



City of Fortuna

General Fund

Cost of Services Study Findings

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EXECUTIVE SUMMARY

Introduction

MGT of America (MGT) is pleased to present the City of Fortuna (City) with this summary of findings for the cost of services.

The City has not undertaken a comprehensive cost of services study since the 1998-99 fiscal year. Since that time, the City has made some minor adjustments to the fee levels, but has largely maintained the fee levels that had been previously adopted. The City is interested in accurately reporting the true cost of providing various fee-related services, and exploring the possibilities of modifying current fees to better reflect the increasing cost of providing services over time. In April 2008, the City contracted with MGT to perform this cost analysis using the adopted 2007-2008 fiscal year budget, staffing and operational information. Additionally, all information was provided through the period ending December 2008. Fees should be reviewed on a regular basis and adjusted in accordance with established City policies on user fee cost recovery.

This report is the culmination of the past nine months of work between MGT and City management and staff. MGT would like to take this opportunity to acknowledge all management and staff who participated on this project for their efforts and coordination. Their responsiveness and continued interest in the outcome of this study contributed greatly to the success of this study.

Study Scope and Objectives

This study included a review of fee-for service activities within the following departments/divisions:

- ❖ Community Development – Planning/Engineering
- ❖ Building
- ❖ Police
- ❖ Parks & Recreation
- ❖ River Lodge

The study was performed under the general direction of the City Manager with the participation of representatives from each department. The primary goals of the study were to:

- ❖ Define what it costs the city to provide various fee-related services.

- ❖ Identify service areas where the City might adjust fees based on the full cost of services and other economic or policy considerations.
- ❖ Develop revenue projections based on recommended increases (or decreases) to fees.
- ❖ Provide comparative data for recovery levels to other MGT clients.

The information summarized in this report addresses each of these issues and provides the City with the tools necessary to make informed decisions about any proposed fee adjustments and the resulting impact on general fund revenues.

The next section is a discussion about economic and policy considerations which may help facilitate the discussion on what cost recovery levels are appropriate for Fortuna. To assist in that discussion, MGT offers the following comments relative to what we have seen in other agencies:

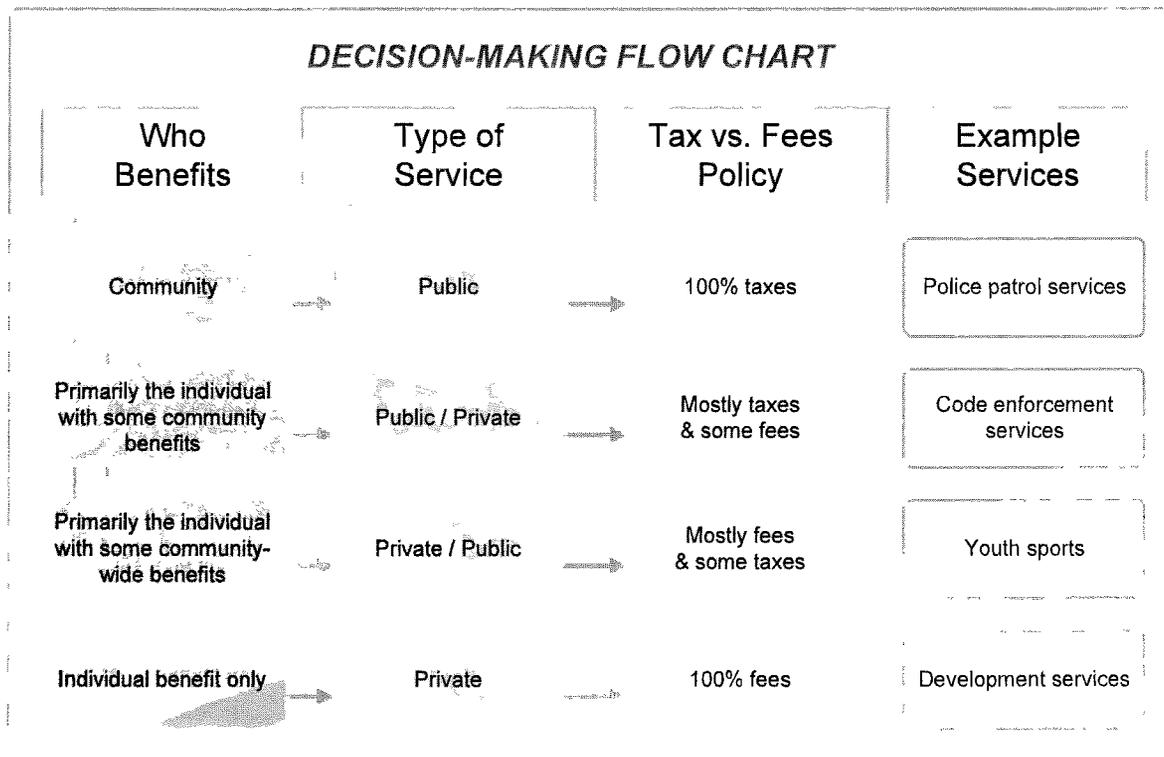
- ❖ Development-related fees (planning and building) generally should have high cost recovery levels (at or close to 100%). Exceptions may be made for services such as appeal fees, or those provided exclusively to residential applicants.
- ❖ Recreation and other community services fees generally have very moderate cost recovery levels. Many programs continue to be provided free of charge, regardless of cost. Youth and seniors programs tend to have the lowest cost recovery levels (15% to 50%). Miscellaneous classes tend to have moderate cost recovery levels (50% to 85%), and adult sports programs have higher cost recovery levels (60% to 85%).
- ❖ No fee should be set higher than 100% cost recovery, without disclosure about the reasons why (e.g. a fine or penalty element, or the acknowledgement of one activity subsidizing another).
- ❖ If the proposed fee increase is significant, many agencies will opt to phase in the increase over a period of three to five years.
- ❖ Comprehensive reviews should be undertaken every three to five years, with minor cost of living adjustments made on an annual basis.

Economic & Policy Considerations

Calculating the true cost of providing city services is a critical step in the process of establishing user fees and corresponding cost recovery levels. Although it is an important factor, other factors must also be given consideration. City decision-makers must also consider the effects that establishing fees for services will have on the individuals purchasing those services, as well as the community as a whole. The following economic and policy issues help illustrate these considerations.

- ❖ It may be a desired policy to establish fees at a level that permits lower income groups to use services that they might not otherwise be able to afford.
- ❖ A consideration of community-wide benefit versus individual benefit might be of concern for certain services.
- ❖ In conjunction with the second point above, the issue of who is the service recipient versus the service driver should also be considered. For example, code enforcement activities benefit the community as a whole, but the service is driven by the individual or business owner that violates city code.
- ❖ Elasticity of demand is a factor in pricing certain city services; increasing the price of some services results in a reduction of demand for those services, and vice versa.
- ❖ Public sector agencies have a monopoly on providing certain services within its boundaries, such as development-related services. However, other services, such as recreation classes, may be provided by neighboring communities or the private sector, and therefore demand for these services can be highly dependent on what else may be available at lower prices.

The flow chart on the following page helps illustrate the economic and policy considerations listed above.



Study Findings

While the purpose of this study is to identify the cost of fee-related activities, one of the outcomes of the analysis is to provide a complete picture of the full cost of all services offered. It is necessary to identify *all* costs, whether fee-related or not, so that there is a fair distribution of all departmental overhead costs (discussed in the following section of this report) across all activities, thereby ensuring a definitive relationship between the cost of the service and the fee that is charged. No service should be burdened with costs that cannot be directly or indirectly linked to that service.

Exhibit I below displays the split of the total costs of each department into either user fee-related or other service costs. Of the \$3.9 million in total costs analyzed, \$1.4 million (or 35%) of that total is related to user fee services. It is this \$1.4 million that is the focus of this study and represents the total potential for user fee-related revenues for the City.

Exhibit I

**City of Fortuna
Total Costs by User Fee Area
2007/2008**

<i>Function/Activity</i>	<i>Total Costs</i>	<i>Costs, User Fee Services</i>		<i>Costs, Non-Fee Services</i>	
Community Development					
Planning & Engineering	\$500,680	\$292,147	58%	\$208,533	42%
Building Inspection	\$273,509	\$273,509	100%	\$0	0%
Police	\$2,070,418	\$70,679	3%	\$1,999,739	97%
Parks & Recreation	\$703,590	\$393,851	56%	\$309,739	44%
River Lodge	\$323,363	\$323,363	100%	\$0	0%
Grand Total:	\$3,871,560	\$1,353,549	35%	\$2,518,011	65%

The next exhibit (following page) identifies the source of funds for the user fee services. Exhibit II breaks down the \$1.4 million in user fee services between costs that are currently recovered through user fee charges and the remaining subsidy. Overall, the City is experiencing a 71% cost recovery level for its fee-related services. Within each department, current cost recovery levels range from 31% for Planning and Engineering to 99% for River Lodge. The information about individual fees may be found in subsequent sections of this report.

City of Fortuna
Source of Funds
- User Fee Activities -
2007/2008

<i>Function/Activity</i>	<i>Costs, User Fee Services</i>	<i>Funded by User Fees</i>		<i>General Fund Subsidy</i>	
Community Development					
Planning & Engineering	\$292,147	\$89,800	31%	\$202,347	69%
Building Inspection	\$273,509	\$137,257	50%	\$136,252	50%
Police	\$70,679	\$48,182	68%	\$22,497	32%
Parks & Recreation	\$393,851	\$372,519	95%	\$21,332	5%
River Lodge	\$323,363	\$319,380	99%	\$3,983	1%
Grand Total:	\$1,353,549	\$967,138	71%	\$386,411	29%

Exhibit II indicates that user fees recover 71% of full cost, leaving 29% or \$386,411 to be funded by other funding sources. This \$386,411 represents a “window of opportunity” for the City to increase fees and general fund revenues, with a corresponding decrease in the subsidization of services by the general fund. **(Please note that the current fee level for Building reflects the actual revenue recovered in FY 2007-2008).**

The study's primary objective is to provide the City's decision-makers with basic data needed for setting fees. This report details the full cost of services, and presents proposed fees and projected revenues based on recommended user fee cost recovery levels. Recommendations were based upon careful consideration of the results of the cost analysis, historical cost recovery levels, and market comparisons.

