

Building and Site Development Fees

How much would you currently expect to pay for:

- Building and Site Development fees
- “Out the Door” permit costs



Services Provided by Building and Site Development (BSD)

Building Safety

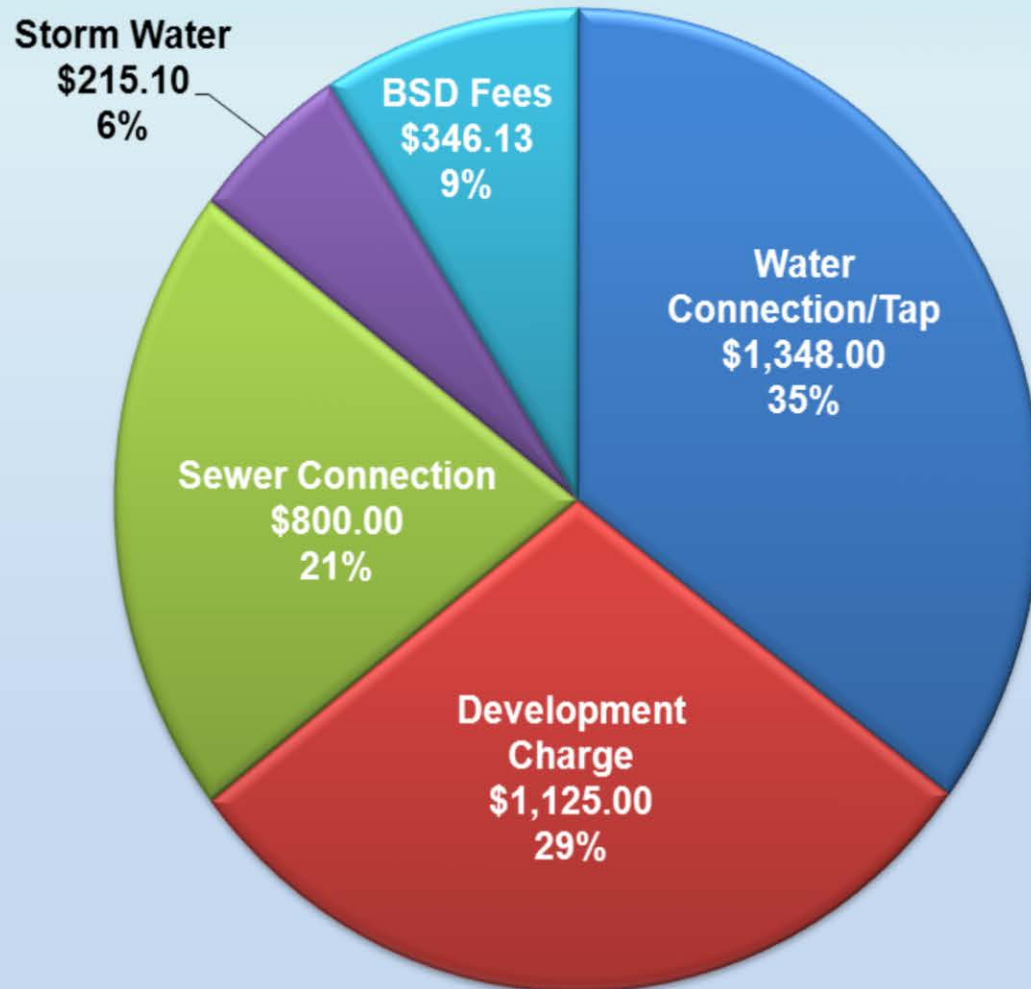
- Erosion control
- Footings
- Groundwork
- Framing
- Mechanical
- Electrical
- Plumbing
- Fuel gas
- Fire rated assemblies
- Building final

Site Development

- Soil stockpiles/Land disturbance
- Storm sewers
- Streets
- Erosion control
- Stormwater and detention BMP's
- Plat review
- Subdivision plan review
- Landscaping
- Sidewalks
- Drive approaches
- Yard finals
- Tree preservation and stream buffer

