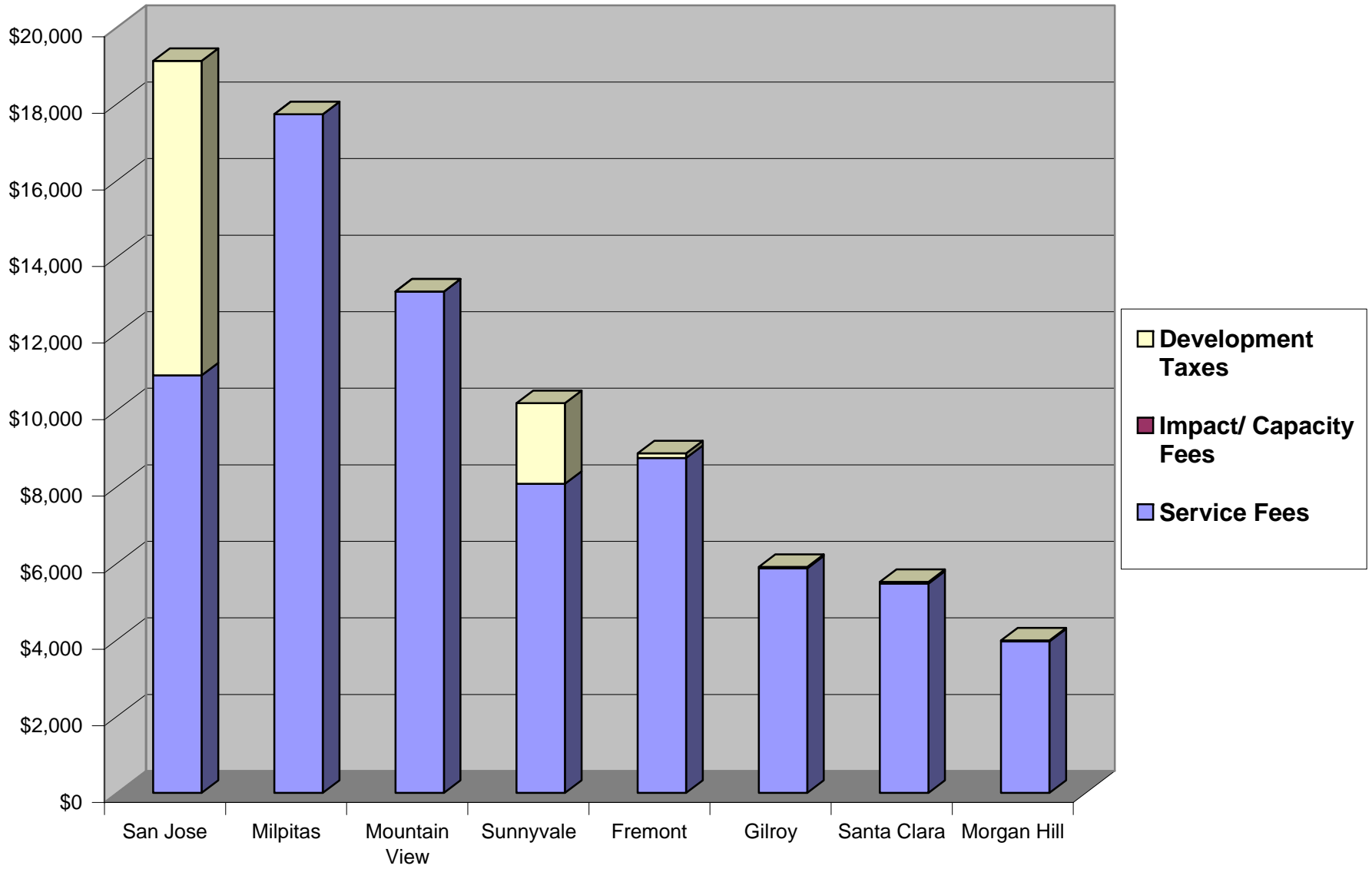
Acreage	3.5
Lots	1
Use	Retail
Square Footage	Improvements on 10,000 of 50,000 sq ft Bldg
Stories	1
Restrooms	Improve 2 of 10 restrooms
Parking	250 Spaces
Construction Type	Type III 1hr
Streets	Public
Sprinklers	Yes
Conditioned (HVAC)	Modify

Sign Approval and Public Works Assumptions:

ADA Upgrades to Site and Restrooms
Move Electrical Outlets
Sewage Fees Based on Retail Use

Cost Component	Fremont	Gilroy	Milpitas	Morgan Hill	Mtn View	San Jose	Santa Clara	Sunnyvale
Entitlement Fees	-	55	250	759	766	75	-	-
Construction Fees	8,751	5,809	17,483	3,201	12,336	10,831	5,470	8,079
Impact/Capacity Fees	-	-	-	-	-	-	-	-
Development Taxes	123	40	-	25	-	8,215	42	2,106
Total Cost	\$ 8,874	\$ 5,904	\$ 17,733	\$ 3,985	\$ 13,102	\$ 19,121	\$ 5,512	\$ 10,185

Project 4 - Commercial Tenant Improvement



**2004-05 South Bay Area Cost of Development Survey
Project Sample 5 - Industrial Research and Development Building**

Project Specifications

Construction Assumptions:

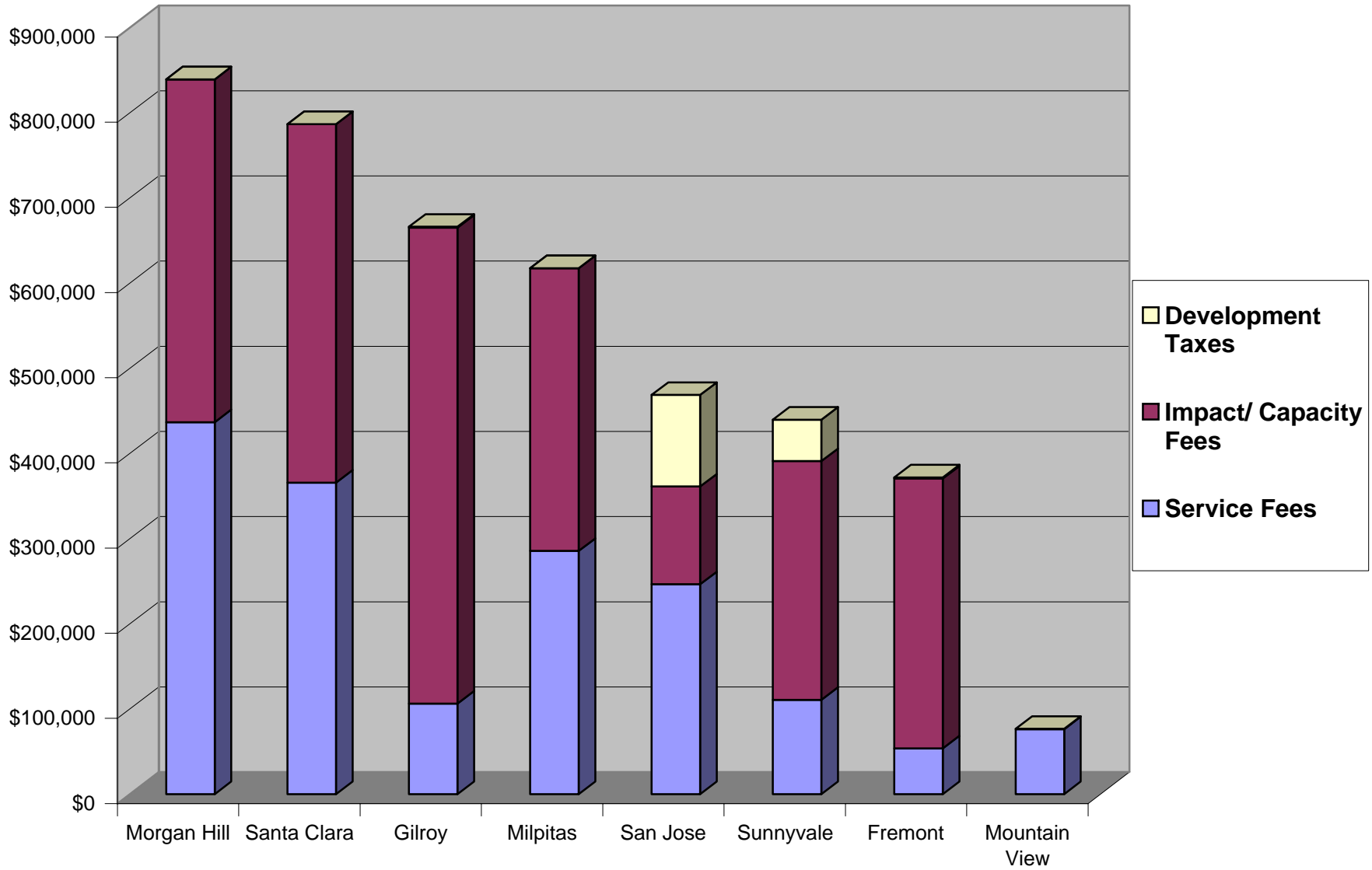
Acreage	4.5
Lots	1
Use	R & D
Square Footage	100,000
Stories	3
Restrooms	10
Parking	300 Spaces
Construction Type	Type III 1hr
Streets	Public
Sprinklers	Yes
Conditioned (HVAC)	Yes

