LOVELAND CITY COUNCIL
STUDY SESSION
TUESDAY, AUGUST 28, 2012
CITY COUNCIL CHAMBERS
500 EAST THIRD STREET
LOVELAND, COLORADO

THE CITY OF LOVELAND DOES NOT DISCRIMINATE ON THE BASIS OF DISABILITY, RACE, CREED, COLOR, SEX, SEXUAL ORIENTATION, RELIGION, AGE, NATIONAL ORIGIN, OR ANCESTRY IN THE PROVISION OF SERVICES. FOR DISABLED PERSONS NEEDING REASONABLE ACCOMMODATION TO ATTEND OR PARTICIPATE IN A CITY SERVICE OR PROGRAM, CALL 962-2343 OR TDD # 962-2620 AS FAR IN ADVANCE AS POSSIBLE.

6:30 P.M. **STUDY SESSION - City Council Chambers**

1. **WATER & POWER** **(90 minutes)**

Infrastructure Investment Needs - Water and Wastewater Utilities

Staff will provide background information regarding increasing infrastructure investment needs in the water utilities and final results from a cost-of-service rate study, including rate implications associated with several financing approaches.

2. **CITY MANAGER** **(90 minutes)**

Capital Expansion Fee Progress Report #2

This item is for information and discussion with Council. City staff members began the process to conduct a major review of the Capital Expansion Fees early this year. A study session in March covered the introduction of the process and a history of how the City has used Capital Expansion Fees since 1984. At the July 10th study session, staff provided a progress report on the update process. Four topics were covered. In this progress report three additional topics are covered.

ADJOURN

CITY OF LOVELAND
WATER & POWER DEPARTMENT
200 North Wilson • Loveland, Colorado 80537
(970) 962-3000 • FAX (970) 962-3400 • TDD (970) 962-2620

AGENDA ITEM: **1**
MEETING DATE: 8/28/2012
TO: City Council
FROM: Chris Matkins, Water & Power
Jim Lees, Water & Power
Steve Adams, Water & Power

PRESENTERS: Chris Matkins, Water Utilities Manager
Jim Lees, Utility Accounting Manager
Alan Krcmarik, Executive Fiscal Advisor

TITLE:
Water Utility Infrastructure Needs and Water & Wastewater Cost-of-Service and Rate Study Final Results

RECOMMENDED CITY COUNCIL ACTION: Information only to assist Council in evaluating financing options at a future regular session.

DESCRIPTION:
Staff will provide background information regarding increasing infrastructure investment needs in the water utilities and final results from a cost-of-service rate study, including rate implications associated with several financing approaches.

SUMMARY:
Staff will provide historical information to Council concerning increasing infrastructure investment needs in both the Water and Wastewater Utilities, with an emphasis on the Water Utility. Staff will also present final results from a cost-of-service rate study for both utilities, including rate implications based on several financing approaches. Staff will work with Council to prepare for a September 2012 budget study session and regular meeting in October wherein Council direction will be requested to finalize a preferred financial approach to address these investment needs.

REVIEWED BY CITY MANAGER: William D. Cahill

LIST OF ATTACHMENTS:
1. Staff report dated August 17, 2012
2. PowerPoint presentation

City of Loveland

Department of Water and Power
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TO: City Council

THROUGH: Bill Cahill, City Manager
Steve Adams, Utilities Director

FROM: Chris Matkins, Water Utilities Manager
Jim Lees, Utility Accounting Manager

DATE: August 17, 2012

RE: Staff Report on Water and Wastewater Cost-of-Service Rate Study

At the May 22, 2012 City Council Study Session, Chris Matkins presented information on the short-term and long-term challenges facing the Water and Wastewater Utilities. Jason Mumm, President of StepWise Utility Advisors, presented the preliminary results of the cost-of-service rate study for Water and Wastewater. Alan Krcmarik presented information on long-term external debt financing. There were questions that arose at the Study Session, and a partial Staff response to those questions was formulated and delivered to the City Councilors in a memorandum dated August 9, 2012. More information on debt financing was provided to Councilors on August 17, 2012 by the City Manager.

Infrastructure Background

At the May 22, 2012 City Council Study Session, four drivers were identified as needing increased funding to maintain historic levels of service for the Water and Wastewater Utilities: a) Expansion and Reliability; b) Aging Infrastructure; c) Interdepartmental Project Cooperation; and d) Regulatory Requirements. The Aging Infrastructure component of these drivers presents the most significant change from previous years' submitted budgets. The proposed budget included in this cost-of-service study and submitted for Council approval for 2013 includes a significant increase in non-growth capital and operations and maintenance (O&M) costs compared to previous years' budgeting requests.

Previous budgeting approaches utilized the utilities' depreciation calculation as a benchmark for reinvestment. This depreciation calculation is based on historic installation costs, unadjusted for inflation. These historic installation costs typically reflect costs to install waterlines in new subdivisions, prior to installation of asphalt roads, curb and gutter, landscaping, and other factors.

Infrastructure replacement, particularly buried pipeline infrastructure replacement, is proving to be more costly than the depreciation benchmarks that the Water Engineering Group has used in the past to gauge system reinvestment. This is primarily due to the increased costs associated with 1) inflation and 2) the expenses associated with

community investments constructed subsequent to the waterline installation (permits, traffic control, asphalt removal, road reconstruction, landscaping repairs, etc.) The Division has identified capital project needs and each need's relative priority with a color-coding ranking. This ranking includes non-critical (green), mildly critical (yellow), moderately critical (orange), and critical (red). The Division has prioritized and included only those projects that will serve to maintain the very high existing levels of service that customers currently experience.

Thus, the budget proposed for Council consideration for 2013 features a planned 10 year Capital Improvement Plan (CIP) that includes a vast majority of red and orange project funding, very limited yellow project funding, and no green project funding.

Another significant component of the revenue increase request is related to the treatment plant(s). Expansion of the wastewater plant is mandated by Colorado Department of Public Health and Environment at key hydraulic and organic loading thresholds, which the City of Loveland has triggered. In addition to growth, increased regulatory requirements will require significant investment at the wastewater plant to ensure discharges into the Big Thompson River do not violate the City's discharge permit.

Expansion of the water plant is also included in this revenue request to accommodate future growth. 2012 offered the driest year on record, and the Water Utility experienced a peak day demand of approximately 29 million gallons per day (MGD), with a rated plant capacity of 30 MGD. An additional peak day water demand of approximately 6 MGD is anticipated from yet-remaining 650 permit-ready single family residence lots and approximately 2,300 "paper lots" (ie, subdivisions which have been granted vestment through a Preliminary Development Plan). As these projects move to build-out, maximum day demands are anticipated to exceed the City's treatment capacity. The Water Utility has installed about 312 to 342 water meters over the past two years and is on track to install about 200 meters in 2012. To reduce our reliance on non-firm treated water interconnects and to affirm Adequate Community Facilities findings for these and future growth (business and residential), water treatment facilities should be expanded over the next six years.

With the Loveland Utilities Commission (LUC), City Council, and the community's support for higher non-growth (rate) revenues, the Water and Wastewater Utilities will ensure that historic high levels of water and wastewater service continue. This will be accomplished through a dedicated, programmatic rate-based approach to address the four categories of drivers.

Rate Study Background

It has been five years since the last cost-of-service rate study for Water and Wastewater, so, according to the normal practice of past years, 2012 was time for the next study. A cost-of-service rate study is undertaken to assign the appropriate levels of cost to each customer class within the utility, and ensure that the rates by class accurately reflect the cost of serving that class. During the early portion of the 2012 rate study, Staff sought direction from the LUC at the March 28, 2012 LUC meeting and from City Council at the May 22, 2012 City Council Study Session on three key study components. The input received and resulting direction pursued are as follows:

1) Increase the monthly base charge for both Water and Wastewater and, therefore, be collecting a lower percentage of total revenues from the volume charge

Both the LUC and City Council indicated strong support for this concept, and that input has been incorporated into the updated scenarios presented below.

2) Utilize debt financing to pay for some capital improvement projects

Internal Debt Financing: At the March 13, 2012 City Council Study Session on the Storm Water rate study, at the May 16, 2012 LUC meeting and again at the May 22, 2012 City Council Study Session on the Water and Wastewater rate study, support was shown for borrowing money internally from other City funds and paying them back over a much shorter period of time than the 25 or 30 years that is commonly associated with external borrowing. This input from the LUC and City Council has been incorporated into the updated scenarios presented below.

External Debt Financing: At the May 22, 2012 Study Session, Staff presented several basic reasons to use debt financing:

1. When interest rates are low and likelihood of future rates is higher;
2. When it is possible to get current project bids at competitive (low cost) levels;
3. When the probability of higher inflation rates in the future is strong;
4. When competition from other entities is likely to be increasing over time;
5. When the type of improvement to be built has a much longer life than the financing period; and
6. When system failures are being experienced on a consistent basis. The cost of many short-term repairs to buy time to get to a full-build replacement is not an efficient investment.

The Council expressed some interest in further exploring the long-term debt option. Staff and StepWise evaluated the updated financial projections and found that a $10 million, 25 year option did not accomplish the desired results. This option did not provide sufficient funds for urgently needed projects early in the ten year window. By extending the term of the bond by five years (to 30), the repayment costs could be more evenly distributed. This helped keep the rate increases lower. After reviewing many options, staff recommends the following course of action if external financing is to be used.

The City of Loveland Water Utility Enterprise would issue approximately $16,090,000 of 30-year revenue bonds. Of this, $15 million would be used for water treatment plant and distribution water line projects, $865,000 would be used for a debt service reserve and the remaining $225,000 would be used to cover the costs to issue the bonds. The debt service on the bonds would be structured to have level annual payments over the 30 year repayment period. The bonds would have a call feature at year 10. The call feature allows the bonds to be called, or paid off without any penalty. The Water Utility could also refinance the remaining debt by issuing refunding bonds if interest rates are favorable in ten years.

Using the assumptions that StepWise Utility Advisors has used for the Ten Year Financial Plan, the debt service coverage levels are more than sufficient to meet the debt service requirements. The coverage ratio is the annual Net Operating Income divided by the debt service payment. The rating agencies will be looking for a ratio in the 1.25 to 1.5 zone. The estimates based on the 10 year financials show much

higher coverage, 2.98 in 2014 up to 9.48 in 2017. These high levels of coverage should help to obtain a strong credit rating (high A to low Aa).

Another factor in the rating is consistency in revenue sources. As discussed with and recommended by the LUC, the higher base charge adds more certainty to the revenue sources that will be used to pay for costs including the debt service. The higher the rating, the lower the interest rate will be. Current bond interest rates are near 3.4% for 30 year bonds. This will likely change with market conditions, but rates are expected to stay near historic low levels.

The major steps in the process for issuing bonds include the following:

1. Preparation of the ten year financial plan and projects to be financed. (This is substantially complete, pending Council action on the funding strategy and consideration of rate increases.)
2. Action by Council of intent to issue debt, a Resolution of the City Council, acting as the Board of the Water Utility Enterprise
3. Preparation of the bond ordinance and other legal documents required to issue debt.
4. Preparing the application and materials to support a credit rating.
5. Preparing the schedule for the sale of the bonds
6. Two readings of the bond ordinance by City Council
7. Conducting the sale and closing of the bond issue

If, at the study session, Council indicates the external financing option is the preferred option, staff would present a resolution for Council at a regular meeting to formally express its interest in moving forward with the bond issue. From the date of the resolution, it would take approximately eight weeks to complete the necessary legal documents to sell the bonds and have proceeds available if there are no scheduling delays.

The City would hire legal counsel for the preparation of the documents. The City would also hire a financial advisor to assist in coordinating the rating application and subsequent sale of the bonds. A critical step in the process would be to have the new rates for 2013 adopted by the Council prior to the sale. If all steps in the process are met on a timely basis, this could be by the end of the year.

If the external financing method is the adopted approach, the Water utility will still have considerable financial strength. This statement is based on three separate measures. Looking at the portion of the total Water Capital Plan Expenditures by Source, the bond financed portion would be 17%, roughly one-sixth of the total. The major share would remain pay-as-you-go, 55% of the total. The other share would be financed through the system impact fees, 28% of the total.

The second measure of financial strength is the debt service coverage ratio mentioned above. At its lowest point, the ratio is projected to be 2.98, about twice the high end of the range (1.5) for highly rated water utility bonds.
The last measure is to look at the utility bill to see the burden on the water utility customers. The portion of the total bill to be used for debt service for the average customer in each class is 5%. The vast majority, 95%, of the customer payments will be used for operations and maintenance and non-growth capital projects.

The Water Utility's most pressing need and best fit for debt financing is improvements to add to water treatment capacity and water distribution system improvements. Customer demand on the current water treatment facilities is pushing capacity. In June of 2012, the City experienced high demand resulting in the need to use the treated water interconnection service agreements that it has with other local water providers. The agreements enabled the City to meet demand.

The better long-term solution is a large water treatment expansion project. This type of project is not easily distributed in the Water Utility's Ten Year Financial Plan. The need for more capacity is documented and the need is soon. The cost of the improvements is significant and does not match the PAYGO financing technique. The cost is also not within the limitations of the internal borrowing method (generally 5 years in length, and even 10 years did not work in the financial model). Staff and StepWise considered many funding options. Therefore, it makes sense to look at the long-term debt financing options, to spread the repayment over a long period of time. Expanding treatment capacity can only be achieved with a large scale, integrated project. Given the water use demands experienced earlier this year, it appears too risky to rely on other financing techniques to meet the higher level of demand for capacity. The portion of the total capital projects needing to be built with debt financing is about $15 million of $88 million worth of total projects over the next 10 years.

3) Develop a customer class for small Commercial customers

   Both the LUC and City Council were supportive of investing the time to analyze the usage data and see if there is a natural separation point in consumption where it would make sense to split the Commercial class into two classes. StepWise did this analysis and discovered that the cost of service for small Commercial customers and large Commercial customers was not significantly different, and did not merit creating a new Commercial customer class. So, the existing rate structure for both Water and Wastewater will stay intact.

For this year's rate study, Jason Mumm, President of StepWise Utility Advisors, presented the preliminary findings at the May 16, 2012 LUC meeting and the May 22, 2012 City Council Study Session. The preliminary findings were based on updated capital improvement programs for both Water and Wastewater, but the O&M portions of the 2013 budget were not yet completed. Jason focused on four scenarios for funding the revenue requirements for the Water and Wastewater utilities. The four scenarios were:

1) Pay-As-You-Go (PAYGO), with no debt, and the revenues being generated through a Low Monthly Base Charge and a High Volume Charge
2) PAYGO, with no debt, and the revenues being generated through a High Monthly Base Charge and a Low Volume Charge
3) Using Short-Term Internal Borrowing, and the revenues being generated through a High Monthly Base Charge and a Low Volume Charge
4) Using Long-Term External Borrowing, and the revenues being generated through a High Monthly Base Charge and a Low Volume Charge

As was mentioned above, it was clear from both Commission members' and Councilors' comments that there was a preference for the High Monthly Base Charge and Low Volume Charge as the mechanism for collecting the revenues. It also was apparent that there was

interest expressed in looking further into both internal and external borrowing. The information below, as well as the attached PowerPoint presentation, took this input from the LUC and City Council into account, and the input was used to generate three updated scenarios for Water and two for Wastewater. The updated scenarios for Water are as follows:

A) PAYGO, with no debt, and the revenues being generated through a High Monthly Base Charge and a Low Volume Charge. This scenario would create the need for a 71% rate increase in 2013, 7% per year for 2014-2018, and 4% per year for 2019-2022.
B) Using Short-Term Internal Borrowing of $4 million in 2013, and the revenues being generated through a High Monthly Base Charge and a Low Volume Charge. This scenario would create the need for a 31% increase in 2013, a 36% increase in 2014, 11% in 2015, 8% per year in 2016-2018, and 3% per year in 2019-2022.
C) Using Long-Term External Borrowing of $16 million in 2013, and the revenues being generated through a High Monthly Base Charge and a Low Volume Charge. This scenario would create the need for a 13% increase in 2013, a 17% increase in 2014, an 18% increase per year in 2015-2018 and a 4% per year increase in 2019-2022.

This level of rate increases is necessary to:
1) Adequately address the needs that were mentioned earlier
2) Keep the Working Cash Balance above the 15% target of Operating Expenses for the whole ten year period
3) Provide a fund balance heading into 2023 that is sufficient to meet the anticipated capital project demands

For the purpose of reducing and leveling the rate increases in comparison to Scenarios A and B and for the reasons cited above in the External Debt Financing section, Staff is recommending Scenario C.

The updated scenarios for Wastewater are as follows:

A) PAYGO, with no debt, and the revenues being generated through a High Monthly Base Charge and a Low Volume Charge. This scenario would create the need for an 11% rate increase per year for 2013-2018, and 7% per year for 2019-2022.
B) Using Short-Term Internal Borrowing of $4 million in 2016, and the revenues being generated through a High Monthly Base Charge and a Low Volume Charge. This scenario would create the need for a 9.9% rate increase per year for the ten years from 2013-2022.

As is the case with Water, this level of rate increases is necessary to address the three tenants mentioned above under the Water rate increases.
For the purpose of reducing and leveling the rate increases in comparison to Scenario A, Staff is recommending Scenario B.

At the August 15, 2012 meeting, the LUC voted unanimously (8-0) to recommend to City Council the approval of Scenario C for Water and Scenario B for Wastewater.

Attached for informational purposes are the PowerPoint slides with the rate study results that will be presented to the Council at this meeting.

Water Utilities Infrastructure Needs & Cost of Service Study

Steve Adams, Director of Water & Power
Chris Matkins, Water Utilities Manager
Jim Lees, Utility Accounting Manager
Alan Krcmarik, Executive Fiscal Advisor
Jason Mumm, Stepwise Utility Advisors
Fernando Aranda, Stepwise Utility Advisors

City of Loveland City Council Study Session: August 28, 2012

Agenda

1. Recap of May 22, 2012 Study Session
2. Water's Needs
3. Capital Financing and Rates

Needed tonight: Council direction on capital financing and rates

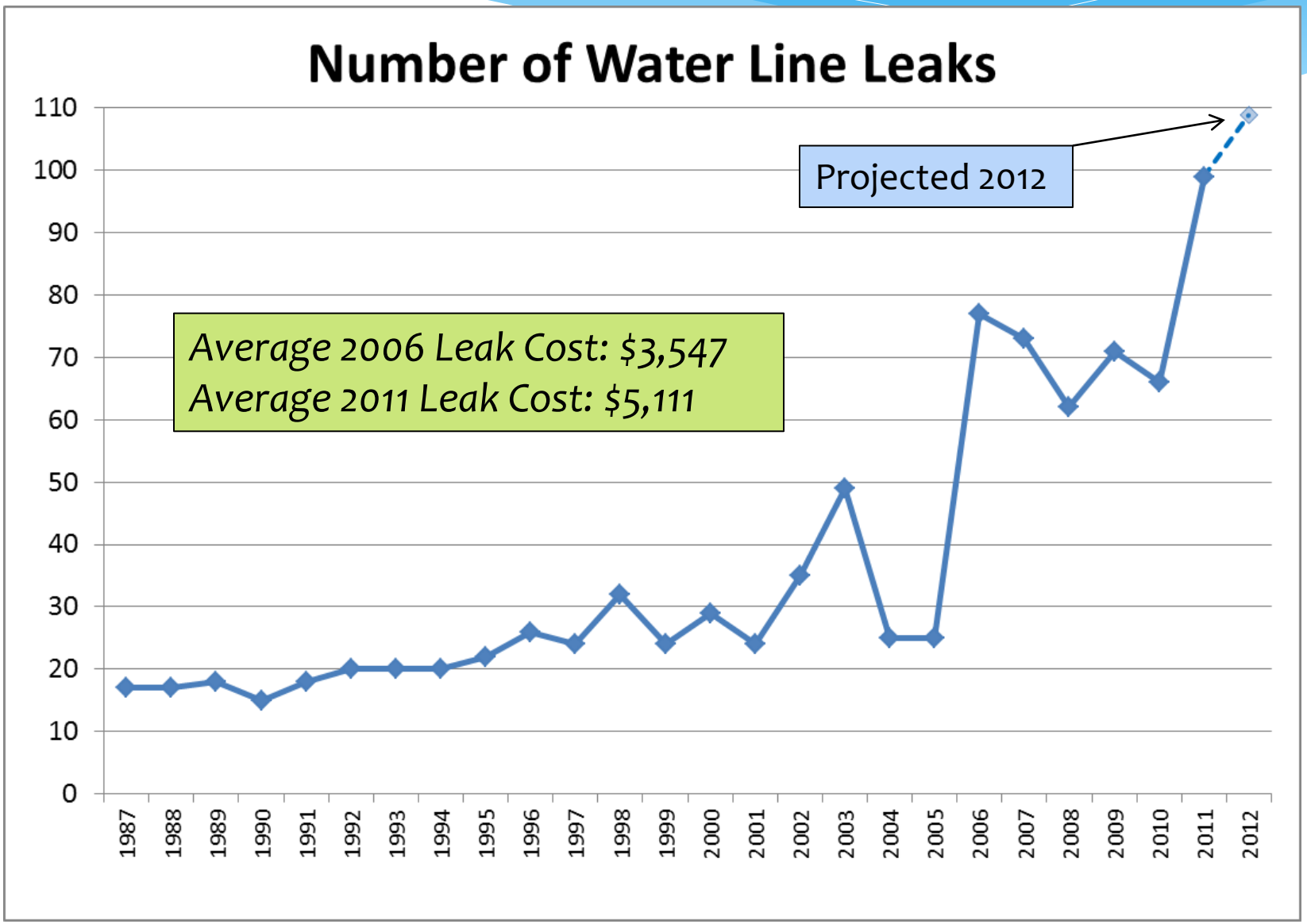
3

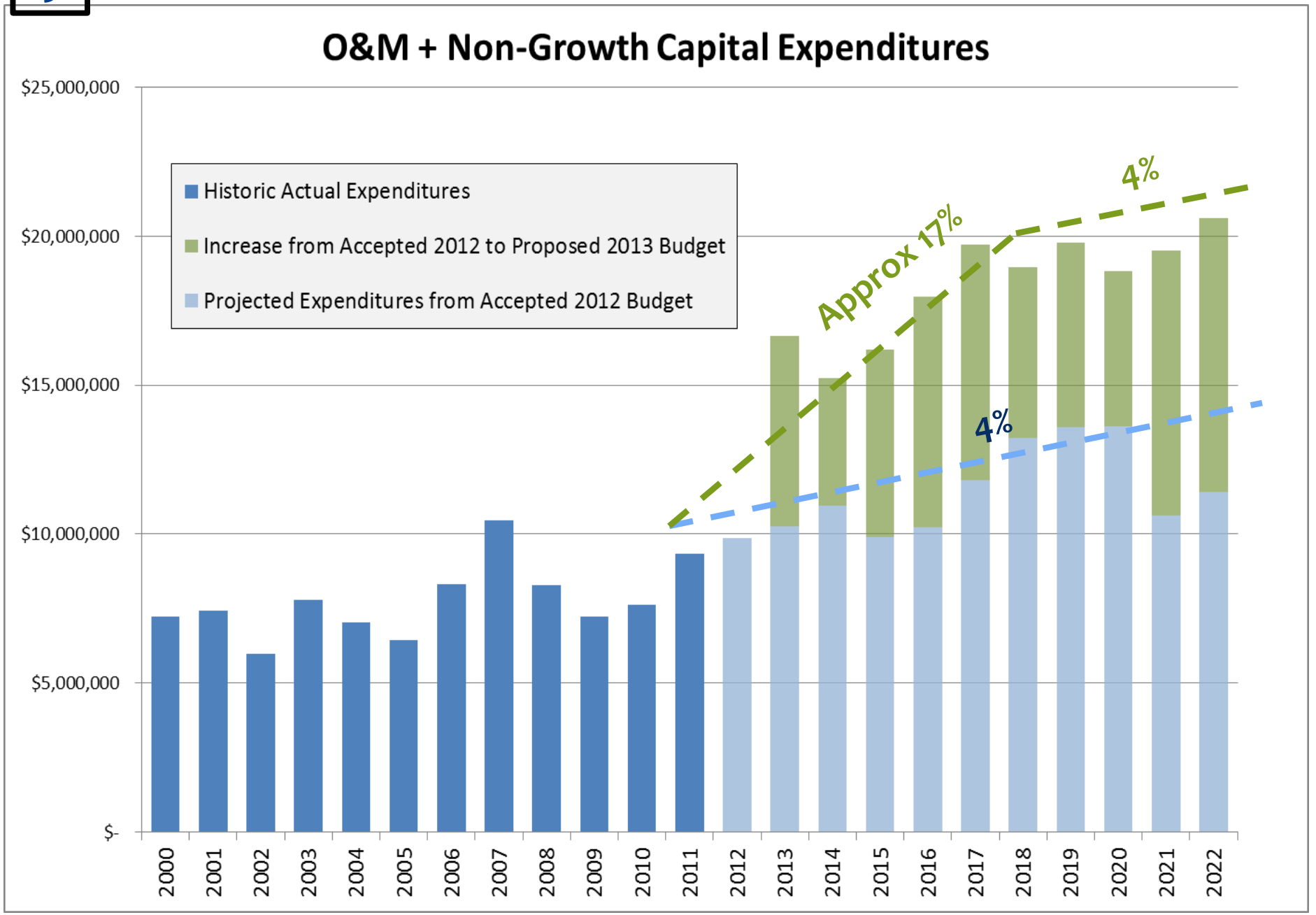
May 22, 2012 Session Summary:

1. Reviewed Needs
2. Reviewed Possible Capital Program Approaches
3. Reviewed Rate Alternatives, with Rate Increases Ranging from 18% to 53%
4. Indicated Preference for High Base, Low Volume Rates
5. Requested More Information, Which Has Been Provided

4

Waterline Leak Update

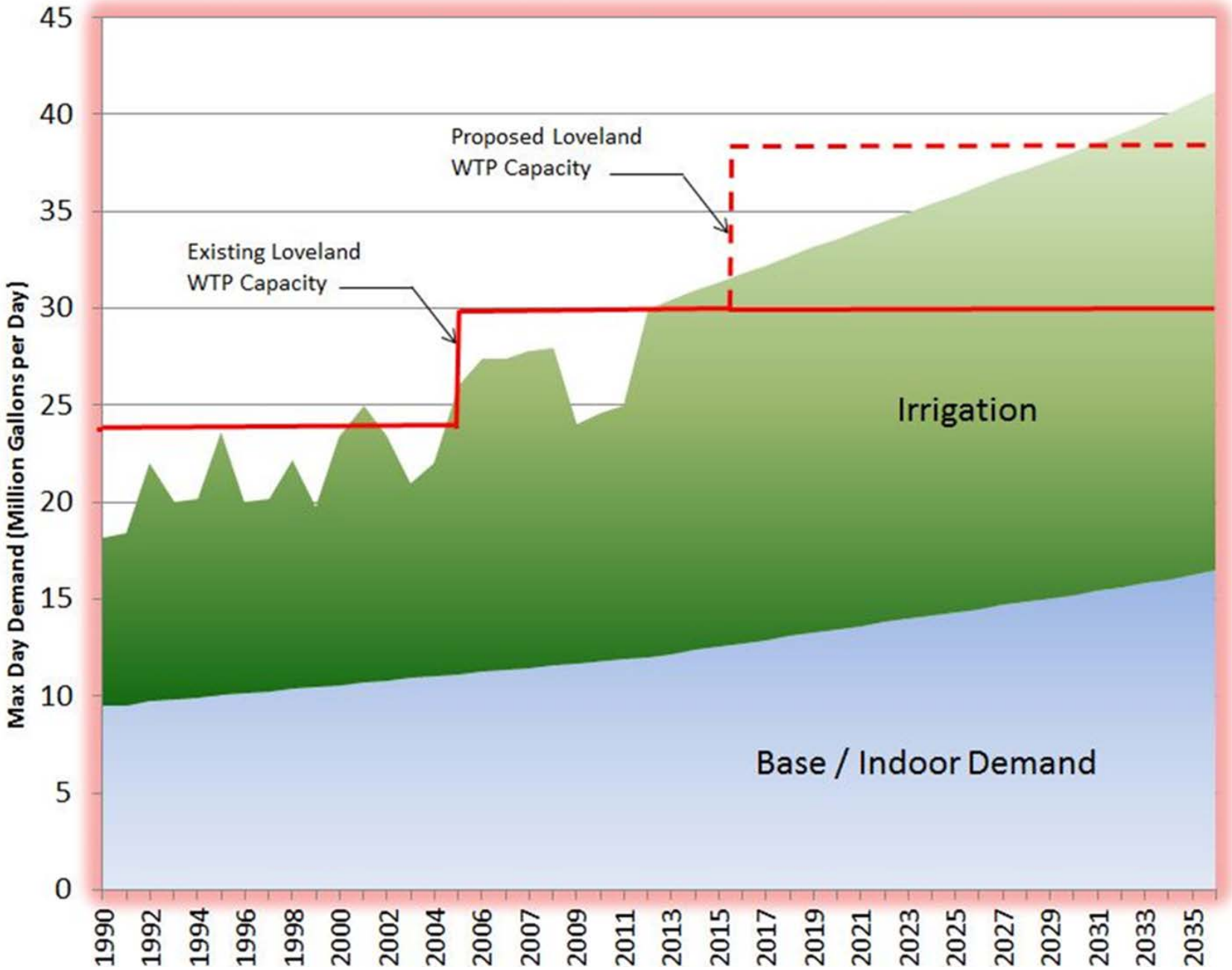



O&M + Non-Growth Capital Expenditures
$25,000,000
$20,000,000
$15,000,000
$10,000,000
$5,000,000
$-
Historic Actual Expenditures
Increase from Accepted 2012 to Proposed 2013 Budget
Projected Expenditures from Accepted 2012 Budget
Approx 17%
4%
4%
2000
2001
2002
2003
2004
2005
2006
2007
2008
2009
2010
2011
2012
2013
2014
2015
2016
2017
2018
2019
2020
2021
2022

6

Recent Changes in Infrastructure Budgeting Needs

1) Increased waterline replacement to address leak frequency
2) Increased costs due to permitting, traffic control, asphalt, landscaping, utility conflicts, etc
3) Depreciation previously guided capital investment. These benchmarks are significantly lower than actual costs due to inflation and street overlay
4) Water Treatment Plant nearing its rated capacity


Max Day Demand (Million Gallons per Day)
45
40
35
30
25
20
15
10
5
0
1990
1992
1994
1996
1998
2000
2002
2004
2006
2007
2009
2011
2013
2015
2017
2019
2021
2023
2025
2027
2029
2031
2033
2035
Proposed Loveland
WTP Capacity
Existing Loveland
WTP Capacity
Irrigation
Base / Indoor Demand

2012 Water/Wastewater Cost-of-Service & Rate Study Final Results

Loveland City Council Study Session
August 28, 2012

"financial guidance that makes a difference"

StepWise Utility Advisors, LLC.

56 Inverness Dr. East, Suite 111
Englewood, CO 80112
(866) 935-3101

www.StepWiseAdvisors.com

Agenda

- Overview of Water/Wastewater Rate Study
- Scenarios Reviewed
- Scenario Results

What's a Rate Study?

1

- How much you need

2

- Who needs to pay

3

- What to charge

Scenarios

A

Pay-as-you-Go

B

Internal Borrowing

C

External Borrowing

Financing Overview

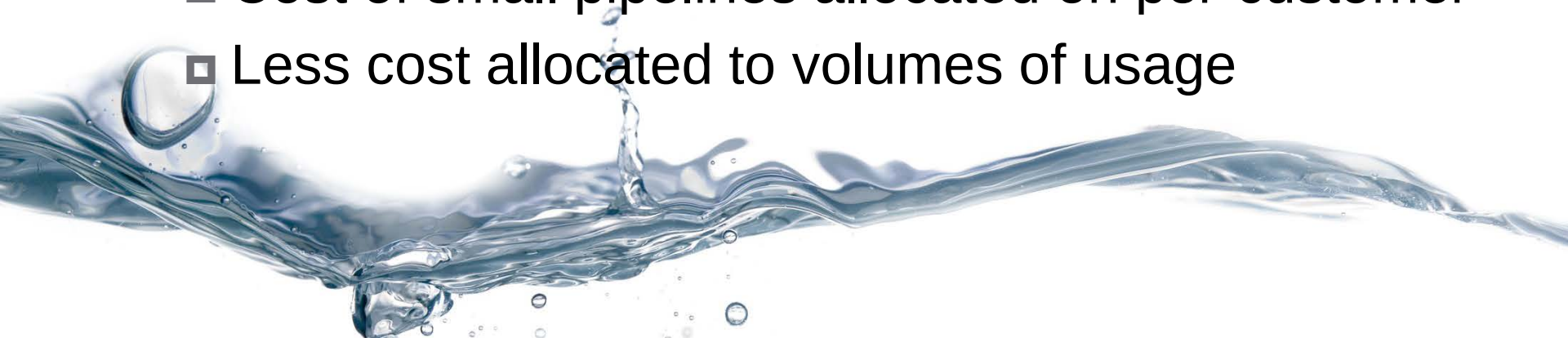
- Rates pay for operations and capital
- Scenarios same in operations, differ in capital financing approaches

Capital Needs Over Next 10 Years	
Total Dollars Needed	$88.0 Million
SIF (Growth, PAYGO)	$24.6 Million
From Rates (PAYGO)	$48.4 Million
From Bonds	$15.0 Million

Pay-as-you-Go

A

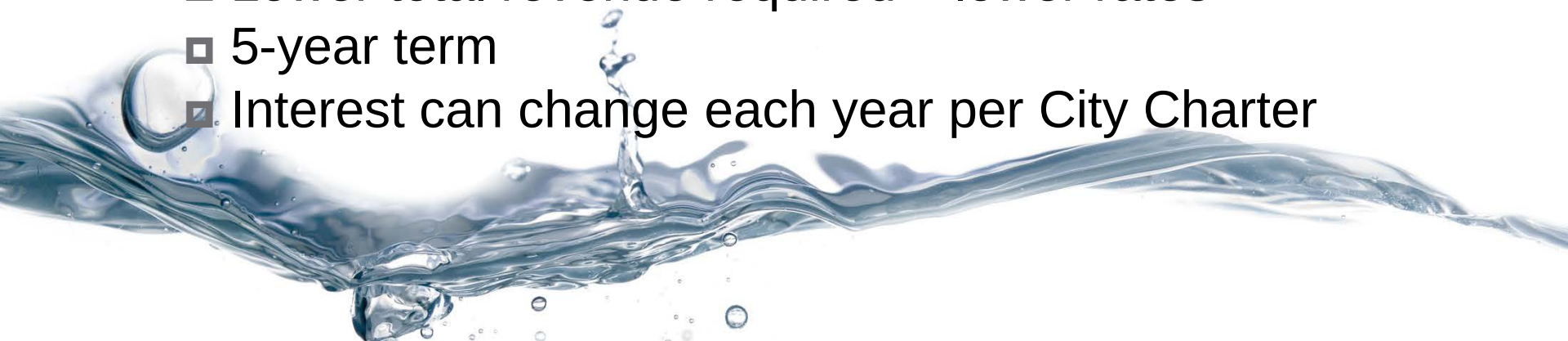
- Follows most of the 2007 study process with some differences in cost allocation
- Pay-as-you-Go… no debt
- Main features (based on High Base Charge, Low Volume Charge):
  - More costs allocated on a per-customer basis
  - Cost of small pipelines allocated on per-customer
  - Less cost allocated to volumes of usage



Short-Term Internal Borrowing

B

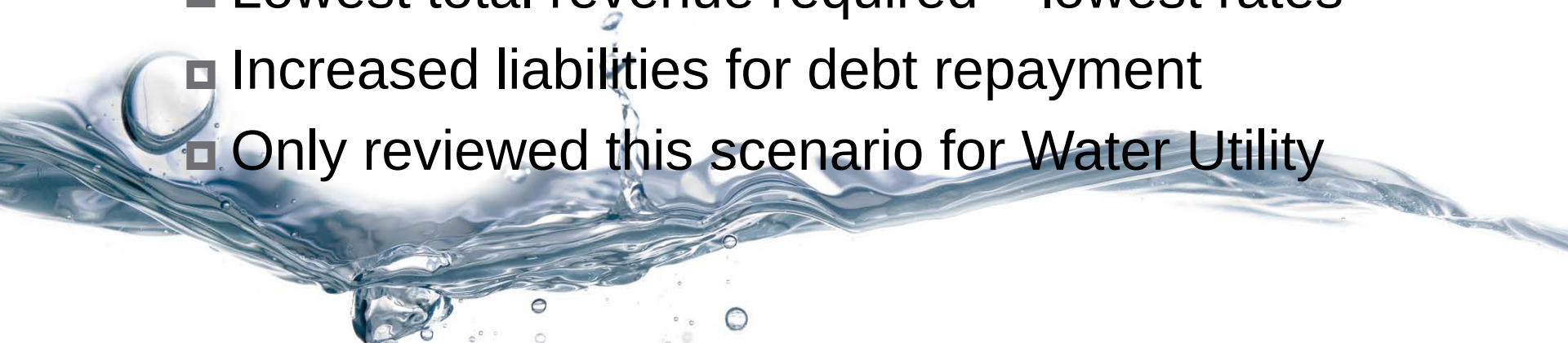
- Follows the *Increased Base Cost* approach (from Scenario A)
- Includes some debt from internal funds loaned on a short-term basis
  - Water, $4m in 2013
  - Wastewater, $4m in 2016
- Main features:
  - Same allocation of cost as Scenario A
  - Lower total revenue required – lower rates
  - 5-year term
  - Interest can change each year per City Charter



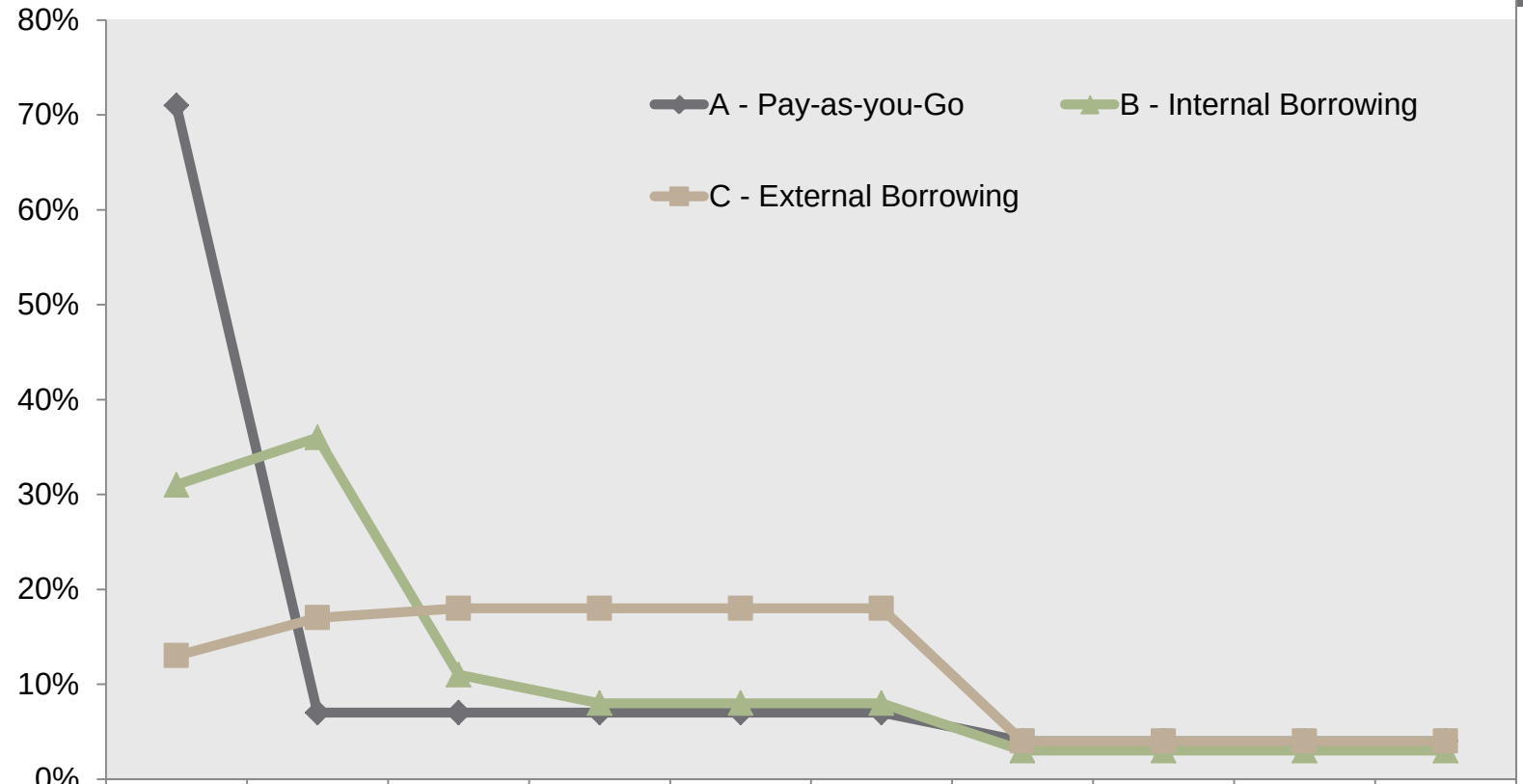
Long-Term External Borrowing (Water Only)

C

- Follows the *Increased Base Cost* approach (from Scenario A)
- Includes some debt from external (bonds) with 30-year terms ($16 million in 2013)
- Main features:
  - Same allocation of cost as Scenario A
  - Lowest total revenue required – lowest rates
  - Increased liabilities for debt repayment
  - Only reviewed this scenario for Water Utility

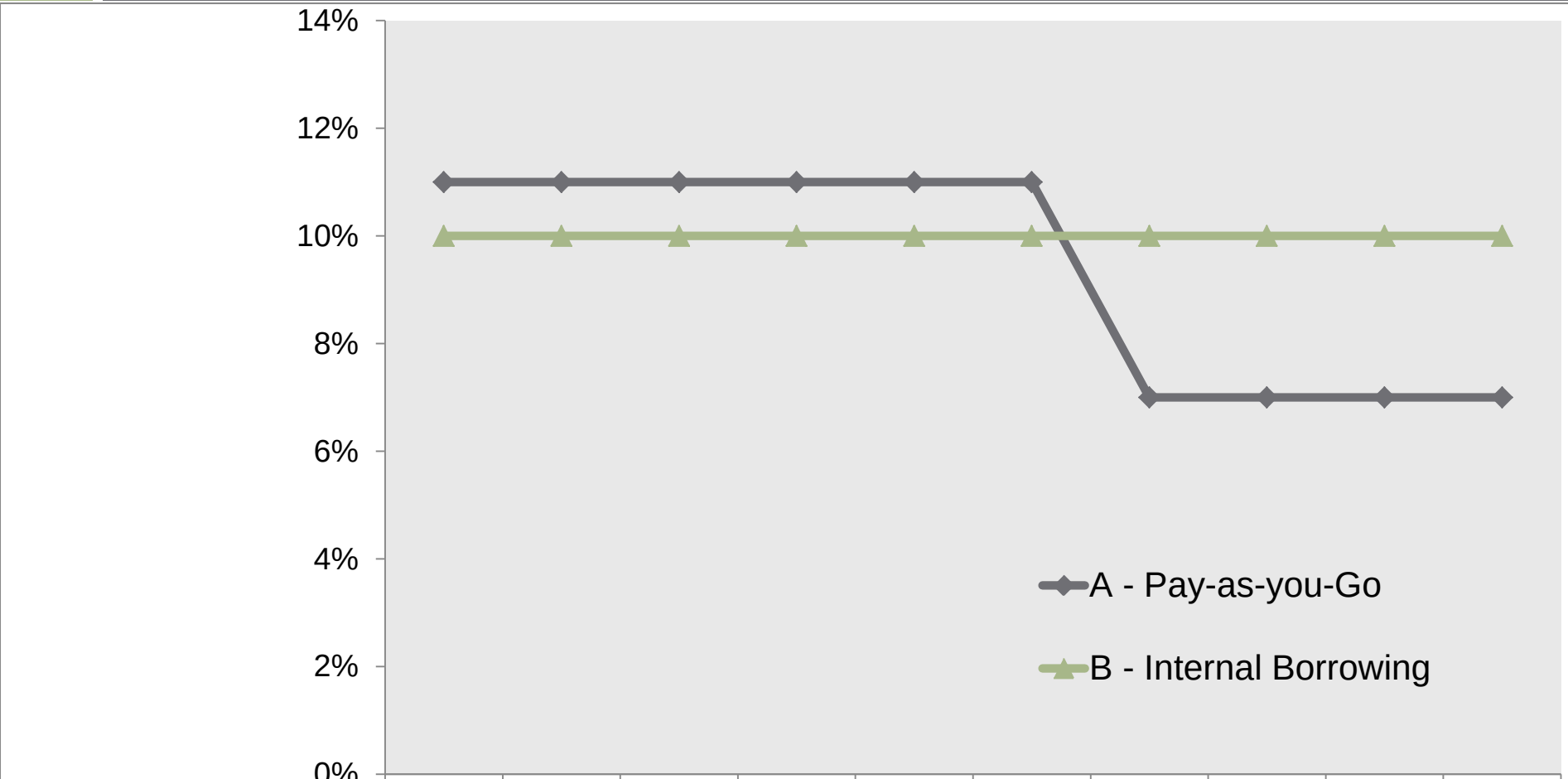


Expected Annual Water Rate Increases 2013-2022



	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
A - Pay-as-you-Go	71%	7%	7%	7%	7%	7%	4%	4%	4%	4%
B - Internal Borrowing	31%	36%	11%	8%	8%	8%	3%	3%	3%	3%
C - External Borrowing	13%	17%	18%	18%	18%	18%	4%	4%	4%	4%