Exhibit III below summarizes the financial analysis of the City's user fee program. It is estimated that adoption of the recommended cost recovery policy would increase the specified fee revenue by \$317,482 (a 33% increase over the revenue currently being collected for these activities by the City on an annualized basis). This would bring the overall cost recovery level up to 100% for these activities. **(Please note that the increased revenue information is higher than the current subsidy because certain fee levels are mandated by other jurisdictions or are driven by market factors rather than cost).**

Exhibit III

City of Fortuna
User Fee Revenue Analysis
2007/2008

<i>Department/Division</i>	<i>Costs, User Fee Services</i>	<i>General Fund Subsidy</i>	<i>Revenues @</i>			
			<i>Current Fees</i>	<i>Cost Recovery Policy</i>		<i>Increased Revenue</i>
Community Development						
Planning & Engineering	\$292,147	\$202,347	\$89,800	\$221,485	76%	\$131,685
Building Inspection	\$273,509	\$136,252	\$137,257	\$273,509	100%	\$136,252
Police	\$70,679	\$22,497	\$48,182	\$70,803	100%	\$22,621
Parks & Recreation	\$393,851	\$21,332	\$372,519	\$393,851	100%	\$21,332
River Lodge	\$323,363	\$3,983	\$319,380	\$324,972	100%	\$5,592
Grand Total:	\$1,353,549	\$386,411	\$967,138	\$1,284,620	95%	\$317,482

Methodology

A cost of service study analyzes two components of costs: the direct costs associated with providing each fee-for-service activity, and the indirect costs that support these activities. A brief discussion of each of these components follows. (A complete, detailed report of calculations is provided

Direct Costs. The direct costs associated with fee-for-service activities were analyzed in great detail in this study. MGT worked with staff within each department to develop the analysis that is summarized in this report. The fiscal year 2007-2008 adopted budget was used to identify direct costs.

The first step in the process was to identify staff time spent directly on each of the user fee activities. Each staff person involved in the user fee services identified time spent to complete each task associated with all user fee services. Annual volume statistics were also gathered in order to develop total annual workload information. Salary and benefit dollars were assigned to the time estimates to come up with the direct staff costs.

Indirect Costs. A proportionate share of other operating expenses and internal department administrative costs were layered onto the direct costs as a departmental overhead. Citywide overhead costs coming from the budget were also added in as indirect overhead. These two items were components of the indirect costs: 1) departmental overhead, and 2) citywide overhead. The cost of each activity is then compared to the fee currently charged, and the extent of the cost recovery is identified.

Cost Recovery Comparisons

The chart on the following page displays various city recovery levels. These numbers were taken from recent MGT clients. In order to provide Fortuna with the greatest “apples to apples” comparison, please note that these clients have undertaken the same study as Fortuna, using the same processes and methodologies.

City of Fortuna Cost Recovery Comparisons

PLANNING

	Recovery rates	
	<i>current</i>	<i>recommended</i>
Fortuna	31%	100%
Campbell	26%	50%
Chino Hills	12%	50%
Cupertino	n/a	100%
Emeryville	34%	100%
Huntington Beach	84%	100%
La Habra	51%	n/a
La Mesa	54%	89%
Long Beach	71%	99%
Los Alamitos	7%	53%
Los Gatos	65%	100%
Placer County	n/a	100%
Whittier	41%	74%
Pittsburg	19%	49%
Santa Barbara	38%	n/a
Redlands	78%	99%
Newport Beach	62%	99%

POLICE

	Recovery rates	
	<i>current</i>	<i>recommended</i>
Fortuna	68%	100%
Folsom	15%	68%
Hollister	61%	98%
Huntington Beach	69%	79%
La Habra	10%	n/a
La Mesa	45%	55%
Lemoore	52%	87%
Los Alamitos	39%	70%
Long Beach	25%	96%
Whittier	64%	70%
Pittsburg	59%	62%
Santa Barbara	32%	<i>not in scope</i>
Redlands	78%	99%

ENGINEERING

	Recovery rates	
	<i>current</i>	<i>recommended</i>
Fortuna	31%	100%
Campbell	55%	63%
Chino Hills	7%	66%
Cupertino	n/a	100%
Emeryville	81%	100%
Huntington Beach	86%	100%
La Habra	29%	n/a
La Mesa	76%	97%
Long Beach	53%	72%
Los Alamitos	24%	92%
Los Gatos	91%	100%
Placer County	n/a	100%
Whittier	52%	100%
Pittsburg	78%	82%
Santa Barbara	62%	n/a
Redlands	56%	96%
Newport Beach	62%	93%

RECREATION

	Recovery rates	
	<i>current</i>	<i>recommended</i>
Fortuna	95%	100%
Antioch	69%	69%
Folsom	40%	44%
Hollister	64%	74%
Huntington Beach	62%	64%
Irvine	28%	n/a
La Habra	48%	n/a
Long Beach	44%	59%
Los Alamitos	55%	56%
La Mesa	49%	60%
Whittier	21%	29%
Pittsburg	26%	29%
Santa Barbara	42%	n/a

BUILDING

	Recovery rates	
	<i>current</i>	<i>recommended</i>
Fortuna	50%	100%
Redondo B	80%	n/a
Los Alamitos	82%	94%
Huntington	91%	98%
Dublin	70%	100%
Long Beach	77%	100%
La Mesa	95%	100%
Newport Beach	69%	97%

Analysis Highlights

Community Development – Significant changes to the structure of the Planning and Engineering fee schedules have been recommended. The new fee structure better relates to the current services offered by Community Development. The new structure groups similar processes to reflect efficiencies and economies of scale for certain services. The current overall recovery level of thirty-one percent is well below the average recovery level for development related activities. For services that currently recover less than fifty percent, the recommended level of recovery is seventy-five percent. However, these services will be increased to 100% recovery after one year. For services currently recovering over fifty percent, the recommended level of recovery is 100%. These recommendations will increase overall recovery closer to 100% and reduce the current general fund subsidy.

Building – The Building department is also restructuring their fee structure. For new construction, a fee structure based on square footage, rather than valuation, is being recommended. The square footage based model creates a direct link between the service being performed and the fee being charged. The recommended model utilizes a fully burdened hourly rate, which should allow the department to better recover their costs. Fees charged for miscellaneous permits/activities will also be based on the time required to perform the activity. Building will also implement a General Plan Update surcharge. The fee is intended to recover fifty percent of costs and will be charged at a rate of \$14.13 per \$1,000 of valuation.

Police – Overall the Police department is experiencing a recovery level of sixty-eight percent, which results in a general fund subsidy of approximately twenty-two thousand dollars. A large portion of this subsidy is related to the dog licensing program. During this study dog licensing was transferred to the Police department, where they process roughly 400 dog licenses a year. If all recommendations are approved, the dog licensing program could potentially generate an additional \$13,000 a year in general fund revenue.

Parks and Recreation - The cost/revenue analysis for Parks and Recreation programs is showing an overall cost recovery level of 95%, which is by far the best cost recovery level that we have ever found for a Parks and Recreation program. We typically find cost recovery levels in the 40% to 50% range.

In discussions with the Parks and Recreation Director, it's been determined that the market for parks and recreation services will likely allow for an increase in select fees that would generate an additional 5% in revenue, bringing the recovery level for the department to 100%. Not every fee in every program will be increased, and in fact it's likely that some fees will be lowered. Because of seasonal changes, and the popularity (or the reverse) of certain programs, it's difficult to project specific increases to specific fees for an entire fiscal year. Instead, projected costs, participation, and revenues are calculated seasonally based on programs offered. But the fact the department has been so successful at recovering close to 100% of costs indicates that there is every expectation that it can apply modest fee increases in order to reach full cost recovery.

River Lodge - The user fee analysis looked at costs and revenues for the River Lodge and Monday Club facilities. Revenues for River Lodge rentals are currently recovering just slightly more than 100% of costs (100.54%). Because the difference between costs and revenues is so small as to be immaterial, the recommendation is to leave all River Lodge rental fees unchanged.

Revenues for Monday Club rentals are currently recovering just under 80% of costs. This study recommends increasing Monday Club rental fees to recover 100% of costs, which would increase revenues by approximately \$5,500.

Finally, we also recommend that the hourly rate charged for staff time that is billed in addition to or in lieu of rental fees be increased from \$25 per hour to \$27.50.

Department Summary Charts

The subsequent pages display department results and individual activity analysis. For the Community Development and Police departments there are two sets of summary charts. The first summary will display information on a per unit or per occurrence level and then followed by an annualized summary. Because the analyses for Parks and Recreation and River Lodge were done on a program level, there is only an annual summary. These summaries reflect costs and recommendations for individual services and programs and the various subtotals on these pages directly tie to the exhibit charts discussed earlier in this report.

The summaries are in the following order:

- ❖ Community Development – Planning and Engineering
- ❖ Building
- ❖ Police
- ❖ Parks and Recreation
- ❖ River Lodge