Planning and Public Works Assumptions:

Project Requires Site Development Permit, Medium Complexity
 Project Generates 128 Peak Hour Trips
 Minor Grading work (1000CY), Type 2 Erosion/Sediment Control
 Existing Public Street Frontage, Need \$200,000 of Frontage
 Improvements (repair & upgrades)
 No Public Landscaping
 No Traffic Signal Work
 Sewage Fees Based on R&D Use
San Jose Assumptions:
 Located in San Jose Muni Water Area

Cost Component	Fremont	Gilroy	Milpitas	Morgan Hill	Mtn View	San Jose	Santa Clara	Sunnyvale
Entitlement Fees	6,350	4,695	13,050	12,165	4,380	35,290	6,500	3,135
Construction Fees	47,383	101,654	272,455	424,569	71,897	211,145	359,201	107,617
Impact/Capacity Fees	316,900	558,816	331,950	402,476	-	114,767	421,000	280,302
Development Taxes	1,228	1,007	-	-	480	107,486	-	48,600
Total Cost	\$ 371,861	\$ 666,173	\$ 617,455	\$ 839,210	\$ 76,757	\$ 468,688	\$ 786,701	\$ 439,654

Project 5 - Industrial R&D Building



Project 1 Detail by Agency

RESIDENTIAL ADDITION / ALTERATION

Valuation: \$120,000

Major Kitchen Remodel

Remodel 2 Bathrooms

500 sq ft room addition

Fixture Changes:

Kitchen - 2 sinks, 2 disposals, Dish Washer, Micro, Double Oven, Range, Exhaust hood

1st bath - Tub/shower, Lav, WC

2nd bath - Shower, Jacuzzi Tub, Lav, WC

**2004-05 South Bay Area Cost of Development Survey
Project Sample 1 - Residential Addition/Alteration Fee Detail**

City/Jurisdiction	Cost Element	Cost	City/Jurisdiction	Cost Element	Cost
Fremont			Mountain View		
	Building Permit Application Fee	62		Building Permit/Plan Check/PME Permits	3,253
	Building Inspection Fee	1,152		SMIP	12
	Plan Check Fee	979		Mountain View Total	3,265
	Electrical/Mechanical/Plumbing Inspection	490	San Jose		
	Kitchen/Bath Remodel Application	62		General Plan Update Fee	18
	Kitchen/Bath Remodel Fee	538		Building Permit Fee	830
	Insulation Application Fees	62		Electrical/Mechanical/Plumbing Permit	636
	Community Planning Fees	324		Permit Processing Fee (all trades-BEPM)	110
	DO Fee	5		Record Retention Fee	147
	SMIP	12		Building Plan Check Fee	1,020
	Fremont Total	3,687		Building & Structure Tax	982
				SMIPA Tax (res.)	6
				San Jose Total	3,749
Gilroy			Santa Clara		
	Permits, Plan Check	1,947		Building Permit Fees	1,106
	Electrical/Mechanical/Plumbing Permits	165		Building Plans Review	1,051
	Water Meter	398		Electrical/Mechanical/Plumbing Permit	197
	SMIP	12		SMIP and Microfilm (\$10)	22
	Gilroy Total	2,522		Santa Clara Total	2,376
Milpitas			Sunnyvale		
	Building Permits (B, P, M & E)	4,679		Permit Issuance Fee	21
	SMIP	12		Building Permit (includes SMIP)	838
	Milpitas Total	4,691		Electrical/Mechanical/Plumbing Permits	195
Morgan Hill				Plan Check	586
	Plan Check Fee	1,462		Energy Plan Check	59
	GPA	150		General Plan Maintenance Fee	31
	Permit	1,539		Construction Tax	335
	Microfilm Fee	50		Sunnyvale Total	2,065
	Seismic Fee (SMIP)	12			
	Morgan Hill Total	3,213			

Project 2 Detail by Agency

SINGLE FAMILY RESIDENTIAL DEVELOPMENT (50 Units)

Acreage	8			Project Requires Planned Development Zoning, Planned Development Permit, and Tentative Map, All Medium Complexity Project Generates 50 Peak Hour Trips Significant Grading work (10,000CY), Type 1 Erosion/Sediment Control Construction of New Public Streets, \$1,300,000 in Public Improvements No Public Landscaping No Traffic Signal Work San Jose Assumptions: Blossom Valley Park Fee Rate of \$12,550/Unit. Range is \$4,700 (Alviso) to \$15,700 (Willow Glen) Located in San Jose Muni Water Area
Lots/Units	50			
# of Models - 3	Model A	Model B	Model C	
# of each Model	20	15	15	
Square Footage	1,600	2,000	2,400	
Square Footage each Model	32,000	30,000	36,000	
Total Square Footage	98,000	-	-	
Stories	2	2	2	
Bedrooms	3	3	4	
Restrooms	2	2.5	3	
Garage Sq. Ft.	500	500	500	
Construction Type	Type V N			
Sprinklers	No			
Conditioned (HVAC)	Yes			

Fremont

**2004-05 South Bay Area Cost of Development Survey
Sample Project 2 - Single Family Tract Development**

Cost Components:	Project Cost	Per Unit	%	Cost Components:	Project Cost	Per Unit	%
Entitlement Fees				Mechanical Inspection Fees	1,656		
PRP Review	1,700			Plumbing Inspection Fees	1,656		
PD Preliminary	1,000			Insulation Fees	1,346		
PD Precise	2,300			DO Fee	75		
Preliminary Grading Plan	1,600			Community Planning Fees	4,651		
Tentative Tract Map	1,900			Subtotal Model C	53,310		
Plan Review Deposit	4,000			Alameda County Water District Fees			
Improvement Plan Review	11,500			Water Acreage Charge (ACWD)	63,456		
Environmental Impact Assessment	750			Water Front Foot/Meter/Engnrng (ACWD)	25,929		
Entitlement Fees Total:	24,750	495	1.3%	Subtotal ACWD	89,385		
				Union Sanitary District Fees			
Construction Fees				Union Sanitary District Sewer Connection	164,739		
Model A (20 Units):				Subtotal USD Fees	164,739		
Permit Application Fees	2,346			County Flood Control Permit	74		
Building Inspection Fees	32,847			County Flood Control Inspection	450		
Plan Check Fees	2,183			County Flood Control Review	5,000		
Electrical Inspection Fees	1,920			Fire Engineering and Inspection - TBD			
Mechanical Inspection Fees	2,208			Construction Fees Total:	405,756	8,115	20.6%
Plumbing Inspection Fees	2,208						
Insulation Fees	1,794			Impact / Capacity Fees			
DO Fee	100			Park Facilities Fees	366,350		
Community Planning Fees	4,275			Park Dedication Fees	555,950		
Subtotal Model A	49,880			Capital Improvement Fees	132,950		
Model B (15 Units):				Traffic Impact Fees	111,000		
Permit Application Fees	1,760			Fire Protection Fees	14,400		
Building Inspection Fees	28,713			Water Facilities Connection (ACWD)	269,200		
Plan Check Fees	2,207			Impact / Capacity Fees Total:	1,449,850	28,997	73.8%
Electrical Inspection Fees	1,800						
Mechanical Inspection Fees	1,656			Development Taxes			
Plumbing Inspection Fees	1,656			SMIP Assessment	1,296		
Insulation Fees	1,346			Construction Tax	83,450		
DO Fee	75			Development Taxes Total:	84,746	1,695	4.3%
Community Planning Fees	3,707						
Subtotal Model B	42,919						
Model C (15 Units):							
Permit Application Fees	1,760						
Building Inspection Fees	37,312						
Plan Check Fees	2,694						
Electrical Inspection Fees	2,160			Total Project Costs	1,965,102	39,302	100%