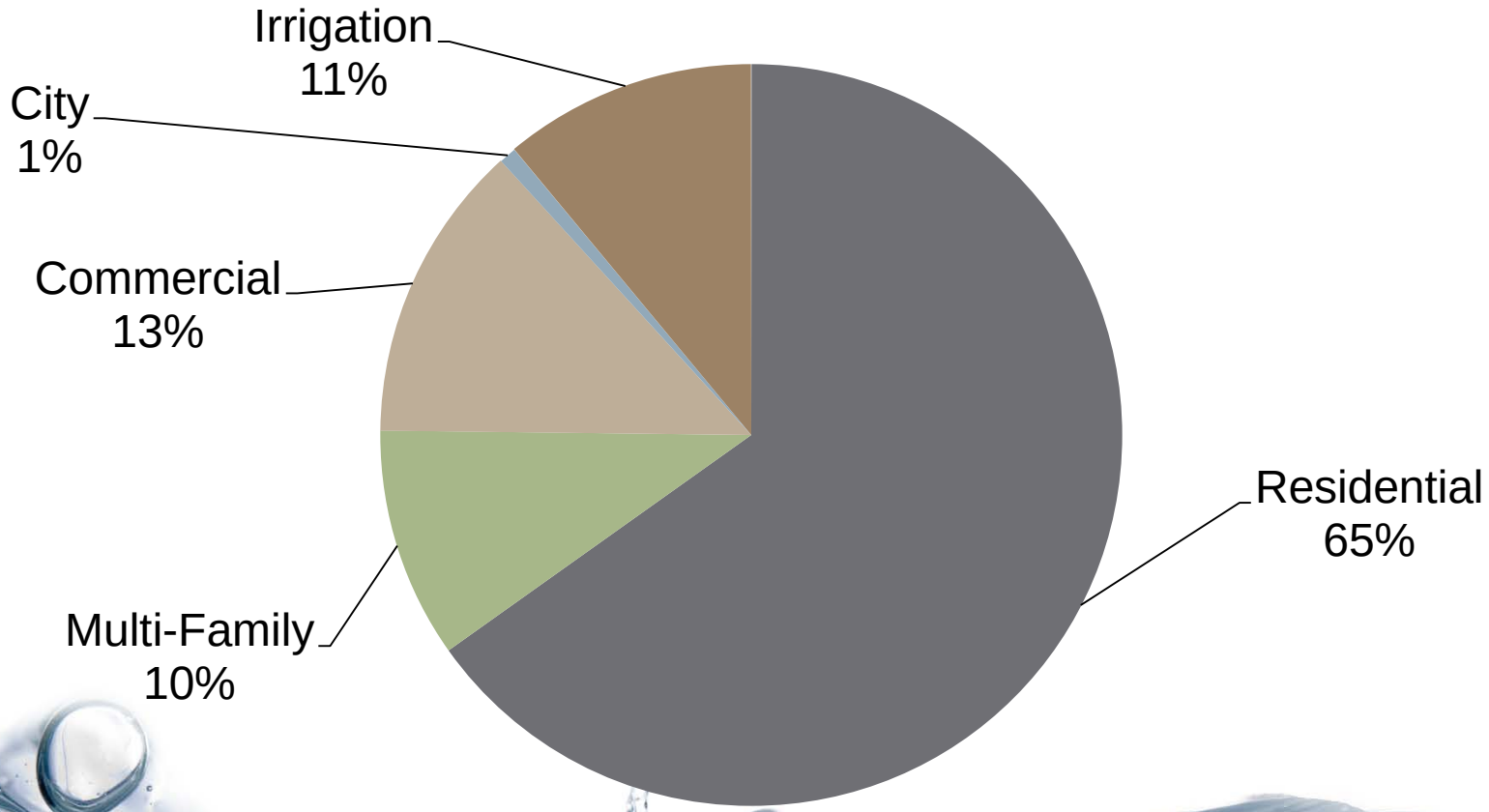
Expected Annual Wastewater Rate Increases 2013-2022



	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
A - Pay-as-you-Go	11%	11%	11%	11%	11%	11%	7%	7%	7%	7%
B - Internal Borrowing	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%

Who Needs to Pay for Water

18

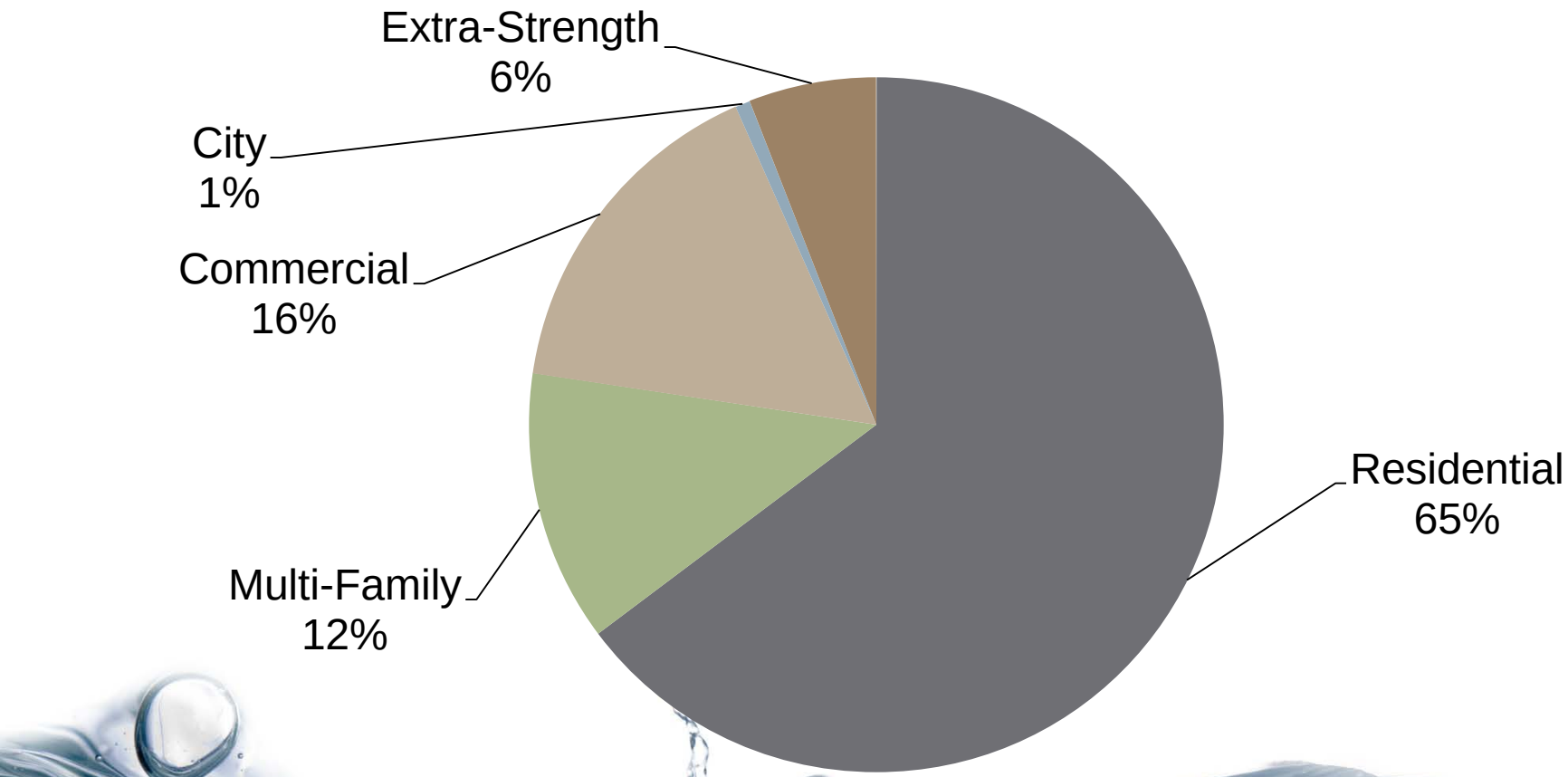


What Determines % Cost for Water System?

- Average daily usage
- Peak daily usage
  - Maximum-day demands
  - Maximum-hour demands
- Number of customers
- Sizes of meters

Different customers use the system in different ways. The study matches costs of usage with the right customers

Who Needs to Pay for Wastewater

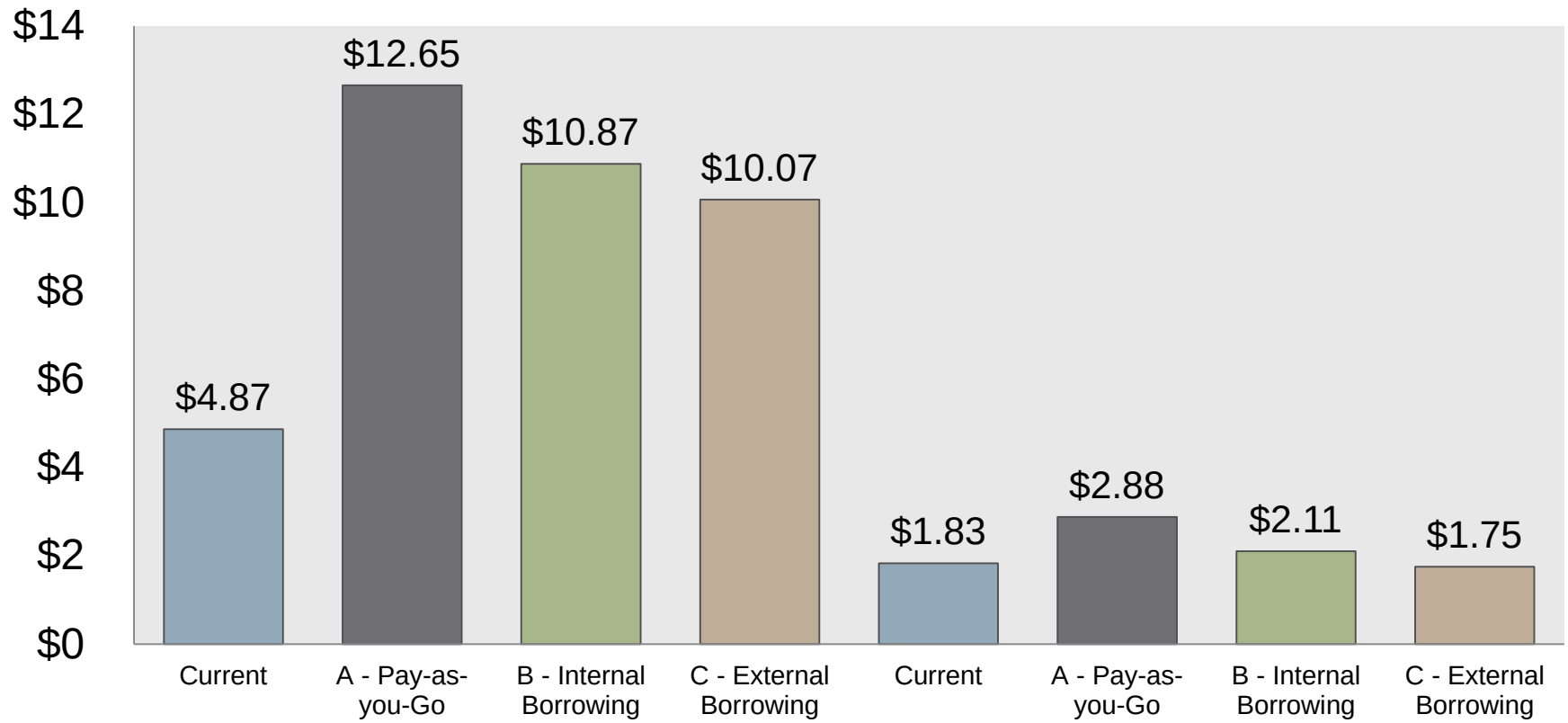


What Determines % Cost for Wastewater System?

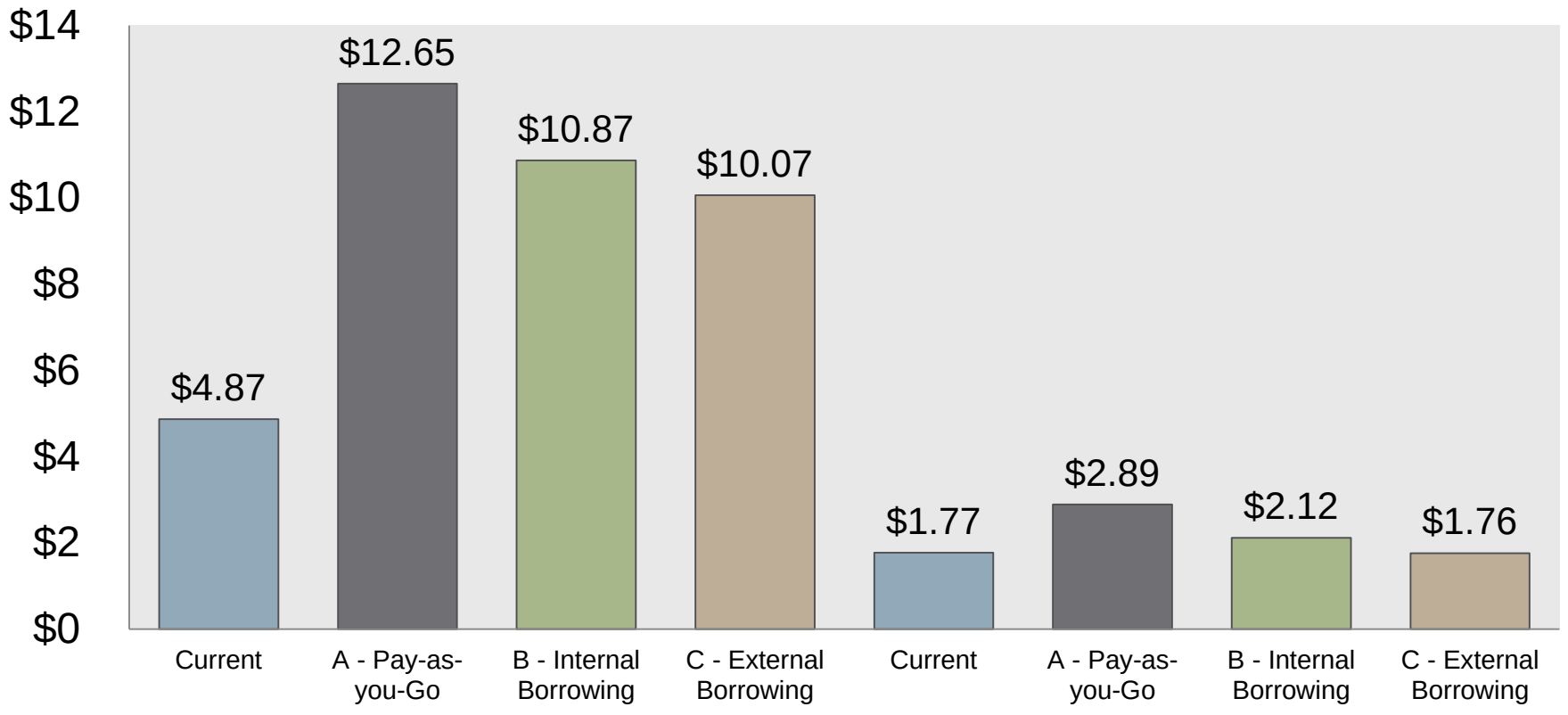
- Flows
  - Winter-quarter avg.
- Loadings
  - Organic loadings (BOD)
  - Solids loadings (TSS)
  - Normal vs. High loadings
- Number of customers

The primary difference in costs comes from differences in normal vs. high-strength discharges.

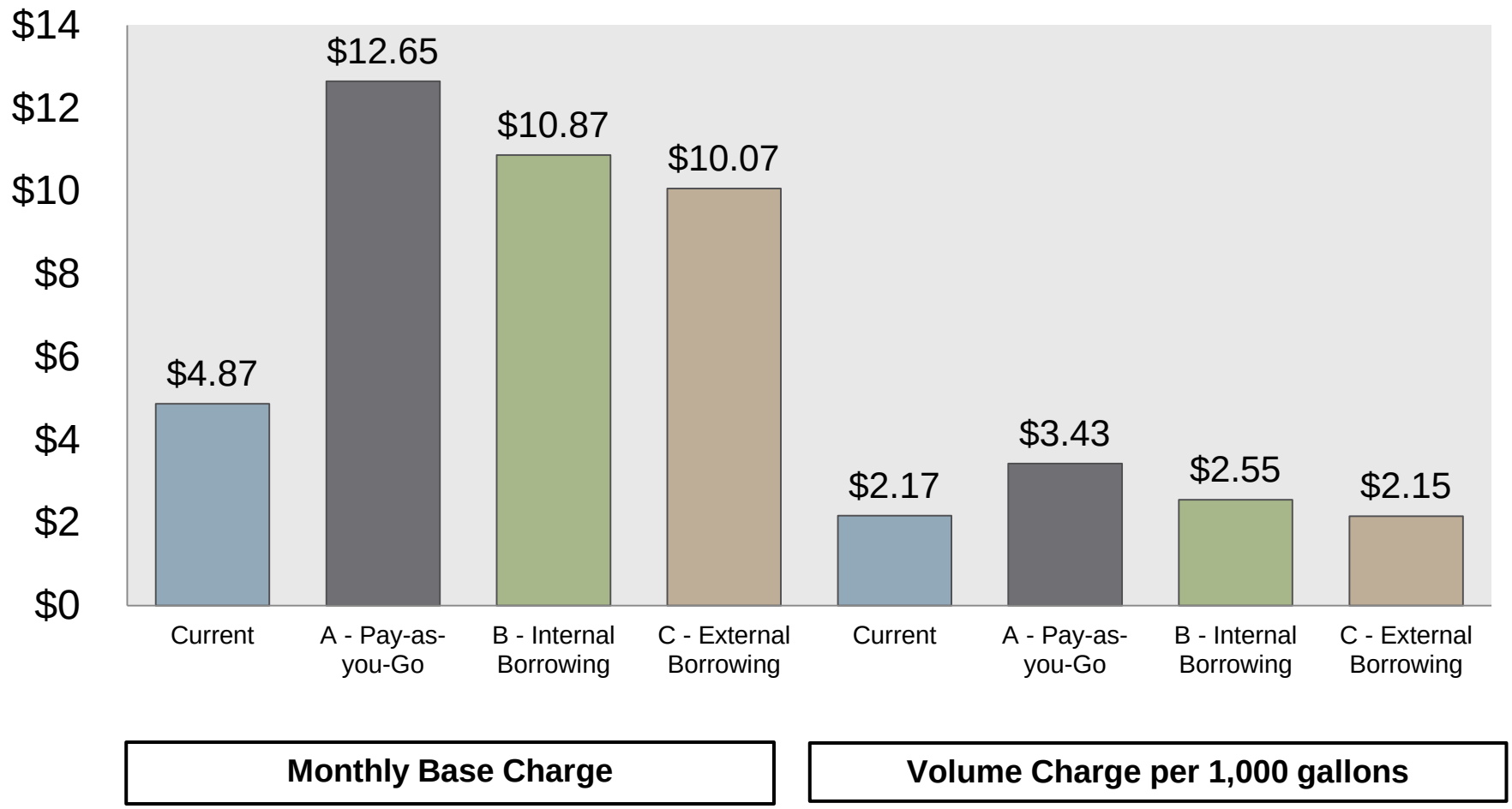
Proposed 2013 Water Rate Adjustments (Residential)



Proposed 2013 Water Rate Adjustments (Commercial)

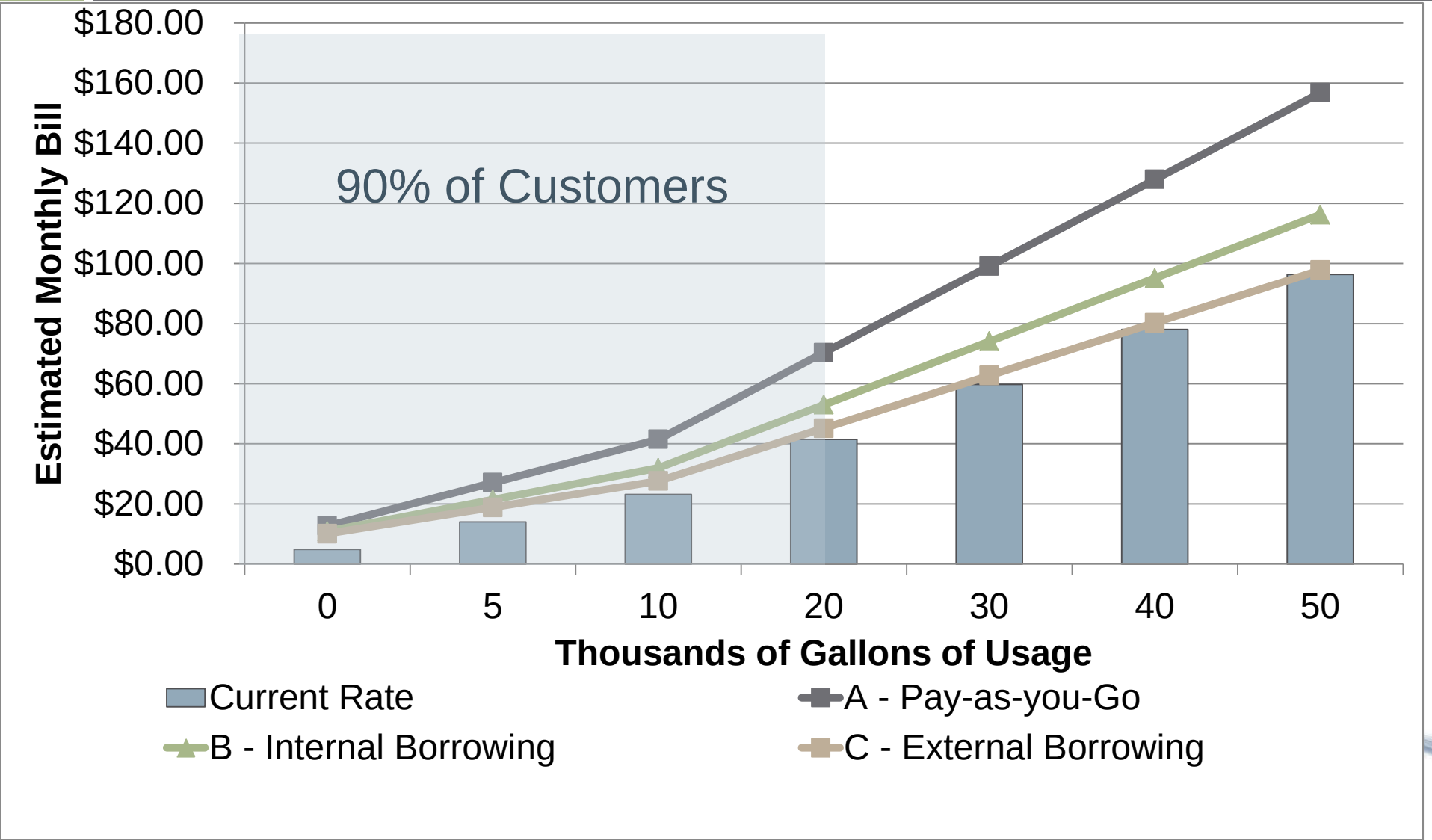


Proposed 2013 Water Rate Adjustments (Irrigation)

