



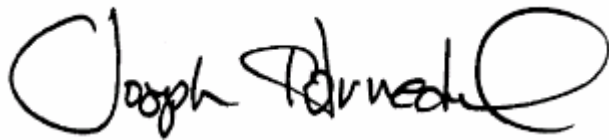
Bay Area Cost of Development Survey 2010-2011

Welcome to our Survey Readers!

The Planning, Building and Code Enforcement Department of the City of San José are pleased to present the Cost of Development survey for fiscal year 2010-2011. This is the sixth year our staff have worked with those from other Bay Area communities to summarize the key fees costs incurred during the development and construction process of five prototype development projects. 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.

The economic downturn over the past two and a half years has produced unparalleled impacts on the development landscape. We have been working to adjust our service delivery to meet those changes as I am sure the participating agencies have as well. I hope you will not hesitate to provide feedback to help us improve future iterations of the survey.

Finally, we thank the County of Santa Clara and the cities of Morgan Hill, Palo Alto, San Mateo, San José 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 Horwedel, Director
Planning, Building and Code Enforcement



2010-11 Bay Area Cost of Development Survey

TABLE OF CONTENTS

Contents	Page
Summary of Survey Results	1
Sample Project 1 - Residential Addition/Alteration	2
Sample Project 2 - Single Family Residential Development	4
Sample Project 3 - Multi-Family (Townhouse) Residential Development	6
Sample Project 4 - Commercial Tenant Improvement Project	8
Sample Project 5 - Industrial R&D Building	10
Detailed Survey Results	12
Sample Project 1 - Residential Addition/Alteration	12
Sample Project 2 - Single Family Residential Development	14
Sample Project 3 - Multi-Family (Townhouse) Residential Development	21
Sample Project 4 - Commercial Tenant Improvement Project	28
Sample Project 5 - Industrial R&D Building	35
Service Fee Comparison Charts	42
Sample Project 1 - Residential Addition/Alteration	43
Sample Project 2 - Single Family Residential Development	44
Sample Project 3 - Multi-Family (Townhouse) Residential Development	45
Sample Project 4 - Commercial Tenant Improvement Project	46
Sample Project 5 - Industrial R&D Building	47
Appendix	48
Acknowledgements	54

SUMMARY OF SURVEY RESULTS

**2010-11 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:

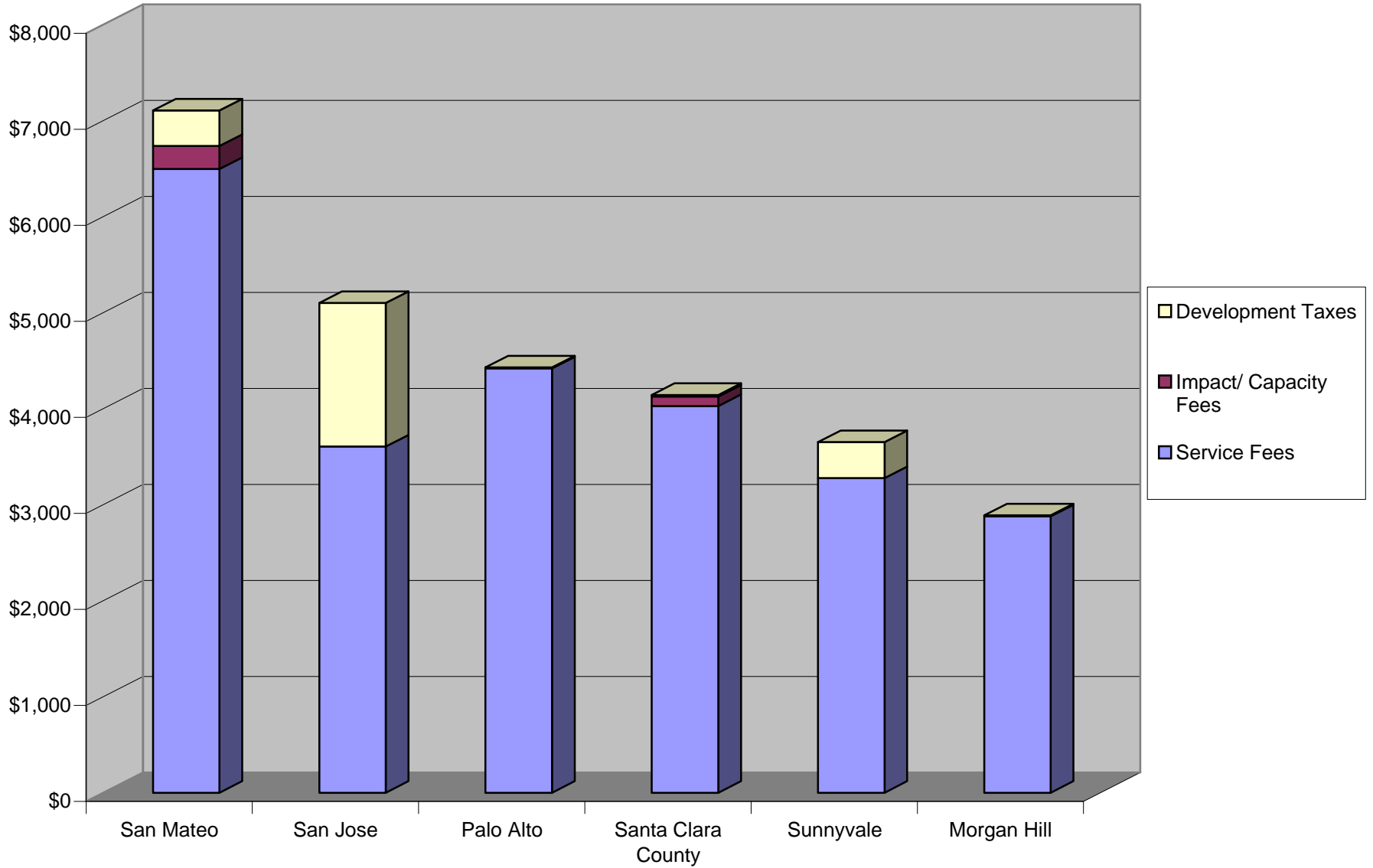
Kitchen - 2 sinks, 2 disposals, Dish Washer, Micro, Double Oven, Range, Exhaust hood

1st bath - Tub/shower, Lav, WC

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

Cost Component	County of					
	Santa Clara	Morgan Hill	Palo Alto	San Mateo	San Jose	Sunnyvale
Entitlement Fees	\$ -	\$ -	\$ -	\$ 468	\$ 23	\$ 142
Construction Fees	\$ 4,028	\$ 2,878	\$ 4,419	\$ 6,029	\$ 3,582	\$ 3,135
Impact/Capacity Fees	\$ 98	\$ -	\$ -	\$ 238	\$ -	\$ -
Development Taxes	\$ 17	\$ 12	\$ 12	\$ 372	\$ 1,496	\$ 375
Total Cost	\$ 4,143	\$ 2,890	\$ 4,431	\$ 7,107	\$ 5,101	\$ 3,652

Project 1 - Residential Addition / Alteration - All Development Fees & Taxes



**2010-11 Bay Area Cost of Development Survey
Project Sample 2 - Single Family Residential Development**

Project Specifications

Construction Assumptions:

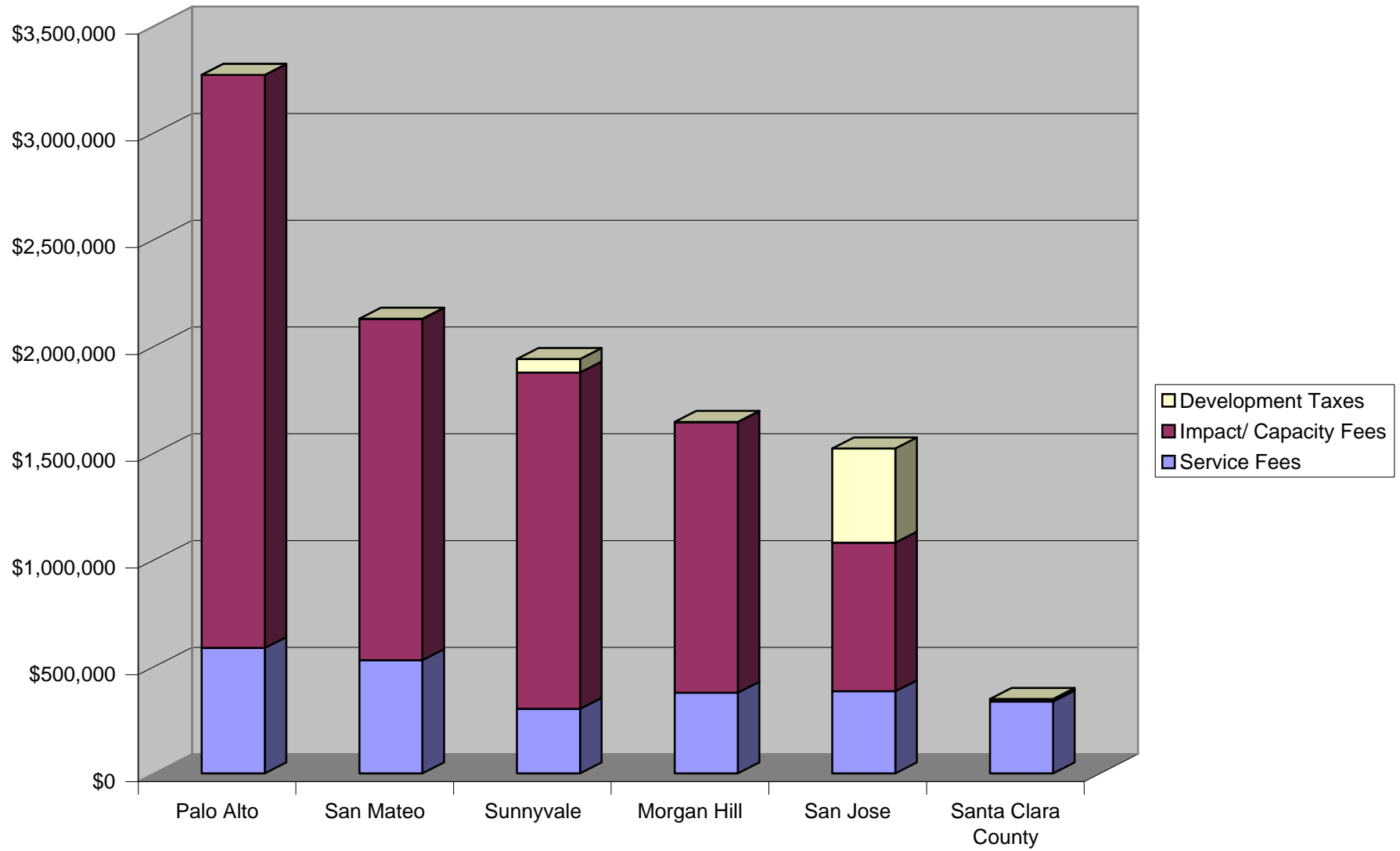
Acreage	8		
Lots/Units	50		
# of Models - 3	Model A	Model B	Model C
# of each Model	20	15	15
Square Footage	1,600	2,000	2,400
Square Footage each Model	32,000	30,000	36,000
Total Square Footage	98,000	-	-
Stories	2	2	2
Bedrooms	3	3	4
Restrooms	2	2.5	3
Garage Sq. Ft.	500	500	500
Construction Type	Type 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 \$11,400/Unit.
 Range is \$9,100 (Alum Rock) to \$34,300 (North San Jose)
 Located in San Jose Muni Water Area