Average of 10 visits during construction

4011 Shearwater Drive
2,390 Square Feet **Built in 2011**



BSD Fees:
\$346.13

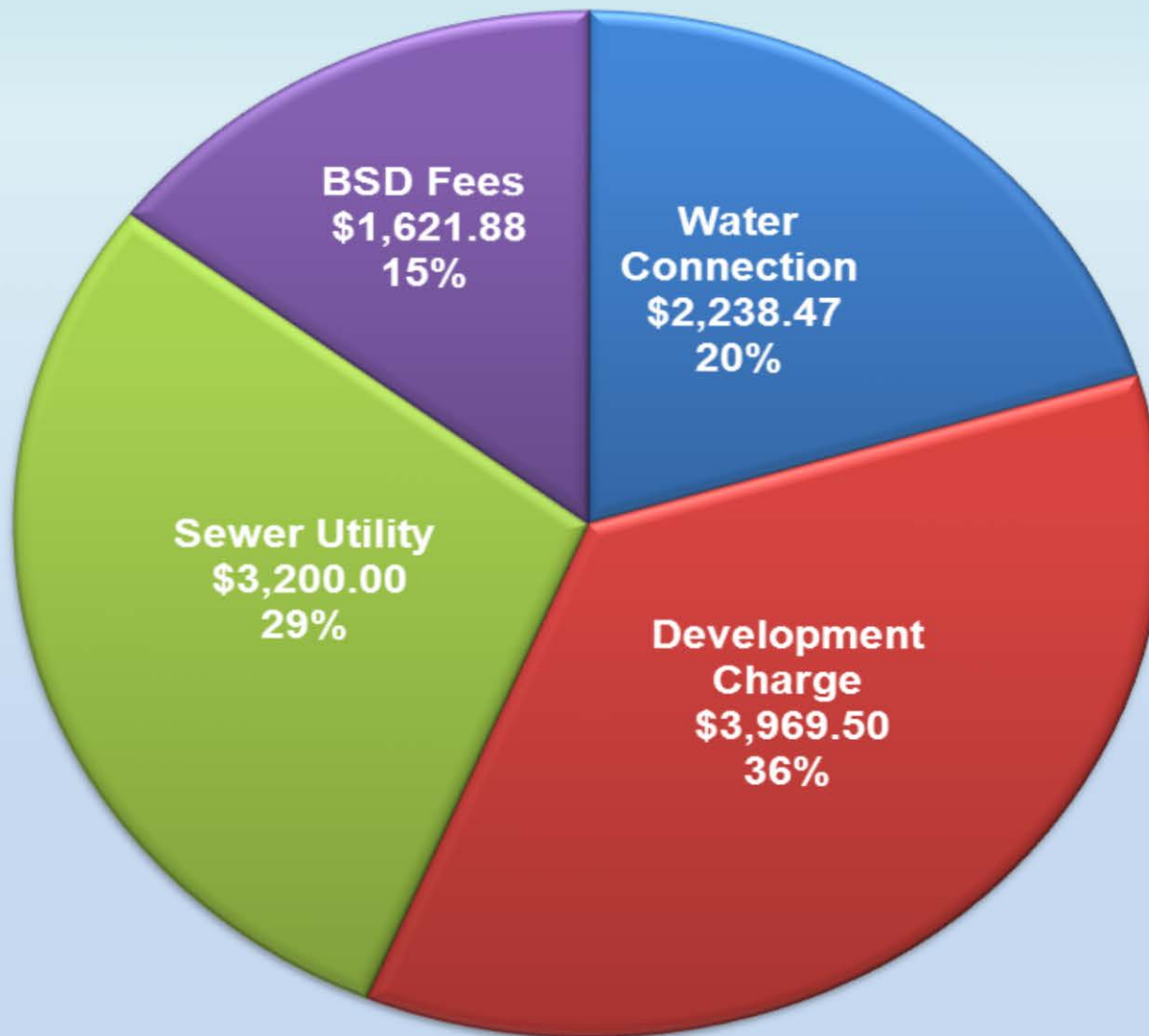
Out the Door
Fees: \$3,834.23

How much would you currently expect to pay for:

- Building and Site Development fees
- “Out the Door” permit costs



Cheddar's Restaurant
7,939 Square Feet **Currently Under Construction**



BSD Fees:
\$1,621.88

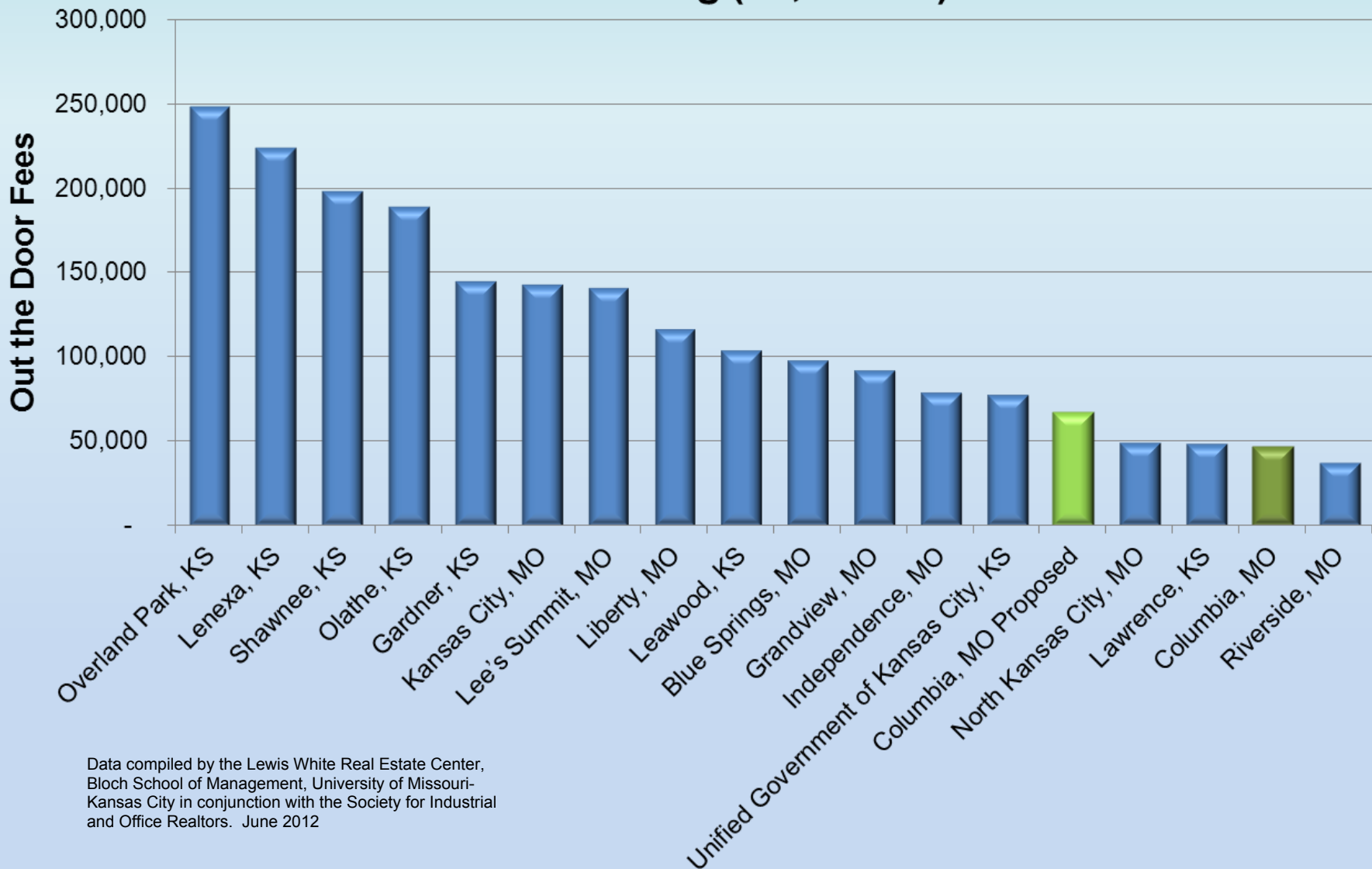
Out the Door
Fees:
\$11,029.85

How Do Our Fees Compare to Other Cities?