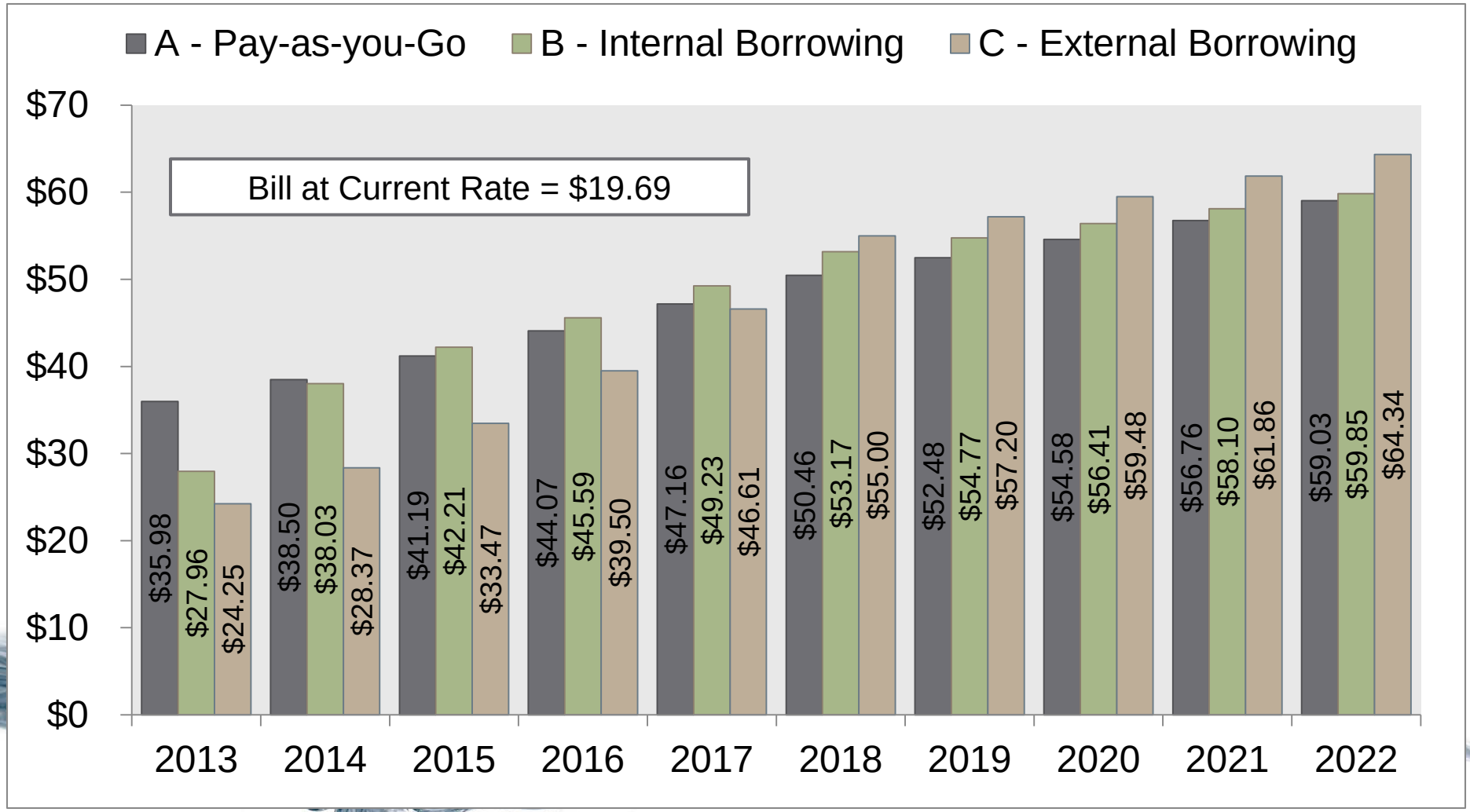


2013 Residential Water Bill Impacts

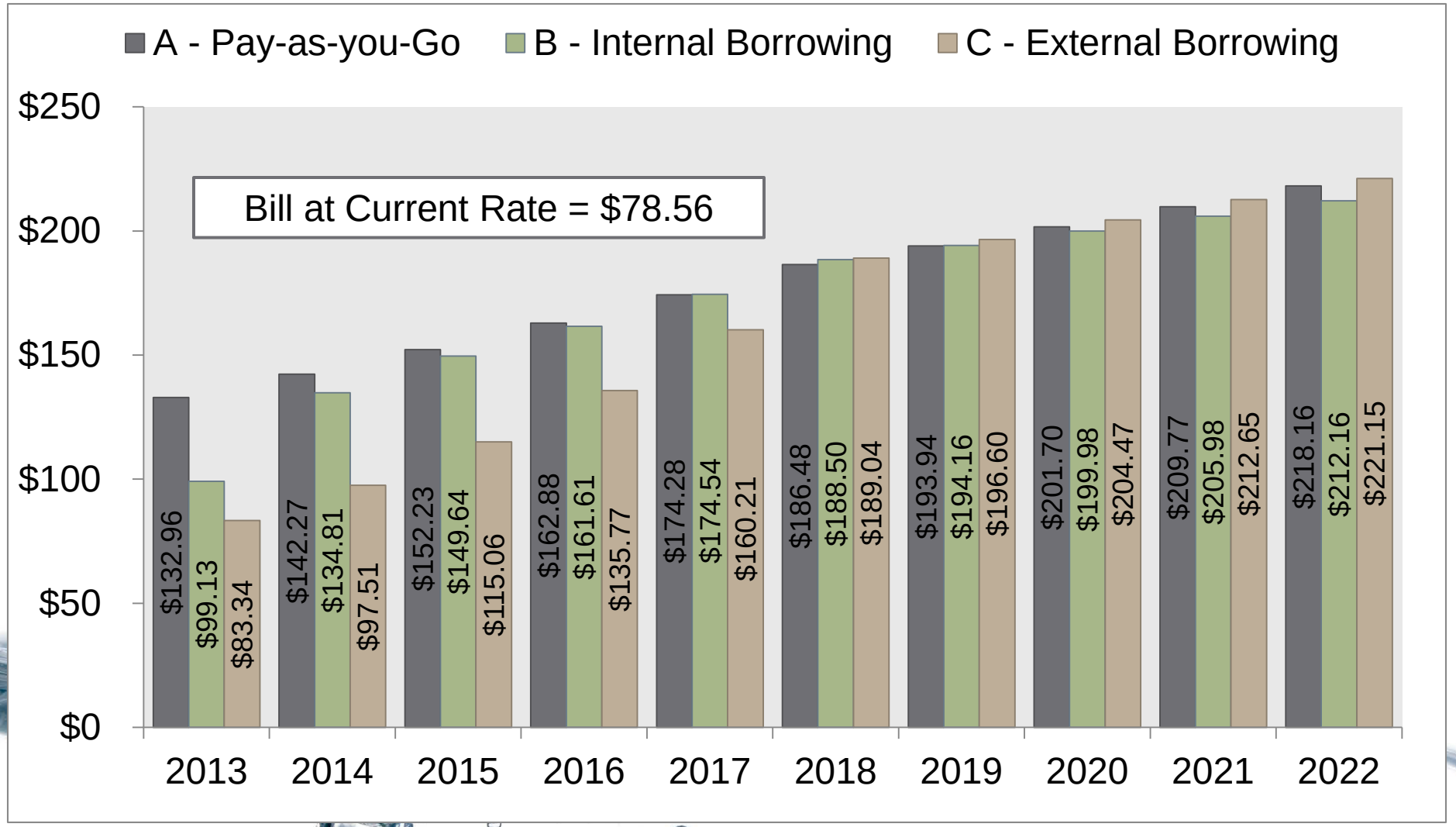
25



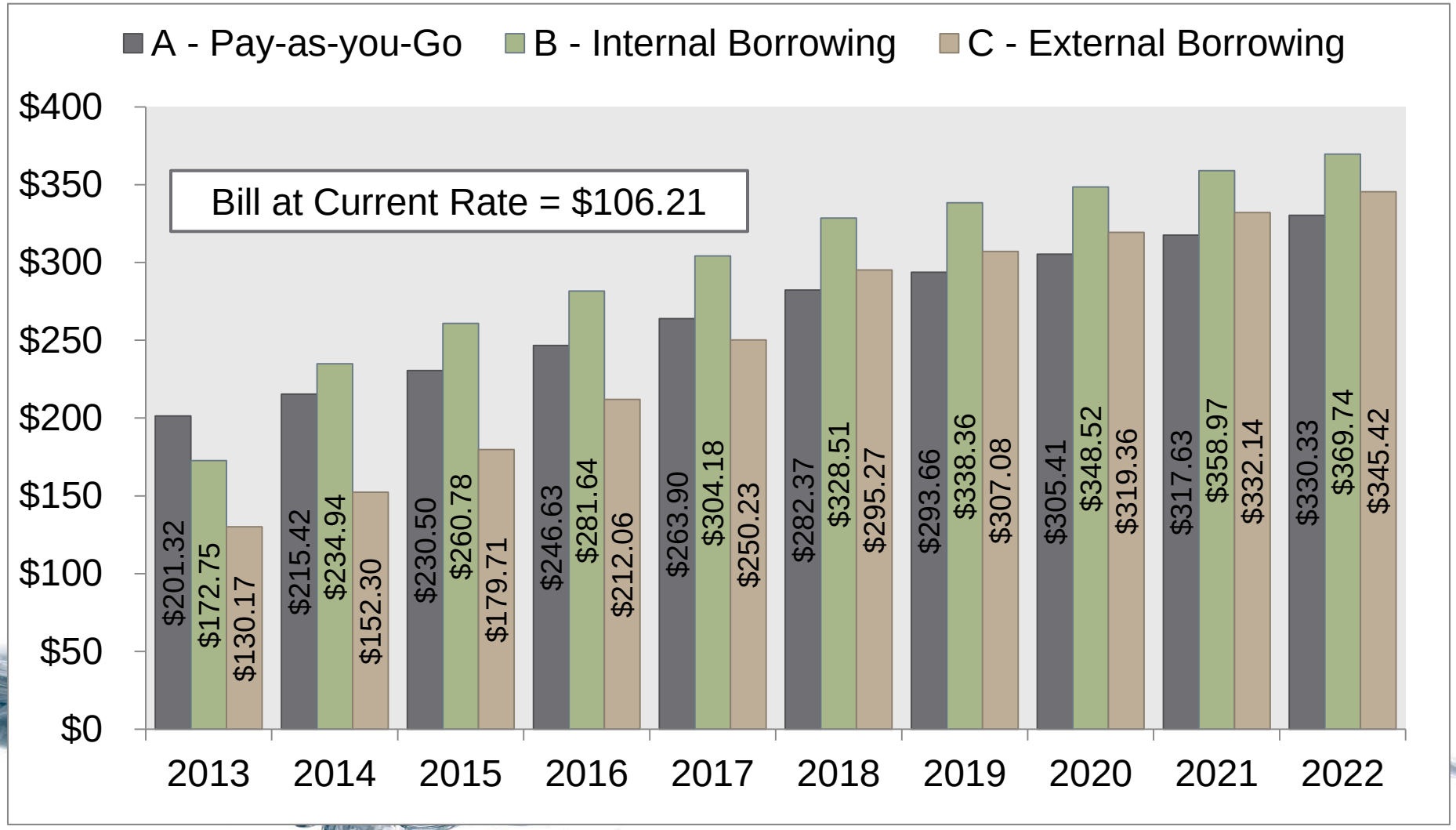
Estimated Average Monthly Residential Water Bills 2013-2022 (8,100 gallons - ¾" Meter)



Estimated Average Commercial Water Bills 2013-2022 (41,630 gallons - ¾" Meter)



Estimated Average Monthly Irrigation Water Bills 2013-2022 (46,700 gallons - ¾" Meter)



Water Rate Comparisons-Residential

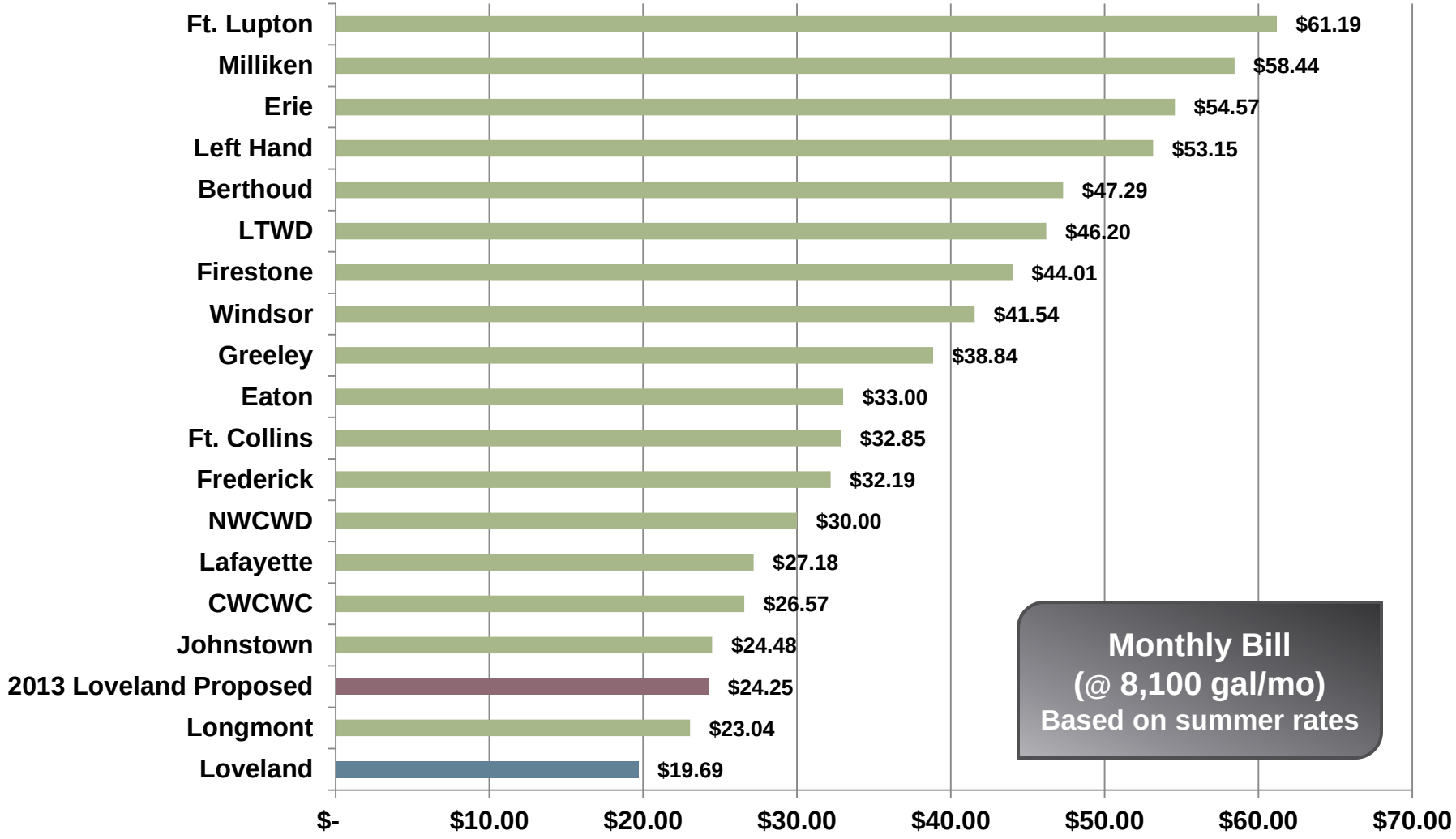
	Loveland 2013 (Proposed)	Ft. Collins (Current)	Greeley (Current)	Longmont 2013
Residential: 8,100 gallons/mo.; ¾" tap size; Summer rates				
Monthly Base Charge	$10.07	$14.42	$10.00	$4.36
Usage Charge per 1,000 Gallons	$1.75	$2.23+	$3.56	$1.89+
Total Bill	$24.25	$32.85	$38.84	$24.03
Rank (1=lowest)	2	3	4	1

Water Rate Comparisons-Commercial

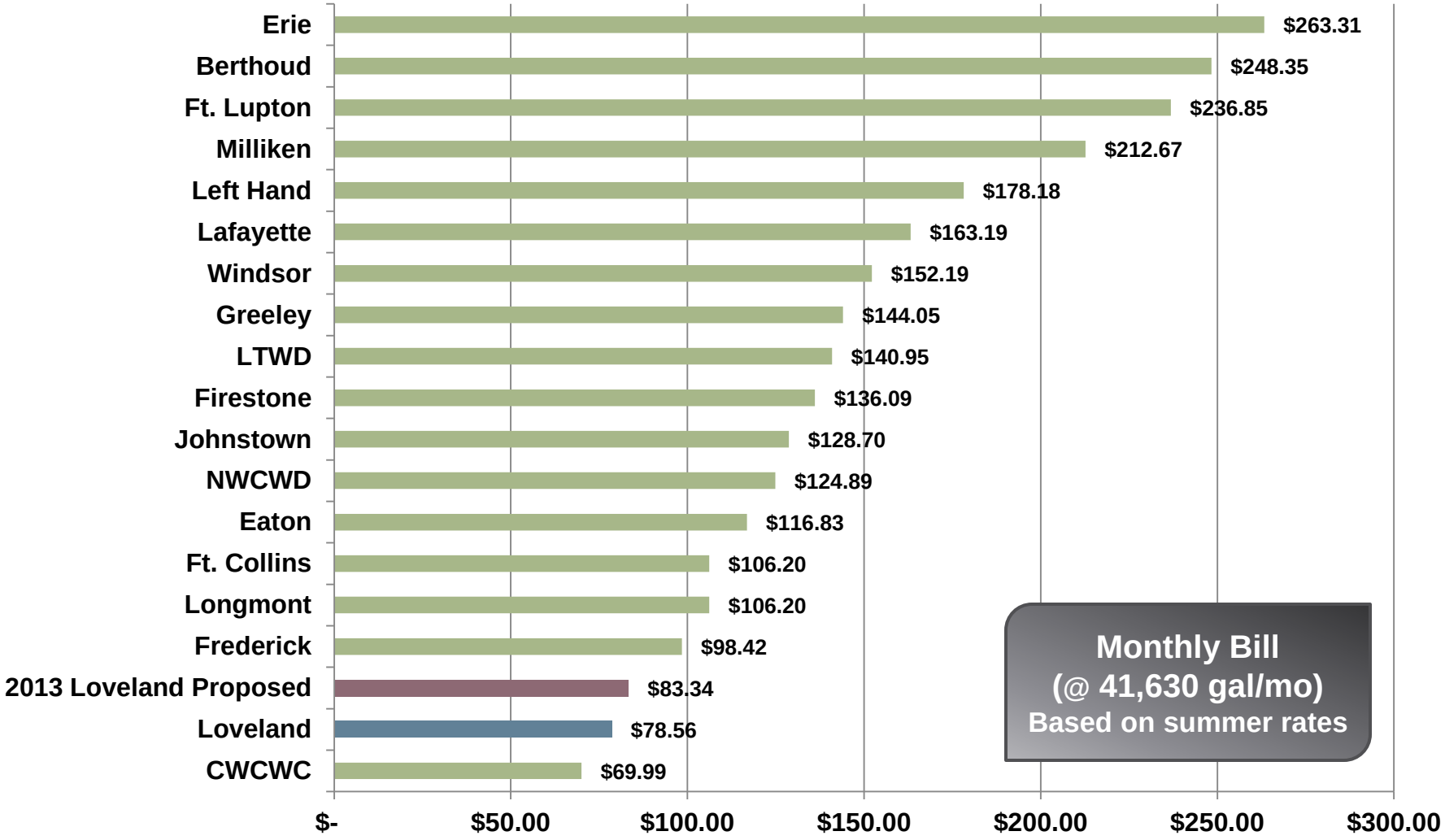
	Loveland 2013 (Proposed)	Ft. Collins (Current)	Greeley (Current)	Longmont 2013
Commercial: 41,630 gallons/mo.; ¾" tap size; Summer rates				
Monthly Base Charge	$10.07	$12.90	$10.00	$4.36
Usage Charge per 1,000 Gallons	$1.76	$2.24	$3.22	$2.55
Total Bill	$83.34	$106.28	$144.05	$110.52
Rank (1=lowest)	1	2	4	3