Gilroy

**2004-05 South Bay Area Cost of Development Survey
Sample Project 2 - Single Family Tract Development**

Cost Components:	Project Cost	Per Unit	%	Cost Components:	Project Cost	Per Unit	%
Entitlement Fees				Impact / Capacity Fees			
TENTATIVE MAP	9,090			STORM DEVELOPMENT	5,008		
PLANNED UNIT DEVELOPMENT	3,890			TRAFFIC IMPACT	455,400		
ARCH & SITE	10,515			SEWER DEVELOPMENT	570,100		
LEGAL NOTICE PUBLICATIONS	130			WATER DEVELOPMENT	173,250		
INITIAL STUDY REVIEW (*)	3,080			PUBLIC FACILITY IMPACT	982,100		
ZONING CHANGE APPLICATION	2,905						
NOD County Clerk Recording Charge	50						
(*) DOES NOT INCLUDE COST OF PREPARATION OF INITIAL STUDY OR EIR							
Entitlement Fees Total:	29,660	593	1.2%	Impact / Capacity Fees Total:	2,185,858	43,717	87.7%
Construction Fees				Development Taxes			
ENGINEERING APPLICATION FEES:				State of California SMIP Assessment	75		
PLAN CHECK AND INSPECTION	115,330						
FINAL MAP, R/O/W REVIEWS, GRADING	10,592						
CONSTRUCTION WATER	1,345						
BUILDING FEES FOR 20 MODEL "A" LOTS:							
PERMITS, PLAN CHECK, SMIP	40,108						
ELECTRICAL PERMITS	2,350						
MECHANICAL PERMITS	670						
PLUMBING PERMITS	2,310						
WATER METER	7,968						
BUILDING FEES FOR 15 MODEL "B" LOTS:							
PERMITS, PLAN CHECK, SMIP	34,588						
ELECTRICAL PERMITS	2,497						
MECHANICAL PERMITS	503						
PLUMBING PERMITS	1,793						
WATER METER	5,976						
BUILDING FEES FOR 15 MODEL "C" LOTS:							
PERMITS, PLAN CHECK, SMIP	38,887						
ELECTRICAL PERMITS	2,513						
MECHANICAL PERMITS	503						
PLUMBING PERMITS	1,793						
WATER METER	5,796						
Construction Fees Total:	275,521	5,510	11.1%				
PROJECT WOULD ALSO BE REQUIRED TO FILE A PAYMENT BOND AND A PERFORMANCE BOND OF \$1.3 MILLION EACH							
				Total Project Costs	2,491,114	49,822	100%

San Jose

**2003-04 South Bay Area Cost of Development Survey
Sample Project 2 - Single Family Tract Development**

Cost Components:	Project Cost	Per Unit	%	Cost Components:	Project Cost	Per Unit	%
Entitlement Fees				Costruction Fees (Cont'd)			
Zoning (PDC) - Res	9,850			Model C - 15 units			
Mitigation Monitoring Fee Res	370			Bldg Prmt - NR	17,430		
Environmental Clearance - Res	2,175			Elect Prmt - NR	4,980		
Public Noticing	145			Mech Prmt - NR	2,490		
Noticing (Up to 4 Sheets)	129			Plbg Prmt - NR	4,980		
Newspaper Noticing	680			Bldg PC - NR	2,125		
NOD County Clerk Recording Charge	50			Record Ret/Dup	2,988		
PD Permit - Res	6,100			Plot Plan Review	638		
Public Noticing	145			Permit Issuance - NR	1,650		
T-Map/ VT Amend - Res	6,070			Grading Permit	2,007		
Public Noticing	145			Erosion / Sediment Control	2,575		
Newspaper Noticing	55			Tract Map	3,142		
Planning Permits Review (PDC, PD, PT)	5,850			Construction E&I	106,622		
Traffic Report Review Fee	1,545			Water Meter / Engineering & Inspection	23,468		
General Plan Update Fee	1,540			Fire - Arch Plan Review & Inspection	324		
Entitlement Fees Total:	34,849	697	2.6%	Construction Fees Total:	261,698	5,234	19.3%
Construction Fees				Impact / Capacity Fees			
Model A - 20 units				Parkland Dedication In-Lieu Fees	627,500		
Bldg Prmt - NR	23,240			Water Area and Frontage Fee	14,000		
Elect Prmt - NR	6,640			Major Water Facilities Fee	27,250		
Mech Prmt - NR	3,320			Storm and Sanitary Sewer Fees	74,850		
Plbg Prmt - NR	6,640			D.O.T. Street Tree Fees	9,350		
Bldg PC - NR	2,125			CDDD Solid Waste Deposit A - 8,400			
Record Ret/Dup	3,984			CDDD Solid Waste Deposit B - 7,500			
Plot Plan Review	850			CDDD Solid Waste Deposit C - 8,700			
Permit Issuance - NR	2,200			Impact / Capacity Fee Total:	752,950	15,059	55.7%
Model B - 15 units				Development Taxes			
Bldg Prmt - NR	17,430			Bldg & Struct Tax A+B+C	111,304		
Elect Prmt - NR	4,980			Const Tax Dist X A+B+C	7,500		
Mech Prmt - NR	2,490			CRMP Tax Residential A+B+C	174,906		
Plbg Prmt - NR	4,980			Res. Const. Tax A+B+C	9,000		
Bldg PC - NR	2,125			SMIPA - Residential A+B+C	723		
Record Ret/Dup	2,988			Development Taxes Total:	303,433	6,069	22.4%
Plot Plan Review	638						
Permit Issuance - NR	1,650			Total Project Costs	1,352,930	27,059	100%

Santa Clara

**2004-05 South Bay Area Cost of Development Survey
Sample Project 2 - Single Family Tract Development**

Cost Components:	Project Cost	Per Unit	%	Cost Components:	Project Cost	Per Unit	%
Entitlement Fees				Impact / Capacity Fees			
Rezoning	4,600			Sewer Connection Fee (Sewer Treatment Plant Capacity/Maintenance: \$790 x 50)	39,500		
Tentative Subdivision Map	1,650						
Negative Declaration	900						
County Notice of Determination Recording Fee	50						
Entitlement Fees Total:	7,200	144	1.0%	Impact / Capacity Fees Total:	39,500	790	5.5%
Construction Fees				Development Taxes			
Tract Map Checking Fee (\$1,120, plus \$20.00 per lot over 5 lots)	2,020			Bedroom Tax	1,325		
Engineering & Inspection Fee (6.5% x \$1,300,000)	84,500			SMIP Assessment			
Storm Drain Outlet Charge (\$4,360/net acre x 6 net acres; assume 2 acre dedicated for public right-of-way)	26,160						
Sanitary Sewer Outlet Charge (\$963/lot x 50 Lots)	48,150			Development Taxes Total:	1,325	27	0.2%
Water Main (\$52/LF frontage x 2,500 LF frontage; assume 2,500 lf of public street frontage) includes Fire Service	130,000						
Water Service & Meters (\$1,970/service-mtr x 50 service-meter + \$2,800 irrig)	101,300						
Street Light (\$10.94/LF frontage x (2,500-590) LF frontage)	20,895						
Electric Service (\$1,059.50/lot x 50 lots)	52,975						
Street Pavement (existing street frontage: 590 LF x \$52.00)	30,680						
Curb & Gutter (existing street frontage: 590 LF x \$15.95)	9,411						
Sidewalk (existing street frontage: 590 LF x 4.5 x \$5.35)	14,204						
Street Light (\$16.25/LF existing frontage x 590 LF)	9,588						
Building Fees	136,000						
Construction Fees Total:	665,882	13,318	93.3%				
				Total Project Costs	713,907	14,278	100.0%