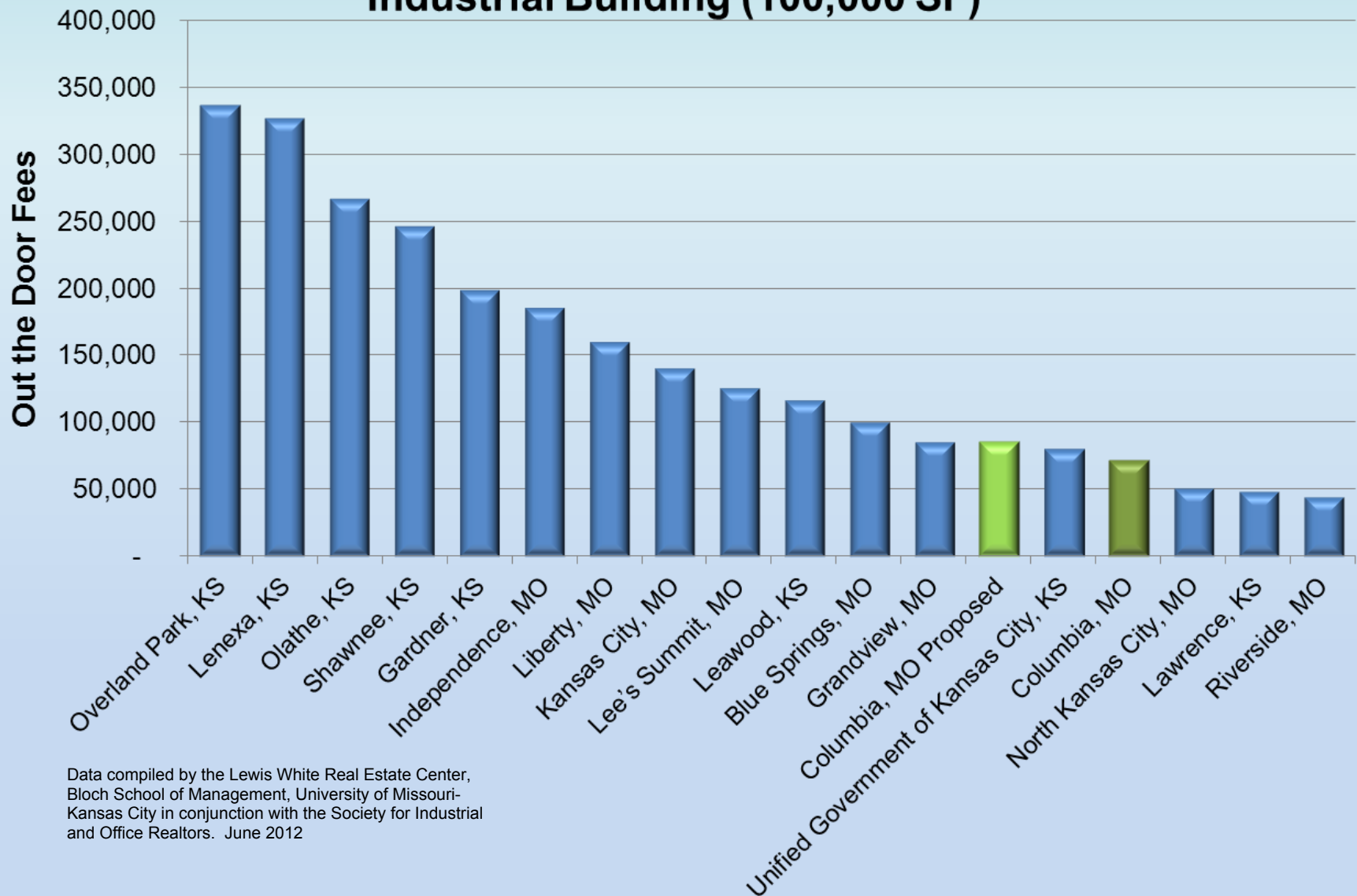
Comparison of Out the Door Fees

UMKC SIOR Study - June, 2012

Office Building (60,000 SF)