2012 Water Average Residential Bill Comparison (Loveland 2013 based on proposed external borrowing)

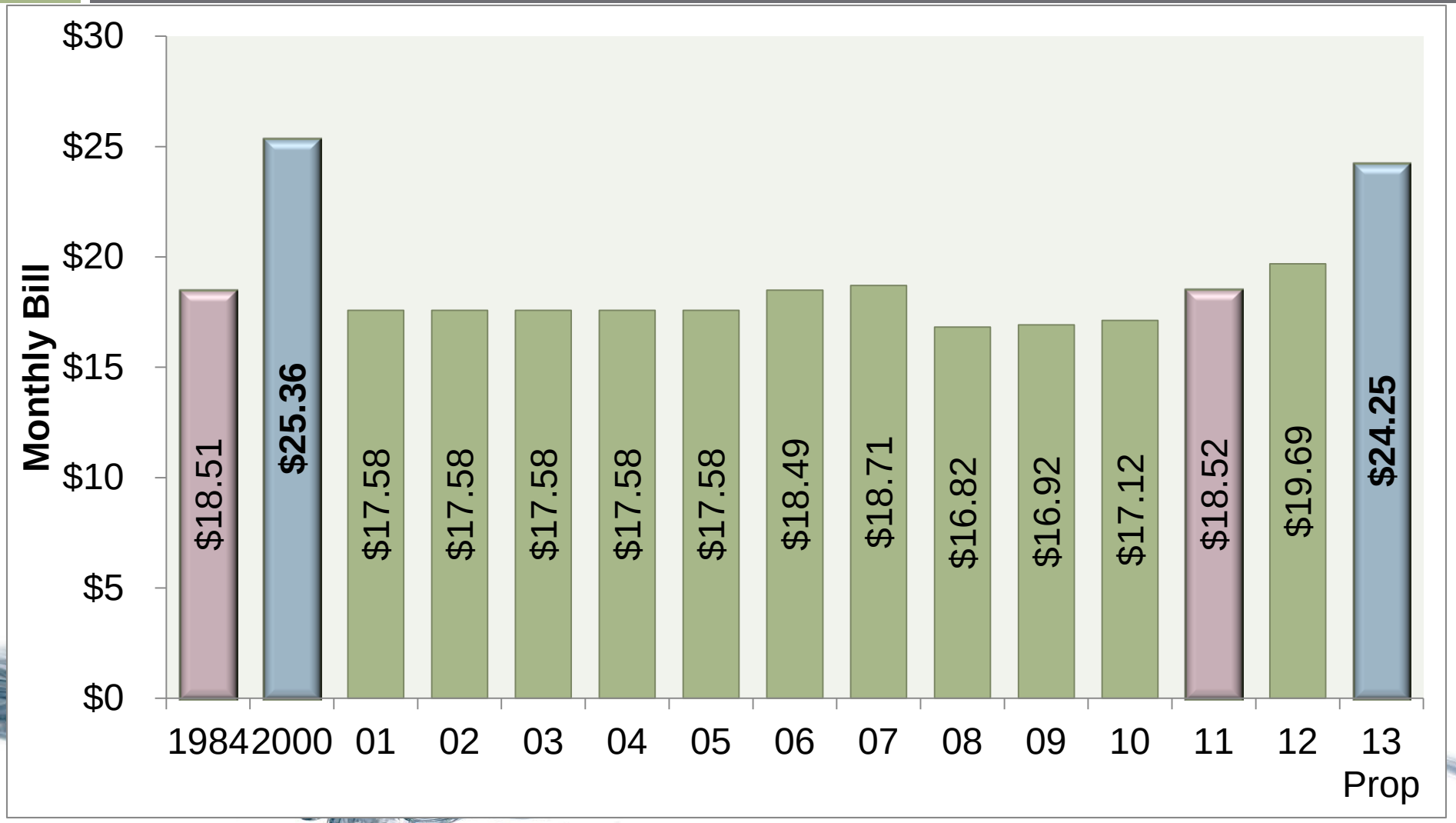
31



2012 Water Average Commercial Bill Comparison (Loveland 2013 based on proposed external borrowing)

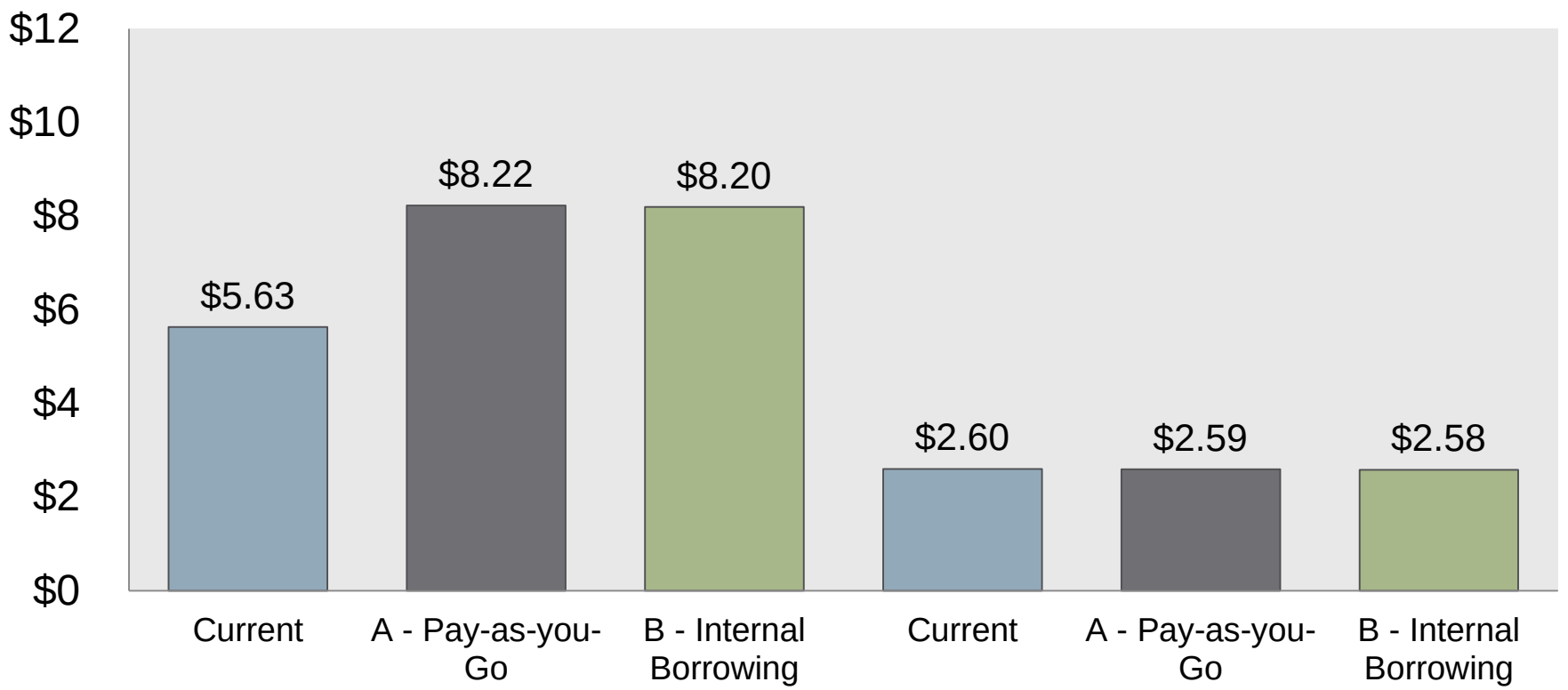


Avg. residential water bill history (8,100 gal/mo)

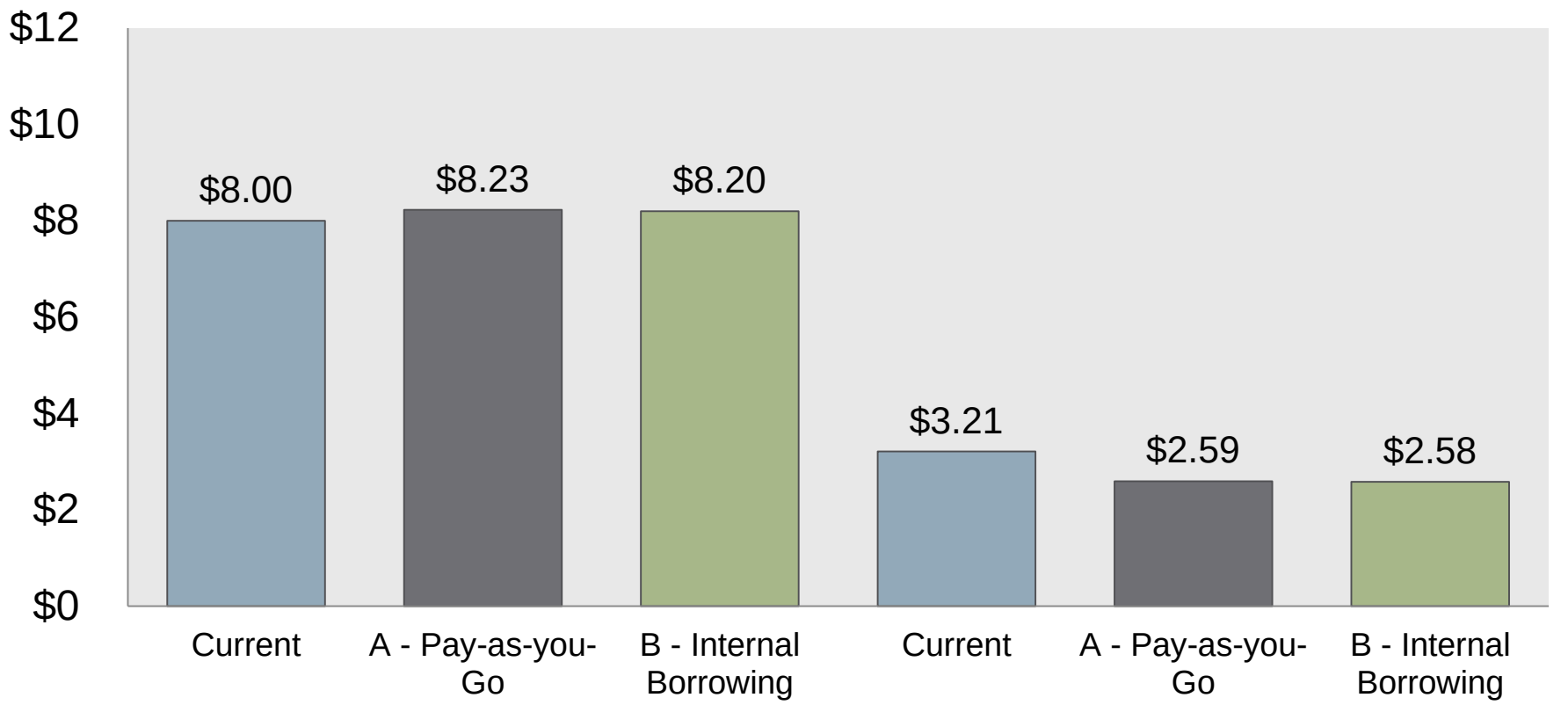


Wastewater

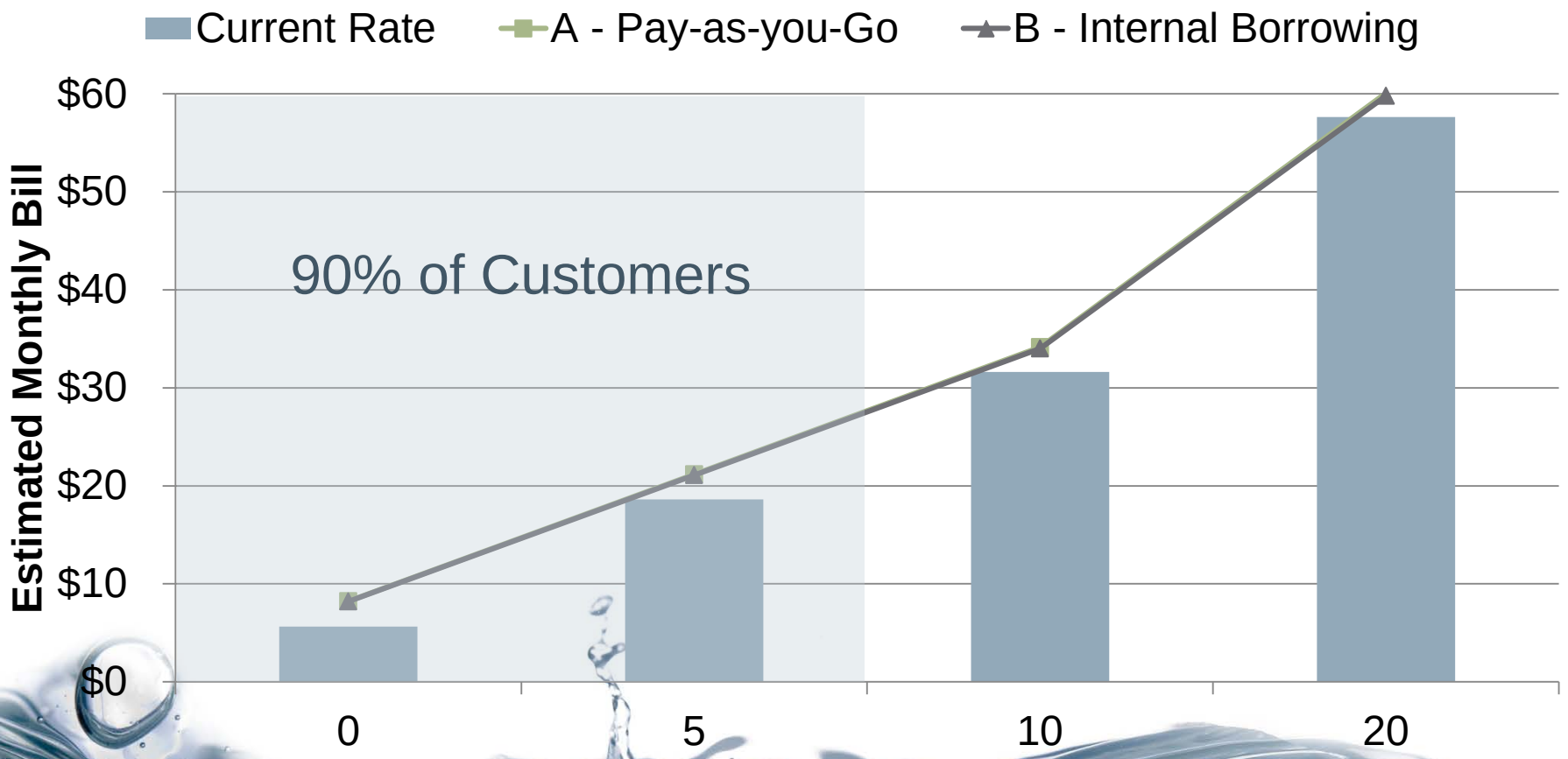
Proposed 2013 Wastewater Rate Adjustments (Residential)



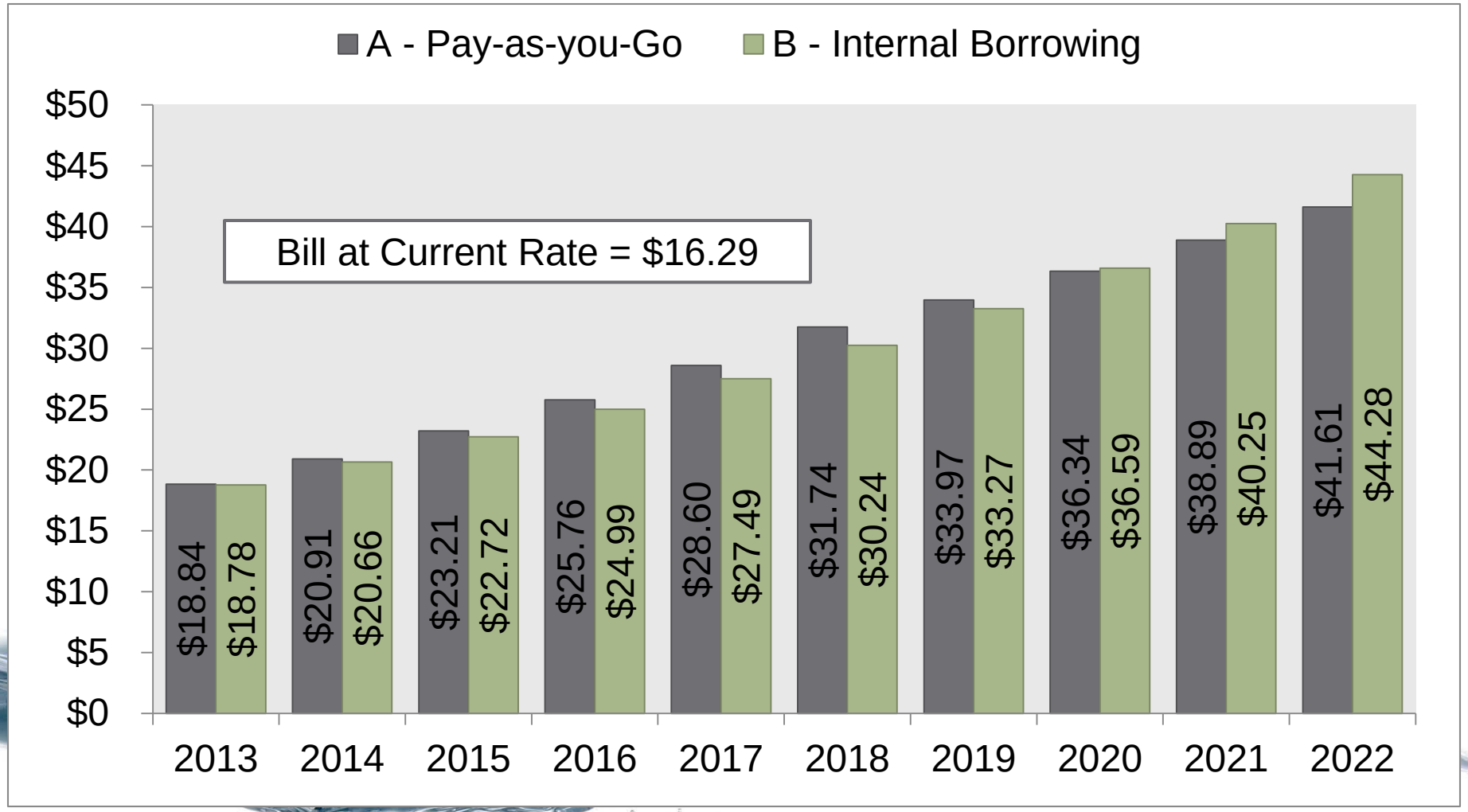
Proposed 2013 Wastewater Rate Adjustments (Commercial)



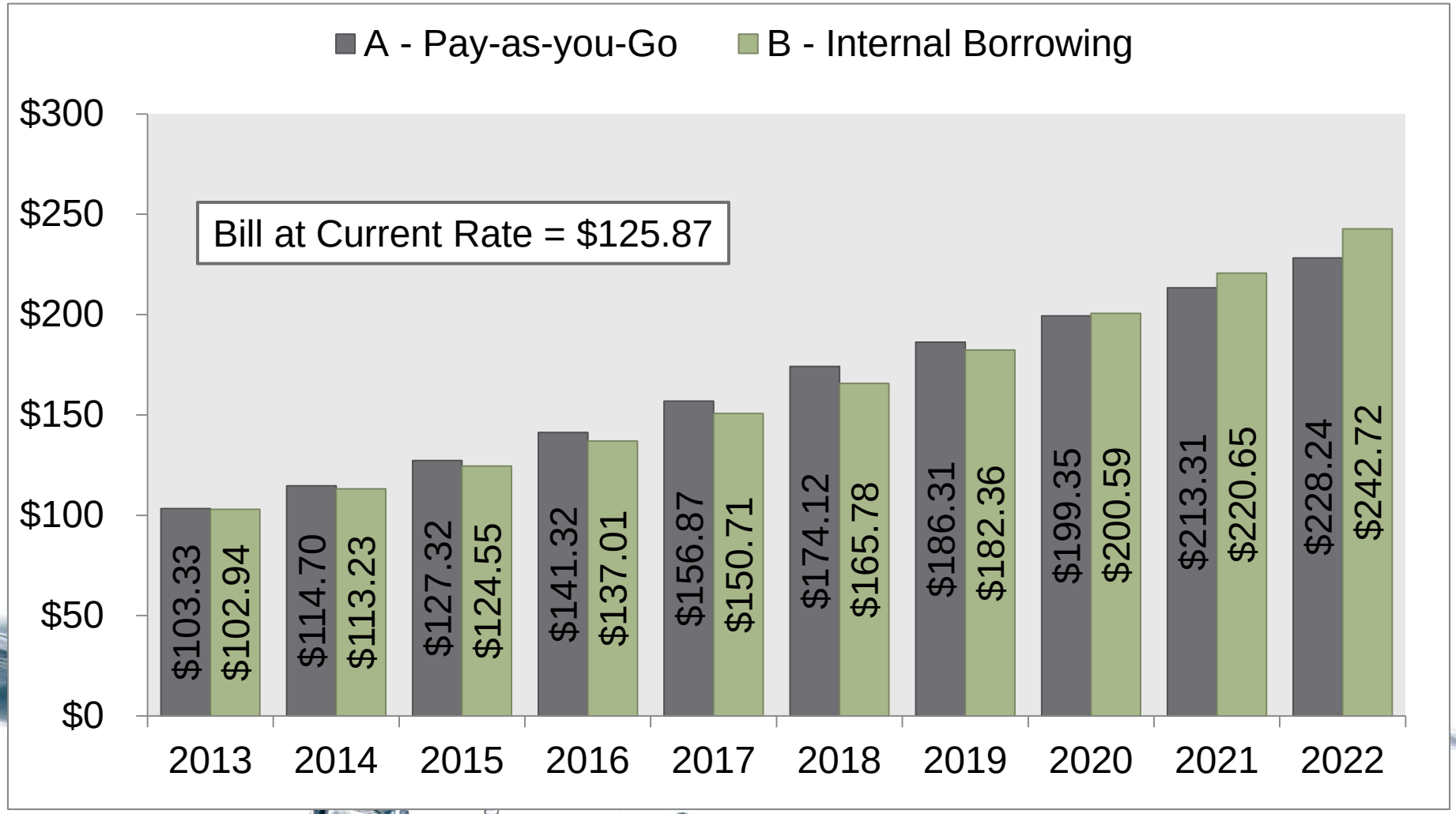
Residential Wastewater Bill Impacts



Estimated Average Residential Wastewater Bills 2013-2021 (4,100 gallons)



Estimated Average Commercial Wastewater Bills 2013-2022 (36,719 gallons)



Wastewater Rate Comparisons-Residential

	Loveland 2013 (Proposed)	Ft. Collins (Current)	Greeley (Current)	Longmont 2013
Residential: 4,100 gallons/mo.				
Monthly Base Charge	$8.20	$15.97	$11.55	$8.09
Usage Charge per 1,000 Gallons	$2.58	$3.10	$1.87	$3.05
Total Bill	$18.78	$28.68	$19.22	$20.60
Rank (1=lowest)	1	4	2	3

Wastewater Rate Comparisons-Commercial

	Loveland 2013 (Proposed)	Ft. Collins (Current)	Greeley (Current)	Longmont 2013
Commercial: 36,719 gallons/mo.				
Monthly Base Charge	$8.20	$8.97	$11.55	$7.83
Usage Charge per 1,000 Gallons	$2.58	$3.10	$2.11+	$2.85
Total Bill	$102.94	$122.80	$89.03	$112.48
Rank (1=lowest)	2	4	1	3

Financing Options

Presented by

Alan Krcmarik
Executive Fiscal Advisor
City of Loveland

City Council Study Session - August 28, 2012

Water Capital Plan Expenditures by Funding Source 2013-2022

	Millions		
Years	**Bonds**	**Rates (General)**	**SIF (Growth)**
Years 1-3	$15.0	$1.7	$5.1
Years 4-5	$0.0	$12.0	$2.1
Years 6-10	$0.0	$34.7	$17.4
10 Year Total	**$15.0**	**$48.4**	**$24.6**

Grand Total = $88.0

Reasons for External Debt

1) Project of long life
2) Interest rates are attractive
3) Need for substantial funds for urgent projects; won't fit in Pay-As-You-Go
4) Projects have a short construction period

Project Finance Need is $15 million
30 Year Bond Issue of $16,095,000
3.4% Interest Rate (August 17, 2012 scale)

- **30 year bond - $9.83 million of interest**
  - If inflation averages 3% per year, the net PV payback is $16.6 million
  - If inflation averages 3.5% per year, the net PV payback is $15.6 million
  - If Water-Sewer Project Cost Inflation Index is 5.3% (like it has been recently), the PV is down to $12.7 million

- If inflation is higher or the cost of constructing a project grows faster than inflation, the total PV cost is lower

Call Feature of Utility Revenue Bonds: *Financial technique to allow refinancing or early payment of debt*

Bonds with maturities in the first ten years have no call feature, they will be paid annually until their maturity

Bonds in the 11th year and longer may be called by the issuer.