*Community Development -
Planning & Engineering*

USER FEE STUDY SUMMARY SHEET

- PER UNIT INFORMATION -

City of Fortuna
Community Development
2007-08

								<i>Recommendations</i>		
Service Name	Service Type	Annual Volume	Current Fee	Recovery %	100% of Full Cost	Current Subsidy	Cost Recovery Policy Level (%)	Fee @ Policy Level	Subsidy @ Policy Level	
1 Planning Commission Hearing--Parcel Map Subdivisions	Flat fee	5	\$500	20%	\$2,539	\$2,039	75%	\$1,904	\$635	
2 Planning Commission Hearing--Use Permit, Lot Line Adjustment, Variance	Flat fee	5	\$350	10%	\$3,470	\$3,120	75%	\$2,602	\$867	
a,b) 3 Planning Commission & Council Hearings"; permit types include major subdivisions, zone reclassifications, & general plan amendments	Actual	5	\$600	17%	\$3,589	\$2,989	75%	\$2,691	\$897	
a,b) 4 Information Requests	New actual fee	500	\$0	0%	\$35	\$35	75%	\$26	\$9	
5 Ministerial Review - Business License processing	New flat fee	108	\$0	0%	\$46	\$46	75%	\$34	\$11	
6 Ministerial Review - services include Zoning Clearance	New flat fee	1	\$0	0%	\$190	\$190	75%	\$142	\$47	
7 Ministerial Review - Certificates of Compliance	New flat fee	1	\$0	0%	\$1,107	\$1,107	75%	\$830	\$277	
8 Administrative Hearing", and includes emergency permits, special permits. & Admin. use permits.	Flat fee	1	\$330	74%	\$444	\$114	100%	\$444	\$0	
a,b) 9 Conditions of Approval Compliance (Subdivisions)	New actual fee	10	\$3,160	25%	\$12,403	\$9,243	75%	\$9,302	\$3,101	
10 Planning Commission Hearing: Modifications, Extensions of Approval	Flat fee	10	\$350	63%	\$558	\$208	100%	\$558	\$0	
11 Administrative Hearing--Modifications & Extensions	Flat fee	2	\$125	21%	\$605	\$480	75%	\$454	\$151	
a,b) 12 Conditions of Approval Compliance (other than subdivisions)	New actual fee	5	\$0	0%	\$659	\$659	75%	\$494	\$165	
13 Design Review Permit	Flat fee	15	\$200	29%	\$689	\$489	75%	\$517	\$172	
14 Miscellaneous Fees--Appeals	Flat fee	1	\$400	52%	\$766	\$366	100%	\$766	\$0	
a,b) 15 Special Services--Environmental Impact Report	New actual fee	1	\$0	0%	\$20,670	\$20,670	75%	\$15,503	\$5,168	
a,b) 16 Surveyor Map Check Fees: Map Check Fees	Actual	10	\$1,317	27%	\$4,852	\$3,535	75%	\$3,639	\$1,213	
17 Surveyor Map Check Fees: Map Delivery, Return, and Recording	New flat fee	10	\$0	0%	\$209	\$209	75%	\$157	\$52	
c) 19 Record of Drawing Deposit (as built)	Deposit	10	\$3,000	1107%	\$271	-\$2,729	100%	\$271	\$0	
a,b) 20 Special Engineering Studies	Actual	1	\$0	0%	\$251	\$251	75%	\$189	\$63	
22 Rebate and Payback Agreements	Flat fee	1	\$300	44%	\$689	\$389	75%	\$517	\$172	
d) 44 Code Enforcement	Non fee	1	\$0	0%	\$30,926	\$30,926	0%	\$0	\$30,926	
e) 45 Long Range/ Advanced Planning	Non fee	1	\$0	0%	\$149,220	\$149,220	0%	\$0	\$149,220	
46 Counter/Customer Information	Non fee	1	\$0	0%	\$10,166	\$10,166	0%	\$0	\$10,166	
48 Downtown Merchants Assoc & FBID	Non fee	1	\$0	0%	\$2,156	\$2,156	0%	\$0	\$2,156	
49 All other activity	Non fee	1	\$0	0%	\$16,064	\$16,064	0%	\$0	\$16,064	

a) The current fee and total cost calculations reflect averages. These services require a deposit and will be charged on an hourly basis.

b) The hourly rate used for these fees will be at 75% of the fully burdened rate.

c) A deposit of \$3,000 is required for this fee. Actual time will be charged against the deposit.

USER FEE STUDY SUMMARY SHEET

- TOTAL PROGRAM INFORMATION -

City of Fortuna
Community Development
2007-08

Service Name	Service Type	Revenue @ Current Fee	Recovery %	Full Cost	Current Subsidy	Recommendations		
						Cost Recovery Policy Level (%)	Revenue @ Policy Level	Increased Revenue
1 Planning Commission Hearing--Parcel Map Subdivisions	Flat fee	\$2,500	20%	\$12,695	\$10,195	75%	\$9,521	\$7,021
2 Planning Commission Hearing--Use Permit, Lot Line Adjustment, Variance	Flat fee	\$1,750	10%	\$17,350	\$15,600	75%	\$13,012	\$11,262
3 Planning Commission & Council Hearings"; permit types include major subdivisions, zone reclassifications, & general plan amendments	Actual	\$3,000	17%	\$17,943	\$14,943	75%	\$13,457	\$10,457
4 Information Requests	New actual fee	\$0	0%	\$17,329	\$17,329	75%	\$12,997	\$12,997
5 Ministerial Review - Business License processing	New flat fee	\$0	0%	\$4,943	\$4,943	75%	\$3,707	\$3,707
6 Ministerial Review - services include Zoning Clearance	New flat fee	\$0	0%	\$190	\$190	75%	\$142	\$142
7 Ministerial Review - Certificates of Compliance	New flat fee	\$0	0%	\$1,107	\$1,107	75%	\$830	\$830
8 Administrative Hearing", and includes emergency permits, special permits, & Admin. use permits.	Flat fee	\$330	74%	\$444	\$114	100%	\$444	\$114
9 Conditions of Approval Compliance (Subdivisions)	New actual fee	\$31,600	25%	\$124,028	\$92,428	75%	\$93,021	\$61,421
10 Planning Commission Hearing: Modifications, Extensions of Approval	Flat fee	\$3,500	63%	\$5,581	\$2,081	100%	\$5,581	\$2,081
11 Administrative Hearing--Modifications & Extensions	Flat fee	\$250	21%	\$1,210	\$960	75%	\$907	\$657
12 Conditions of Approval Compliance (other than subdivisions)	New actual fee	\$0	0%	\$3,296	\$3,296	75%	\$2,472	\$2,472
13 Design Review Permit	Flat fee	\$3,000	29%	\$10,337	\$7,337	75%	\$7,752	\$4,752
14 Miscellaneous Fees--Appeals	Flat fee	\$400	52%	\$766	\$366	100%	\$766	\$366
15 Special Services--Environmental Impact Report	New actual fee	\$0	0%	\$20,670	\$20,670	75%	\$15,503	\$15,503
16 Surveyor Map Check Fees: Map Check Fees	Actual	\$13,170	27%	\$48,519	\$35,349	75%	\$36,389	\$23,219
17 Surveyor Map Check Fees: Map Delivery, Return, and Recording	New flat fee	\$0	0%	\$2,088	\$2,088	75%	\$1,566	\$1,566
19 Record of Drawing Deposit (as built)	Deposit	\$30,000	1107%	\$2,711	-\$27,289	100%	\$2,711	-\$27,289
20 Special Engineering Studies	Actual	\$0	0%	\$251	\$251	75%	\$189	\$189
22 Rebate and Payback Agreements	Flat fee	\$300	44%	\$689	\$389	75%	\$517	\$217
44 Code Enforcement	Non fee	\$0	0%	\$30,926	\$30,926	0%	\$0	\$0
45 Long Range/ Advanced Planning	Non fee	\$0	0%	\$149,220	\$149,220	0%	\$0	\$0

USER FEE STUDY SUMMARY SHEET

- TOTAL PROGRAM INFORMATION -

City of Fortuna
Community Development
2007-08

Service Name	Service Type	Revenue @ Current Fee	Recovery %	Full Cost	Current Subsidy	<i>Recommendations</i>		
						Cost Recovery Policy Level (%)	Revenue @ Policy Level	Increased Revenue
46 Counter/Customer Information	Non fee	\$0	0%	\$10,166	\$10,166	0%	\$0	\$0
48 Downtown Merchants Assoc & FBID	Non fee	\$0	0%	\$2,156	\$2,156	0%	\$0	\$0
49 All other activity	Non fee	\$0	0%	\$16,064	\$16,064	0%	\$0	\$0
Total User Fees		\$89,800		\$292,147	\$202,347		\$221,485	\$131,685
% of Full Cost		31%		100%	69%		76%	147%
Total Other Services		\$0		\$208,533	\$208,533		\$0	\$0
% of Full Cost		0%		100%	100%		0%	0%
Department Totals		\$89,800		\$500,680	\$410,880		\$221,485	\$131,685
% of Full Cost		18%		100%	82%		44%	147%

Building

**City of Fortuna
Building & Safety Analysis**

								Type of Construction Modifier		
Occupancy	Building Use Example(s)	Average Plan Check/ Process Hours	Average Inspection Hours	Total Time	Mult. By Hrly Rate \$ 97.92	Avg Square Ft	Average Cost per Square Ft	ROW A	ROW B	ROW C
								I-A I-B	II-A III-A V-A	II-B, III-B IV V-B
"A"	New	12.0	18.5	31	\$2,987	1,000	\$2.99	\$3.58	\$2.99	\$2.39
	Restaurant / Theater / Church / Auditorium	38.0	58.0	96	\$9,400	5,000	\$1.88	\$2.26	\$1.88	\$1.50
		65.5	101.0	167	\$16,304	10,000	\$1.63	\$1.96	\$1.63	\$1.30
		109.0	168.0	277	\$27,124	20,000	\$1.36	\$1.63	\$1.36	\$1.08
		141.0	218.0	359	\$35,153	30,000	\$1.17	\$1.41	\$1.17	\$0.94
		158.0	243.0	401	\$39,266	40,000	\$0.98	\$1.18	\$0.98	\$0.79
"A"	Tenant Improvements	6.0	9.3	15	\$1,493	1,000	\$1.49	\$1.79	\$1.49	\$1.19
		19.0	29.0	48	\$4,700	5,000	\$0.94	\$1.13	\$0.94	\$0.75
		32.8	50.5	83	\$8,152	10,000	\$0.82	\$0.98	\$0.82	\$0.65
		54.5	84.0	139	\$13,562	20,000	\$0.68	\$0.81	\$0.68	\$0.54
		70.5	109.0	180	\$17,577	30,000	\$0.59	\$0.70	\$0.59	\$0.47
		79.0	121.5	201	\$19,633	40,000	\$0.49	\$0.59	\$0.49	\$0.39
"B"	New Office	10.5	16.3	27	\$2,619	1,000	\$2.62	\$3.14	\$2.62	\$2.10
		32.3	49.8	82	\$8,029	5,000	\$1.61	\$1.93	\$1.61	\$1.28
		56.3	86.8	143	\$14,003	10,000	\$1.40	\$1.68	\$1.40	\$1.12
		95.0	146.0	241	\$23,599	20,000	\$1.18	\$1.42	\$1.18	\$0.94
		127.0	195.0	322	\$31,530	30,000	\$1.05	\$1.26	\$1.05	\$0.84
		151.0	232.0	383	\$37,503	40,000	\$0.94	\$1.13	\$0.94	\$0.75
"B"	Tenant Improvements	6.0	8.3	14	\$1,395	1,000	\$1.40	\$1.67	\$1.40	\$1.12
		16.3	25.0	41	\$4,039	5,000	\$0.81	\$0.97	\$0.81	\$0.65
		28.0	43.5	72	\$7,001	10,000	\$0.70	\$0.84	\$0.70	\$0.56
		47.5	73.0	121	\$11,799	20,000	\$0.59	\$0.71	\$0.59	\$0.47
		63.5	97.5	161	\$15,765	30,000	\$0.53	\$0.63	\$0.53	\$0.42
		75.5	116.0	192	\$18,752	40,000	\$0.47	\$0.56	\$0.47	\$0.38