Project 3 Detail by Agency

MULTI-FAMILY TOWNHOUSE DEVELOPMENT (96 Units)

Acreage	6			<p>Project Requires Planned Development Zoning, Planned Development Permit, and Tentative Map, All High Complexity</p> <p>Project Generates 72 Peak Hour Trips</p> <p>Significant Grading Work (5,000CY), Type 1 Erosion/Sediment Control</p> <p>Existing Public Street Frontage, Need \$400,000 of Frontage Improvements (half street reconstruction)</p> <p>Construction of New Private Streets, \$600,000 in Private Improvements</p> <p>No Public Landscaping</p> <p>No Traffic Signal Work</p> <p>San Jose Assumptions:</p> <p>Blossom Valley Park Fee Rate of \$10,600/Unit. Range is \$3,150 (Alviso) to \$13,250 (Willow Glen)</p>
Lots/Units	96 Units in 16 Buildings			
# of Models - 3	Model A	Model B	Model C	
# of each Model	28	34	34	
Square Footage	1,250	1,500	1,750	
Square Footage each Model	35,000	51,000	59,500	
Total Square Footage	145,500			
Stories	2	2	2	
Bedrooms	2	3	3	
Restrooms	2	2	2.5	
Garage Sq. Ft.	500	500	500	
Construction Type	Type V N			
Sprinklers	No			
Conditioned (HVAC)	Yes			

Fremont

**2004-05 South Bay Area Cost of Development Survey
Sample Project 3 - Multi-Family (Townhouse) Development**

Cost Components:	Project Cost	Per Unit	%	Cost Components:	Project Cost	Per Unit	%
Entitlement Fees				Mechanical Inspection Fees	3,754		
PRP Review	1,700			Plumbing Inspection Fees	3,754		
Preliminary Grading Plan	1,600			Insulation Inspection Fees	3,050		
PD Preliminary	1,000			DO Fee	170		
PD Precise	2,300			Community Planning Fees	7,491		
Tentative Tract Map	1,900			Subtotal Model C	87,262		
Plan Review Deposit	4,000			Alameda County Water District Fees			
Environmental Impact Assessment	750			Water Acreage Charge (ACWD)	47,592		
Improvement Plan Review	11,500			Water Front Foot/Meter/Engnrng (ACWD)	30,084		
Entitlement Fees Total:	24,750	258	0.8%	Subtotal ACWD	77,676		
				Union Sanitary District Fees			
Construction Fees				Union Sanitary District Sewer Connection	309,077		
Model A (28 units):				Subtotal USD Fees	309,077		
Permit Application Fees	3,284			County Flood Control Permit	74		
Building Inspection Fees	39,036			County Flood Control Inspection	450		
Plan Check Fees	2,303			County Flood Control Review	4,000		
Electrical Inspection Fees	2,100			Fire Engineering and Inspection - TBD			
Mechanical Inspection Fees	3,091			Construction Fees Total:	619,834	6,457	0.2035
Plumbing Inspection Fees	3,091						
Insulation Inspection Fees	2,512			Impact / Capacity Fees			
DO Fee	140			Park Facilities Fees	552,096		
Community Planning Fees	5,155			Park Dedication Fees	837,888		
Subtotal Model A	60,712			Capital Improvement Fees	200,448		
Model B (34 units):				Traffic Impact Fees	213,120		
Permit Application Fees	3,988			Fire Impact Fees	21,600		
Building Inspection Fees	53,228			Water Facilities Connection (ACWD)	413,760		
Plan Check Fees	2,697			Impact / Capacity Fees Total:	2,238,912	23,322	73.5%
Electrical Inspection Fees	3,060						
Mechanical Inspection Fees	3,754			Development Taxes			
Plumbing Inspection Fees	3,754			SMIP Fees	1,827		
Insulation Inspection Fees	3,050			Construction Tax	160,224		
DO Fee	170			Development Taxes Total:	162,051	1,688	5.3%
Community Planning Fees	6,884						
Subtotal Model B	80,583						
Model C (34 units)							
Permit Application Fees	3,988						
Building Inspection Fees	58,653						
Plan Check Fees	2,833						
Electrical Inspection Fees	3,570			Total Project Costs	3,045,547	31,724	100%

Gilroy

**2004-05 South Bay Area Cost of Development Survey
Sample Project 3 - Multi-Family (Townhouse) Development**

Cost Components:	Project Cost	Per Unit	%	Cost Components:	Project Cost	Per Unit	%
Entitlement Fees				Impact / Capacity Fees			
TENTATIVE MAP	11,620			STORM DEVELOPMENT	5,898		
PLANNED UNIT DEVELOPMENT	3,890			TRAFFIC IMPACT	708,768		
ARCH & SITE	18,335			SEWER DEVELOPMENT	592,320		
LEGAL NOTICE PUBLICATIONS	130			WATER DEVELOPMENT	134,496		
INITIAL STUDY REVIEW (*)	3,080			PUBLIC FACILITY IMPACT	1,597,344		
ZONING CHANGE APPLICATION	2,905						
NOD County Clerk Recording Charge	50						
(*) DOES NOT INCLUDE COST OF PREPARATION OF INITIAL STUDY OR EIR							
Entitlement Fees Total:	40,010	417	1.2%	Impact / Capacity Fees Total:	3,038,826	31,654	88.1%
Construction Fees				Development Taxes			
ENGINEERING APPLICATION FEES:				State of California SMIP Fees	113		
PLAN CHECK AND INSPECTION	91,330						
FINAL MAP, R/O/W REVIEWS, GRADING	10,252						
CONSTRUCTION WATER	1,009						
BUILDING FEES FOR 20 MODEL "A" UNITS:							
PERMITS, PLAN CHECK, SMIP	34,995						
ELECTRICAL PERMITS	4,369						
FIRE INSPECTIONS AND PLAN CHECKS	1,111						
MECHANICAL PERMITS	3,941						
PLUMBING PERMITS	15,889						
WATER METER	17,402						
BUILDING FEES FOR 34 MODEL "B" UNITS:							
PERMITS, PLAN CHECK, SMIP	42,545						
ELECTRICAL PERMITS	5,305						
FIRE INSPECTIONS AND PLAN CHECKS	1,349						
MECHANICAL PERMITS	4,786						
PLUMBING PERMITS	19,293						
WATER METER	21,131						
BUILDING FEES FOR 34 MODEL "C" UNITS:							
PERMITS, PLAN CHECK, SMIP	42,545						
ELECTRICAL PERMITS	5,331						
FIRE INSPECTIONS AND PLAN CHECKS	1,349						
MECHANICAL PERMITS	4,828						
PLUMBING PERMITS	19,397						
WATER METER	21,131						
Construction Fees Total:	369,286	3,847	10.7%				
				Total Project Costs	3,448,235	35,919	100%