(1) Rates (for the last 20 years) may be lower ten years from now and the utility may refinance to lower costs

(2) Utility may have surplus revenue and simply pay off debt early to save money

Credit Ratings: *To help our bonds get the lowest interest rates, we want the best credit rating possible*

Loveland is an infrequent issuer

- ✓ Need to show we have done all the background work, the CIP, Rate study
- ✓ Debt service coverage ratio is paramount; it shows the ability to meet the debt
- ✓ Utility Rate burden on customers
- ✓ Rate structure review
  - ✓ What is the customer base, balanced or concentrated
  - ✓ Proposed move to higher base charge helps revenue certainty

Players and Roles in the Process to Issue Debt

Council: Provide direction and adopt rates and bond issue

Loveland Utility Commission: Provide oversight of the utility and advise Council

Staff and Rate Consultant: Develop capital improvement plan and rate structure to meet needs of the utility. Legal to review all proceeding and documents. Manage projects and financing.

Bond Counsel: Prepare bond ordinance and other financial/legal documents for the issue.

Rating Agency: Review and rate the proposed bonds.

Financial Advisor: Coordinate ratings and bond sale.

Bond Investors: Invest in the water utility bonds

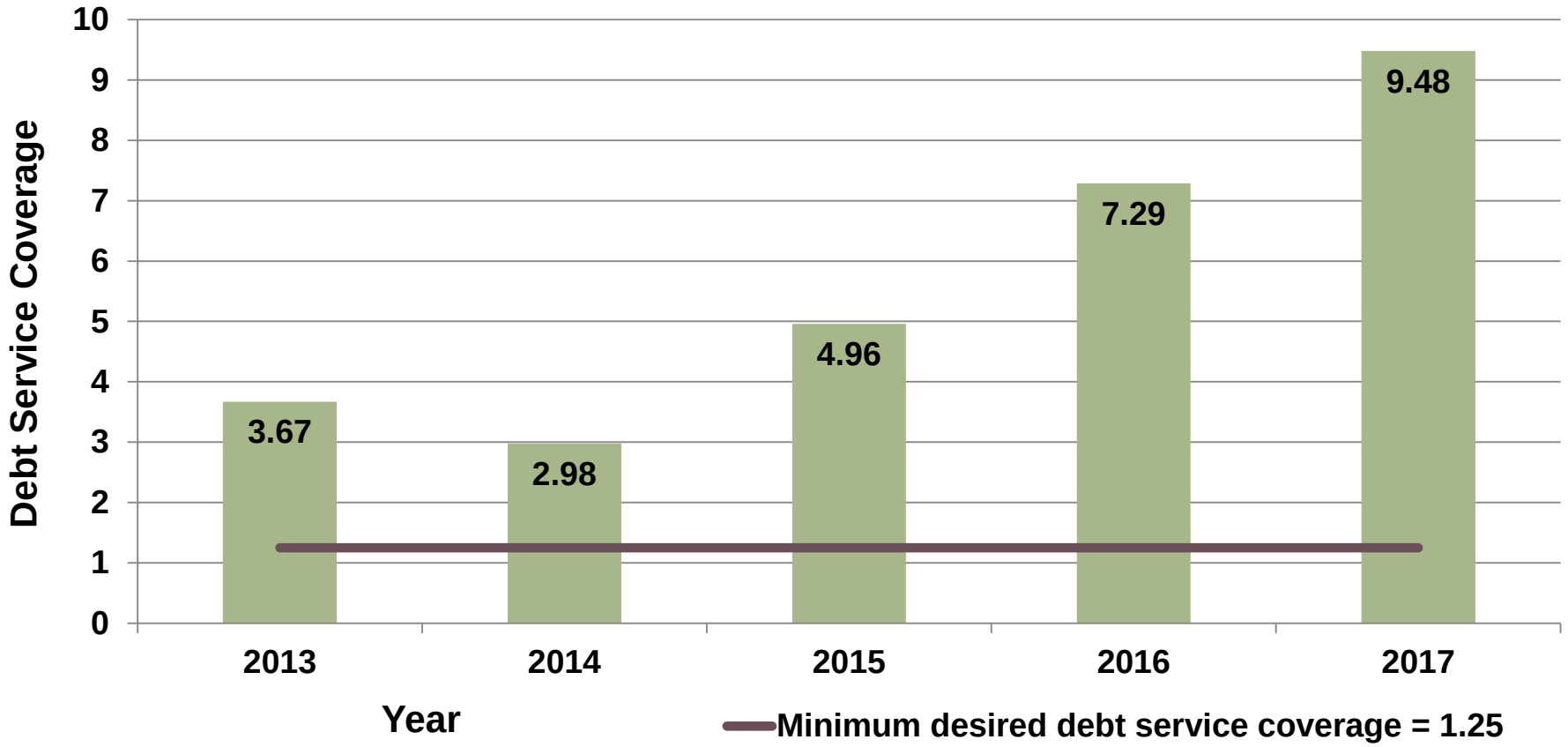
Schedule for a Bond Issue:

Preliminary: Staff and consultant preparation of projects list and financing alternatives. Review by LUC and Council

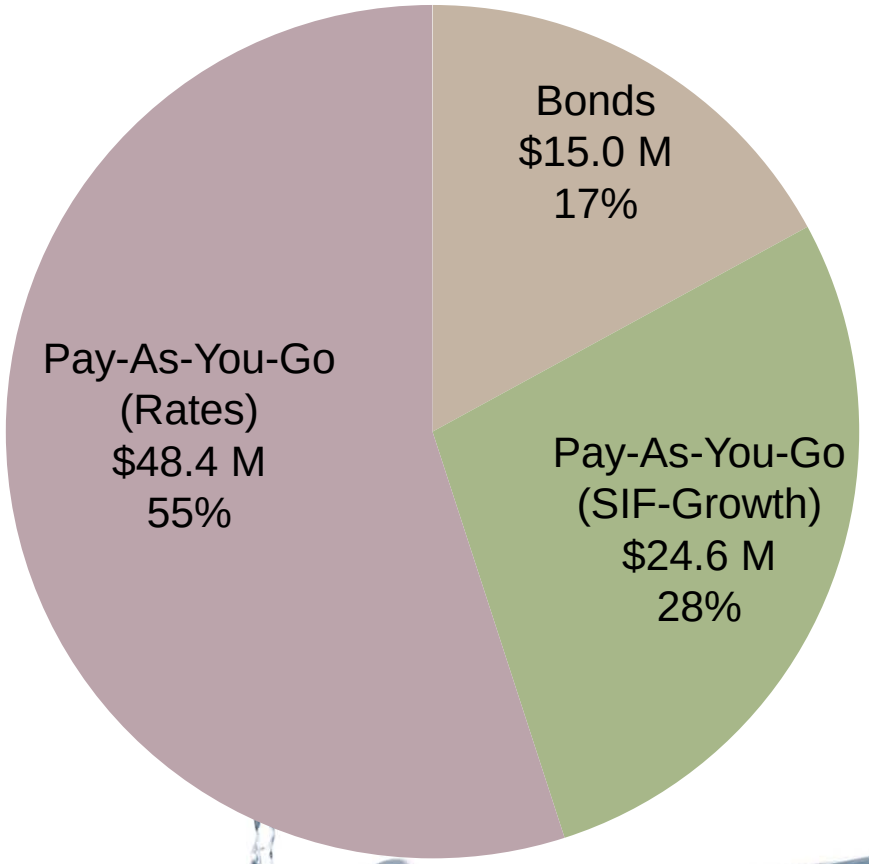
Week 1:	Council resolution
	Bond Team meeting
Weeks 2-4:	Document Preparation
Week 5:	Credit rating application and presentation
Week 6:	First Reading of Bond Ordinance
Week 7:	Bond marketing and sale
Week 8:	Second reading

Assumes no scheduling or other delays

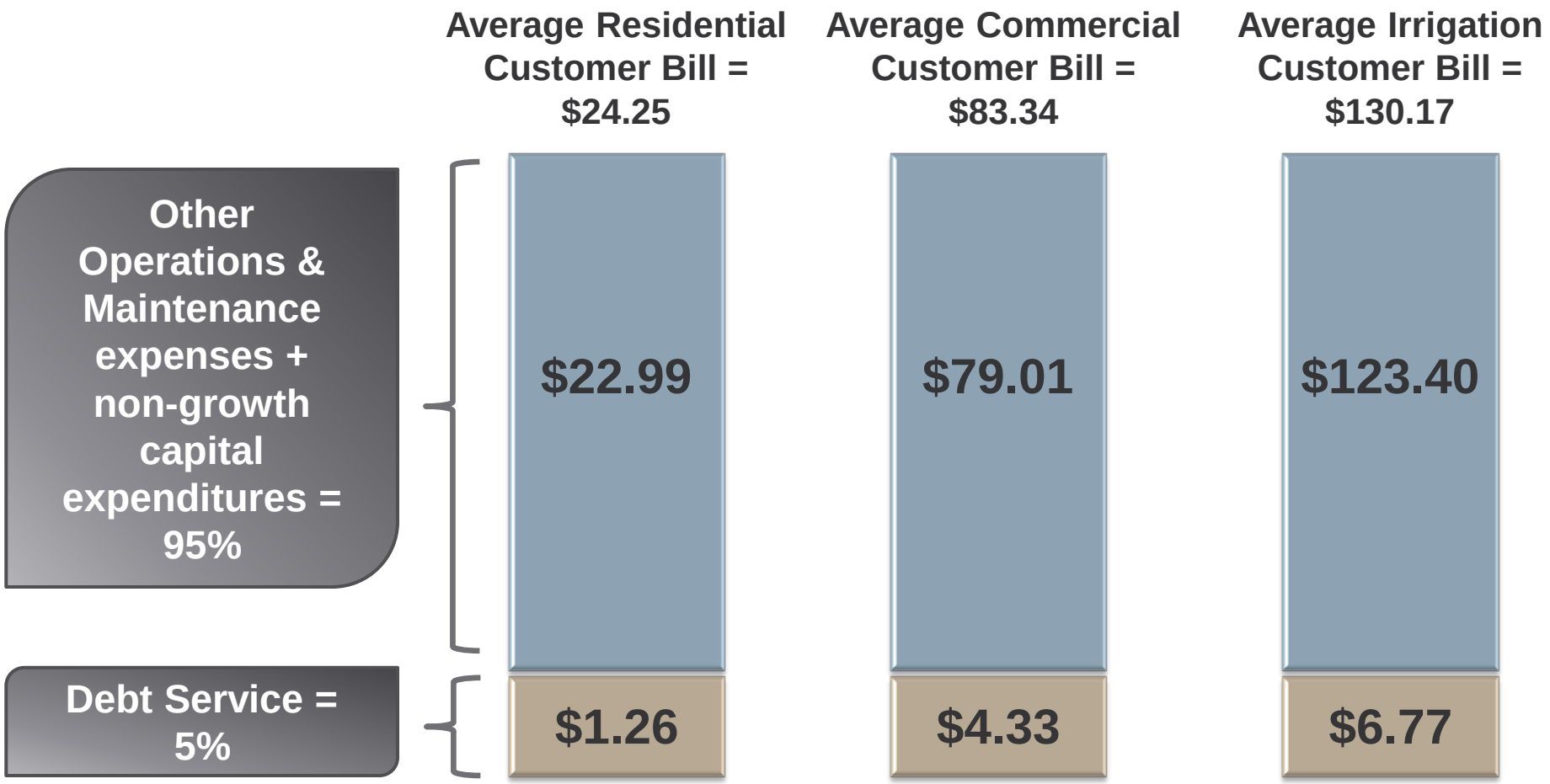
Water Utility Projected Debt Service Coverage Ratio



Portion of Water Capital Plan Expenditures by Funding Source – 10 Year Total (2013-2022)



Portion of Average 2013 Customer Bill for Debt Service



Schedule

- August 28 – 2012 Water/Wastewater Cost-of-Service & Rate Study final results presented to the City Council Study Session
- September 11 – City Council Study Session on 2013 Budget
- October 2 – First Reading of 2013 Budget and 2013 Water & Power Schedule of Rates, Charges and Fees

Direction Needed

- Do you support short-term internal financing of water/wastewater improvements in order to lower rate impacts?

Pros	Cons
• Lower rates now • Ability to smooth rate increases in the near term • Less debt liability • No issuance costs	• Principal and interest payments would last for 5 years • Higher annual payments than external borrowing

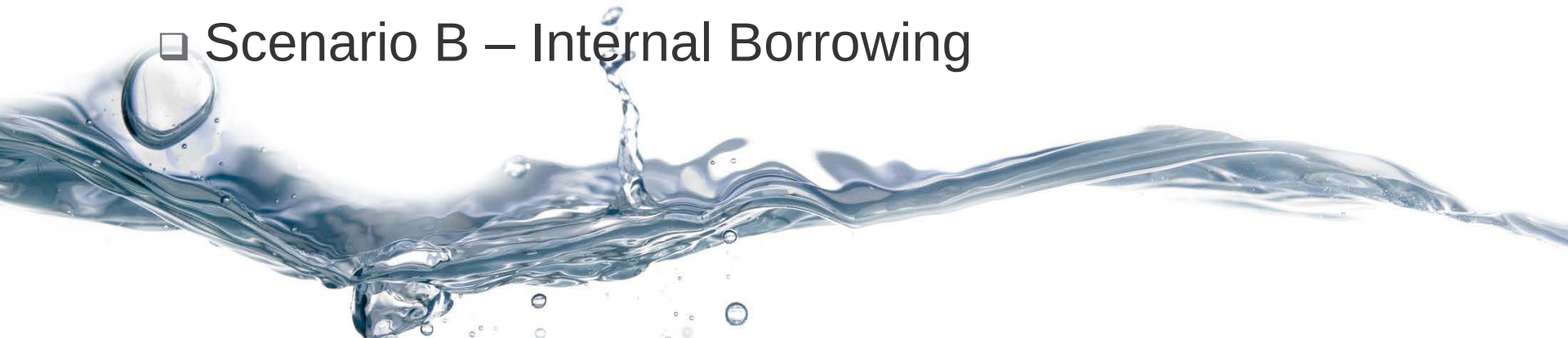
- Do you support long-term external financing of water/wastewater improvements in order to lower rate impacts?

Pros	Cons
• Lower rates now • Ability to smooth rate increases in the near term	• Principal and interest payments would last for 30 years • City will be required to adhere to additional financial requirements • Issuance costs

Direction Needed

Seeking Council Direction as to Financing Scenarios

- Water
  - Scenario A – PAYGO
  - Scenario B – Internal Borrowing
  - Scenario C – External Borrowing
- Wastewater
  - Scenario A – PAYGO
  - Scenario B – Internal Borrowing



Q&A

CITY OF LOVELAND
CITY MANAGER'S OFFICE
Civic Center • 500 East Third • Loveland, Colorado 80537
(970) 962-2303 • FAX (970) 962-2900 • TDD (970) 962-2620

AGENDA ITEM: **2**
MEETING DATE: 8/28/2012
TO: City Council
FROM: Alan Krcmarik, Executive Fiscal Advisor
PRESENTER: Alan Krcmarik

TITLE: Second Capital Expansion Fee Progress Report

RECOMMENDED CITY COUNCIL ACTION: This is an information only item. No Council action is required.

DESCRIPTION: This item is for information and discussion with Council. City staff members began the process to conduct a major review of the Capital Expansion Fees early this year. A study session in March covered the introduction of the process and a history of how the City has used Capital Expansion Fees since 1984. At the July 10th study session, staff provided a progress report on the update process. Four topics were covered. In this progress report three additional topics are covered.

BUDGET IMPACT:
Proceeds from the Capital Expansion Fees fund capital improvements. For purposes of preparing the 2013 Budget, the Budget Office staff is assuming that the Fees will be continued into the future at approximately the same rates that they are now. If the update process leads to CEF rate increases, additional revenue will be available for projects. If the update process leads to lower CEF levels, then the capital projects plan will be adjusted, delaying projects further into the future.

SUMMARY: During the study sessions regarding Capital Expansion Fees held on March 27 and July 10, 2012, Council heard about the history and methods of the program, fee history, comparison with other jurisdictions, levels of service, and the updated calculation of fees. Three more topics will be covered at the August 28 study session as listed below:

1. Options to Adjust Multi-family Capital Expansion Fees (Topic 5)
2. Options for the annual Adjustment for Inflation (Topic 6)
3. Review possible fees to cover Operating and Maintenance costs (Topic 7)

For each of the topics, staff has developed a PowerPoint presentation to serve as background and focus the discussion. An update to the fee comparisons with other cities is also provided.

REVIEWED BY CITY MANAGER: William D Cahill

LIST OF ATTACHMENTS:
PowerPoint Presentations
Fee Comparison Spreadsheet

Capital Expansion Fee Progress Report

Topic 5: Options to Adjust Multi-family Capital Expansion Fees

Presented by

Alan Krcmarik

Executive Fiscal Advisor

City of Loveland

August 28, 2012 Study Session

Current CEF Multi-family Policy:

Multi-family units pay the same fees as single family units

Finding: This makes City of Loveland higher than almost all other compared cities.

Slide 3

Three Possible Options to address the multi-family fee burden:

- ✓ *City of Loveland utility impact fee calculations*
- ✓ *City of Loveland Streets Fee calculations*
- ✓ *New (to Loveland) method based on Unit Size (and its relationship to unit occupancy)*

Slide 4

Water, Wastewater, Power impact fees: *Comprehensive Rate studies based on cost accounting result in tiered fee systems*

Electric Plant Investment Fees: Low amp service is 22% lower than the higher amp service

Wastewater: Duplexes through 8-unit buildings are 15% lower

9-unit buildings and up are 32% lower

Water: Duplexes through 8-unit building are 36% lower

9-unit buildings and up are 57% lower

General finding is that multi-family units are about 32% lower.

Slide 5

Street CEF for Residential Uses: *The basis for calculating the fees is trips (Institute of Traffic Engineers "ITE")*

Single Family Fee (includes duplex and triplex)	$ 2,169.61 per unit
Multi-family 4+ units (regardless of unit size)	$ 1,507.62 per unit 69% of Single Family fee

Implies a 31% difference between single family and 4 unit and higher multi-family buildings.

*Applying a 31% reduction to the other nine impact fees would mean **$3,212 less in fees** per multi-family (4+) unit.*

City of Loveland

Slide 6

Unit Size/Occupancy Fee Method:

Using 2010 Census Data to make estimates

Size of Unit	Average Occupancy
800 sq.ft. or less	1.53
801 – 1,399 sq.ft.	1.94
1,400 – 1,999 sq.ft.	2.40 *
2,000 – 2,599 sq.ft.	2.92
2,600 and over sq.ft.	3.67

* *Loveland's average household size from 2010 Census*

The average 1,400 – 1,999 would pay the average fee and other unit sizes would be adjusted according to the proportion to the average.

Slide 7

DRAFT

Unit Size/Occupancy Fee Method:

Using the Occupancy Proportion to adjust the fee

Size of Unit	Average Occupancy	Proportion	Share of 2012 Total Fees (w/o Streets) $10,360
800 sq.ft. or less	1.53	0.637500	$ 6,604.50 = $ 6,605
801 – 1,399 sq.ft.	1.94	0.808333	$ 8,374.33 = $ 8,374
1,400 – 1,999 sq.ft.	2.40	1.000000	$10,360.00
2,000 – 2,599 sq.ft.	2.92	1.216667	$12,604.70 = $12,605
2,600 and over sq.ft.	3.67	1.529167	$15,842.17 = $15,842

Slide 8

DRAFT

Unit Size/Occupancy Fee Method:

Using the Occupancy Proportion to adjust the fees

Size of Unit	Average Value	Current Fee % of Value	Unit Size Fee % of Value
800 sq.ft. or less	$ 120,000	8.63%	5.50%
801 – 1,399 sq.ft.	$ 170,000	6.09%	5.50%
1,400 – 1,999 sq.ft.	$ 207,000	5.00%	5.00%
2,000 – 2,599 sq.ft.	$ 248,000	4.18%	5.08%
2,600 and over sq.ft.	$ 310,000	3.34%	5.11%

This table is intended to illustrate a method to address the regressive impact of fixed fees on smaller unit sizes.
Staff finds this to be an important issue for affordable housing and recommends this approach.

Slide 9

Questions

1. Should the multi-family fees be different than the single-family?
2. Is there a preference for the Streets approach over the unit size approach?

Discussion

Capital Expansion Fee Progress Report

Topic 6: Annual Adjustment for Inflation

Presented by

Alan Krcmarik

Executive Fiscal Advisor

City of Loveland

August 28, 2012 Study Session

Background: *What is the purpose for an annual adjustment for inflation in the intervening years?*

From the 1984 study:

"Fees will be updated annually to reflect inflation. This ensures that the CEF will be based on the cost of service expansion in that year, regardless of whether expansion actually occurred at the time. . .

Because fees are updated annually to reflect inflation, it is not necessary to recalculate the fees according to the comprehensive process undertaken for the initial project."