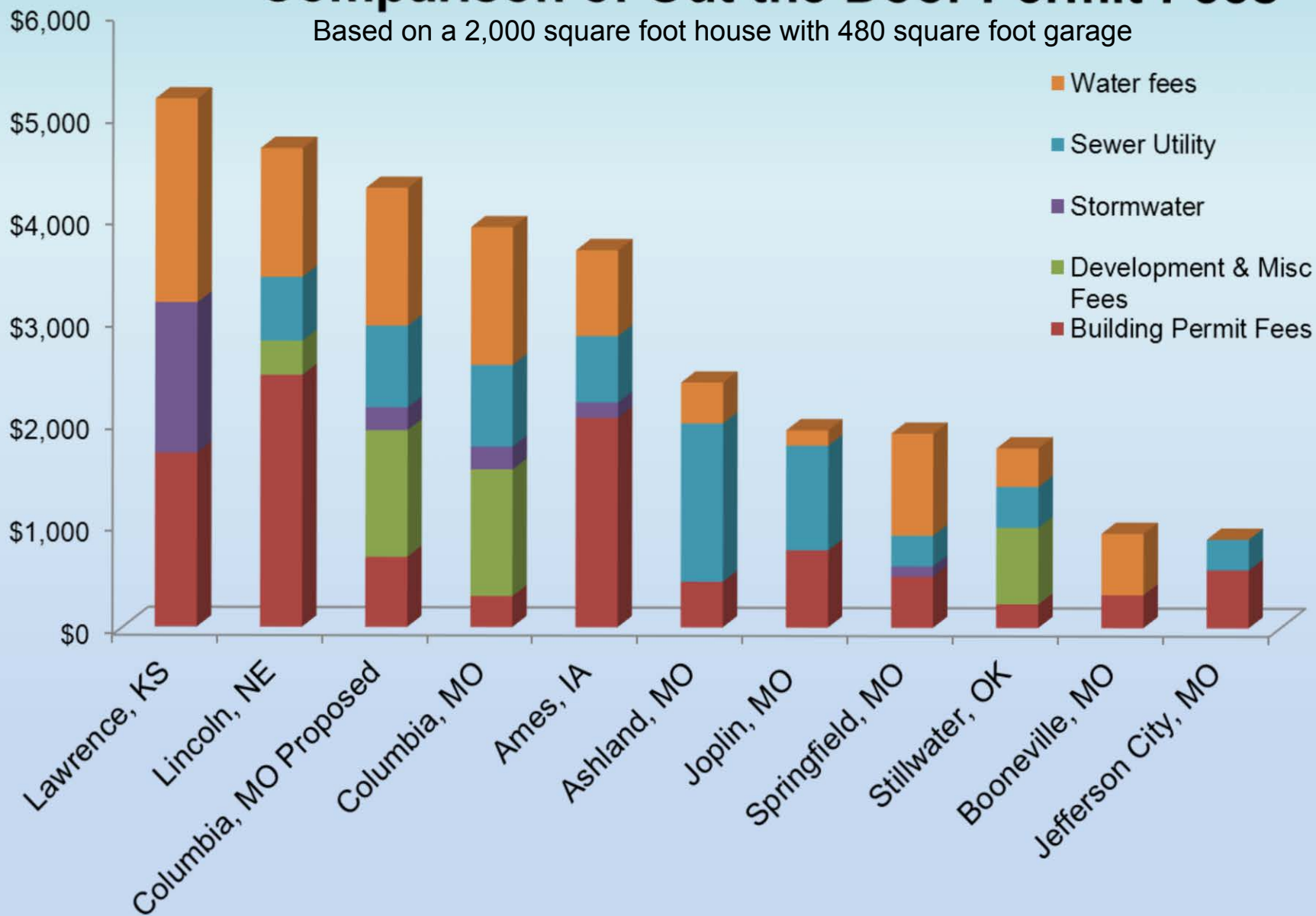
Comparison of Out the Door Fees UMKC SIOR Study - June, 2012 Industrial Building (100,000 SF)