Mountain View

**2004-05 South Bay Area Cost of Development Survey
Sample Project 3 - Multi-Family (Townhouse) Development**

Cost Components:	Project Cost	Per Unit	%	Cost Components:	Project Cost	Per Unit	%
Entitlement Fees				Impact / Capacity Fees			
Development Review Permit Structures / Additions	1,974			Park Land Dedication In-Lieu Fee	1,324,800		
Planned Unit Development	5,324						
Tentative Map	2,472						
Initial Study	2,356						
County Notice of Determination Recording	50						
Rezoning	5,690						
Entitlement Fees Total:	17,866	186	1.0%	Impact / Capacity Fees Total:	1,324,800	13,800	74.1%
Construction Fees				Development Taxes			
Model A (28 Units) Total Permit/Plan Check F	70,307			SMIP Assesment (in Bldg Permit Fee)			
Model B (34 Units) Total Permit/Plan Check F	112,352						
Model C (34 Units) Total Permit/Plan Check F	124,328						
Sanitary Sewer Off Site Facility Fee*	1,800						
Sanitary Sewer Existing Facilities Fee**	TBD						
Water Main Existing Facilities Fee***	TBD						
Off-Site Storm Drainage Fee****	48,613						
Final Map Fee	3,865						
Plan Check Fee	41,500						
Construction Inspection Fee	41,500						
Construction Fees Total:	444,265	4,628	24.9%	Development Taxes Total:	-	-	
* Reimbursement to City for past construction of treatment plants and major trunk sewer mains							
** Reimbursment for half of average current cost of Sanitary Sewer Mains							
*** Reimbursement for half of average current costs of City water mains							
**** Reimbursement of payment for storm drain improvements outside of development							
Total Project Costs					1,786,931	18,614	100%

San Jose

**2004-05 South Bay Area Cost of Development Survey
Sample Project 3 - Multi-Family (Townhouse) Development**

Cost Components:	Project Cost	Per Unit	%	Cost Components:	Project Cost	Per Unit	%
Entitlement Fees				Costruction Fees (Cont'd)			
Zoning (PDC) - Res	13,668			Buildings 15-16 3B units 3C units			
Mitigation Monitoring Fee Res	370			Bldg Prmt - NR	11,080		
Environmental Clearance - Res	2,175			Elect Prmt - NR	2,822		
Public Noticing	145			Mech Prmt - NR	2,116		
Noticing (Up to 4 Sheets)	129			Plbg Prmt - NR	2,822		
Newspaper Noticing	680			Record Ret/Dup	1,884		
NOD County Clerk Recording Charge	50			Bldg/Plmb/Mech/Elect Permit Issue - NR	220		
PD Permit - Res	8,584			Grading Permit	1,680		
Public Noticing	145			Erosion / Sediment Control	2,575		
T-Map/ VT Amend - Res	8,370			Tract Map	1,030		
Public Noticing	145			Construction E&I	106,830		
Newspaper Noticing	55			Water Meter / Engineering & Inspection	35,858		
Planning Permits Review (PDC, PD, PT)	11,259			FE-Arch Plan Review & Inspection	27,878		
Traffic Report Review Fee	2,194			Fire Sprinkler Permit	12,500		
General Plan Update Fee	2,180			Fire Alarm Permit	5,200		
Entitlement Fees Total:	50,149	522	2.5%	Construction Fees Total:	392,044	4,084	19.3%
Construction Fees				Impact / Capacity Fees			
Bldg PC - NR	35,400			Parkland Dedication In-Lieu Fees	1,017,600		
Elect PC - NR	1,423			Water Area and Frontage Fee	12,000		
Mech PC - NR	763			Major Water Facilities Fee	21,600		
Plbg PC - NR	1,017			Storm and Sanitary Sewer Fees	75,360		
Buildings 1-7 4A units 2B units				D.O.T. Street Tree Fees	3,740		
Bldg Prmt - NR	34,371			CDDD Solid Waste Deposit A - 15,400			
Elect Prmt - NR	8,520			CDDD Solid Waste Deposit B - 18,200			
Mech Prmt - NR	6,390			CDDD Solid Waste Deposit C - 5,100			
Plbg Prmt - NR	8,520			Impact / Capacity Fee Total:	1,130,300	11,774	55.8%
Record Ret/Dup	5,780			Development Taxes			
Bldg/Plmb/Mech/Elect Permit Issue - NR	770			Bldg & Struct Tax A+B+C	169,358		
Buildings 8-14 2B units 4C units				Const Tax Dist X A+B+C	7,920		
Bldg Prmt - NR	39,416			CRMP Tax Residential A+B+C	266,133		
Elect Prmt - NR	10,072			Res. Const. Tax A+B+C	9,504		
Mech Prmt - NR	7,554			SMIPA - Residential A+B+C	1,100		
Plbg Prmt - NR	10,072			Development Taxes Total:	454,015	4,729	22.4%
Record Ret/Dup	6,711			Total Project Costs	2,026,508	21,109	100%
Bldg/Plmb/Mech/Elect Permit Issue - NR	770						

Santa Clara

**2004-05 South Bay Area Cost of Development Survey
Sample Project 3 - Multi-Family (Townhouse) Development**

Cost Components:	Project Cost	Per Unit	%	Cost Components:	Project Cost	Per Unit	%
Entitlement Fees				Impact / Capacity Fees			
Rezoning	4,600			Sewer Connection Fee (Sewer Treatment Plant Capacity/Maintenance: \$790 x 96)	75,840		
Tentative Subdivision Map	1,650						
Negative Declaration	900						
Architectural Review	950						
County Notice of Determination Recording Fee	50						
Entitlement Fees Total:	8,150	85	1.0%	Impact / Capacity Fees Total:	75,840	790	9.2%
Construction Fees				Development Taxes			
Tract Map Checking Fee (\$1,120, plus \$20.00 per lot over 5 lots)	2,940			Bedroom Tax (\$20 x 28 + \$25 x 68)	2,260		
Engineering & Inspection Fee (6.5% x \$400,000)	26,000			SMIP Assessment			
Storm Drain Outlet Charge (\$4,360/net acre x 6 net acres; assume 2 acre dedicated for public right-of-way)	26,160						
Sanitary Sewer Outlet Charge (\$4,360/acre x 6 acres)	26,160			Development Taxes Total:	2,260	24	0.3%
Water Main (\$52/LF frontage x 511LF, plus \$104/LF of on-site main x 533 LF; assume 511 lf of public street frontage and 533 LF of on-site main)-incl Fire Svc	82,004						
Water Service & Meters (\$1,970/service-mtr x 96 service-meter + \$2,800 irrig)	191,920						
Street Light (\$16.25/LF frontage x 511LF frontage; private street lighting by Developer)	8,304						
Electric Service (\$945.20/lot x 96 lots)	90,739						
Street Pavement (existing street frontage: 511LF x \$52.00)	26,572						
Curb & Gutter (existing street frontage: 511LF x \$15.95)	8,150						
Sidewalk (existing street frontage: 511LF x 4.5 x \$5.35)	12,302						
Building Fees	214,000						
Fire Dept. Building Review	16,405						
Fire Sprinklers (13R Systems)	4,000						
Construction Fees Total:	735,657	7,663	89.5%	Total Project Costs	821,907	8,562	100.0%

Project 4 Detail by Agency

COMMERCIAL TENANT IMPROVEMENT (RETAIL)

Acreage	3.5	ADA Upgrades to Site and Restrooms Move Electrical Outlets Sewage Fees Based on Retail Use
Lots	1	
Use	Retail	
Square Footage	Improvements on 10,000 of 50,000 sq ft Bldg	
Stories	1	
Restrooms	Improve 2 of 10 restrooms	
Parking	250 Spaces	
Construction Type	Type III 1hr	
Streets	Public	
Sprinklers	Yes	
Conditioned (HVAC)	Modify	

Project 5 Detail by Agency

INDUSTRIAL RESEARCH AND DEVELOPMENT BUILDING

Construction Assumptions:

Acreage	4.5
Lots	1
Use	R & D
Square Footage	100,000
Stories	3
Restrooms	10
Parking	300 Spaces
Construction Type	Type III 1hr
Streets	Public
Sprinklers	Yes
Conditioned (HVAC)	Yes

Planning and Public Works Assumptions:

Project Requires Site Development Permit, Medium Complexity
Project Generates 128 Peak Hour Trips
Minor Grading work (1000CY), Type 2 Erosion/Sediment Control
Existing Public Street Frontage, Need \$200,000 of Frontage
Improvements (repair & upgrades)
No Public Landscaping
No Traffic Signal Work
Sewage Fees Based on R&D Use