Cost Component	County of Santa Clara	Morgan Hill	Palo Alto	San Mateo	San Jose	Sunnyvale
Entitlement Fees	34,196	35,317	14,350	-	50,478	24,018
Construction Fees	302,159	342,405	572,710	530,360	333,858	278,128
Impact/Capacity Fees	10,470	1,266,950	2,682,750	1,597,510	696,300	1,574,609
Development Taxes	1,895	980	-	1,367	440,347	63,050
Total Cost	\$ 348,720	\$ 1,645,652	\$ 3,269,810	\$ 2,129,237	\$ 1,520,983	\$ 1,939,805
Per Unit Cost	\$ 6,974	\$ 32,913	\$ 65,396	\$ 42,585	\$ 30,420	\$ 38,796

Project 2 - Single Family Residential Development - All Development Fees & Taxes



**2010-11 Bay Area Cost of Development Survey
Project Sample 3 - Multi-Family Residential Development**

Project Specifications

Construction Assumptions:

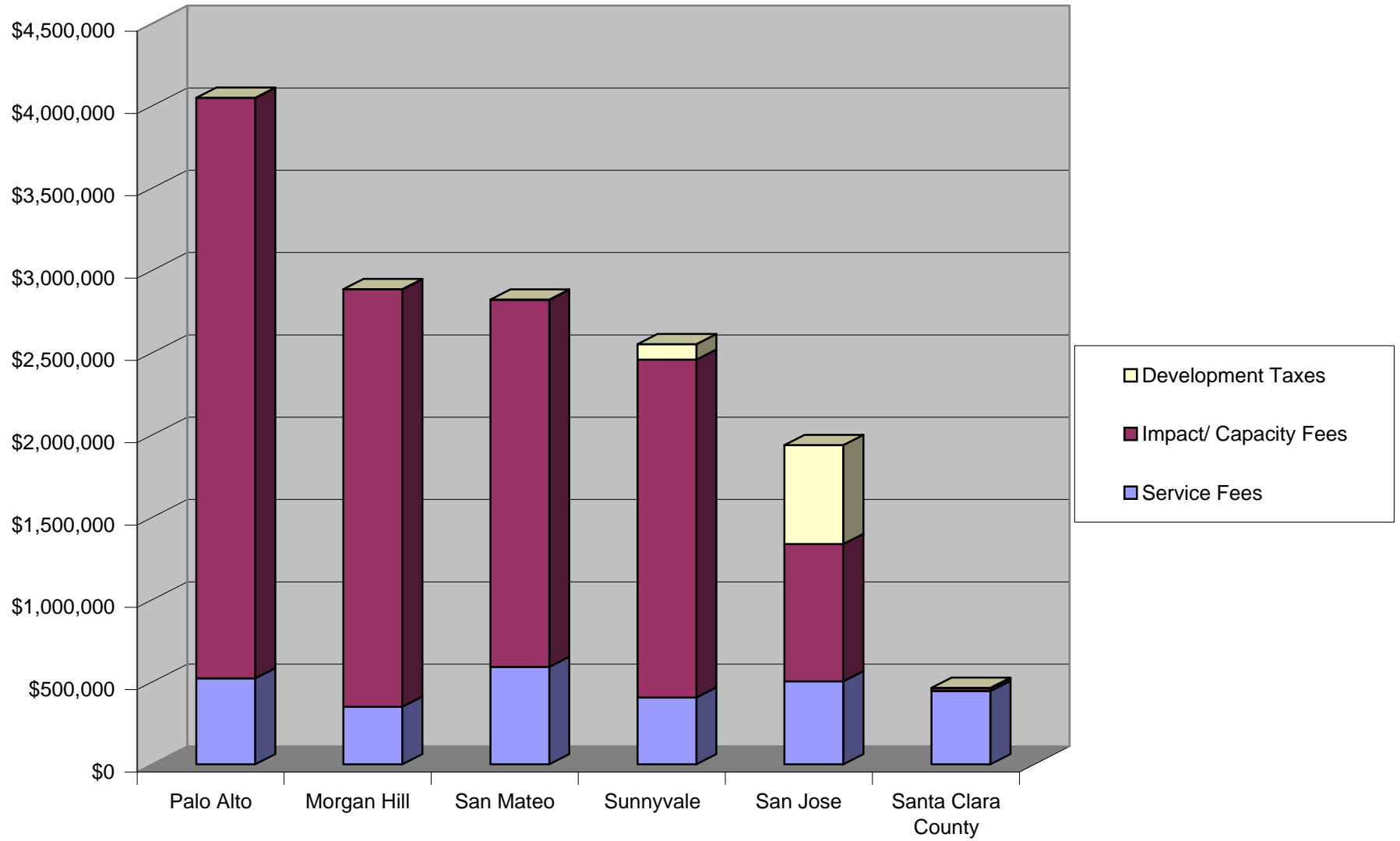
Acreage	6		
Lots/Units	96 Units in 16 Buildings		
# of Models - 3	Model A	Model B	Model C
# of each Model	28	34	34
Square Footage	1,250	1,500	1,750
Square Footage each Model	35,000	51,000	59,500
Total Square Footage	145,500		
Stories	2	2	2
Bedrooms	2	3	3
Restrooms	2	2	2.5
Garage Sq. Ft.	500	500	500
Construction 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	County of Santa Clara	Morgan Hill	Palo Alto	San Mateo	San Jose	Sunnyvale
Entitlement Fees	96,514	35,317	16,760	-	62,710	37,788
Construction Fees	348,413	314,914	505,189	592,248	442,069	367,172
Impact/Capacity Fees	16,882	2,534,528	3,525,312	2,228,924	833,040	2,052,515
Development Taxes	2,888	1,310	2,321	2,072	601,259	95,256
Total Cost	\$ 464,697	\$ 2,886,069	\$ 4,049,582	\$ 2,823,244	\$ 1,939,078	\$ 2,552,731
Per Unit Cost	\$ 4,841	\$ 30,063	\$ 42,183	\$ 29,409	\$ 20,199	\$ 26,591

Project 3 - Multi-Family Residential Development - All Development Fees & Taxes



**2010-11 Bay Area Cost of Development Survey
Project Sample 4 - Tenant Improvement in Commercial Building**

Project Specifications

Construction Assumptions:

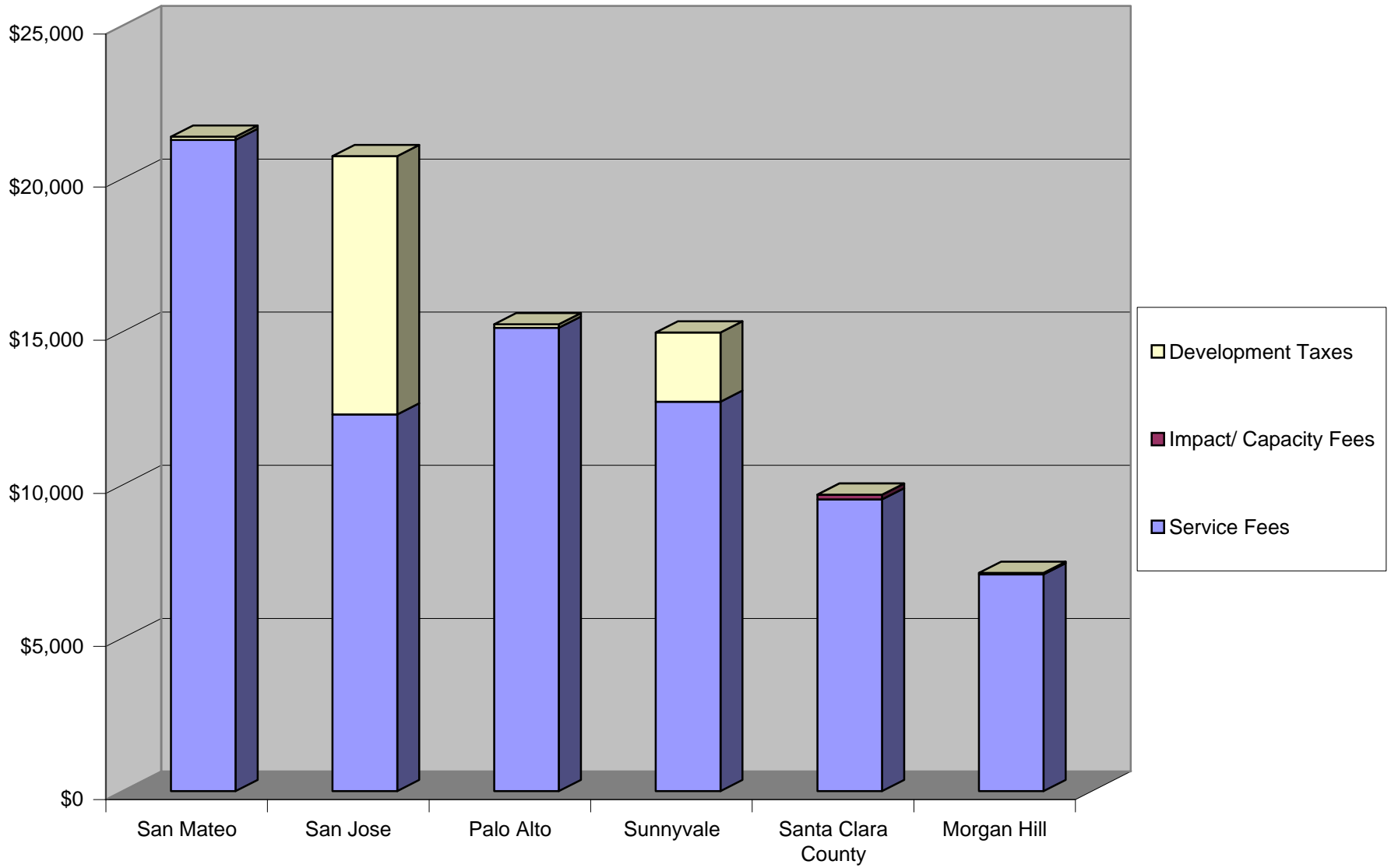
Acreage	3.5
Lots	1
Use	Retail
Square Footage	Improvements on 10,000 of 50,000 sq ft Bldg
Stories	1
Restrooms	Improve 2 of 10 restrooms
Parking	250 Spaces
Construction Type	Type III 1hr
Streets	Public
Sprinklers	Yes
Conditioned (HVAC)	Modify

Sign Approval and Public Works Assumptions:

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

Cost Component	County of Santa Clara	Morgan Hill	Palo Alto	San Mateo	San Jose	Sunnyvale
Entitlement Fees	2,805	1,135	-	-	55	-
Construction Fees	6,721	5,942	15,134	21,262	12,247	12,713
Impact/Capacity Fees	153	-	-	-	-	-
Development Taxes	-	53	113	108	8,431	2,268
Total Cost	\$ 9,679	\$ 7,130	\$ 15,247	\$ 21,370	\$ 20,733	\$ 14,981

Project 4 - Commercial Tenant Improvement - All Development Fees & Taxes



**2010-11 Bay Area Cost of Development Survey
Project Sample 5 - Industrial Research and Development Building**

Project Specifications

Construction Assumptions:

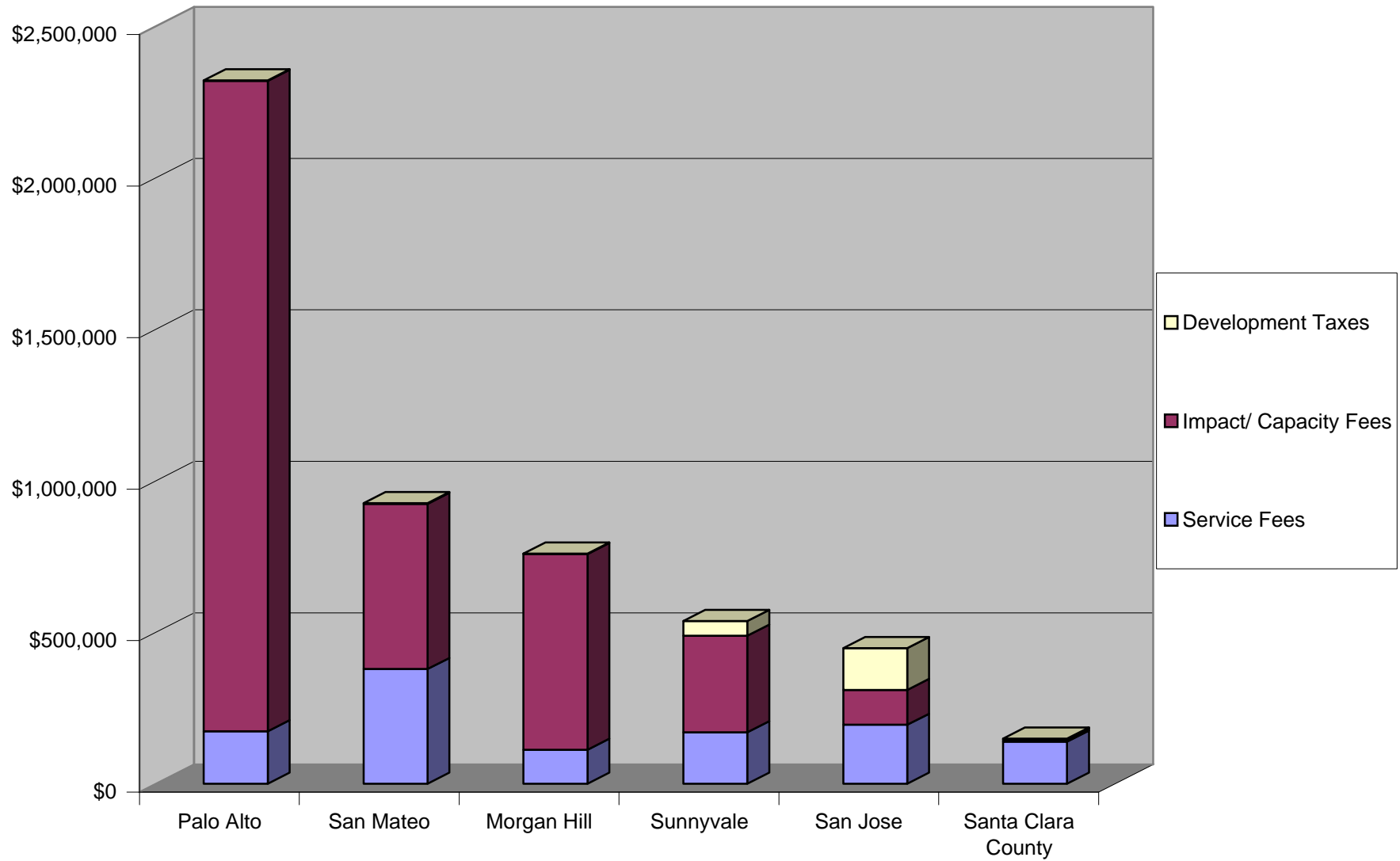
Acreage	4.5
Lots	1
Use	R & D
Square Footage	100,000
Stories	3
Restrooms	10
Parking	300 Spaces
Construction Type	Type III 1hr
Streets	Public
Sprinklers	Yes
Conditioned (HVAC)	Yes

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	County of Santa Clara	Morgan Hill	Palo Alto	San Mateo	San Jose	Sunnyvale
Entitlement Fees	11,045	10,112	6,450	40,092	56,533	303
Construction Fees	128,114	102,545	166,676	338,716	138,304	170,133
Impact/Capacity Fees	6,700	645,700	2,147,000	545,240	114,867	318,571
Development Taxes	3,197	1,197	1,657	2,159	138,483	48,600
Total Cost	\$ 149,056	\$ 759,554	\$ 2,321,783	\$ 926,207	\$ 448,187	\$ 537,607

Project 5 - Industrial R&D Building - All Development Fees & Taxes



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

**2010-11 Bay Area Cost of Development Survey
Project Sample 1 - Residential Addition/Alteration Fee Detail**

City/Jurisdiction	Cost Element	Cost	City/Jurisdiction	Cost Element	Cost
County of Santa Clara			San Mateo		
	Plan Check	675		Building/Planning Permit Fees	3,561
	Fire Marshall	91		Stormwater Pollution Prev. Programm	238
	Dept of Environmental Health	43		Plan Check	2,936
	Building Permits	3,219		SMIP & Parks Tax	372
	SMIP & CSBC	17		Santa Clara Total	7,107
	Comprehensive Planning Fee	98			
	Gilroy Total	4,143	San Jose		
Morgan Hill				General Plan Update Fee	21
	Plan Check Fee	1,154		Building Permit Fee	1,028
	GPA	135		Electrical/Mechanical/Plumbing Permit	788
	Permit	1,539		Permit Processing Fee (all trades-BEPM)	128
	Microfilm Fee	50		Record Retention Fee	182
	Seismic Fee (SMIP)	12		Building Plan Check Fee	1,261
	Morgan Hill Total	2,890		Building & Structure Tax	982
Palo Alto				SMIPA Tax (res.)	6
	Building Permit/PME Permits	2,119		San Jose Total	4,396
	Plan Check	2,110	Sunnyvale		
	Microfilm/Permit Automation	138		Permit Issuance & Technology Fees	75
	SMIP	12		Design Review & Permit Clearance Fees	520
	Comprehensive Plan Maintenance Fee	53		Building & Encroachment Permits	1,223
	Palo Alto Total	4,431		Electrical/Mechanical/Plumbing Permits	219
				Plan Check	673
				Energy Plan Check	67
				General Plan Maintenance Fee	104
				Construction Tax	375
				1" Radio-Read Water Meter	396
				Sunnyvale Total	3,652