Data compiled by the Lewis White Real Estate Center,
Bloch School of Management, University of Missouri-
Kansas City in conjunction with the Society for Industrial
and Office Realtors. June 2012

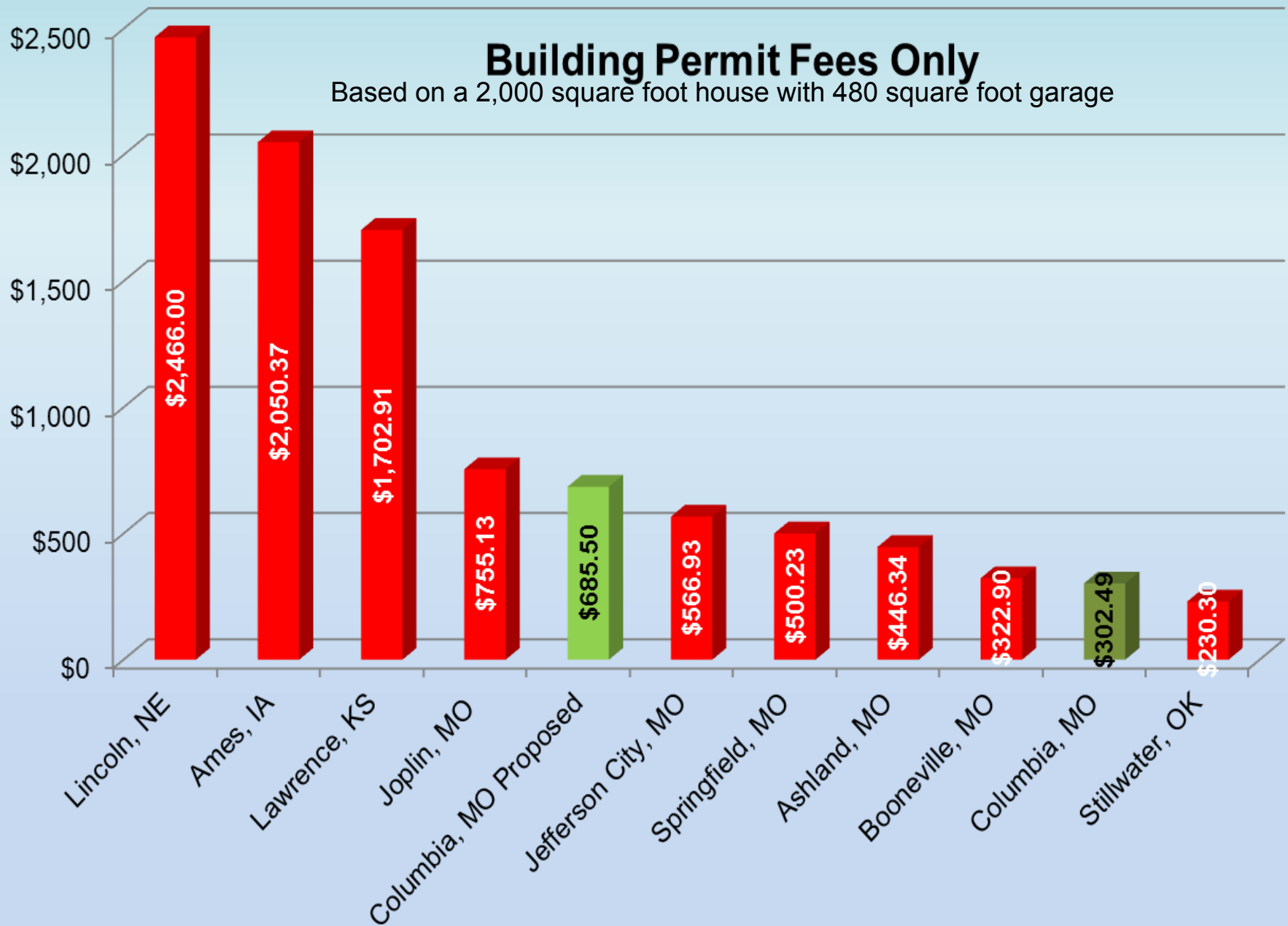
Comparison of Out the Door Permit Fees

Based on a 2,000 square foot house with 480 square foot garage



Building Permit Fees Only

Based on a 2,000 square foot house with 480 square foot garage



Menard's

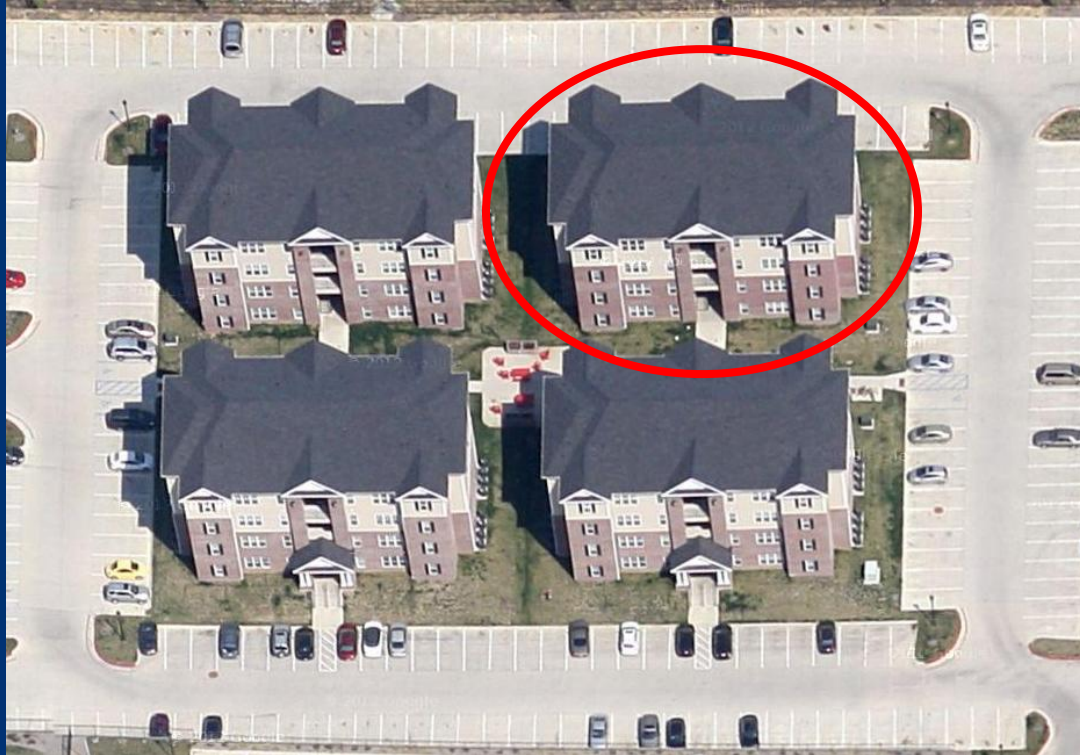
Built in 2008 173,311 Square Feet



	Calculated Valuation	Building and Site Dev. (BSD) Fee	BSD Fee Per Sq. Ft.	BSD Fee as a % of Valuation	Out the Door (OTD) Costs	OTD Costs Per Sq. Ft.
2008	\$7,977,000	\$13,247.04	\$0.076	0.17%	\$95,824.94	\$0.55
Proposed	\$18,786,912	\$63,402.72	\$0.37	0.34%	\$145,980.65	\$0.84

The Grove (One Building)

Built in 2011 19,232 Square Feet



	Calculated Valuation	Building and Site Dev. (BSD) Fee	BSD Fee as a % of Valuation	BSD Fee Per Sq. Ft.	Out the Door (OTD) Costs	OTD Costs Per Sq. Ft.
2011	\$615,000	\$1,320.30	0.21%	\$0.0687	\$28,741.16	\$1.49