**City of Fortuna
Building & Safety Analysis**

								Type of Construction Modifier		
Occupancy	Building Use Example(s)	Average Plan Check/ Process Hours	Average Inspection Hours	Total Time	Mult. By Hrly Rate \$ 97.92	Avg Square Ft	Average Cost per Square Ft	ROW A	ROW B	ROW C
								I-A I-B	II-A III-A V-A	II-B, III-B IV V-B
"E"	New	10.5	16.3	27	\$2,619	1,000	\$2.62	\$3.93	\$3.27	\$2.62
	non public	32.3	49.8	82	\$8,029	5,000	\$1.61	\$2.41	\$2.01	\$1.61
	Pre-School - Daycare	56.3	86.8	143	\$14,003	10,000	\$1.40	\$2.10	\$1.75	\$1.40
	Schools - Private	95.0	146.0	241	\$23,599	20,000	\$1.18	\$1.77	\$1.47	\$1.18
		127.0	195.0	322	\$31,530	30,000	\$1.05	\$1.58	\$1.31	\$1.05
		151.0	232.0	383	\$37,503	40,000	\$0.94	\$1.41	\$1.17	\$0.94
"E"	Tenant	6.0	8.3	14	\$1,395	1,000	\$1.40	\$2.09	\$1.74	\$1.40
	Improvements	16.3	25.0	41	\$4,039	5,000	\$0.81	\$1.21	\$1.01	\$0.81
		28.0	43.5	72	\$7,001	10,000	\$0.70	\$1.05	\$0.88	\$0.70
		47.5	73.0	121	\$11,799	20,000	\$0.59	\$0.88	\$0.74	\$0.59
		63.5	97.5	161	\$15,765	30,000	\$0.53	\$0.79	\$0.66	\$0.53
		75.5	116.0	192	\$18,752	40,000	\$0.47	\$0.70	\$0.59	\$0.47
"F-1"	New	10.5	16.3	27	\$2,619	1,000	\$2.62	\$3.14	\$2.62	\$2.10
	Woodworking / Bakery	32.3	49.8	82	\$8,029	5,000	\$1.61	\$1.93	\$1.61	\$1.28
		56.3	86.8	143	\$14,003	10,000	\$1.40	\$1.68	\$1.40	\$1.12
		95.0	146.0	241	\$23,599	20,000	\$1.18	\$1.42	\$1.18	\$0.94
		127.0	195.0	322	\$31,530	30,000	\$1.05	\$1.26	\$1.05	\$0.84
		151.0	232.0	383	\$37,503	40,000	\$0.94	\$1.13	\$0.94	\$0.75
"F-1"	Tenant	6.0	8.3	14	\$1,395	1,000	\$1.40	\$1.67	\$1.40	\$1.12
	Improvements	16.3	25.0	41	\$4,039	5,000	\$0.81	\$0.97	\$0.81	\$0.65
		28.0	43.5	72	\$7,001	10,000	\$0.70	\$0.84	\$0.70	\$0.56
		47.5	73.0	121	\$11,799	20,000	\$0.59	\$0.71	\$0.59	\$0.47
		63.5	97.5	161	\$15,765	30,000	\$0.53	\$0.63	\$0.53	\$0.42
		75.5	116.0	192	\$18,752	40,000	\$0.47	\$0.56	\$0.47	\$0.38
F-2	New	10.5	16.3	27	\$2,619	1,000	\$2.62	\$3.14	\$2.62	\$2.10
	Steel Production / Industrial /	20.3	31.0	51	\$5,018	5,000	\$1.00	\$1.20	\$1.00	\$0.80
	Manufacturing	32.0	50.0	82	\$8,029	10,000	\$0.80	\$0.96	\$0.80	\$0.64

**City of Fortuna
Building & Safety Analysis**

								Type of Construction Modifier		
Occupancy	Building Use Example(s)	Average Plan Check/ Process Hours	Average Inspection Hours	Total Time	Mult. By Hrly Rate \$ 97.92	Avg Square Ft	Average Cost per Square Ft	ROW A	ROW B	ROW C
								I-A I-B	II-A III-A V-A	II-B, III-B IV V-B
F-2	Tenant Improvements	6.0	8.3	14	\$1,395	1,000	\$1.40	\$1.67	\$1.40	\$1.12
		10.3	15.5	26	\$2,521	5,000	\$0.50	\$0.61	\$0.50	\$0.40
		16.0	25.0	41	\$4,015	10,000	\$0.40	\$0.48	\$0.40	\$0.32
		30.0	46.5	77	\$7,491	20,000	\$0.37	\$0.45	\$0.37	\$0.30
		60.0	92.5	153	\$14,933	50,000	\$0.30	\$0.36	\$0.30	\$0.24
		93.0	146.0	239	\$23,403	100,000	\$0.23	\$0.28	\$0.23	\$0.19
"H-4"	New Repair Garage	8.5	13.0	22	\$2,105	200	\$10.53	\$12.63	\$10.53	\$8.42
		9.5	14.5	24	\$2,350	1,000	\$2.35	\$2.82	\$2.35	\$1.88
		14.5	22.5	37	\$3,623	2,000	\$1.81	\$2.17	\$1.81	\$1.45
		23.3	35.8	59	\$5,777	4,000	\$1.44	\$1.73	\$1.44	\$1.16
		48.0	74.0	122	\$11,946	10,000	\$1.19	\$1.43	\$1.19	\$0.96
		83.0	127.0	210	\$20,563	20,000	\$1.03	\$1.23	\$1.03	\$0.82
"H-4"	Tenant Improvements	6.0	8.0	14	\$1,371	200	\$6.85	\$8.23	\$6.85	\$5.48
		8.0	10.0	18	\$1,763	1,000	\$1.76	\$2.12	\$1.76	\$1.41
		10.0	11.3	21	\$2,081	2,000	\$1.04	\$1.25	\$1.04	\$0.83
		11.8	17.5	29	\$2,864	4,000	\$0.72	\$0.86	\$0.72	\$0.57
		24.0	37.0	61	\$5,973	10,000	\$0.60	\$0.72	\$0.60	\$0.48
		41.5	63.5	105	\$10,282	20,000	\$0.51	\$0.62	\$0.51	\$0.41
"I - 1.2"	New Heath Care Centers / Asist Living	12.5	17.8	30	\$2,962	1,000	\$2.96	\$3.55	\$2.96	\$2.37
		39.5	61.0	101	\$9,841	5,000	\$1.97	\$2.36	\$1.97	\$1.57
		68.8	106.0	175	\$17,112	10,000	\$1.71	\$2.05	\$1.71	\$1.37
		114.0	175.0	289	\$28,299	20,000	\$1.41	\$1.70	\$1.41	\$1.13
		142.0	218.0	360	\$35,251	50,000	\$0.71	\$0.85	\$0.71	\$0.56
		"I - 1.2"	Tenant Improvements	10.0	15.0	25	\$2,448	1,000	\$2.45	\$2.94
		20.0	30.5	51	\$4,945	5,000	\$0.99	\$1.19	\$0.99	\$0.79
		34.3	53.0	87	\$8,544	10,000	\$0.85	\$1.03	\$0.85	\$0.68
		57.0	87.5	145	\$14,149	20,000	\$0.71	\$0.85	\$0.71	\$0.57

**City of Fortuna
Building & Safety Analysis**

								Type of Construction Modifier		
Occupancy	Building Use Example(s)	Average Plan Check/ Process Hours	Average Inspection Hours	Total Time	Mult. By Hrly Rate \$ 97.92	Avg Square Ft	Average Cost per Square Ft	ROW A	ROW B	ROW C
								I-A I-B	II-A III-A V-A	II-B, III-B IV V-B
"M"	New store	11.5	13.5	25	\$2,448	1,000	\$2.45	\$3.67	\$3.06	\$2.45
		23.3	35.8	59	\$5,777	5,000	\$1.16	\$1.73	\$1.44	\$1.16
		40.8	62.8	104	\$10,135	10,000	\$1.01	\$1.52	\$1.27	\$1.01
		70.8	108.8	180	\$17,577	20,000	\$0.88	\$1.32	\$1.10	\$0.88
		134.3	206.5	341	\$33,366	50,000	\$0.67	\$1.00	\$0.83	\$0.67
		172.0	281.0	453	\$44,358	100,000	\$0.44	\$0.67	\$0.55	\$0.44
"M"	Tenant Improvements Full store remodel	8.0	8.5	17	\$1,616	1,000	\$1.62	\$2.42	\$2.02	\$1.62
		11.6	19.4	31	\$3,037	5,000	\$0.61	\$0.91	\$0.76	\$0.61
		20.5	31.4	52	\$5,082	10,000	\$0.51	\$0.76	\$0.64	\$0.51
		35.4	54.0	89	\$8,751	20,000	\$0.44	\$0.66	\$0.55	\$0.44
		67.0	103.0	170	\$16,646	50,000	\$0.33	\$0.50	\$0.42	\$0.33
		86.0	140.0	226	\$22,130	100,000	\$0.22	\$0.33	\$0.28	\$0.22
"R-1" "R-2.1"	New	15.0	23.0	38	\$3,721	1,500	\$2.48	\$2.98	\$2.48	\$1.98
		50.0	76.5	127	\$12,387	7,500	\$1.65	\$1.98	\$1.65	\$1.32
		84.0	130.0	214	\$20,955	15,000	\$1.40	\$1.68	\$1.40	\$1.12
		137.0	210.0	347	\$33,978	30,000	\$1.13	\$1.36	\$1.13	\$0.91
		229.0	353.0	582	\$56,989	75,000	\$0.76	\$0.91	\$0.76	\$0.61
		305.0	470.0	775	\$75,888	150,000	\$0.51	\$0.61	\$0.51	\$0.40
"R-1" "R-2.1"	Tenant Improvements or Remodels	13.0	12.0	25	\$2,448	1,500	\$1.63	\$1.96	\$1.63	\$1.31
		17.5	27.0	45	\$4,357	7,500	\$0.58	\$0.70	\$0.58	\$0.46
		42.0	65.0	107	\$10,477	15,000	\$0.70	\$0.84	\$0.70	\$0.56
		68.5	105.0	174	\$16,989	30,000	\$0.57	\$0.68	\$0.57	\$0.45
		114.5	176.5	291	\$28,495	75,000	\$0.38	\$0.46	\$0.38	\$0.30
		152.5	235.0	388	\$37,944	150,000	\$0.25	\$0.30	\$0.25	\$0.20
R-3	Dwellings Single Family or Model First Unit of Tract	12.4	17.8	30	\$2,952	1,000	\$2.95	na	na	\$2.95
		13.8	24.5	38	\$3,750	1,500	\$2.50	na	na	\$2.50
		19.3	29.7	49	\$4,790	2,000	\$2.40	na	na	\$2.40