Project 2 Detail by Agency

SINGLE FAMILY RESIDENTIAL DEVELOPMENT (50 Units)

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		
Sprinklers	No		
Conditioned (HVAC)	Yes		

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

County of Santa Clara

**2010-11 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				Model B-15 Units (Cont'd)			
Planning Office assumes SFR zoning exists, (no "PD", No PD permit)	-			Plan Check-Fire Marshal	1,365		
Design Review each unit Type (A,B, & C model)	9,636			Dept of Environmental Health (DEH)	2,145		
Mitigated Neg Dec (MND)	5,000			Subtotal Model B	78,501		
Subdivision (Tract) Appl (50 lots)	14,774						
w/concurrent grading	1,846			Model C-15 Units			
Cluster Subdivision Plan	1,400			Building Permit Fee	52,950		
Pre-Application	140			Building Plan Check First Unit	2,170		
Cluster Subdivision Tentative Map	1,400			Plan Check-Building (full fee first unit, 50% fee)	30,380		
Entitlement Fees Total:	34,196	684	9.8%	Plan Check -Planning	10,125		
				Plan Check-Fire Marshal	1,365		
Construction Fees				Dept of Environmental Health (DEH)	2,145		
Subdivision application as a Planning Referral-Fire Marshal	543			Subtotal Model C	99,135		
Tentative map as a LDE referral-Fire Marshal	362						
Final map as an LDE referral-Fire Marshal	362						
Min. Grading / Improvement Plan Check	16,016			Construction Fees Total:	302,156	6,043	86.6%
Min. Grading / Improvement Inspection	11,442						
Min. Map Check Fee	1,900			Impact / Capacity Fees			
Issue Tract Number	100			CPF- Model A, 20 Units-184.50X20	3,690		
Min. Easement Dedication Fee	400			CPF-Model B, 15 Units-225.50X15	3,383		
Min. NPDES	289			CPF-Model C 15 Units-226.50X15	3,398		
Subtotal	31,414						
Model A-20 Units				Impact / Capacity Fees Total:	10,470	209	3.0%
Building Permit Fee	56,320						
Building Plan Check First Unit	1,772			Development Taxes			
Plan Check-Building (full fee first unit \$1772, 50% fee)	16,834			SMIP	1,358		
Plan Check -Planning	13,500			CBSC	540		
Plan Check-Fire Marshal (FMO)	1,820			Development Taxes Total:	1,898	38	0.5%
Dept of Environmental Health (DEH)	2,860						
Subtotal, Model A	93,106			<i>Notes:</i>			
Model B-15 Units				<i>Existing R1 zoning. Design review required for each model type.</i>			
Building Permit Fee	49,027			<i>Major subdivision (50 lots) moderate complexity</i>			
Building Plan Check First Unit	1,979			<i>\$1,504 pre-app + \$13,270 = \$14,774 no cost over initial fee submittal</i>			
Plan Check-Building (full fee first unit \$1,979, 50% fee)	13,860						
Plan Check -Planning	10,125						
				Total Project Costs	348,720	6,974	100%

Palo Alto

**2010-11 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				<i>Model C - 15 units</i>			
Deposit - PC Zone Change*	6,240			Technology Enhancements Fee	266		
Deposit - Tentative Map *	5,200			Building Permit Fee	4,302		
Deposit - EIR or Neg Declaration *	-			Plan Check - Building	3,441		
Final Map	2,910			Plan Check - Zoning	1,290		
				Plan Check - Fire	1,936		
<i>* 100% of costs billed to applicant, including contract & staff costs, in addition to deposit</i>				Plan Check - Public Works	516		
				Microfilm (4.00/page, 30 pages)	120		
				Recycle (C&D) program	225		
Entitlement Fees Total:	14,350	287	0.4%	PME	1,010		
				SMIP	41		
				Comprehensive Plan Maintenance Fee	182		
Construction Fees				<i>Subtotal, Model C</i>	199,929	13,329	
<i>Model A - 20 units</i>				Construction Fees Total:	572,710	11,454	17.5%
Technology Enhancements Fee	197						
Building Permit Fee	3,170			Impact / Capacity Fees			
Plan Check - Building	2,535			Parkland Dedication in-lieu fee	2,385,000		
Plan Check - Zoning	951			Libraries	42,300		
Plan Check - Fire	1,426			Community Centers	121,250		
Plan Check - Public Works	380			Citywide Transportation Impact Fee	134,200		
Microfilm (4.00/page, 30 pages)	120						
Recycle (C&D) program	225			Impact / Capacity Fees Total:	2,682,750	53,655	82.0%
PME	770						
SMIP	28			Development Taxes			
Comprehensive Plan Maintenance Fee	125						
<i>Subtotal, Model A</i>	198,540	9,927		Development Taxes Total:	-	-	0.0%
<i>Model B - 15 units</i>							
Technology Enhancements Fee	231						
Building Permit Fee	3,731						
Plan Check - Building	2,985						
Plan Check - Zoning	1,119						
Plan Check - Fire	1,679						
Plan Check - Public Works	448						
Microfilm (4.00/page, 30 pages)	120						
Recycle (C&D) program	225						
PME	890						
SMIP	35			<i>BMR Note: See the full note on Palo Alto Project 3, page 24</i>			
Comprehensive Plan Maintenance Fee	153			<i>Parkland Dedication Note: See the full note on Palo Alto Project 3, page 24</i>			
<i>Subtotal, Model B</i>	174,241	11,616					
				Total Project Costs	3,269,810	65,396	100%

San Jose

**2010-11 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	12,045			Model C - 15 units			
Mitigation Monitoring Fee Res	560			Bldg Prmt - NR	21,630		
Environmental Clearance - Res	3,366			Elect Prmt - NR	6,922		
Public Noticing	300			Mech Prmt - NR	3,461		
Noticing (Up to 4 Sheets)	300			Plbg Prmt - NR	6,922		
Newspaper Noticing	680			Bldg PC - NR	2,709		
NOD County Clerk Recording Charge	50			Record Ret/Dup	3,893		
PD Permit - Res	7,405			Plot Plan Review	788		
Public Noticing	300			Permit Issuance - NR	640		
NOD County Clerk Recording Charge	50			Grading Permit	4,305		
Permit Recordation	15			Erosion / Sediment Control	7,009		
T-Map/ VT Amend - Res	7,370			Tract Map	8,242		
Public Noticing	300			Construction E&I	133,262		
Newspaper Noticing	55			Water Meter / Engineering & Inspection	27,241		
Planning Permits Review (PDC, PD, PT)	10,393			Fire - Arch Plan Review & Inspection	3,296		
Traffic Workscope	2,501			Construction Fees Total:	333,858	6,677	22.0%
Traffic Report Review Fee	2,888						
General Plan Update Fee	1,900			Impact / Capacity Fees			
Entitlement Fees Total:	50,478	1,010	3.3%	Parkland Dedication In-Lieu Fees	570,000		
Construction Fees				Water Area and Frontage Fee	14,000		
Model A - 20 units				Major Water Facilities Fee	27,250		
Bldg Prmt - NR	28,840			Storm and Sanitary Sewer Fees	74,850		
Elect Prmt - NR	8,240			D.O.T. Street Tree Fees	10,200		
Mech Prmt - NR	4,120			CDDD Solid Waste Deposit A - 8,400			
Plbg Prmt - NR	8,240			CDDD Solid Waste Deposit B - 7,500			
Bldg PC - NR	2,625			CDDD Solid Waste Deposit C - 8,700			
Record Ret/Dup	4,944			Impact / Capacity Fee Total:	696,300	13,926	45.8%
Plot Plan Review	1,050						
Permit Issuance - NR	640			Development Taxes			
Model B - 15 units				Bldg & Struct Tax A+B+C	163,072		
Bldg Prmt - NR	21,630			Const Tax Dist X A+B+C	7,500		
Elect Prmt - NR	6,180			Construction Excise Tax Res. A+B+C	259,256		
Mech Prmt - NR	3,090			Res. Const. Tax A+B+C	9,000		
Plbg Prmt - NR	6,180			SMIPA - Residential A+B+C	1,059		
Bldg PC - NR	2,625			BSARF A+B+C	460		
Record Ret/Dup	3,708			Development Taxes Total:	440,347	8,807	29.0%
Plot Plan Review	788						
Permit Issuance - NR	640						
				Total Project Costs	1,520,983	30,420	100%

Project 3 Detail by Agency

MULTI-FAMILY TOWNHOUSE DEVELOPMENT (96 Units)

Acreage	6			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)
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			