San Jose Assumptions:

Located in San Jose Muni Water Area

San Jose

**2004-05 South Bay Area Cost of Development Survey
Sample Project 5 - Industrial Research and Development Building**

Cost Components:	Project Cost	%	Cost Components:	Project Cost	%	
Entitlement Fees			Impact / Capacity Fees			
Site Dev Permit (H/HA) - Nres	22,285		CDDD Solid Waste Deposit Shell - 10,000			
Additional Fees Res	370		CDDD Solid Waste Deposit FI - 14,000			
Environmental Clearance - Nres	2,175		Water Area and Frontage Fee	14,000		
Public Noticing	145		Major Water Facilities Fee	25,000		
ND Noticing (Up to 4 Sheets)	129		Storm and Sanitary Sewer Fees	75,767		
Newspaper Noticing	680					
County Clerk Recording Charge	50					
Planning Permit Review	4,014					
Traffic Report Review Fee	3,837					
General Plan Update Fee	1,605					
Entitlement Fees Total:	35,290	7.5%	Impact / Capacity Fees Total:	114,767	24.5%	
Construction Fees			Development Taxes			
Grading Permit	1,433		Bldg & Struct Tax Shell	97,440		
Erosion / Sediment Control	876		Const Tax Dist X	8,000		
Construction E&I	37,557		SMIPA - Industrial	2,046		
Bldg Prmt - AO 100,000 SqFt Shell Building	37,565					
Elect Prmt - AO	15,000					
Mech Prmt - AO	15,000					
Bldg PC - AO	31,555					
Plbg Prmt - AO	15,000					
Record Ret/Dup	2,000					
Elect PC - AO	5,250					
Mech PC - AO	3,750					
Plbg PC - AO	3,750					
Permit Issuance - Bldg/Plumb/Mech/Elect	110					
FE-Arch Plan Review & Inspection	20,661					
Water Meter / Engineering & Inspection	15,770					
Fire Arch Plan Review & Inspection	3,042					
Fire Sprinkler Permit	2,500					
Fire Alarm Permit	326					
Construction Fees Total:	211,145	45.1%	Development Taxes Total:	107,486	22.9%	
				Total Project Costs	468,688	100%