**City of Fortuna
Building & Safety Analysis**

								Type of Construction Modifier		
Occupancy	Building Use Example(s)	Average Plan Check/ Process Hours	Average Inspection Hours	Total Time	Mult. By Hrly Rate \$ 97.92	Avg Square Ft	Average Cost per Square Ft	ROW A	ROW B	ROW C
								I-A I-B	II-A III-A V-A	II-B, III-B IV V-B
R-3	Dwellings - Repeats of Model Same building within the same track/ subdivision during same adopted code only	5.0	17.8	23	\$2,230	1,000	\$2.23	na	na	\$2.23
		5.3	24.5	30	\$2,916	1,500	\$1.94	na	na	\$1.94
		5.8	29.7	35	\$3,472	2,000	\$1.74	na	na	\$1.74
		6.0	40.3	46	\$4,534	3,000	\$1.51	na	na	\$1.51
		7.0	60.1	67	\$6,568	5,000	\$1.31	na	na	\$1.31
		8.5	105.6	114	\$11,176	10,000	\$1.12	na	na	\$1.12
R-3	Dwellings Remodel/Improvements	5.8	8.8	15	\$1,420	1,000	\$1.42	na	na	\$1.42
		6.5	12.3	19	\$1,836	1,500	\$1.22	na	na	\$1.22
		7.5	30.0	38	\$3,672	2,000	\$1.84	na	na	\$1.84
		8.5	20.0	29	\$2,791	3,000	\$0.93	na	na	\$0.93
		10.0	30.0	40	\$3,917	5,000	\$0.78	na	na	\$0.78
		14.8	52.5	67	\$6,585	10,000	\$0.66	na	na	\$0.66
S-1	NEW Mod Hazard Storage	12.0	10.8	23	\$2,228	1,000	\$2.23	\$2.67	\$2.23	\$1.78
S-2	Low Hazard Storage	19.3	29.5	49	\$4,774	5,000	\$0.95	\$1.15	\$0.95	\$0.76
S-3	Open Parking Garage (attached)	32.8	50.8	84	\$8,176	10,000	\$0.82	\$0.98	\$0.82	\$0.65
S-4	Open Parking Garage (detached)	58.5	88.3	147	\$14,370	20,000	\$0.72	\$0.86	\$0.72	\$0.57
S-5	Aircraft Hanger & Helistops	114.3	176.0	290	\$28,421	50,000	\$0.57	\$0.68	\$0.57	\$0.45
		147.0	243.0	390	\$38,189	100,000	\$0.38	\$0.46	\$0.38	\$0.31
S-1	Tenant	6.0	8.3	14	\$1,400	1,000	\$1.40	\$1.68	\$1.40	\$1.12
S-2	Improvements	9.8	14.8	25	\$2,399	5,000	\$0.48	\$0.58	\$0.48	\$0.38
S-3		16.3	25.3	42	\$4,064	10,000	\$0.41	\$0.49	\$0.41	\$0.33
S-4		29.3	44.0	73	\$7,173	20,000	\$0.36	\$0.43	\$0.36	\$0.29
S-5		57.0	88.0	145	\$14,198	50,000	\$0.28	\$0.34	\$0.28	\$0.23
		73.5	121.5	195	\$19,094	100,000	\$0.19	\$0.23	\$0.19	\$0.15
S-3	NEW C Store / Vehicle Fuel Dispensing	12.0	12.0	24	\$2,350	300	\$7.83	\$9.40	\$7.83	\$6.27
		16.0	18.0	34	\$3,329	750	\$4.44	\$5.33	\$4.44	\$3.55
		21.0	28.0	49	\$4,798	1,500	\$3.20	\$3.84	\$3.20	\$2.56

**City of Fortuna
Building & Safety Analysis**

								Type of Construction Modifier		
Occupancy	Building Use Example(s)	Average Plan Check/ Process Hours	Average Inspection Hours	Total Time	Mult. By Hrly Rate \$ 97.92	Avg Square Ft	Average Cost per Square Ft	ROW A	ROW B	ROW C
								I-A I-B	II-A III-A V-A	II-B, III-B IV V-B
S-3	Tenant Improvements	8.0	10.0	18	\$1,763	300	\$5.88	\$7.05	\$5.88	\$4.70
		9.5	11.0	21	\$2,007	750	\$2.68	\$3.21	\$2.68	\$2.14
		12.0	14.0	26	\$2,546	1,500	\$1.70	\$2.04	\$1.70	\$1.36
		14.5	19.0	34	\$3,280	3,000	\$1.09	\$1.31	\$1.09	\$0.87
		16.5	25.0	42	\$4,064	7,500	\$0.54	\$0.65	\$0.54	\$0.43
		18.5	33.0	52	\$5,043	15,000	\$0.34	\$0.40	\$0.34	\$0.27
S-3	New Canopy / Porte-cochere / Fuel Dispensing cover (Commercial)	6.0	4.0	10	\$979	100	\$9.79	\$11.75	\$9.79	\$7.83
		6.0	5.5	12	\$1,126	500	\$2.25	\$2.70	\$2.25	\$1.80
		6.0	7.0	13	\$1,273	1,000	\$1.27	\$1.53	\$1.27	\$1.02
		6.5	7.5	14	\$1,371	2,000	\$0.69	\$0.82	\$0.69	\$0.55
		7.0	8.3	15	\$1,493	3,000	\$0.50	\$0.60	\$0.50	\$0.40
		8.0	9.0	17	\$1,665	6,000	\$0.28	\$0.33	\$0.28	\$0.22
U	New - Residential Garage (up to 3,000sf max.)	4.0	6.5	11	\$1,028	100	\$10.28	\$15.42	\$12.85	\$10.28
		5.0	7.0	12	\$1,175	500	\$2.35	\$3.53	\$2.94	\$2.35
		6.5	7.8	14	\$1,395	1,000	\$1.40	\$2.09	\$1.74	\$1.40
		8.0	8.5	17	\$1,616	2,000	\$0.81	\$1.21	\$1.01	\$0.81
		9.3	10.0	19	\$1,885	3,000	\$0.63	\$0.94	\$0.79	\$0.63
U	New - Carport / Porch / Agg roof cover	3.0	4.0	7	\$685	100	\$6.85	\$10.28	\$8.57	\$6.85
		4.0	4.0	8	\$783	500	\$1.57	\$2.35	\$1.96	\$1.57
		5.0	4.5	10	\$930	1,000	\$0.93	\$1.40	\$1.16	\$0.93
		6.3	5.5	12	\$1,151	2,000	\$0.58	\$0.86	\$0.72	\$0.58
		7.5	6.8	14	\$1,395	5,000	\$0.28	\$0.42	\$0.35	\$0.28

**City of Fortuna
Building & Safety Analysis**

								Type of Construction Modifier		
Occupancy	Building Use Example(s)	Average Plan Check/ Process Hours	Average Inspection Hours	Total Time	Mult. By Hrly Rate \$	Avg Square Ft	Average Cost per Square Ft	ROW A	ROW B	ROW C
								I-A I-B	II-A V-A	II-B, III-B IV V-B
SHELL BUILDINGS										
"B"	Shell	10.5	14.0	25	\$2,399	1,000	\$2.40	\$2.88	\$2.40	\$1.92
	Office	27.5	42.3	70	\$6,830	5,000	\$1.37	\$1.64	\$1.37	\$1.09
		47.8	73.8	122	\$11,897	10,000	\$1.19	\$1.43	\$1.19	\$0.95
		80.8	124.0	205	\$20,049	20,000	\$1.00	\$1.20	\$1.00	\$0.80
		108.0	165.8	274	\$26,806	30,000	\$0.89	\$1.07	\$0.89	\$0.71
		128.0	197.0	325	\$31,824	40,000	\$0.80	\$0.95	\$0.80	\$0.64
"A"	Shell	11.0	16.3	27	\$2,668	1,000	\$2.67	\$3.20	\$2.67	\$2.13
	Restaurant / Theater / Church / Auditorium	32.3	49.0	81	\$7,956	5,000	\$1.59	\$1.91	\$1.59	\$1.27
		55.5	85.8	141	\$13,831	10,000	\$1.38	\$1.66	\$1.38	\$1.11
		92.7	142.8	235	\$23,050	20,000	\$1.15	\$1.38	\$1.15	\$0.92
		119.0	186.0	305	\$29,866	30,000	\$1.00	\$1.19	\$1.00	\$0.80
		134.0	206.5	341	\$33,342	40,000	\$0.83	\$1.00	\$0.83	\$0.67
"M"	Shell	11.0	11.5	23	\$2,203	1,000	\$2.20	\$2.64	\$2.20	\$1.76
	Store	19.8	30.3	50	\$4,896	5,000	\$0.98	\$1.18	\$0.98	\$0.78
		34.5	53.3	88	\$8,592	10,000	\$0.86	\$1.03	\$0.86	\$0.69
		60.0	92.3	152	\$14,908	20,000	\$0.75	\$0.89	\$0.75	\$0.60
		114.0	175.5	290	\$28,348	50,000	\$0.57	\$0.68	\$0.57	\$0.45
		146.0	238.8	385	\$37,675	100,000	\$0.38	\$0.45	\$0.38	\$0.30