San Mateo

**2010-2011 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			
Planning Service Fee	80,814			Park In-Lieu/Impact Fee	1,545,216		
				WWTP Phase II	83,304		
				Traffic Impact	236,928		
				South Trunk	363,476		
					-		
					-		
				Impact / Capacity Fees Total:	2,228,924	23,218	78.9%
Entitlement Fees Total:	80,814	842	2.9%				
Construction Fees				Development Taxes			
Fire Plan Check	13,851			SMI Tax	2,072		
Building Plan Check	36,825			Development Taxes Total:	2,072	22	0.1%
Planning Plan Check	14,719						
Building Permit Fee	187,864						
Building Service Fee	99,463						
Park Plan Check & Inspection Fee	10,368						
Building Standard Commission Fee	842						
Archive Maintenance Fee	9,393						
Planning Inspection Fee	10,368						
Electrical Permit	27,813						
Plumbing Permit	27,813						
Mechanical Permit	27,814						
C&D Deposit - \$30,000							
Encroachment Permit	24,300						
Charges for PW	20,000						
Construction Fees Total:	511,434	5,327	18.1%				
<i>Notes:</i>							
<i>C&D Deposit (max of \$30,000 per project total)</i>							
<i>Park & Rec Tax (Park In-Lieu Fee Collected by PW)</i>							
<i>Project valuation projected to equal \$20,721,495</i>							
				Total Project Costs	2,823,244	29,409	100%

San Jose

**2010-11 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	16,645			Buildings 11-16 2A units 2B units 2C units			
Mitigation Monitoring Fee Res	560			Bldg Prmt - NR	29,664		
Environmental Clearance - Res	3,366			Elect Prmt - NR	13,596		
Public Noticing	300			Mech Prmt - NR	9,888		
Noticing (Up to 4 Sheets)	300			Plbg Prmt - NR	9,888		
Newspaper Noticing	680			Record Ret/Dup	6,304		
NOD County Clerk Recording Charge	50			Processing and Issuance	960		
PD Permit - Res	10,349			Grading Permit	3,231		
Public Noticing	300			Erosion / Sediment Control	7,009		
T-Map/ VT Amend - Res	10,038			Tract Map	5,041		
Public Noticing	300			Construction E&I	104,069		
Newspaper Noticing	55			Water Meter / Engineering & Inspection	37,427		
Planning Permits Review (PDC, PD, PT)	11,819			FE-Arch Plan Review & Inspection	25,750		
Traffic Workscope	2,501			Fire Sprinkler Permit	8,125		
Traffic Report Review Fee	2,888			Fire Alarm (Sprinkler Monitoring) Permit	6,307		
General Plan Update Fee	2,559			Construction Fees Total:	442,069	4,605	22.8%
Entitlement Fees Total:	62,710	653	3.2%				
				Impact / Capacity Fees			
Construction Fees				Parkland Dedication In-Lieu Fees	720,000		
Bldg PC - NR	26,145			Water Area and Frontage Fee	12,000		
Elect PC - NR	10,395			Major Water Facilities Fee	21,600		
Mech PC - NR	10,395			Storm and Sanitary Sewer Fees	75,360		
Plbg PC - NR	10,395			D.O.T. Street Tree Fees	4,080		
Buildings 1-5 2A units 2B units 2C units				CDDD Solid Waste Deposit A - 15,400			
Bldg Prmt - NR	24,720			CDDD Solid Waste Deposit B - 18,200			
Elect Prmt - NR	11,330			CDDD Solid Waste Deposit C - 5,100			
Mech Prmt - NR	8,240			Green Building Deposit - 58,200			
Plbg Prmt - NR	8,240			Impact / Capacity Fee Total:	833,040	8,678	43.0%
Record Ret/Dup	5,250			Development Taxes			
Processing and Issuance	960			Bldg & Struct Tax A+B+C	226,243		
Buildings 6-10 2A units 2B units 2C units				Const Tax Dist X A+B+C	7,920		
Bldg Prmt - NR	24,720			Construction Excise Tax Res. A+B+C	355,531		
Elect Prmt - NR	11,330			Res. Const. Tax A+B+C	9,504		
Mech Prmt - NR	8,240			SMIPA - Residential A+B+C	1,469		
Plbg Prmt - NR	8,240			BSARF	592		
Record Ret/Dup	5,250			Development Taxes Total:	601,259	6,263	
Processing and Issuance	960						
				Total Project Costs	1,939,078	20,199	100%

Sunnyvale

**2010-11 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			
Planned Development Combining District	4,862			Park Dedication In-Lieu Fee	1,625,868		
Special Development Permit	2,917			Transportation Impact Fee	120,759		
Major Plan Review	27,853			Water Connection Fee	42,960		
Tentative Map	1,487			Sanitary Sewer Connection Fee	262,928		
Environmental Assessment	669						
Entitlement Fees Total:	37,788	394	1.5%	Impact / Capacity Fees Total:	2,052,515	21,380	80.4%
Construction Fees				Development Taxes			
Issuance Fee	2,304			Construction Tax	95,256		
Building Permit	172,290						
Electrical Permit	15,480			Development Taxes Total:	95,256	992	3.7%
Grading Permit	606						
Mechanical Permit	15,480						
Plumbing Permit	15,480						
Plan Check	62,434						
Energy Plan Check	6,217						
	290,291						
General Plan Maintenance	26,460						
Technology Fee	34						
Engineering and Inspection Fees	31,500						
Two 6" master water meters	9,197						
Two 6" domestic water taps	1,014						
Two 8" fire service taps	1,014						
Two 5/8" DCDA meters	296						
One 2" irrigation water meter	746						
One 2" irrigation water tap	266						
	70,526						
Final Map	3,137						
Final Map	840						
Technology Surcharge Fee	17						
Building Plan Check Clearance Fee	2,321						
	6,315						
Construction Fees Total:	367,132	3,824	14.4%	Total Project Costs	2,552,692	26,591	100%