Background: *What inflation index does the City use?*

- The City uses the Construction Cost Index published in the September edition of the Engineering News Record by McGraw Hill.
- This index was determined by reviewing a number of criteria. The basic theme was that the index should have a logical link to construction in the region.

Background: *What were (are) the criteria for using this index?*

- Independent verifiable source
- Generally recognized Industry standard
- Use by private sector for contract adjustments
- Regional measurement focus – available for Denver
- Up to date, close to budget process - September
- Consistent availability of the data
- Simplicity
- Able to keep up with changing markets

Background: *How does the Construction Cost Index compare to other indices?*

- Consumer Price Index – All Urban Consumers
  - National or Denver Regional index
- Producer Price Index Construction Indices
- Custom index based on components of the PPI
- Turner Construction Index
- RSMeans Index
- Averaged, Smoothed, Regression techniques of the above

Purpose: Trying to protect the taxpayers from having to subsidize growth before the next update is done

The Construction Cost Index – Denver has been the index.

Other construction based indices would have provided similar results.

CPI-U would have left a gap 1 to 1½ percent per year; in some years it was considerably lower.

Slide 16

In the research for this project, we found a 2007 study done by a one of the fiscal impact experts.

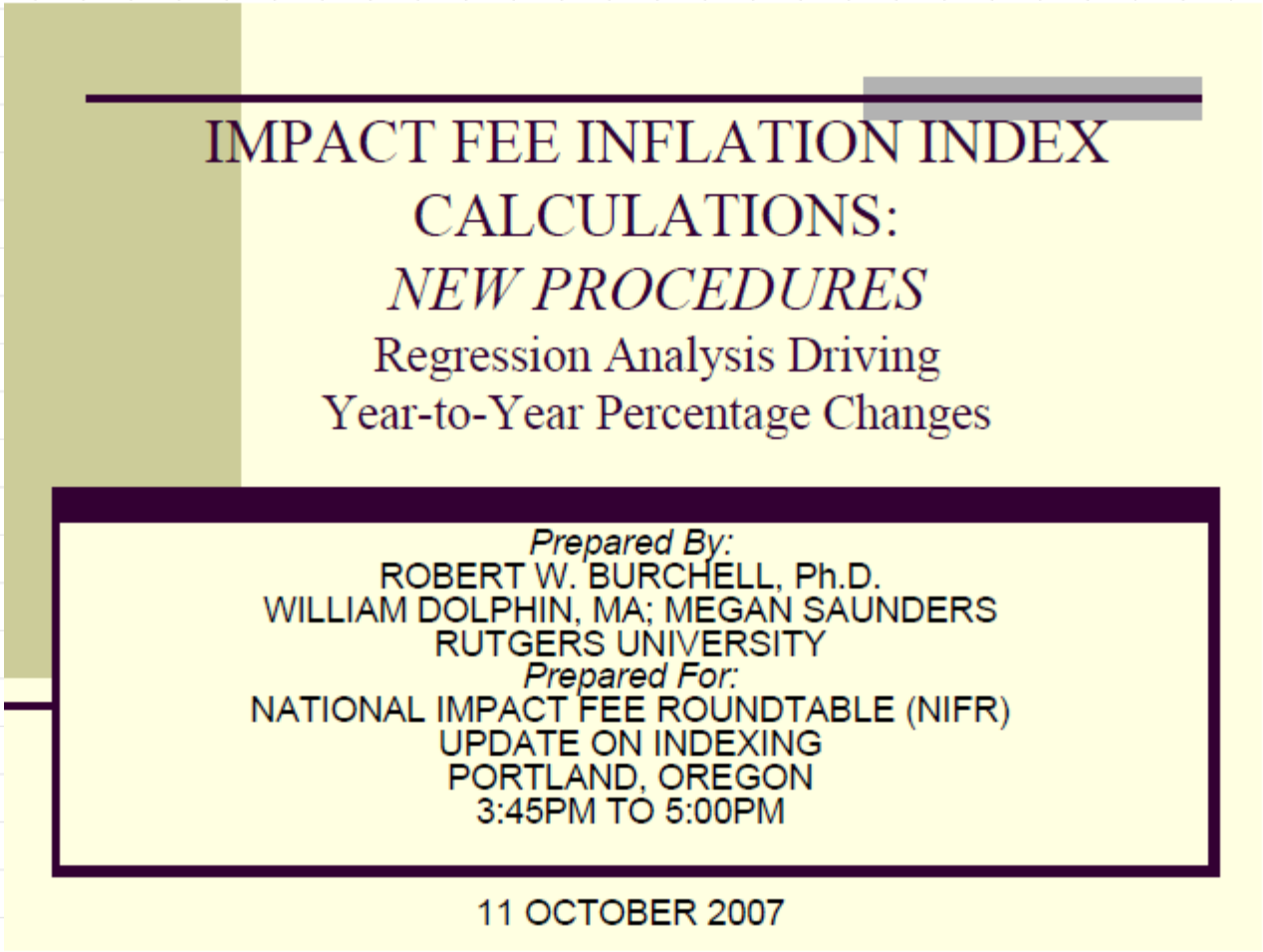
The study used multiple indices, smoothing techniques, averaging, and regression analysis.

The techniques resulted in proposals for much higher fees just as the real estate markets crashed.

For Council's background information, the next 7 slides summarize the study.

Slide 17

Background: A study from 2007



Slide 18

Background:

Impact Fees

- **Definition**

  Revenue mechanism for government to provide adequate capital infrastructure relative to growth

- **Indexing**

  Keeps impact fees as current as possible by accounting for inflation increases over time

2

Slide 19

Background:

Indexing in Florida

- Impact fee indexing has been done simply and elegantly for over a decade.
- Impact fee initiators (counties) begin to realize that simple/elegant approaches may not give appropriate answers. Some look to more complex yet less elegant techniques.

5

Slide 20

Background:

Threats to a Good Inflation Index

- **Time** – data points reflect actually observed not constrained conditions. Data points cannot be picked or avoided to achieve a particular end.
- Time – data points reflect the correct geography of inflation

  Data points should represent the actual conditions of the site for which inflation is being projected.
- Time – data points reflect the dominant condition of component causing inflation

  Data points should be guided by the most significant source of price changes.

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Slide 21

Background:

Building Cost Index:

Average of Three Construction Cost Indices

Year	(National – adjusted) Turner Index	(National – adjusted) ENR Index	(Local – Adjusted) RSMeans Index	Average of Indices	Fitted Regression Results
1999	5.5%	3.5%	3.1%	4.0%	2.2%
2000	5.6%	2.3%	2.2%	3.4%	2.9%
2001	4.9%	2.3%	3.4%	3.5%	3.7%
2002	3.6%	2.1%	3.8%	3.2%	4.5%
2003	1.8%	1.9%	4.9%	2.9%	5.3%
2004	2.9%	4.8%	5.9%	4.5%	6.0%
2005	6.4%	6.6%	9.7%	7.6%	6.8%
2006	10.6%	7.3%	12.0%	10.0%	7.6%
2007					8.4%
2008					9.1%
2009					9.9%

Slide 22

Backg

Transportation Cost Index:

Average of Two Road Construction Cost Indices

Year	(State – Adjusted) FDOT Costs	(National – Adjusted) Highway/ Street Construction Index	Average of Indices	Fitted Regression Results
2002	10.6%	4.1%	7.3%	N/A
2003	8.2%	0.1%	4.2%	2.2%
2004	6.3%	7.3%	6.8%	9.7%
2005	32.4%	14.1%	23.2%	17.1%
2006	47.9%	15.2%	31.5%	24.6%
2007				32.0%
2008				39.5%
2009				46.9%

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Slide 23

Background:

Summary of Projected Inflation Costs from 2006 to 2007

	Land Costs	Building Costs	Building Equipment Costs	Transportation Costs
2007 (New)	21.2%	8.4%	5.9%	32.0%
2007 (Orig.)	30.8%	4.8%	2.8%	7.1%

- Amounts are generally larger than in the past
- Unconstrained numbers drive transportation costs
- Public building prices affected by steel
- Land prices lag residential market price deflation

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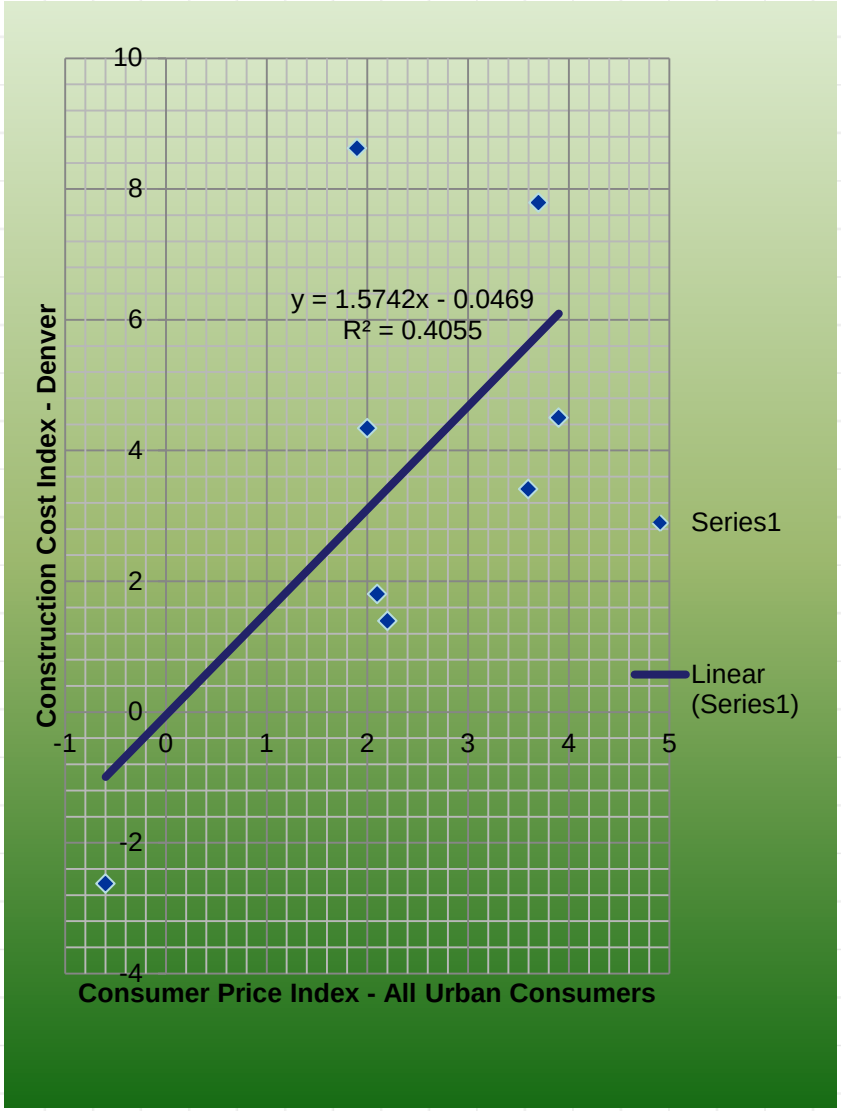
Slide 24

Background: Compare the Construction Cost Index to the CPI-U

	Annual CPI	CCI Denver Sept
	% change	% change
2005	**2.1**	1.80
2006	**3.6**	3.41
2007	**2.2**	1.39
2008	**3.9**	4.50
2009	**-0.6**	-2.63
2010	**1.9**	8.62
2011	**3.7**	7.79
2012	**2.0**	4.34
8 year average	**2.35**	**3.65**



City of Loveland

Slide 25

Back to Other Inflation Measures:
Consumer Prices Index, Turner, RSMeans Producer Price Index

	Turner	RS Means Wage	PPI Construc-tion Inputs	PPI for Residential				
2006	10.6	4.3	4.6	4.2				
2007	7.7	4.1	4.8	2.5				
2008	6.3	3.7	2.8	5.0		New PPI Series Started in 2011		
2009	-8.4	4.6	0.4	-0.6				
2010	-4.0	3.8	5.3	4.3	Non-res	Commercial	Industrial	Streets
2011	1.6	3.4	5.2	4.8	**5.7**	**4.9**	**5.2**	**6.1**
YTD 2012			2.5	2.1				
	3.59	**4.01**	**3.67**	**3.19**				

City of Loveland

Questions

1. In the years between major updates of fees, should the City continue the use of an index?
2. Is the current index still acceptable?

Discussion

Slide 27

Capital Expansion Fee Progress Report

Topic 7: Growth Related Revenue Sources for O & M

Presented by

Alan Krcmarik

Executive Fiscal Advisor

City of Loveland

August 28, 2012 Study Session

Slide 28

Issue: **Given our recent sustainability analysis, does building more capital projects put more demand on revenue sources? If you build it, can you afford to staff it, maintain it, repair it?**

- Discussion with Council about the Capital Improvement Plan occurred on August 14:
  - **Manage the project list to stay within the revenue limits.**
- **This is the current approach.**

Slide 29

Capital Improvement Plan: Budget shows that the O & M is available for the Plan

Operating Cost for Projects

Operating Impacts from the Capital Plan

Revenue Project	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Sale of Fire 2		300,000								
Total	-	**300,000**	-	-	-	-	-	-	-	-
Expense										
Project										
Mehaffey Park Operating		97,500								
Service Center Expansion		231,150								
Fire Station 2 additional engine		324,690	324,700							
Fire Station 6	521,200									
Fire Station 10							980,430			
Museum Expansion - Culture cost			431,000							
Museum Expansion - utility cost			131,000							
Loveland Sports Park										
Youth Sports Park										
Fairgrounds Park		5,550							30,000	
North Lake Tennis Courts		3,300								
New Neighborhood Parks							50,000			
Osborn Park						3,500				
Spray Park					16,200					
Total	521,200	662,190	886,700	-	16,200	3,500	1,030,430	-	30,000	-

City of Loveland

Background:

- Trying to protect the taxpayers from having to subsidize growth
- City could try to cover growth related costs by increasing sales tax, property tax, or a combination of the two – the entire city would pay
  - 5 mills property tax levy or ½ cent sales tax
  - Would require voter approval to increase taxes
- Operating fees could be increased as well
  - Fees can be increased in the budget or by Council action
- Pursue the option to apply utility theory to government services
  - Council would adopt an ordinance under its “home rule” authority

Issue: Link the new fee just to growth

- Can the city establish a payment for O&M from new growth, not the whole community?
- **Limit:** CEFs may be used for capital only.
- **Challenge:** Identify a non-CEF device to generate revenue from new growth.

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Possible Solutions:

As a Home Rule city, Loveland has some discretion or opportunities

- Courts have recognized rational nexus
- Imagine a future based on fees using utility based fee principles
- Fort Collins tested utility fees for streets (the Bloom Case provides legal analysis)
  - **Transportation Maintenance (Utility) Fee** Loveland
  - **Transit Impact Development Fee** San Francisco
  - **Transportation Operations and Maintenance Fee** Florida

Slide 33

Legal Analysis to support:

- Home rule cities have some discretion
- State law provides some additional guidance
- Where rational nexus between the service being provided and the fee can be established
- Fee structures similar to those used by utilities could be applied to governmental type services
- Efficiencies in development patterns could be taken into account to vary the fees
- Legal test of technique

Bottomline: New monthly fee tied to new growth, incorporated in utility bills, for new structures built after a certain date.

Questions

1. This growth-linked fee would require more in-depth research.
2. Need direction if Council interested.

Discussion

Update of Comparisons with Other Cities

Retail Commercial Building

Fort Collins	$1,619,579
Brighton	$1,037,436
Loveland	$1,029,923
Louisville	$962,113
Erie	$903,063
Thornton	$895,559
Boulder	$835,579
Longmont	$787,298
Windsor	$775,268
Westminster	$687,730
Greeley	$658,095
Johnstown	$545,967
Arvada	$285,879

Office Commercial Building

Fort Collins	$1,164,563
Brighton	$1,087,436
Louisville	$962,113
Erie	$903,063
Thornton	$895,559
Boulder	$835,579
Longmont	$787,298
Windsor	$775,268
Loveland	$759,221
Westminster	$687,730
Greeley	$658,095
Johnstown	$545,967
Arvada	$285,879

Industrial

Brighton	$929,045
Louisville	$865,396
Fort Collins	$808,105
Thornton	$751,256
Longmont	$749,696
Westminster	$627,604
Boulder	$608,998
Windsor	$604,914
Erie	$589,931
Johnstown	$402,459
Greeley	$397,929
Loveland	$393,792
Arvada	$231,373

Single Family

Louisville	$40,936
Erie	$37,855
Brighton	$34,986
Longmont	$34,829
Thornton	$32,481
Loveland	$31,598
Westminster	$28,759
Fort Collins	$26,320
Johnstown	$24,517
Windsor	$21,494
Greeley	$12,063
Arvada	$ 7,627

Boulder not in this list due to incomplete data.

Multi-family

- Brighton $1,142,776
- Loveland $986,134
- Louisville $962,640
- Thornton $833,947

- Longmont $633,098
- Fort Collins $593,666
- Windsor $547,230
- Westminster $472,824

- Johnstown $401,007
- Greeley $308,650
- Erie $199,815
- Arvada $123,508

Boulder not in this list due to incomplete data.

2012 Northern Colorado Fee Comparison

August 22, 2012

New Commercial Building

Retail 100,000sf shopping center (1) 3" water meter 2B M 9.1827 acres Electrical - $449,000 Mechanical- $449,000 Plumbing - $778,000 Total: $14,972,000

Retail	Loveland	Fort Collins	Thornton	Arvada	Westminster	Boulder	Greeley	Longmont	Brighton	Johnstown	Louisville	Windsor	Erie
Bldg PC	$ 36,794.26	$ 20,563.73	$ 20,467.79	$ 41,126.39	$ 27,095.25	$ 28,256.00	$ 31,133.60	$ 42,335.12	$ 32,253.00	$ -	$ 40,227.20	$ 25,150.06	$ 32,253.36
Bldg Permit Fee	$ 56,606.55	$ 42,709.28	$ 31,488.90	$ 63,271.37	$ 41,685.00	$ 98,367.00	$ 56,606.55	$ 65,130.95	$ 49,621.00	$ 56,606.55	$ 61,888.00	$ 26,462.29	$ 49,620.55
Mech Permit Fee	$ 2,948.15	$ -	$ 4,510.00	$ 8,836.41	$ 10,317.04	$ -	$ -	$ -	$ -	$ -	$ 8,253.20	$ -	$ 7,683.00
Elec Permit Fee	$ 2,948.15	$ -	$ 4,510.00	$ 8,836.41	$ 10,317.04	$ -	$ -	$ -	$ -	$ 4,505.00	$ 8,251.00	$ 5,278.50	$ 12,498.00
Plum Permit Fee	$ 4,554.25	$ -	$ 7,800.00	$ 8,836.41	$ 10,317.04	$ -	$ -	$ -	$ -	$ -	$ 8,251.00	$ -	$ -
City Use Tax	$ 224,580.00	$ 288,211.00	$ 185,475.00	$ 259,015.60	$ 288,211.00	$ 226,035.00	$ 259,015.60	$ 245,166.50	$ 280,725.00	$ 224,580.00	$ 262,010.00	$ 239,552.00	$ 262,010.00
County Use Tax	$ 44,916.00	$ 44,916.00	$ -		$ -	$ -	$ -	$ 59,888.00	$ -	$ 59,888.00	$ 59,888.00	$ 44,916.00	$ -
Construction Water	$ 271.00	$ -	$ 246.00		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 70.00	$ -
Water Meter Fee	$ 45.00	$ 520.00	$ 2,059.00		$ 515,595.98	$ -	$ -	$ 885.00	$ 2,197.00		$ 386,160.00	$ -	$ 86,800.00
Raw Water	$ -	$ -	$ 261,600.00		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
System Impact Fee Water	$ -	$ 167,310.00	$ 66,640.00		$ -	$ 94,000.00	$ -	$ 157,200.00	$ 176,037.00	$ 107,467.00	$ 62,000.00	$ 51,282.00	$ -
Stormwater Invest Fee	$ 45,159.82	$ 54,619.00	$ -		$ -	$ -	$ -	$ 31,674.62	$ 182,399.00	$ -	$ -	$ 58,815.71	$ 49,953.89
System Impact Fee Sewer	$ -	$ 147,330.00	$ 226,506.00		$ -	$ -	$ -	$ 84,300.00	$ 193,620.00	$ 42,000.00	$ 193,080.00	$ 93,209.00	$ -
Capital Expansion Fee Fire	$ 29,000.00	$ 22,500.00	$ -		$ -	$ -	$ 49,900.00	$ -	$ -	$ -	$ 1,225.00	$ -	$ -
Capital Expansion Fee General	$ 41,000.00	$ 25,200.00	$ -		$ -	$ -	$ -	$ 38,000.00	$ -	$ 33,000.00	$ -	$ -	$ 172,800.00
Capital Expansion Fee Law	$ 38,000.00	$ 15,700.00	$ -		$ -	$ -	$ 17,000.00	$ -	$ -	$ 19,000.00	$ -	$ -	$ -
Capital Expansion Fee Streets	$ 502,000.00	$ 790,000.00	$ -		$ -	$ 248,000.00	$ 717,000.00	$ 217,950.00	$ 65,000.00	$ 187,000.00	$ -	$ 347,600.00	$ 271,200.00
Street Inspections	$ 550.00	$ -	$ -		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Stormwater Inspections	$ 550.00	$ -	$ -		$ -	$ -	$ -	$ 60.00	$ -	$ -	$ -	$ -	$ -
Misc	$ -	$ -	$ -		$ -	$ 51,000.00	$ -	$ 61,556.00	$ 25.00	$ 500.00	$ -	$ -	$ 42,900.00
	$ 1,029,923.18	$ 1,619,579.01	$ 811,302.69	$ 389,922.59	$ 903,538.35	$ 745,658.00	$ 1,130,655.75	$ 1,004,146.19	$ 981,877.00	$ 734,546.55	$ 1,091,233.40	$ 892,335.56	$ 987,718.80

New Commercial Building

Office 100,00sf general office building, (1) 3" water meter 2B B 15.30 acres Electrical - $350,000 Mechanical- $350,000 Plumbing - $563,700 Total : $10,840,000