**City of Fortuna Building Fees
FEE SCHEDULE FOR MISCELLANEOUS ITEMS**

Work Item	Unit	Average Plan Check Hours	Inspection Hours	Total Time	Hourly Rate	Permit Fee
Standard Hourly Rate					\$98	
Awning/Canopy per-fab (supported by existing building)	each	1.5	2	3.5	\$98	\$343
Carport						
One-Car	each	2.5	2	4.5	\$98	\$441
Two-Car	each	3	2.5	5.5	\$98	\$539
Deck <5ft (wood up to 300sf)	up to 300 sf	3	2	5	\$98	\$490
Additional area (each 200 sf)	each 200 sf	0.35	0.5	0.85	\$98	\$83
Deck > 5ft (wood up to 300sf)	up to 300 sf	4	2.5	6.5	\$98	\$636
Additional area (each 200 sf)	each 200 sf	0.35	0.5	0.85	\$98	\$83
Demolition (up to 4,000 s.f.)	each	1.5	1	2.5	\$98	\$245
Additional demolition	each 4,000 sf	0.5	0.5	1	\$98	\$98
Door						
New door (non structural)	each	0.5	1	1.5	\$98	\$147
New door (structural shear wall/masonry)	each	1	1.5	2.5	\$98	\$245
Electrical						
Electrical Generator	each	1	1.5	2.5	\$98	\$245
Fire Alarm System & Wiring	each	1.5	2	3.5	\$98	\$343
Festival Wiring (Weekend)	each	1.5	2.5	4	\$98	\$392
Festival Wiring (Weekday)	each	1.5	2	3.5	\$98	\$343
Misc. Electrical						
Photovoltaic System	per KWh	2	2.5	4.5	\$98	\$441
Rewire (Comm. And Residential)	up to 1,500 sf	3	1.75	4.75	\$98	\$465
Each additional 1,000 sf	each 1,000 l.f.	0.5	1	1.5	\$98	\$147
Service <400 amp (new, upgrade, temp, relocate)	each	0.5	1	1.5	\$98	\$147
Service >=400 amp	each	1	2	3	\$98	\$294
Temp Power	each	0	1	1	\$98	\$98
Fence (WOOD) 6'0" and over						
Fence (MASONRY)						
Masonry, Standard (<6 feet high)	up to 100 l.f.	0.5	2	2.5	\$98	\$245
Each additional 100 lf	each 100 l.f.	0.25	0.5	0.75	\$98	\$73
Masonry, Standard (6-8 feet high)						
Each additional 100 lf	each 100 l.f.	1	2.5	3.5	\$98	\$343
Masonry, Special Design (>10' high)	up to 100 l.f.	1.25	3	4.25	\$98	\$416
Each additional 100 lf	each 100 l.f.	0.5	0.5	1	\$98	\$98

City of Fortuna Building Fees
FEE SCHEDULE FOR MISCELLANEOUS ITEMS

Work Item	Unit	Average Plan Check Hours	Inspection Hours	Total Time	Hourly Rate	Permit Fee
Fireplace						
Masonry	each	1	1.5	2.5	\$98	\$245
Pre-Fabricated / Metal	each	1	1	2	\$98	\$196
Grading						
Grading (<5,000 SF)	each	1.5	1.5	3	\$98	\$294
Grading (>5,000 to 10,000 SF)	each	2.5	3	5.5	\$98	\$539
Mechanical						
Misc. Plan Check	each 15 min.	0.25	0.25	0.5	\$98	\$49
Misc. Inspection Time	each 30 min.	0.5	0.5	1	\$98	\$98
Furnace						
New FAU	each	1	1.5	2.5	\$98	\$245
Replace FAU	each	0.5	0.75	1.25	\$98	\$122
Wall Heater (new or replace)	each	0	1.25	1.25	\$98	\$122
Hood - Commercial	each	2	2	4	\$98	\$392
Hood ANSOL SYSTEM - Commercial	each	2	1.5	3.5	\$98	\$343
Rooftop & Misc. Equipment	each	1.5	2	3.5	\$98	\$343
Miscellaneous						
After-Hours Inspection (1.5 per each hour spent)	each		1.5	1.5	\$98	\$147
Inspection Time (MIN. 1hour)	each 30 min.		0.5	0.5	\$98	\$49
Plan Check Time	each 30 min.	0.5		0.5	\$98	\$49
Reinspection Fee (1 hour min.)	each		1	1	\$98	\$98
Partition - Commercial, Interior (up to 30 l.f.)	up to 30 l.f.	1	1.5	2.5	\$98	\$245
Additional partition	each 30 l.f.	0.5	0.5	1	\$98	\$98
Partition - Residential, Interior (up to 30 l.f.)	up to 30 l.f.	0.75	1	1.75	\$98	\$171
Additional partition	each 30 l.f.	0.25	0.3	0.55	\$98	\$54
Patio Cover (Open)	up to 300 s.f.	0.75	1.5	2.25	\$98	\$220
Additional patio	each 300 s.f.	0.5	0.5	1	\$98	\$98
Patio Cover (Enclosed)	up to 300 s.f.	1	2	3	\$98	\$294
Additional enclosed patio	each 300 s.f.	0.5	0.5	1	\$98	\$98
Paving & Restriping <3000 SF	each	1	1.5	2.5	\$98	\$245
Paving & Restriping >3000 SF	each	1.5	2	3.5	\$98	\$343
Pedestrian Protection (up to 59 l.f.)	up to 50 l.f.	0.75	1	1.75	\$98	\$171
Additional 50 l.f.	each 50 l.f.	0.5	0.75	1.25	\$98	\$122
Plumbing						
Backwater Valve	each	0.75	1	1.75	\$98	\$171
Gas Line Replacement	each	0.75	1	1.75	\$98	\$171
Grease Trap	each	1.5	1	2.5	\$98	\$245
Grey Water System	each	1.5	1.5	3	\$98	\$294
Misc. Plan Check	each 15 min.	0.25		0.25	\$98	\$24
Misc. Inspection Time	each 30 min.		0.5	0.5	\$98	\$49
Sewer Replacement	each	0.75	1	1.75	\$98	\$171
Water Heater	each	0	1	1	\$98	\$98
Fire Sprinkler System (NEW)	See Plumb Fees	0	0	0	\$98	\$0
Stucco Applications	up to 400 s.f.	1	2	3	\$98	\$294
Additional Stucco Application	each 400 s.f.	0.5	1	1.5	\$98	\$147
Retaining Wall (concrete or masonry)						
Special Design, 4'0" up to 6'0" high (up to 50 lf)	up to 50 l.f.	2.5	3	5.5	\$98	\$539
Additional retaining wall	each 50 l.f.	0.75	0.75	1.5	\$98	\$147

**City of Fortuna Building Fees
FEE SCHEDULE FOR MISCELLANEOUS ITEMS**

Work Item	Unit	Average Plan Check Hours	Inspection Hours	Total Time	Hourly Rate	Permit Fee
Special Design, 6'0" up to 8'0" high (up to 50 lf)	up to 50 l.f.	3	4	7	\$98	\$685
Additional retaining wall	each 50 l.f.	0.5	0.75	1.25	\$98	\$122
Gravity / Crib Wall, 4'0" up to 6'0" high (up to 50 lf)	up to 50 l.f.	2.5	2	4.5	\$98	\$441
Additional Gravity / Crib Wall	each 50 l.f.	0.75	1.5	2.25	\$98	\$220
Gravity / Crib Wall, 6'0" up to 8'0" high (up to 50 lf)	up to 50 l.f.	3	3	6	\$98	\$588
Additional Gravity / Crib Wall	each 50 l.f.	0.75	0.75	1.5	\$98	\$147
Remodel - Residential						
Less than 300 s.f. (non- structural)	up to 300 s.f.	2	3.5	5.5	\$98	\$539
Kitchen / Bath	up to 300 s.f.	2.5	3.5	6	\$98	\$588
Additional remodel	each 300 s.f.	1	1	2	\$98	\$196
Reroofing						
Over Existing Roof (no pre-roof insp. req.)	< 1,500 s.f.	0	1	1	\$98	\$98
Over Existing Roof (no pre-roof insp. req.)	1,500 to 2,500sf	0	1.5	1.5	\$98	\$147
Over Existing Roof (no pre-roof insp. req.)	2,500 to 6,000sf	0	2	2	\$98	\$196
Tear Off w / Felt & sheeting Insp.	< 1,500 s.f.	0	1	1	\$98	\$98
Tear Off w / Felt & sheeting Insp.	1,500 to 2,500sf	0	1.5	1.5	\$98	\$147
Tear Off w / Felt & sheeting Insp.	2,500 to 6,000sf	0	2	2	\$98	\$196
Structural Work Required (added to Reroofing)	miner	0.5	1	1.5	\$98	\$147
Room Addition						
Up to 300 s.f.	up to 300 s.f.	2	3.5	5.5	\$98	\$539
Additional room addition	each 300 s.f.	2.5	3.5	6	\$98	\$588
Kitchen/Bath Addition	up to 150 s.f.	1	1	2	\$98	\$196
Additional 50 s.f.	each 50 s.f.	0.5	0.75	1.25	\$98	\$122
Siding						
Stone and Brick Veneer Wainscoat (int. or ext.)	up to 400 s.f.	1.5	2	3.5	\$98	\$343
Stone and Brick Veneer (full hight wall 8ft)	up to 400 s.f.	2	2.25	4.25	\$98	\$416
Additional siding	each 400 s.f.	1	1.75	2.75	\$98	\$269
Signs (new or replacement)						
OTC - Ground / Roof / Projecting Signs	each	1	1.5	2.5	\$98	\$245
Add For Footing and/or Elec. Insp. (if req.)	each	0.75	1	1.75	\$98	\$171
Add For Plan Check (if req.)	each	0.5	0	0.5	\$98	\$49
Add For Elec. Plan Check (if req.)	each	0.5	0	0.5	\$98	\$49
Skylight						
Less than 10 sf	each	1	1	2	\$98	\$196
Greater than 10 sf or structural	each	1.5	1.5	3	\$98	\$294
Storage Racks - SEISMIC (up to 8ft tall - up to 100lf)	up to 100 lf	3	1.5	4.5	\$98	\$441
Storage Racks - SEISMIC (up to 8ft tall - over to 100lf)	each 100 lf	3.5	2	5.5	\$98	\$539
Swimming Pool / Spa						
Spa or Hot Tub (Pre-fabricated) (Residential)	each	2	2.5	4.5	\$98	\$441
Fiberglass Pool (Residential)	each	5	5	10	\$98	\$979
Gunite Pool (Residential) (up to 400 s.f.)	each	5.5	6	11.5	\$98	\$1,126
Gunite Pool (Residential) (over 401 s.f.)	each	6	7	13	\$98	\$1,273
Spa or Hot Tub (Pre-fabricated) (Commercial - ADA)	each	3	3	6	\$98	\$588
Commercial pool (up to 400 s.f.) ADA	each	6.5	7	13.5	\$98	\$1,322
Commercial pool (over 401 s.f.) ADA	each	7.5	8	15.5	\$98	\$1,518
Window or Glass Door (Residential)						
Replacement (1 to 2 units) (non structural)	each 2	0.5	1	1.5	\$98	\$147
Replacement (3 to 4 units) (non structural)	each 4	0.5	1.5	2	\$98	\$196
Replacement (hole house) (non structural)	all	0.5	2	2.5	\$98	\$245
Structural Work? (TO BE ADDED) SEE CBO	per CBO	1	2	3	\$98	\$294
Window or Glass Door (Commercial)						
Structural Work? (TO BE ADDED) SEE CBO	per CBO	1	2	3	\$98	\$294
Additional Windows	each 2	0.25	1.5	1.75	\$98	\$171