Proposed	\$1,907,430	\$6,436.13	0.34%	\$0.3347	\$33,856.99	\$1.74

Alpha Hart Lewis Elementary School

Built in 2008 90,842 Square Feet



	Calculated Valuation	Building and Site Dev. (BSD) Fee	BSD Fee Per Sq. Ft.	BSD Fee as a % of Valuation	Out the Door (OTD) Costs	OTD Costs Per Sq. Ft.
2008	\$5,154,000	\$8,673.48	\$0.095	0.17%	\$57,098.60	\$0.63
Proposed	\$14,470,222	\$48,836.25	\$0.538	0.34%	\$97,261.37	\$1.07

5th & Walnut Parking Garage

Built in 2009 275,426 Square Feet



	Calculated Valuation	Building Permit and Plan Review (BPPR) Fee	BPPR Fee Per Sq. Ft.	BPPR Fee as a % of Valuation	Out the Door (OTD) Costs	OTD Costs Per Sq. Ft.
2009	\$9,399,000	\$15,550.38	\$0.056	0.17%	\$140,142.28	\$0.51
Proposed	\$24,149,352	\$81,502.88	\$0.296	0.34%	\$206,094.78	\$0.75

Grace Bible Church

Built in 2007 23,115 Square Feet



	Calculated Valuation	Building and Site Dev. (BSD) Fee	BSD Fee Per Sq. Ft.	BSD Fee as a % of Valuation	Out the Door (OTD) Costs	OTD Costs Per Sq. Ft.
2007	\$1,143,000	\$2,175.66	\$0.094	0.19%	\$13,247.38	\$0.57
Proposed	\$3,277,707	\$11,059.50	\$0.478	0.34%	\$22,131.22	\$0.96

Cheddar's

Currently being built 7,939 Square Feet



	Calculated Valuation	Building and Site Dev. (BSD) Fee	BSD Fee Per Sq. Ft.	BSD Fee as a % of Valuation	Out the Door (OTD) Costs	OTD Costs Per Sq. Ft.
2012	\$385,000	\$947.70	\$0.119	0.25%	\$11,029.85	\$1.39
Proposed	\$981,816	\$3,310.88	\$0.417	0.34%	\$13,393.03	\$1.69

Impact on Customers - Building Permit Fee Changes

- **Fees have not been increased for 17 years**
- **Problems with our current building permit fee model:**
 - Residential and commercial are figured differently
 - Commercial fees are based on 1991 valuation figures
 - Residential fees based on per square foot fee and are currently lower than fees calculated using valuation method
 - We are not meeting the 75% cost recovery goal set by Council
- **Proposed Change for building permit fees:**
 - Calculate both residential and commercial the same way
 - Valuation would be changed yearly and fees adjusted to meet the cost recovery goal
 - Would better meet the 75% cost recovery goal set by Council