Office	Loveland	Fort Collins	Thornton	Arvada	Westminster	Boulder	Greeley	Longmont	Brighton	Johnstown	Louisville	Windsor	Erie
Bldg PC	$ 26,991.09	$ 17,877.93	$ 27,643.07	$ 30,275.76	$ 19,977.88	$ 38,266.00	$ 22,838.61	$ 31,054.76	$ 23,793.00	$ -	$ 29,484.00	$ 18,840.98	$ 23,793.09
Bldg Permit Fee	$ 41,524.75	$ 37,131.08	$ 42,527.80	$ 46,578.09	$ 30,735.20	$ 100,078.00	$ 41,524.75	$ 47,776.55	$ 36,605.00	$ 41,524.75	$ 45,360.00	$ 19,768.45	$ 36,604.75
Mech Permit Fee	$ 2,393.75	$ -	$ 3,520.00	$ 7,163.85	$ 7,606.96	$ -	$ -	$ -	$ -	$ -	$ 6,048.00	$ -	$ 9,632.90
Elec Permit Fee	$ 2,393.75	$ -	$ 3,520.00	$ 7,163.85	$ 7,606.96	$ -	$ -	$ -	$ -	$ 3,515.00	$ 6,048.00	$ 4,140.00	$ 4,950.00
Plum Permit Fee	$ 3,537.75	$ -	$ 5,660.00	$ 7,165.85	$ 7,606.96	$ -	$ -	$ -	$ -	$ -	$ 6,048.00	$ -	$ 5,650.00
City Use Tax	$ 162,600.00	$ 208,670.00	$ 255,637.50	$ 187,532.00	$ 208,670.00	$ 310,235.00	$ 187,532.00	$ 177,505.00	$ 203,250.00	$ 162,600.00	$ 189,700.00	$ 173,440.00	$ 189,700.00
County Use Tax	$ 32,520.00	$ 32,520.00	$ -	$ -	$ -	$ -	$ -	$ 43,360.00	$ -	$ 43,360.00	$ 43,360.00	$ 32,520.00	$ -
Construction Water	$ 271.00	$ -	$ 246.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 70.00	$ -
Water Meter Fee	$ 45.00	$ 520.00	$ 2,059.00	$ -	$ 405,525.98	$ -	$ -	$ 885.00	$ 25.00	$ -	$ 386,160.00	$ -	$ 86,800.00
Raw Water	$ -	$ -	$ 261,600.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
System Impact Fee Water	$ -	$ 167,310.00	$ 66,640.00	$ -	$ -	$ 88,000.00	$ -	$ 157,200.00	$ 178,209.00	$ 107,467.00	$ 55,000.00	$ 51,282.00	$ -
Stormwater Invest Fee	$ 75,244.24	$ 91,004.00	$ -	$ -	$ -	$ -	$ -	$ 59,255.24	$ 303,909.00	$ -	$ -	$ 97,997.45	$ 83,232.00
System Impact Fee Sewer	$ -	$ 147,330.00	$ 226,506.00	$ -	$ -	$ -	$ -	$ 84,300.00	$ 193,620.00	$ 42,000.00	$ 193,080.00	$ 93,209.00	$ -
Capital Expansion Fee Fire	$ 29,000.00	$ 22,500.00	$ -	$ -	$ -	$ -	$ 62,300.00	$ -	$ -	$ -	$ 1,825.00	$ -	$ -
Capital Expansion Fee General	$ 41,000.00	$ 25,200.00	$ -	$ -	$ -	$ -	$ -	$ 38,000.00	$ -	$ 49,000.00	$ -	$ -	$ 246,900.00
Capital Expansion Fee Law	$ 38,000.00	$ 15,700.00	$ -	$ -	$ -	$ -	$ 8,900.00	$ -	$ -	$ 5,000.00	$ -	$ -	$ -
Capital Expansion Fee Streets	$ 302,000.00	$ 398,800.00	$ -	$ -	$ -	$ 248,000.00	$ 335,000.00	$ 107,340.00	$ 98,000.00	$ 91,000.00	$ -	$ 284,000.00	$ 172,900.00
Street Inspections	$ 850.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Stormwater Inspection	$ 850.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 60.00	$ -	$ -	$ -	$ -	$ -
Sewer Tap Fee	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 25.00	$ -	$ -	$ -	$ 42,900.00
Misc	$ -	$ -	$ -	$ -	$ -	$ 51,000.00	$ -	$ 40,561.00	$ -	$ 500.00	$ -	$ -	$ -
	$ 759,221.33	$ 1,164,563.01	$ 895,559.37	$ 285,879.40	$ 687,729.94	$ 835,579.00	$ 658,095.36	$ 787,297.55	$ 1,037,436.00	$ 545,966.75	$ 962,113.00	$ 775,267.88	$ 903,062.74

Color Key			
	Highest		Med-Low
	Very High		Low
	High		Very Low
	Med-High		Lowest
	Medium		N/A

New Industrial Building

Industrial 100,000sf warehouse building, (1) 3" water meter 2B F-1 , 15.30 acres Electrical - $460,000 Mechanical- $460,000 Plumbing - $625,000 Total : $8,694,000

	Loveland	Fort Collins	Thornton	Arvada	Westminster	Boulder	Greeley	Longmont	Brighton	Johnstown	Louisville	Windsor	Erie
Bldg PC	$ 21,899.70	$ 15,209.68	$ 15,698.96	$ 24,640.39	$ 16,281.39	$ 22,725.00	$ 18,530.52	$ 25,196.18	$ 19,399.00	$ -	$ 24,606.40	$ 16,028.36	$ 19,399.16
Bldg Permit Fee	$ 33,691.85	$ 31,589.33	$ 24,152.25	$ 37,908.25	$ 25,048.30	$ 84,749.00	$ 33,691.85	$ 38,763.35	$ 29,845.00	$ 33,691.85	$ 37,856.00	$ 16,291.93	$ 29,844.85
Mech Permit Fee	$ 3,009.75	$ -	$ 4,620.00	$ 6,139.53	$ 6,199.45	$ -	$ -		$ -	$ -	$ 5,047.48	$ -	$ 10,050.00
Elec Permit Fee	$ 3,009.75	$ -	$ 4,620.00	$ 6,139.53	$ 6,199.45	$ -	$ -		$ -	$ 4,615.00	$ 5,047.46	$ 5,405.00	$ 6,490.00
Plum Permit Fee	$ 3,827.50	$ -	$ 6,270.00	$ 6,139.53	$ 6,199.45	$ -	$ -		$ -	$ -	$ 5,047.46	$ -	$ 7,870.00
City Use Tax	$ 130,410.00	$ 167,359.50	$ 138,843.75	$ 150,406.20	$ 167,359.50	$ 179,514.00	$ 150,406.20	$ 142,364.25	$ 163,013.00	$ 130,410.00	$ 156,870.00	$ 139,104.00	$ 152,145.00
County Use Tax	$ 26,082.00	$ 26,082.00	$ -	$ -	$ -	$ -	$ -	$ 34,776.00	$ -	$ 34,776.00	$ 35,856.00	$ 26,082.00	$ -
Construction Water	$ 271.00	$ -	$ 246.00	$ -	$ -	$ -	$ -		$ -	$ -	$ -	$ 70.00	$ -
Water Meter Fee	$ 45.00	$ 520.00	$ 2,059.00	$ -	$ 400,316.00	$ -	$ -	$ 885.00	$ 2,197.00	$ -	$ 386,160.00	$ -	$ 86,800.00
Raw Water	$ -	$ -	$ 261,600.00	$ -	$ -	$ -	$ -		$ -	$ -	$ -	$ -	$ -
System Impact Fee Water	$ -	$ 167,310.00	$ 66,640.00	$ -	$ -	$ 23,000.00	$ -	$ 157,200.00	$ 176,037.00	$ 107,467.00	$ 14,000.00	$ 51,282.00	$ -
Stormwater Invest Fee	$ 70,845.55	$ 91,004.00	$ -	$ -	$ -	$ -	$ -	$ 59,255.24	$ 303,909.00	$ -	$ -	$ 77,541.90	$ 83,232.00
System Impact Fee Sewer	$ -	$ 147,330.00	$ 226,506.00	$ -	$ -	$ -	$ -	$ 84,300.00	$ 193,620.00	$ 42,000.00	$ 193,080.00	$ 93,209.00	$ -
Capital Expansion Fee Fire	$ 3,000.00	$ 6,200.00	$ -	$ -	$ -	$ -	$ 40,300.00	$ -	$ -	$ -	$ 1,825.00	$ -	$ -
Capital Expansion Fee General	$ 5,000.00	$ 7,000.00	$ -	$ -	$ -	$ -	$ -	$ 38,000.00	$ -	$ 23,000.00	$ -	$ -	$ 125,800.00
Capital Expansion Fee Law	$ 4,000.00	$ 4,300.00	$ -	$ -	$ -	$ -	$ 5,000.00	$ -	$ -	$ 1,000.00	$ -	$ -	$ -
Capital Expansion Fee Streets	$ 87,000.00	$ 144,200.00	$ -	$ -	$ -	$ 248,000.00	$ 150,000.00	$ 107,340.00	$ 41,000.00	$ 25,000.00	$ -	$ 179,900.00	$ 25,400.00
Street Inspections	$ 850.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Stormwater Inspections	$ 850.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 60.00	$ -	$ -	$ -	$ -	$ -
Sewer Tap Fee	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 25.00	$ -		$ -	$ 42,900.00
Misc	$ -	$ -	$ -	$ -	$ -	$ 51,000.00	$ -	$ 61,556.00	$ -	$ 500.00	$ -	$ -	$ -
	$ 393,792.10	$ 808,104.51	$ 751,255.96	$ 231,373.43	$ 627,603.54	$ 608,988.00	$ 397,928.57	$ 749,696.02	$ 929,045.00	$ 402,459.85	$ 865,395.80	$ 604,914.19	$ 589,931.01

New Detached Single Family

Single Family 5B R-3 10,000sf lot 2000 sf dwelling (1) 3/4" water meter 150 amp electrical service Electrical - $4,935 Mechanical- $4,935 Plumbing - $6,578 Total: 207,840

	Loveland	Fort Collins	Thornton	Arvada	Westminster	Boulder	Greeley	Longmont	Brighton	Johnstown	Louisville	Windsor	Erie
Bldg PC	$ 1,039.06	$ 810.23	$ 940.55	$ 1,149.84	$ 871.65		$ 879.20	$ 919.04	$ 498.00	$ -	$ 1,071.20	$ 670.03	$ 582.24
Bldg Permit Fee	$ 1,598.55	$ 1,682.78	$ 1,447.00	$ 1,768.99	$ 1,341.00		$ 1,598.55	$ 1,838.07	$ 766.00	$ 1,607.65	$ 1,648.00	$ 1,087.55	$ 895.75
Mech Permit Fee	$ 111.25	$ -	$ 75.00	$ 370.92	$ 331.90		$ -	$ -	$ -	$ -	$ 219.74	$ -	$ 80.00
Elec Permit Fee	$ 111.25	$ -	$ 75.00	$ 370.92	$ 331.90		$ -	$ -	$ -	$ -	$ 219.73	$ 230.00	$ 70.00
Plum Permit Fee	$ 139.25	$ -	$ 75.00	$ 370.92	$ 331.90		$ -	$ -	$ -	$ -	$ 219.73	$ -	$ 150.00
City Use Tax	$ 3,117.60	$ 4,000.92	$ 3,706.13	$ 3,595.63	$ 4,000.92		$ 3,595.63	$ 3,403.38	$ 3,897.00	$ 3,117.60	$ 3,637.20	$ 3,268.48	$ 3,006.50
County Use Tax	$ 623.52	$ 623.52	$ -	$ -	$ -		$ -	$ 831.36	$ -	$ 831.36	$ 831.36	$ 612.84	$ -
Construction Water	$ 27.00	$ -	$ 54.00	$ -	$ -		$ -	$ -	$ -	$ -	$ -	$ 70.00	$ -
Water Meter Fee	$ 295.00	$ 251.00	$ 181.00	$ -	$ 21,550.00		$ -	$ 130.00	$ 185.00	$ -	$ 24,140.00	$ 378.00	$ 8,680.00
Elec Inst Undgrd	$ 535.00	$ 821.00	$ -	$ -	$ -		$ -	$ -	$ -	$ 40.00	$ -	$ -	$ -
School Fee-in-Lieu	$ 1,382.00	$ 1,600.00	$ -	$ -	$ -		$ -	$ -	$ -	$ 688.00	$ -	$ -	$ -
Plant Investment Fee Electric	$ 1,250.00	$ -	$ -	$ -	$ -		$ -	$ 679.95	$ -	$ -	$ -	$ -	$ -
Raw Water	$ 1,000.00	$ -	$ 16,350.00	$ -	$ -		$ -	$ -	$ -	$ -	$ -	$ -	$ 12,850.00
System Impact Fee Water	$ 4,560.00	$ 4,683.00	$ 4,165.00	$ -	$ -		$ -	$ 10,740.00	$ 16,500.00	$ 9,470.00	$ 5,728.00	$ 4,135.88	$ 1,300.00
Stormwater Invest Fee	$ 569.00	$ 682.96	$ -	$ -	$ -		$ 321.00	$ 757.33	$ 3,685.00	$ -	$ -	$ 735.20	$ -
System Impact Fee Sewer	$ 2,560.00	$ 3,493.00	$ 5,413.00	$ -	$ -		$ -	$ 6,080.00	$ 4,635.00	$ 3,600.00	$ 3,221.00	$ 3,700.00	$ -
Capital Expansion Fee Res Fire Protection	$ 736.00	$ 211.00	$ -	$ -	$ -		$ 275.00	$ -	$ -	$ -	$ -	$ -	$ -
Capital Expansion Fee Res General Government	$ 1,052.00	$ 267.00	$ -	$ -	$ -		$ -	$ 1,057.73	$ -	$ 1,121.96	$ -	$ -	$ 1,808.00
Capital Expansion Fee Res Law Enforcement	$ 957.00	$ 145.00	$ -	$ -	$ -		$ 133.00	$ -	$ -	$ 420.73	$ -	$ -	$ -
Capital Expansion Fee Res Library	$ 680.00	$ -	$ -	$ -	$ -		$ -	$ -	$ -	$ 218.16	$ -	$ -	$ -
Capital Expansion Fee Res Museum	$ 549.00	$ -	$ -	$ -	$ -		$ -	$ -	$ -	$ -	$ -	$ -	$ -
Capital Expansion Fee Res Open Lands	$ 824.00	$ -	$ -	$ -	$ -		$ -	$ -	$ -	$ -	$ -	$ -	$ -
Capital Expansion Fee Res Parks	$ 3,351.00	$ 3,720.00	$ -	$ -	$ -		$ 2,887.00	$ 5,253.00	$ 3,120.00	$ 1,090.80	$ -	$ 4,491.50	$ 2,165.00
Capital Expansion Fee Res Recreation	$ 1,679.00	$ -	$ -	$ -	$ -		$ -	$ -	$ -	$ -	$ -	$ -	$ -
Capital Expansion Fee Res Street	$ 2,169.61	$ 3,329.00	$ -	$ -	$ -		$ 2,059.00	$ 856.49	$ 1,700.00	$ 1,810.94	$ -	$ 2,115.00	$ 1,678.00
Capital Expansion Fee Res Trails	$ 532.00	$ -	$ -	$ -	$ -		$ 315.00	$ -	$ -	$ -	$ -	$ -	$ -
Street Inspection Res	$ 75.00	$ -	$ -	$ -	$ -		$ -	$ -	$ -	$ -	$ -	$ -	$ -
Stormwater Inspection Res	$ 75.00	$ -	$ -	$ -	$ -		$ -	$ 140.00	$ -	$ -	$ -	$ -	$ -
Misc	$ -	$ -	$ -	$ -	$ -		$ -	$ 2,142.50	$ -	$ 500.00	$ -	$ -	$ 4,590.00
	$ 31,598.09	$ 26,320.41	$ 32,481.68	$ 7,627.22	$ 28,759.27	$ -	$ 12,063.38	$ 34,828.85	$ 34,986.00	$ 24,517.20	$ 40,935.96	$ 21,494.48	$ 37,855.49

Color Key		Highest		High		Medium		Low		Lowest
		Very High		Med-High		Med-Low		Very Low		N/A

New Multi-Family

Multi Family 48 unit 5B R-2, 60984sf lot 48,000 sf building (1) 2" water meter 150 amp electrical service Electrical - $178,000 Mechanical- $178,000 Plumbing - $237,300Total: $4,760,640

	Loveland	Fort Collins	Thornton	Arvada	Westminster	Boulder	Greeley	Longmont	Brighton	Johnstown	Louisville	Windsor	Erie
Bldg PC	$ 12,568.66	$ 8,474.05	$ 9,722.12	$ 13,755.59	$ 9,506.80		$ 10,635.02	$ 11,122.38	$ 11,346.00	$ -	$ 13,678.60	$ 9,174.20	$ 12,201.15
Bldg Permit Fee	$ 19,336.40	$ 17,599.95	$ 14,957.10	$ 21,162.45	$ 14,625.85		$ 19,336.40	$ 22,244.75	$ 17,455.00	$ 5,893.45	$ 21,044.00	$ 9,577.03	$ 18,770.99
Mech Permit Fee	$ 1,430.55	$ -	$ 576.00	$ 3,300.39	$ 3,619.90		$ -	$ -	$ -	$ -	$ 2,805.88	$ -	$ 4,079.00
Elec Permit Fee	$ 1,430.55	$ -	$ 576.00	$ 3,300.39	$ 3,619.90		$ -	$ -	$ -	$ 500.00	$ 2,805.86	$ 2,162.00	$ 2,542.00
Plum Permit Fee	$ 1,766.55	$ -	$ 576.00	$ 3,300.39	$ 3,619.90		$ -	$ -	$ -	$ -	$ 2,805.86	$ -	$ 3,254.00
City Use Tax	$ 71,409.60	$ 87,558.24	$ 80,388.00	$ 78,688.70	$ 91,642.32		$ 82,359.07	$ 77,955.48	$ 89,262.00	$ 71,409.60	$ 83,311.20	$ 72,775.68	$ 83,311.20
County Use Tax	$ 14,281.92	$ 13,645.44	$ -	$ -	$ -		$ -	$ 19,042.56	$ -	$ 19,042.56	$ 19,042.56	$ 13,645.44	$ -
Construction Water	$ 145.00	$ -	$ 114.00	$ -	$ -		$ -	$ -	$ -		$ -	$ 70.00	$ -
Water Meter	$ 45.00	$ 1,435.00	$ 1,838.00	$ -	$ 346,188.86		$ -	$ 787.32	$ 1,663.00		$ 704,888.00	$ -	$ 46,290.00
School Fee-in-Lieu	$ 45,408.00	$ 38,400.00	$ -	$ -	$ -		$ -	$ 2,986.55	$ -	$ 33,024.00	$ -	$ -	$ -
Plant Investment Fee Electric	$ 60,000.00	$ -	$ -	$ -	$ -		$ -	$ 30,331.00	$ -		$ -	$ -	$ -
Raw Water	$ 5,904.00	$ -	$ 545,520.00	$ -	$ -		$ -	$ -	$ -		$ -	$ -	$ -
System Impact Fee Water	$ 93,120.00	$ 43,010.00	$ 111,360.00	$ -	$ -		$ -	$ 75,840.00	$ 481,825.00	$ 49,065.00	$ 16,380.00	$ 93,209.00	$ -
Stormwater Investment Fee	$ 4,201.80	$ 8,327.00	$ -	$ -	$ -		$ 11,088.00	$ 4,040.13	$ 88,560.00	$ -	$ -	$ 8,967.09	$ 1,300.00
System Impact Fee Sewer	$ 83,040.00	$ 117,744.00	$ 68,320.00	$ -	$ -		$ -	$ 50,440.00	$ 221,305.00	$ 19,200.00	$ 94,053.20	$ 51,282.00	$ -
Capital Expansion Fee Res Fire Protection	$ 35,328.00	$ 7,536.00	$ -	$ -	$ -		$ 9,216.00	$ -	$ -		$ 1,825.00	$ -	$ -
Capital Expansion Fee Res General Government	$ 50,496.00	$ 9,456.00	$ -	$ -	$ -		$ -	$ 50,771.04	$ -	$ 46,855.20	$ -	$ -	$ 1,559.00
Capital Expansion Fee Res Law Enforcement	$ 45,936.00	$ 5,136.00	$ -	$ -	$ -		$ 4,464.00	$ -	$ -	$ 17,523.84	$ -	$ -	$ -
Capital Expansion Fee Res Library	$ 32,640.00	$ -	$ -	$ -	$ -		$ -	$ -	$ -	$ 9,135.84	$ -	$ -	$ -
Capital Expansion Fee Res Museum	$ 26,352.00	$ -	$ -	$ -	$ -		$ -	$ -	$ -		$ -	$ -	$ -
Capital Expansion Fee Res Open Lands	$ 39,552.00	$ -	$ -	$ -	$ -		$ -	$ -	$ -		$ -	$ -	$ -
Capital Expansion Fee Res Parks	$ 160,848.00	$ 132,144.00	$ -	$ -	$ -		$ 96,912.00	$ 252,144.00	$ 149,760.00	$ 45,519.84	$ -	$ 215,184.00	$ 2,165.00
Capital Expansion Fee Res Recreation	$ 80,592.00	$ -	$ -	$ -	$ -		$ -	$ -	$ -		$ -	$ -	$ -
Capital Expansion Fee Res Street	$ 72,365.76	$ 103,200.00	$ -	$ -	$ -		$ 68,064.00	$ 20,442.72	$ 81,600.00	$ 59,837.76	$ -	$ 71,184.00	$ 1,163.00
Capital Expansion Fee Res Trails	$ 25,536.00	$ -	$ -	$ -	$ -		$ 6,576.00	$ -	$ -		$ -	$ -	$ -
Street Inspectionection	$ 1,200.00	$ -	$ -	$ -	$ -		$ -	$ -	$ -		$ -	$ -	$ -
Stormwater Inspectionection	$ 1,200.00	$ -	$ -	$ -	$ -		$ -	$ 60.00	$ -		$ -	$ -	$ -
Misc	$ -		$ -	$ -	$ -		$ -	$ 14,890.49	$ -	$ 24,000.00	$ -	$ -	$ 23,180.00
	$ 986,133.79	$ 593,665.68	$ 833,947.22	$ 123,507.91	$ 472,823.53	$ -	$ 308,650.49	$ 633,098.42	$ 1,142,776.00	$ 401,007.09	$ 962,640.16	$ 547,230.44	$ 199,815.34

New Multi-Family

Multi Family per unit cost

Loveland	Fort Collins	Thornton	Arvada	Westminster	Boulder	Greeley	Longmont	Brighton	Johnstown	Louisville	Windsor	Erie
$ 20,544.45	$ 12,368.04	$ 17,373.90	$ 2,573.08	$ 9,850.49	$ -	$ 6,430.22	$ 13,189.55	$ 23,807.83	$ 8,354.31	$ 20,055.00	$ 11,400.63	$ 4,162.82

Color Key			
	Highest		Med-Low
	Very High		Low
	High		Very Low
	Med-High		Lowest
	Medium		N/A