City of Fortuna Building Fees
MECHANICAL, PLUMBING, AND ELECTRICAL PERMIT FEES

Fee Types	Estimated Time (in minutes)	Proposed Fee based on a per-minute rate of \$1.63
ADMINISTRATIVE AND MISC FEES		
Travel and Documentation	60	\$97.92
MECHANICAL PERMIT FEES		
ISSUANCE MECHANICAL FEE (Added to each permit)	28	\$46
Stand Alone Mechanical Plan Check & Inspection		\$0
Furnaces, New (F.A.U.)	90	\$147
Furnaces (Wall)	60	\$98
Furnaces, Replace (F.A.U.)	60	\$98
Heater (Wall)	60	\$98
Appliance Vent / Chimney (Only)	60	\$98
Refridgeration Compressor	60	\$98
Boiler - up to 500k BTU	60	\$98
Boiler - greater than 500k BTU and less than 2,000k BTU	90	\$147
Boiler - greater than 2,000k BTU	120	\$196
Chiller	75	\$122
Fan Coil Unit	60	\$98
Heat Pump (Package Unit)	60	\$98
Heater (Unit, Radiant, etc.)	60	\$98
Air Handler w/ducts to 10k CFM	60	\$98
Air Handler w/ducts more than 10k CFM	75	\$122
Duct Work only	60	\$98
Evaporative Cooler	60	\$98
Make-up Air System	60	\$98
Moisture Exhaust Duct (Clothes Dryer)	60	\$98
Variable Air Volume Box (Including Duct Work)	60	\$98
Vent Fan (Single Duct)	60	\$98
Vent System	75	\$122
Exhaust Hood and Duct (RESIDENTIAL)	60	\$98
Non-Residential Incinerator	120	\$196
Refrigerator Condenser Remote	60	\$98
Walk-in Box / Refrigerator Coil	105	\$171

City of Fortuna Building Fees
MECHANICAL, PLUMBING, AND ELECTRICAL PERMIT FEES

Fee Types	Estimated Time (in minutes)	Proposed Fee based on a per-minute rate of \$1.63
PLUMBING / GAS PERMIT FEES		
ISSUANCE PLUMBING FEE (Added to each permit)	28	\$46
Stand Alone Plumbing Plan Check & Inspection		\$0
Bathtub	60	\$98
Floor Drain	60	\$98
Gas System (First Outlet)	60	\$98
Gas Outlets (Each Additional)	15	\$24
Building Sewer	60	\$98
Grease Trap (inside building)	90	\$147
Grease Interceptors / Pump - less then 1500 ga. (Out side building)	180	\$294
Grease Interceptors / Pump - 1500 ga. & up (Out side building)	240	\$392
Lavatory (First Fixture)	60	\$98
Lavatory (Each Additional Fixture)	30	\$49
Laundry Tubs	60	\$98
Backflow Preventer (First 5)	60	\$98
Backflow Preventer (More than 5) - each	5	\$8
Receptor (Floor Sink, Cup Sink)	60	\$98
Roof Drain	60	\$98
Shower Drain	60	\$98
Sink - Kitchen	60	\$98
Sink - Other	60	\$98
Urinal	60	\$98
Washing Machine Standpipe	60	\$98
Water Closet (First Fixture)	60	\$98
Water Closet (Each Additional Fixture)	20	\$33
Water Heater (First Heater)	60	\$98
Water Heater (Each Additional Heater)	35	\$57
Water Pipe Repair / Replacement	60	\$98
Water Service	60	\$98
Water Softener	60	\$98
Drain-Vent Repair / Alterations	60	\$98
Hose Bib	60	\$98
Drinking Fountain	60	\$98

City of Fortuna Building Fees
MECHANICAL, PLUMBING, AND ELECTRICAL PERMIT FEES

Fee Types	Estimated Time (in minutes)	Proposed Fee based on a per-minute rate of \$1.63
ELECTRICAL PERMIT FEES		
ISSUANCE ELECTRICAL FEE (Added to each permit)	28	\$46
Stand Alone Electrical Plan Check & Inspection		\$0
Services - residential (swap-out old to new)		
Service (100 to 150 amps)	60	\$98
Service (150 to 200 amps)	90.0	\$147
Service (200 up amps)	120.0	\$196
Temporary power Service/Pole (each)	60	\$98
Other Electrical Inspections (per hour)	60	\$98

MECHANICAL PERMIT FEES

Tracking #: _____
 Project: _____
 Date: _____

S.F. & unit cost based on \$97.92 hour

		\$ Each	Units	\$ Units
Issuance				
1	For the issuance of each Mechanical permit	46.52	-	-
2	For issuing each supplemental permit for which the original permit has not expired, been canceled or final	14.31	-	-
Unit Fee Schedule - to be added to each building permit. (NOTE: The following dose not include permit-issuing fee.)				
1 Furnaces				
	For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance, up to and including 100,000 Btulh	29.29	-	-
	For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance, over 100,000 Btulh	35.96	-	-
	For the installation or relocation of each floor furnace, including vent	29.29	-	-
	For the installation or relocation of each suspended heater, recessed wall heater or floor-mounted unit heater.	29.29	-	-
2 Appliance Venting				
	For the installation, relocation or replacement of each appliance vent installed and not included in an appliance permit "	14.31	-	-
3 Repair or Additions				
	For the repair of, alteration of, or addition to each heating appliance, refrigeration unit, cooling unit, absorption unit, or each heating, cooling, absorption or evaporative cooling system, including installation of contrOIS regulated by the Mechanical Code	27.12	-	-
4 Boilers, Compressors and Absorption Systems				
	Installation or relocation of each boiler or compressor to and including 3HP (10.6 kW), or each absorption system to and including 100,000 Btulh	29.09	-	-
	Installation or relocation of each boiler or compressor over 3HP (10.6 kW) to and including 15HP (52.7 kW), or each absorption system over 100,000 Btulh (29.3 kW) to and including 500,000 Btulh (146.6 kW)	53.67	-	-
	Installation or relocation of each boiler or compressor over 15HP (52.7 kW) to and including 30HP (105.5 kW), or each absorption system over 500,000 Btulh (146.6 kW) to and incl 1,000,000 Btulh (293.1 kW)	73.63	-	-
	Installation or relocation of each boiler or compressor over 30HP (105.5 kW) to and including 50HP (176 kW), or each absorption system over 1,000,000 Btulh (273.1 kW) to and incl 1,750,000 Btulh (512.9 kW)	109.60	-	-
	Installation or relocation of each boiler or compressor over 50HP (176 kW), or each absorption system over 1,750,000 Btulh (512.9 kW)	183.23	-	-
5 Air Handlers				
	Air Handlers For each air-handling unit to and including 10,000 cubic feet per minute (cfm)(4719 Us), including ducts attached thereto	21.10	-	-
	Note: This fee does not apply to an air-handling unit which is a portion of a factory-assembled appliance, cooling unit, evaporative cooler or absorption unit for which a pennit is required elsewhere in the Mechanical Code. For each air-handling unit over 10,000cfm (4719 Us)	35.78	-	-
6 Evaporative Coolers / Hood Make-up Air				
	Evaporative Coolers For each evaporative cooler other than portable type	21.10	-	-
7 Ventilation and Exhaust				
	for each ventilation fan connected to a single duct	14.31	-	-
	For each ventilation system which is not a portion of any heating or air-conditioning system authorized by a pennit	21.10	-	-
	For the installation of each hood which served by mechanical exhaust, including the ducts for such hood	21.10	-	-
8 Incinerators				
	For the installation or relocation of each domestic-type incinerator ,	35.96	-	-
	For the installation or relocation of each conunercial of industrial-type incinerator .	104.93	-	-
9 Miscellaneous				
	For each appliance or piece of equipment regulated by the Mechanical Code but not classed in other appliance categories, or for which the fee is listed in the table	21.10	-	-
Other Inspection and Fees:				
1 *	Inspections outside of normal business hours, per hour (Minimum Charge - 2 Hours)	97.92	-	-
2 *	Re-Inspection fee assed under provision of FMC (Mimimum Charge - 1 Hour)	97.92	-	-
3 *	Inspection for which no fee is specifically indicate, per hour (Mimimum Charge - 1 Hour)	97.92	-	-
4 *	Additional plan review required by changes, additions or revisions to the plans or to plans for which and initial review has been completed (Minimum Charge - 1/2 half hour)	97.92	-	-
* Or the total hourly cost to the jurisdiction, whichever is the greatest. The cost shall include Supervision, Overhead, Equipment, Hourly wages and Fring Benefits of the employees invalved				