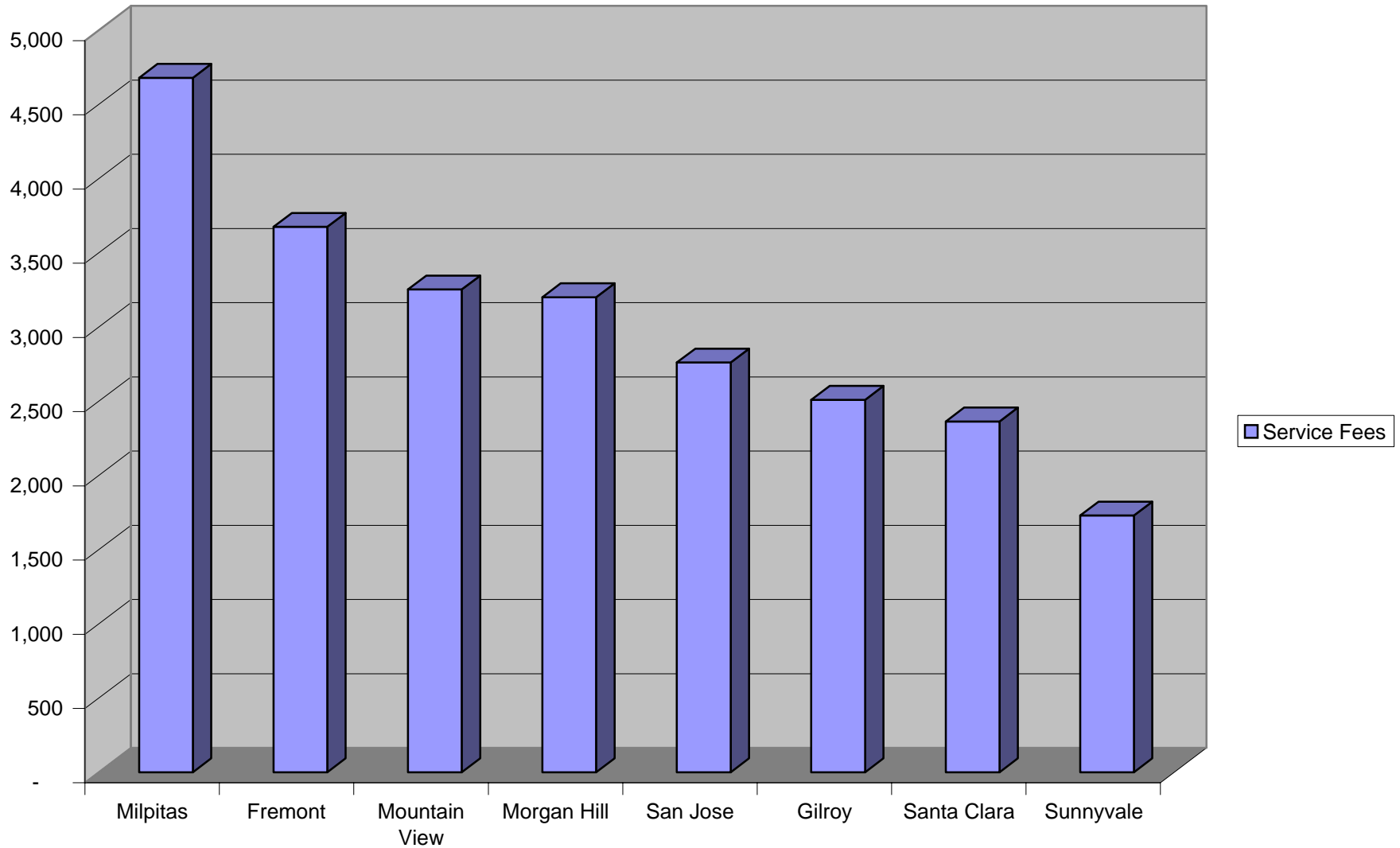
Santa Clara

**2004-05 South Bay Area Cost of Development Survey
Sample Project 5 - Industrial Research and Development Building**

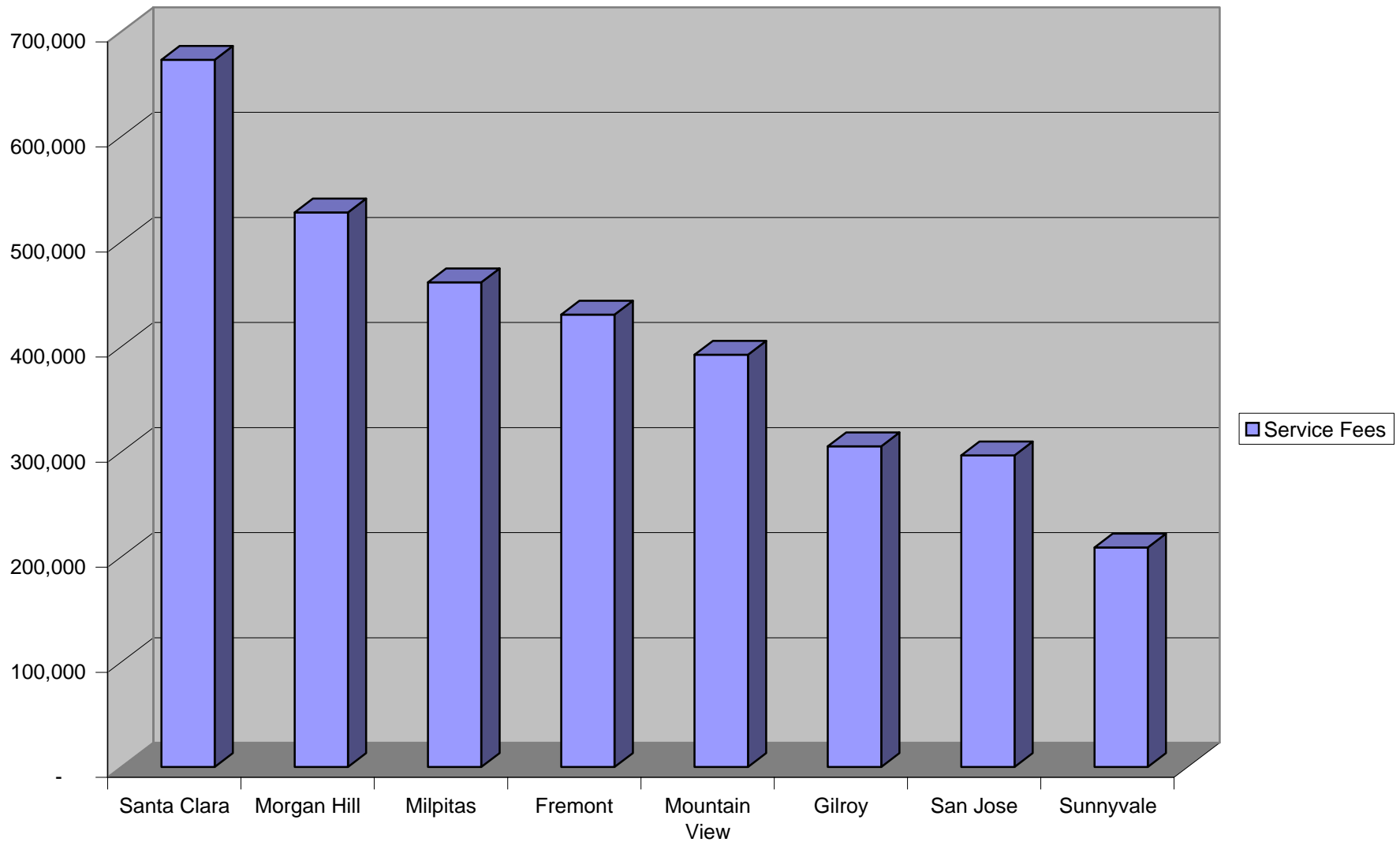
Cost Components:	Project Cost	%	Cost Components:	Project Cost	%
Entitlement Fees			Impact / Capacity Fees		
Rezoning if necessary	4,600		Sewer Connection Fee (Sewer Treatment Plant	321,000	
Negative Declaration	900		Capacity/Maintenance: \$3.00/GPD x 100,000SF		
Architectural Review	950		x 1.07 GPD/SF)		
County Notice of Determination Filing Fee	50		Traffic Impact Fee (Local: \$1.0 x 100,000 SF)	100,000	
Entitlement Fees Total:	6,500	0.8%	Impact / Capacity Fees Total:	421,000	53.5%
Construction Fees			Development Taxes		
Engineering & Inspection Fee (6.5% x \$200,000)	13,000		SMIP Assessment		
Storm Drain Outlet Charge (\$4,360/net acre x 4.5 net acres; assume 0 acre dedicated for public right-of-way)	19,620				
Sanitary Sewer Outlet Charge (\$4,360/acre x 4.5 acres)	19,620				
Water Main (\$52/LF frontage x 443LF; assume 443 lf of public street frontage)	23,036				
Water Service & Meters (\$4,810 per 2" service-mtr x 2 each, plus \$3,350 irrig)	12,970				
Fire Service (\$15,930 per 8" service)	15,930				
Street Light (\$16.25/LF frontage x 443LF frontage)	7,199				
Electric Service (\$87/KVA x 1,000 KVA; assume 1,000 KVA load)	87,000				
Street Pavement (existing street frontage: 443LF x \$80.00)	35,440				
Curb & Gutter (existing street frontage: 443LF x \$15.95)	7,066				
Sidewalk (existing street frontage: 443LF x 4.5 x \$5.35)	10,665				
Plan Check	34,771				
Building Permit	36,600				
Misc	26,094				
Fire Dept. Building Review	9,140				
Fire Sprinklers (13 System)	600				
Underground Fire Services	450				
Construction Fees Total:	359,201	45.7%	Development Taxes Total:	-	0.0%
			Total Project Costs	786,701	100%

SERVICE FEE COMPARISON CHARTS

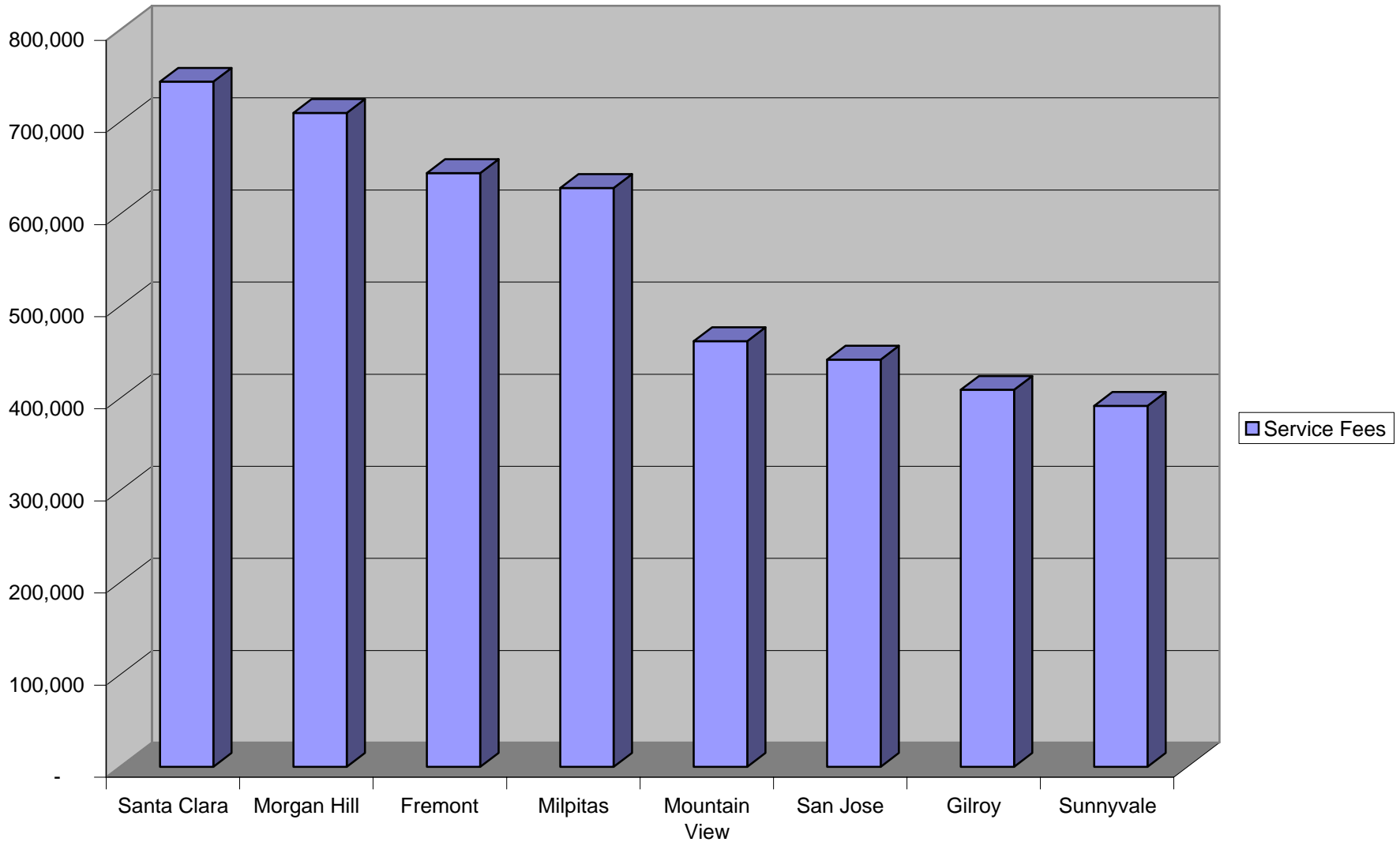
Project 1 - Residential Addition / Alteration (Valuation \$120,000)