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

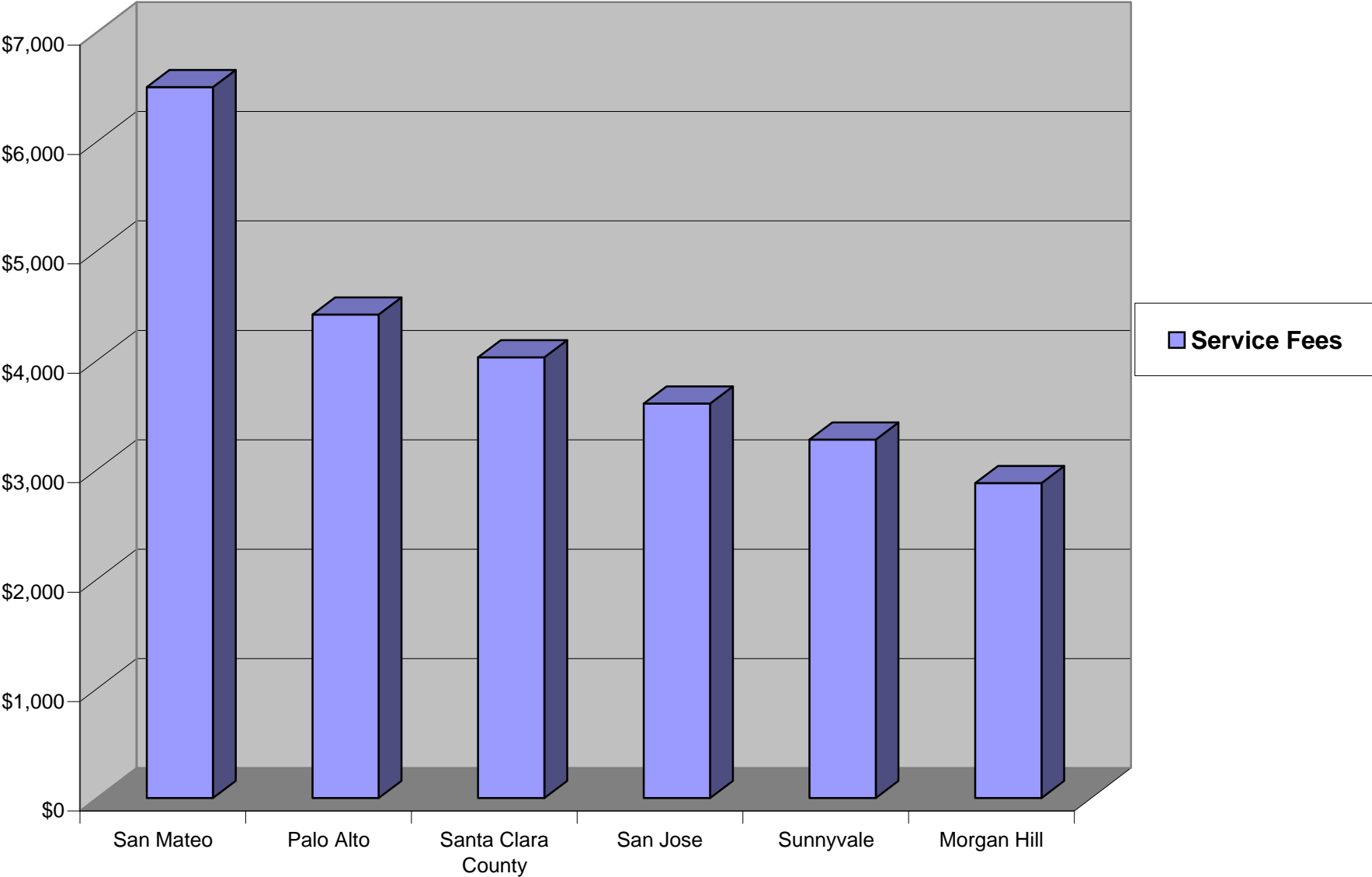
San Jose

**2010-11 Bay Area Cost of Development Survey
Sample Project 5 - Industrial Research and Development Building**

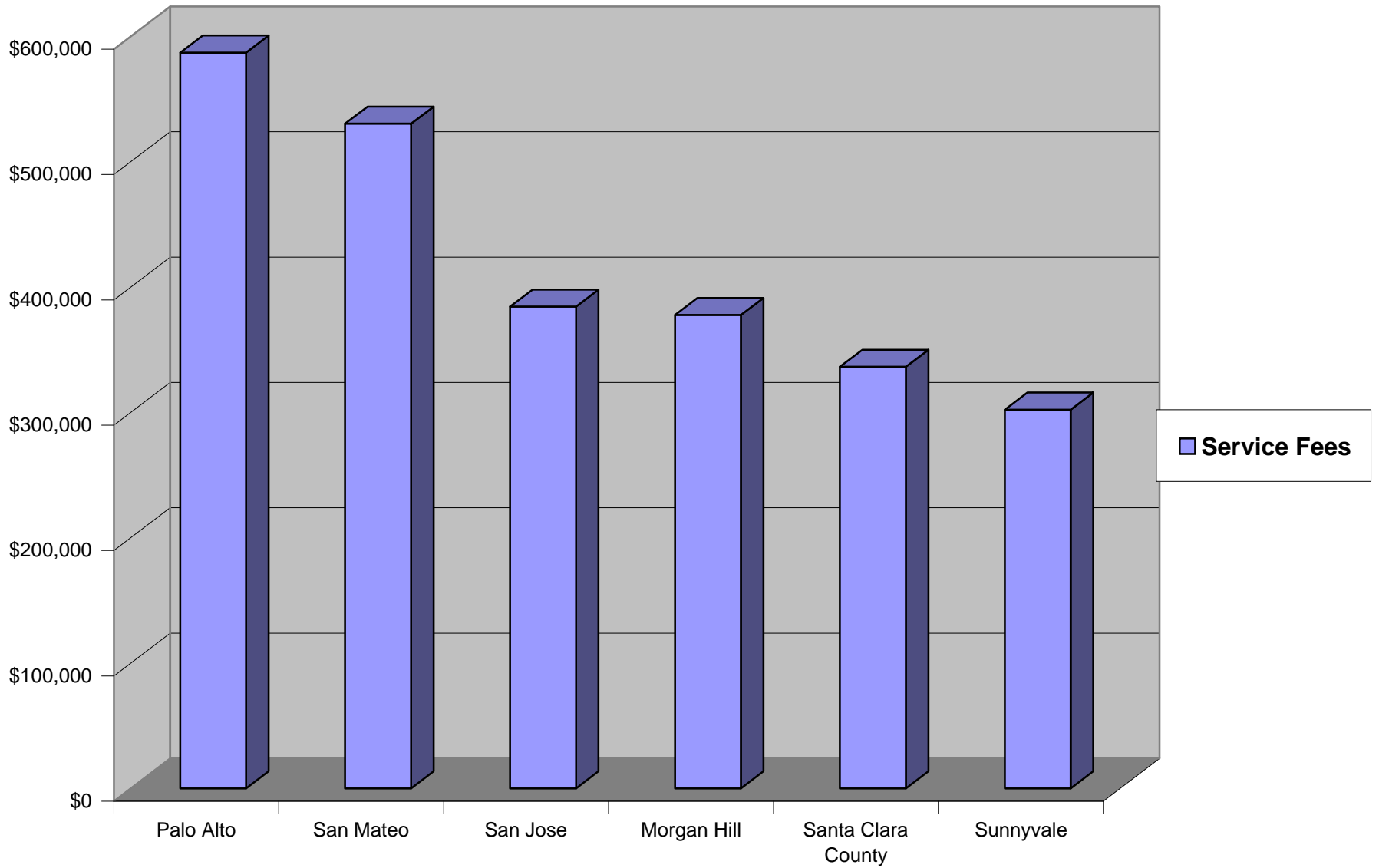
Cost Components:	Project Cost	%	Cost Components:	Project Cost	%
Entitlement Fees			Impact / Capacity Fees		
Site Dev Permit (H/HA) - Nres	37,400		Water Area and Frontage Fee	14,000	
Fire Preliminary Site Review	618		Major Water Facilities Fee	25,000	
Building Preliminary Review	630		Storm and Sanitary Sewer Fees	75,767	
Environmental Clearance - Nres	3,366		CDD Review	100	
Public Noticing	300		Green Building Deposit - \$30,000		
ND Noticing (Up to 4 Sheets)	300		CDDD Solid Waste Deposit FI - \$14,000		
Permit Recordation	18				
County Clerk Recording Charge	50				
Planning Permit Review	7,310				
Traffic Report Review Fee	2,571				
Traffic Workslope Fee	3,196				
General Plan Update Fee	774				
Entitlement Fees Total:	56,533	12.6%	Impact / Capacity Fees Total:	114,867	25.6%
Construction Fees			Development Taxes		
Grading Permit	2,358		Bldg & Struct Tax Shell	127,300	
Erosion / Sediment Control	4,941		Const Tax Dist X	8,000	
Construction E&I	41,760		SMIPA - Industrial	2,673	
Bldg Prmt - AO 100,000 SqFt Shell Building	14,420		BSARF	510	
Elect Prmt - AO	4,120				
Mech Prmt - AO	2,781				
Bldg PC - AO	17,535				
Plbg Prmt - AO	1,957				
Record Ret/Dup	2,000				
Elect PC - AO	2,205				
Mech PC - AO	2,100				
Plbg PC - AO	2,205				
Permit Issuance - Bldg/Plumb/Mech/Elect	5,120				
Fire Plan Review	8,858				
Water Meter / Engineering & Inspection	16,715				
Fire Arch Eng. Building Inspection	2,884				
Fire Sprinkler Permit	5,933				
Fire Alarm Permit	412				
Construction Fees Total:	138,304	30.9%	Development Taxes Total:	138,483	30.9%
			Total Project Costs	448,188	100%

Service Fee Comparison Charts

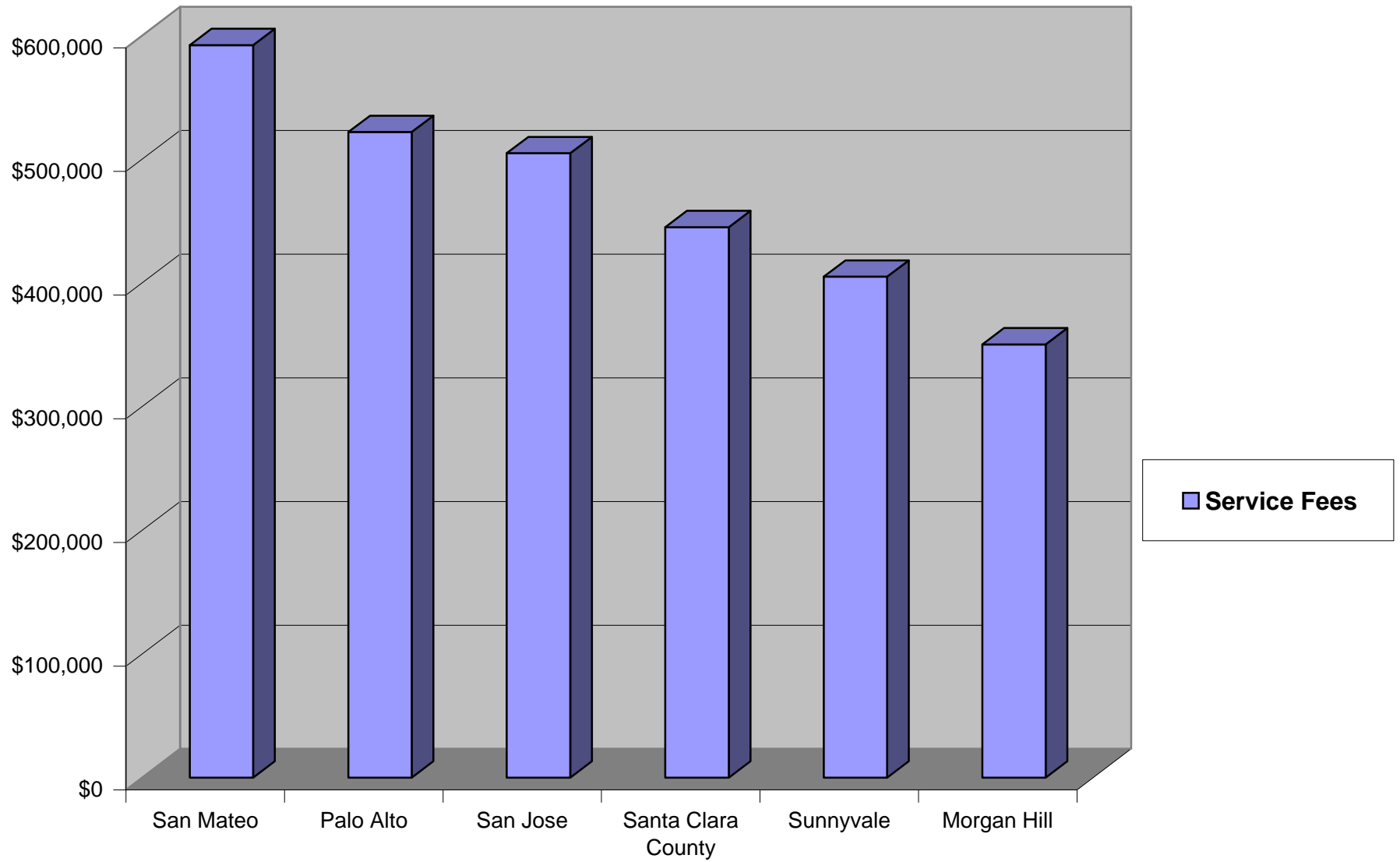
Project 1 - Residential Addition / Alteration - Service Fees Only