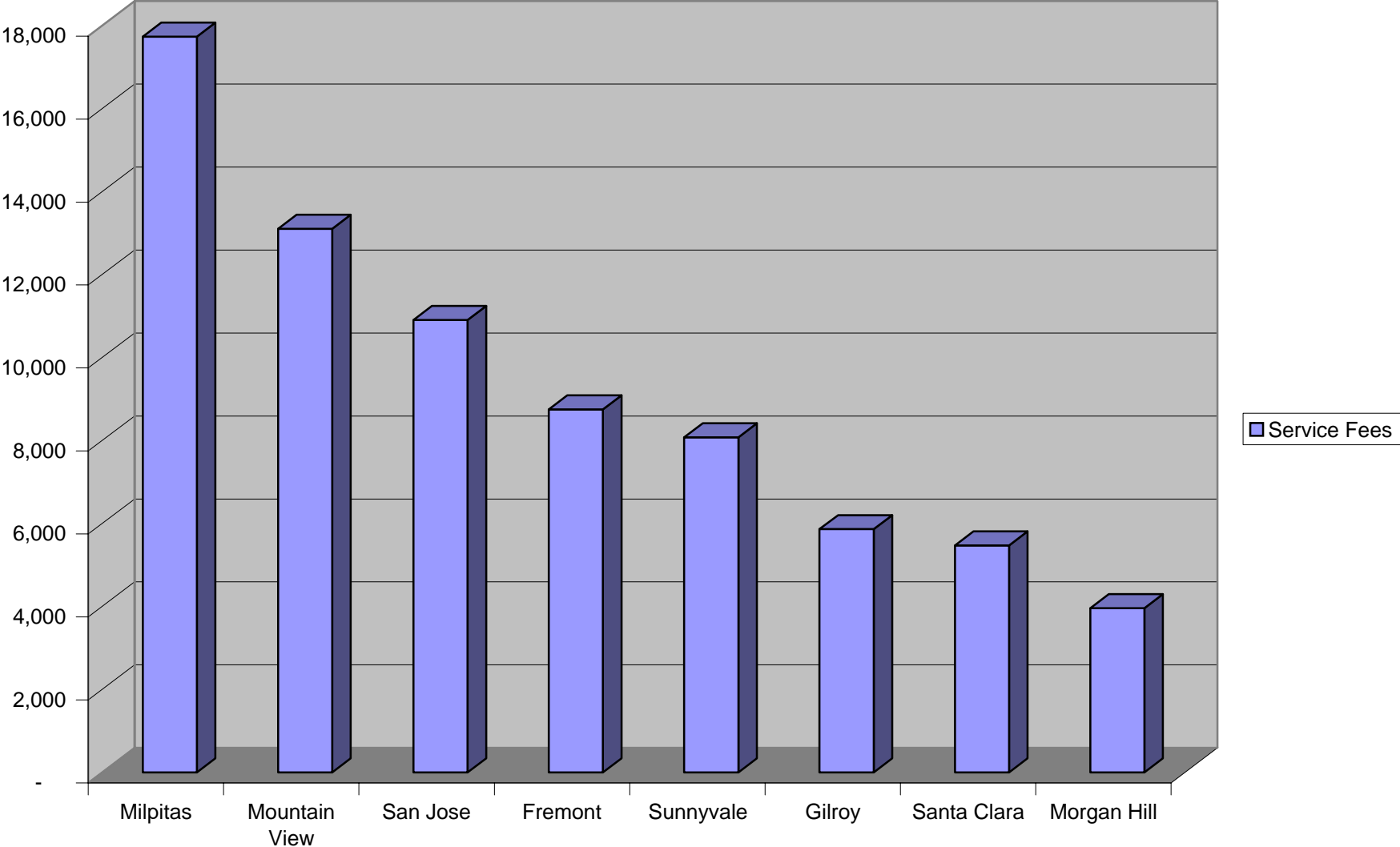
Project 2 - Single Family Residential Development (50 Units)



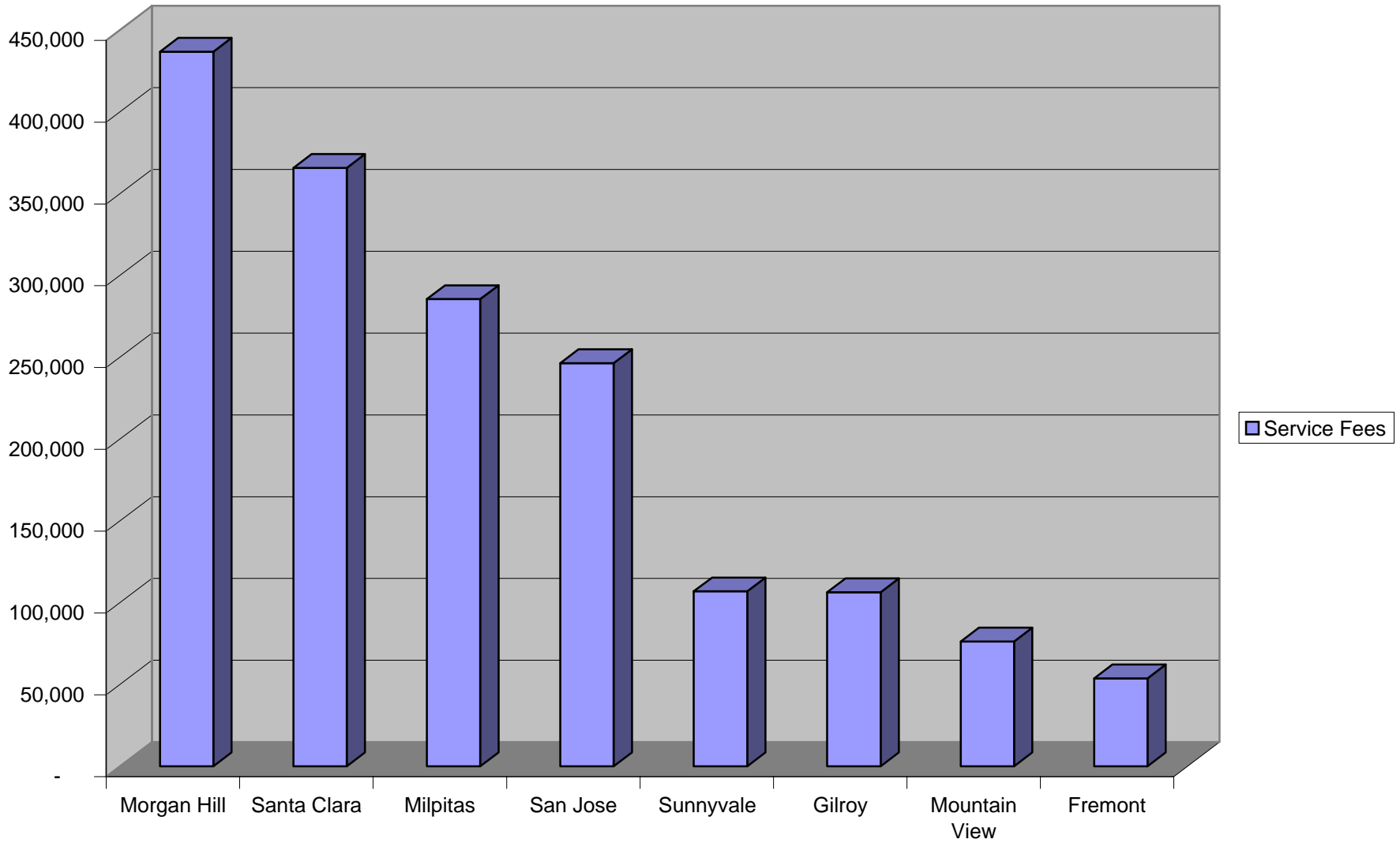
Project 3 - Multi-Family Residential Development (96 Units)



Project 4 - Commercial Tenant Improvement



Project 5 - Industrial R&D Building (100,000 sq. ft.)



2004-05 South Bay Area Cost of Development Survey

ACKNOWLEDGEMENTS

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- Philip Prince
City of San Jose