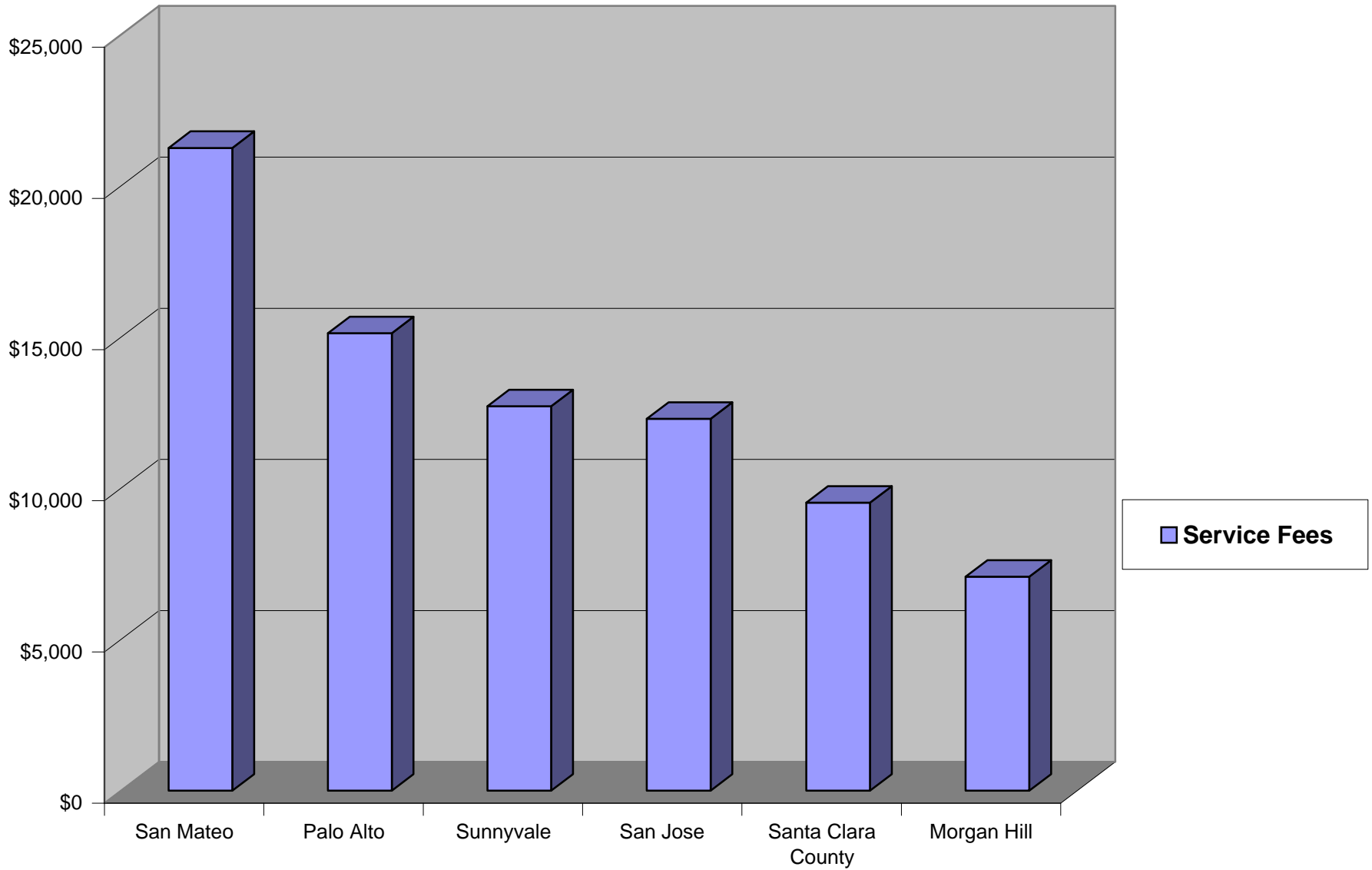
Project 2 - Single Family Residential Development - Service Fees Only



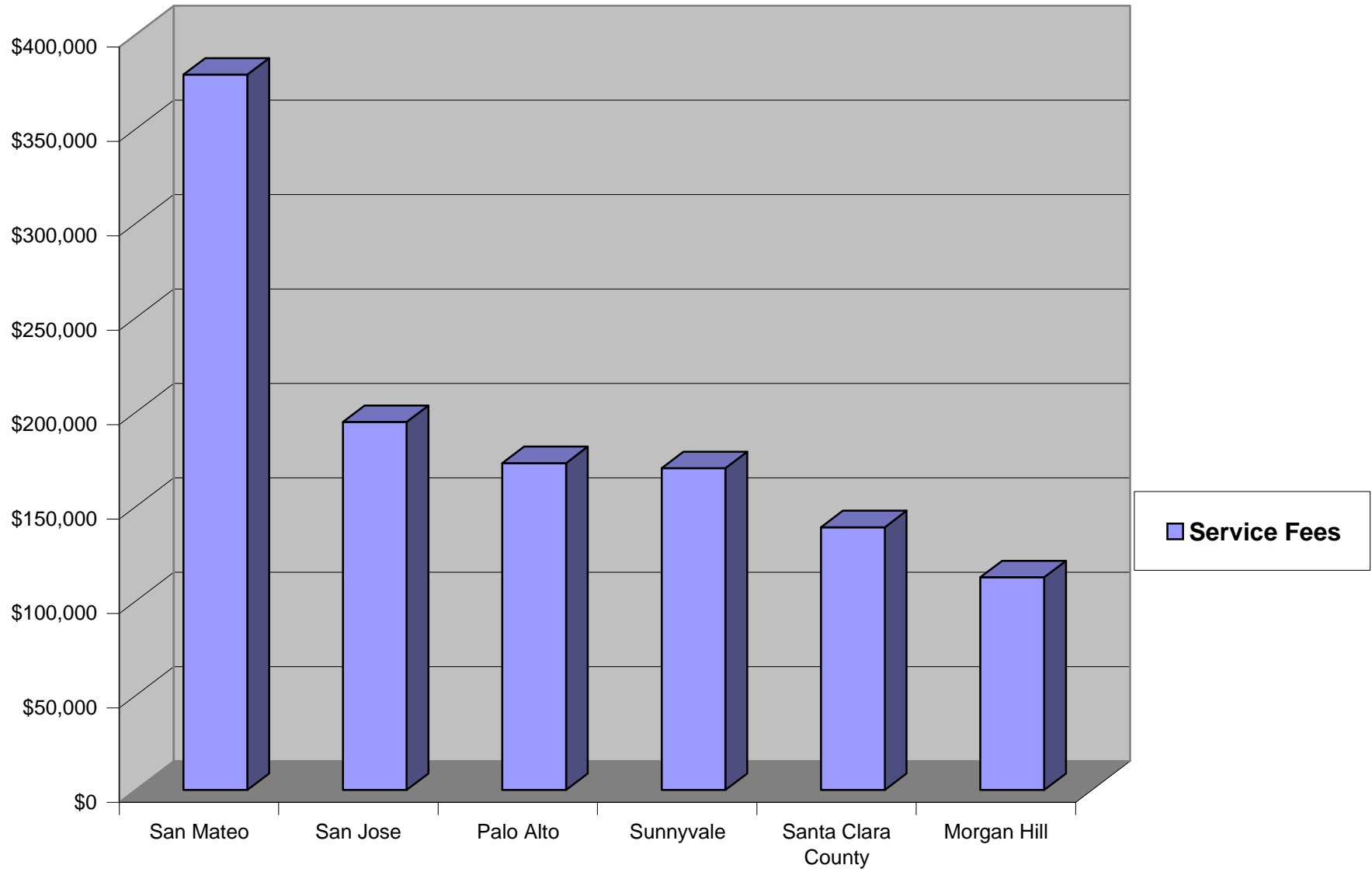
Project 3 - Multi-Family Residential Development - Service Fees Only



Project 4 - Commercial Tenant Improvement - Service Fees Only



Project 5 - Industrial R&D Building - Service Fees Only



APPENDIX

OPTIONAL PROJECT 6

**2010-11 Bay Area Cost of Development Survey
Project Sample 6 - Residential High Rise Project (Optional)**

Project Specifications

Construction Assumptions:

Acreage	1.42
Lots	1
Use	Residential
Square Footage	584,837
Stories	22
Residential Units	330
Use	Commercial
Square Footage	8,000
Parking*	208,996 sq ft
Construction Type	Type I FR
Streets	Public
Sprinklers	Yes
Conditioned (HVAC)	Yes

*5-level parking garage has 3 levels below grade, 1 level at grade and 1 level above grade

Planning and Public Works Assumptions:

Project Requires Site Development Permit, High Complexity (No Zoning Change)
 Project Generates 318 Peak Hour Trips
 Major Grading work (62,000CY),
 Type 2 Erosion/Sediment Control
 Landscaping - 16 Street Trees and Irrigation
 No Traffic Signal Work
 Sewage Fees Based on Residential Use
Street Frontage and Parking Improvements:
 Remove Curb and Gutter (745 LF)
 Remove Driveway (400 SF)
 Remove Sidewalk (7,600 SF)
 Sawcut (745 LF)
 6" Curb and Gutter (A2) (745 LF)
 AC Paving Overlay (1,490 SF)
 New Sidewalk (7,400 SF)
 Wheelchair Ramp (2 EA)
 New Driveways (R6) (810 SF)

Sanitary Sewer

8" Sewer Pipe (25 LF)
 10" Sewer Pipe (27 LF)
 Connect to Existing Manhole (1 EA)
 New Manhole over Existing Sewer System (1 EA)

Storm Drain

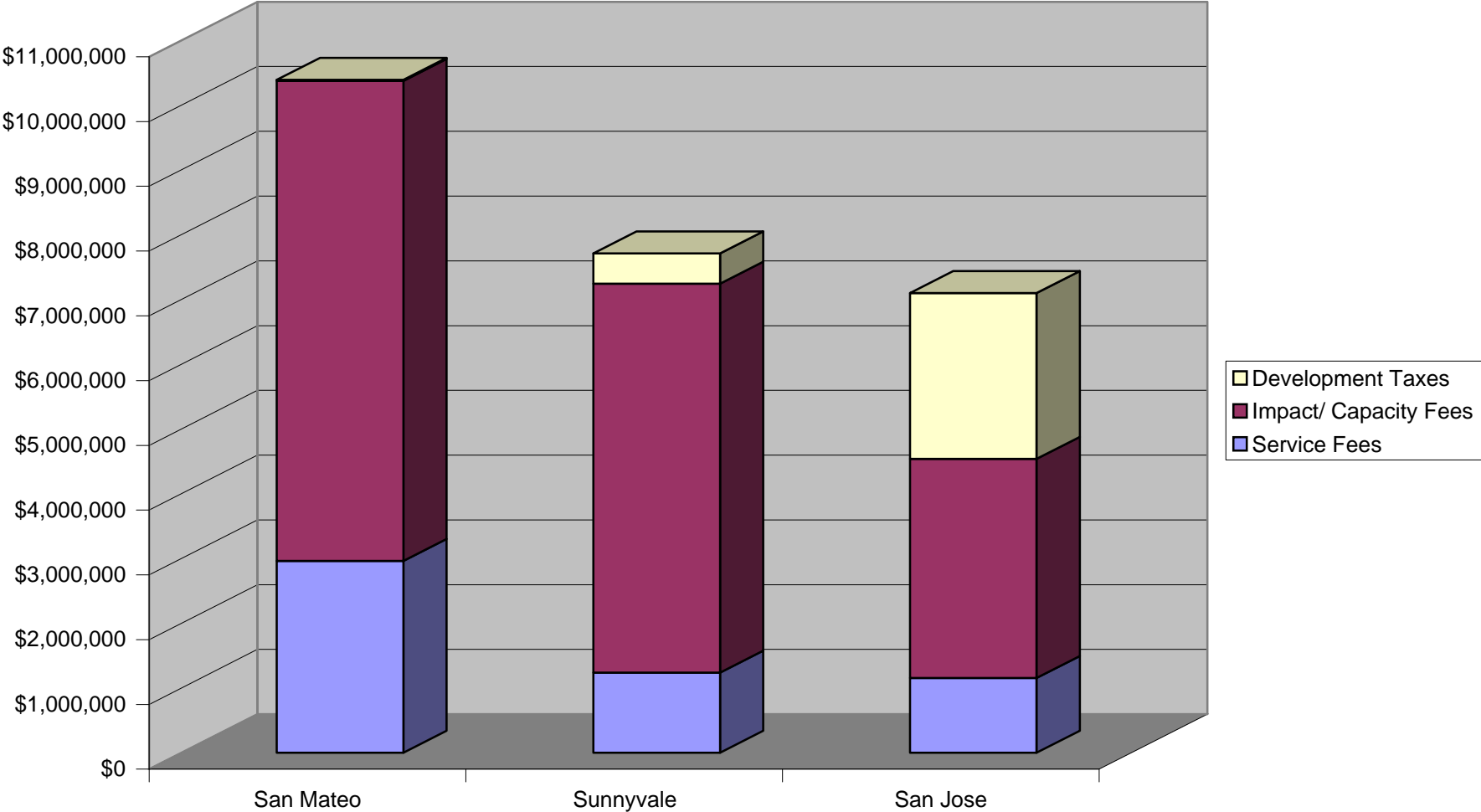
12" Storm Pipe (34 LF)
 Connect to Existing Manhole (1 EA)

San Jose Assumptions:

Downtown Park Fee Rate of \$10,500/Unit.
 Range is \$4,700 (Alviso) to \$15,700 (Willow Glen)
 Located in San Jose Muni Water Area

Cost Component	San Mateo	San Jose	Sunnyvale
Entitlement Fees	330,485	71,899	5,073
Construction Fees	2,629,995	1,082,234	1,230,869
Impact/Capacity Fees	7,412,230	3,381,719	6,004,032
Development Taxes	17,795	2,561,061	470,767
Total Cost	10,390,505	7,096,913	7,710,741

Project 6 - Residential High Rise (Optional)



San Jose

**2010-11 Bay Area Cost of Development Survey
Project Sample 6 (Optional) - Residential High Rise Building**

Cost Components:	Project Cost	%	Cost Components:	Project Cost	%
Entitlement Fees			Impact / Capacity Fees		
Site Dev Permit (H/HA) - Nres	37,400		Parkland Dedication In-Lieu Fees	2,953,500	
Permit recordation	18		Water Area and Frontage Fee	41,720	
Re-use of EIR	3,366		Major Water Facilities Fee	60,200	
Public Noticing	300		Storm and Sanitary Sewer Fees	326,259	
Building Preliminary Review	630		CDD Review	100	
Newspaper Noticing	785		Green Building Deposit - 2,400		
Geometric Plan Review	450		CDDD Deposit - 20,000		
Fire Prevention	618				
General Plan Update Fee	8,222				
PW Planning Permits Review (H permit)	12,242				
Traffic Report Review Fee	3,346				
Traffic Workshop	4,522				
Entitlement Fees Total:	71,899	1.0%	Impact / Capacity Fees Total:	3,381,779	47.7%
Construction Fees			Development Taxes		
Grading Permit	9,712		Bldg & Struct Total	969,232	
Erosion / Sediment Control	4,941		Construction Excise Tax AO/NR	1,527,843	
Revocable Encroachment for Shoring	5,624		Const Tax Dist X	25,390	
Construction E&I	40,272		Res Const. Tax	29,700	
Bldg Prmt - AO/NR	340,900		SMIPA - Total	6,377	
Elect Prmt - AO/NR	138,741		BSARF	2,519	
Mech Prmt - AO/NR	70,143				
Bldg PC - AO/NR	97,860				
Plbg Prmt - AO/NR	139,771				
Record Ret/Dup	2,731				
Elect PC - AO/NR	12,705				
Mech PC - AO/NR	12,705				
Plbg PC - AO/NR	12,915				
Permit Issuance - Bldg/Plumb/Mech/Elect	6,400				
Water Meter / Engineering & Inspection	6,000				
FE-Arch Plan Review & Inspection	125,614				
Fire Sprinkler Permit	42,490				
Fire Alarm Permit	12,710				
Construction Fees Total:	1,082,234	15.2%	Development Taxes Total:	2,561,061	36.1%
			Total Project Costs	7,096,973	100%

2010-11 Bay Area Cost of Development Survey

ACKNOWLEDGEMENTS

Compiling this cost of development survey has proved to be challenging and time-consuming task for the agencies that participate. The Survey was distributed to 32 bay area cities and the Counties of Santa Clara and San Mateo on October 15, 2010. The cities included Campbell, Cupertino, Daly City, East Palo Alto, Fremont, Gilroy, Los Gatos, Milpitas, Morgan Hill, Mountain View, Newark, Palo Alto, San Mateo, San Jose, San Francisco, Santa Clara, Saratoga, and Sunnyvale. Responses deemed to be complete enough for inclusion were received from the five cities and one county represented in this survey. It should be acknowledged that, while requests from neighboring agencies for fee information is relatively common, the amount of work required to cost this survey's 5 sample projects and optional sixth project are considerable. For these reason the authors of this survey would like to thank the following individuals for their attention, assistance and going "above and beyond" to make this survey possible:

Garrett Toy	City of Morgan Hill	Anthony Thornberry	City of San Jose
Karl Bjarke	City of Morgan Hill	Lance Willis	City of San Jose
Scott Creer	City of Morgan Hill	Ed Tolentino	City of San Jose
Mario Jimenez	City of Morgan Hill	Roger Storz	City of San Jose
Robert Ramirez	City of Morgan Hill	Michael Liw	City of San Jose
Mary Figone	City of Palo Alto	Ryan Do	City of San Jose
Larry Perlin	City of Palo Alto	Tim Town	City of San Jose
Rosemary Morse	City of Palo Alto	Lee Butler	City of San Jose
Amy French	City of Palo Alto	Ali Fatapour	City of Sunnyvale
Christina Gilmore	City of San Mateo	Diana Perkins	City of Sunnyvale
Laura Aguirre	City of San Mateo	Dawn Brenton	County of Santa Clara
Sandy Council	City of San Mateo	Chris Freitas	County of Santa Clara
Stephen Scott	City of San Mateo	Daren Wardell	County of Santa Clara
Martin Quan	City of San Mateo	Darrell Wong	County of Santa Clara
		Laura Colunga	County of Santa Clara

- Page Benway
City of San Jose