ELECTRICAL PERMIT FEES

Tracking #: _____

Project: _____

S.F. & unit cost based on \$97.92 hour

Date: _____

Issuance		\$ Each	Units	\$ Units
1	For the issuance of each Electrical permit	46.52	-	-
2	For issuing each supplemental permit for which the original permit has not expired, been canceled or final	14.31	-	-
System Fee Schedule - to be added to each building permit. (NOTE: The following dose not include permit-issuing fee.)		\$ Each	Units	\$ Units
1	New Residential Buildings: The following fees shall include all wiring and electrical equipment in or on each building, or other electrical equipment on the same premises constructed at the same time. Single- and Two Family: For new single-and two-family residential buildings constructed at the same time anduot including the area of garages, carports, and accessory buildings, per S.F. @ 0.090.	0.11	-	-
	Multifamily: For new multifamily buildings (apartments and condominiums) having three or more dwelling units constructed at the same time, not including the area of garages, carports and accessory building, per S.F. @ 0.081:	0.10	-	-
2	Private Swimming Pools: For new private, swimming pools for single-family and multifamily occupancies, including a complete system of necessary branch circuit wiring, bonding, grounding, undenvater lighting, water pumping and other similar electrical equipment directly related to the operation of a swimming pool, each pool	149.92	-	-
3	Carnivals and Circuses: Carnivals, circuses, or other traveling shows or exhibitions utilizing transportable-type rides, booths, displays and attractions. For electrical generators and electrically driven rides, each	46.50	-	-
	For mechanically driven rides and walk-through attractions or displays having electric lighting, each	14.31	-	-
	For a system of area and booth lighting, each	14.31	-	-
	For permanently installed rides, booths, displays and attractions. us the Unit Fee Schedule.			
4	Temporaty Power Services For a temp. service pole, inc all pole or pedestal-mounted receptacle outlets and appurtenances, each	97.92	-	-
	For a temporary distribution system and temporary lighting and receptacle outlets for construction sites, decorative tights, Christmas tree sales lots, fireworks stands, etc., each	24.29	-	-
Unit Fee Schedule - to be added to each building permit. (NOTE: The following dose not include permit-issuing fee.)		\$ Each	Units	\$ Units
1	Receptacle, Switch and Light Outlets: For receptacle, switch, light or other outlets at which current is used or controlled, except services, feeders and meters First 20 fixtures, each	2.17	-	-
	Additional fixtures, each	1.45	-	-
2	Light Fixtures: For lighting fixtures, sockets or other lamp-holding devices: First 20 fixtures, each	2.17	-	-
	Additional fixtures, each	1.45	-	-
	For pole or platform-mounted light fixtures, each	2.17	-	-
	For theatrical-type lighting fixtures or assemblies, each	2.17	-	-
3	Residential Appliances For fixed residential appliances or receptacle outlets for same, including wall-mounted electric ovens; counter-mounted cooking tops; electric ranges; self-contained room, console or through-wall conditioners; space heaters; food waste grinders; dishwashers; washing machines; water heaters; clothes dryers; or other motor-operated appliances not exceeding 1 horsepower (HP) in rating, each	9.42	-	-
	Note: For other types of air conditioners and other appliances having larger electrical ratings, see Power Apparatus			
4	Non-Residential Appliances For nonresidential appliances and self-contained factory-wired, nonresidential appliances not exceeding 1 horsepower (HP), kilowatt (kW) or (kVA), in rating, including medical and dental devices; food, beverage and ice cream cabinets; illuminated show cases; drinking vending machines; laundry machines; or other similiar types of equipment, each \$ 5.00	9.42	-	-
	NOTE: For other types of air conditioners and other appliances having larger electrical ratings, see Power Apparatus,			
5	Power Apparatus: For motors, generators, tranfonners, rectifiers, synchronous conveners, capacitors, industrial heating, AC and heat pumps, cooking or baking equipment and other apparatus, as follows: Rating m horsepower (HP), kilowatts (kW), kilovolt-amperes (kYA) or kilovolt-amperes-reactive (kY AR): Up to and including 1, each	9.42	-	-
	Over 1 and not over 10, each	24.30	-	-
	Over 10 and not over 50, each	48.68	-	-
	Over 50 and not over 100, each	97.92	-	-
	Over 100, each	147.26	-	-
	NOTE: For equipment or appliances having more than one motor, tranfonner, heater, etc., the sum of the combined ratings may be used.			

NOTE: These fees include all switches, circuit breakers, contactors, thermostats, relays and other directly related controlled equipment.			
6 Busways:			
For trolley and plug-in-type busways, each 100 feet or fraction thereof.		14.31	-
Note: An additional fee required for lighting fixtures, motors and other appliances that are connected to trolley and plug-in-type busways. A fee is not required for portable			
7 Signs, Outline, Lighting and Marquees:			
For signs, outline lighting systems or marquees supplied from one branch circuit, each		48.68	-
For additional branch circuits within the same sign, outline lighting system or marquee, each		9.42	-
8 Services:			
For services of 600 volts or less and not over 200 amperes in rating, each		60.26	-
For services of 600 volts or less and over 200 amperes to 1,000 amperes, each		122.87	-
For services over 600 volts or over 1,000 amperes in rating, each		245.74	-
9 Miscellaneous Apparatus, Conduits and Conductors:			
For electrical apparatus, conduits and conductors for which a permit is required but for which no fee is herein set forth		35.96	-
NOTE: This fee is not applicable when a fee is paid for one or more services, outlets, fixtures, appliances, power apparatus, busways, signs or other equipment.			
Other Inspection and Fees:		\$ Each	Units \$ Units
1	* Inspections outside of normal business hours, per hour (Minimum Charge - 2 Hours)	97.92	-
2	* Re-Inspection fee assessed under provision of FMC (Minimum Charge - 1 Hour)	97.92	-
3	* Inspection for which no fee is specifically indicated, per hour (Minimum Charge - 1 Hour)	97.92	-
4	* Additional plan review required by changes, additions or revisions to the plans or to plans for which an initial review has been completed (Minimum Charge - 1/2 half hour)	97.92	-
* Or the total hourly cost to the jurisdiction, whichever is the greatest. The cost shall include Supervision, Overhead, Equipment, Hourly wages and Fringe Benefits of the employees involved			
		\$	-

PLUMBING PERMIT FEES

Tracking #: _____

Project: _____

S.F. & unit cost based on \$97.92 hour

Date: _____

Issuance		\$ Each	Units	\$ Units
1	For the issuance of each plumbing permit	46.52	-	-
2	For issuing each supplemental permit for which the original permit has not expired, been canceled or final	14.31	-	-
Unit Fee Schedule - to be added to each building permit. (NOTE: The following dose not include permit-issuing fee.)		\$ Each	Units	\$ Units
1 Fixtures and Vents				
	For each plumbing fixture or trap or set of fixtures on one trap (incl: water, drain piping, backflow protec)	19.40	-	-
	For repair or alteration of drainage or vent piping, each fixture	9.42	-	-
2 Sewer, Disposal Systems and Interceptors				
	For each building, trailer sewer	48.77	-	-
	For each private sewage disposal system	96.31	-	-
	For each Industrial waste pretreatment interceptor, including its trap and vent, excepting kitchen-type grease interceptors Functioning as fixture traps	293.76	-	-
	Rainwater systems - per drain (inside building)	19.40	-	-
3 Water Piping System				
	For instalation, alteration, or repair of water piping or water-treating equipment, or both, each	9.42	-	-
	For each water heater inclding vent	24.30	-	-
	For vents only, See Mechanical Permit Fees			
4 Gas Piping and Water Heaters				
	For each gas piping system of one to five outlets	12.14	-	-
	for each additanal outlet over five, each	2.17	-	-
5 Lawn Sprinkler, vacuum Breakers and Backflow Protectin Devices				
	For each lawn sprinkler system on any one meter, including backflow protectin devices thereof	29.29	-	-
	For atmospheric-type vacuum brakers or backflow protection devices not including in item 1:			
	1 to 5 devices	24.30	-	-
	More them 5 devices, each	4.42	-	-
	For each backflow-protection devices other then atmospheric-type vacuum breaker:			
	2 inch and smaller	24.30	-	-
	Over 2 inches	48.77	-	-
6 Swimming Pools				
	For each swimming pool and spa:			
	Private Pool (Residential) (up to 400 s.f.)	1,125.63	-	-
	Private Pool (Residential) (over 401 s.f.)	1,273.42	-	-
	Private Spa (Residential)	440.89	-	-
	Public Pool (Commercial) (up to 400 s.f.) ADA	1,321.45	-	-
	Public Pool (Commercial) (over 400 s.f.) ADA	1,517.26	-	-
	Public Spa (Commercial) ADA	587.45	-	-
7 Fire Sprinkler System				
	New Fire Sprinkler System (\$0.13 x S.F.)	Min fee cost \$350.00	0.16	-
	Rework Existing Fire Sprinkler System (per layout, time required & CBO)			-
8 Miscellaneous				
	For each appliance or pieces of equipment regulated by the (CPC) California Plumbing Code but not classed in other appliance categories, or for which the fee is listed in the table	21.10	-	-
Other Inspection and Fees:		\$ Each	Units	\$ Units
1 *	Inspections outside of normal business hours, per hour (Minimum Charge - 2 Hours)	97.92	-	-
2 *	Re-Inspection fee assed under provision of FMC (Mimimum Charge - 1 Hour)	97.92	-	-
3 *	Inspection for which no fee is specifically indicate, per hour (Mimimum Charge - 1 Hour)	97.92	-	-
4 *	Additional plan review required by changes, additions or revisions to the plans or to plans for which and initial review has been completed (Minimum Charge - 1/2 half hour)	97.92	-	-
* Or the total hourly cost to the jurisdiction, whichever is the greatest. The cost sha! include Supervision, Overhead, Equipment, Hourly wages and Fring Benefits of the employees invalved				
Page 33 of 53				-

GRADING PERMIT FEES

Tracking #: _____

Project: _____

S.F. & unit cost based on \$97.92 hour Date: _____

Issuance		\$ Each	Units	\$ Units
1	For the issuance of each Grading permit	46.52		-
2	For issuing each supplemental permit for which the original permit has not expired, been canceled or final	14.31		-
Unit Fee Schedule - to be added to each building permit. (NOTE: The following dose not include permit-issuing fee.)				
1 Grading Plan Review				
	1 cubic yard to 100 cubic.yards	46.52		-
	101 to 1,000 cubic yards	73.15		-
	1,001 to 10,000 cubic	97.35		-
	10,001 to 100,000 cubic yards: \$97.35 for the first 10,000 cubic yards, plus \$48.45 for each additional 10,000 cubic yards or fraction thereof.			-
	100,001 to 200,000 cubic yards: \$533.39 for the first 100,000 cubic yards, plus \$40.05 for each additional 10,000 cubic yards or fraction thereof.			-
	200,001 cubic yards or more: \$893.84 for the first 200,000 cubic yards, plus \$14.34 for each additional 10,000 cubic yards or fraction thereof.			-
	<u>NOTE:</u> ADA path of travel, onsite structures i.e. trash inclosures, retaining walls, and ect will be charged at building fee structure and/or hours per task.			-
2 Grading Permit Fees				
	1 cubic yard to 50 yards	46.52		-
	51 to 100 cubic yards	73.15		-
	101 to 1,000 cubic yards: \$73.15 for the first 100 cubic yards, plus \$34.61 for each additional 100 cubic yards or fraction thereof.			-
	1,001 to 10,000 cubic yards: \$384.61 for the first 100 cubic yards, plus \$28.68 for each additional 100 cubic yards or fraction thereof			-
	10,001 to 100,000 cubic yards: \$642.75 for the first 10,000 cubic yards, plus \$130.49 for each additional 10,000 cubic yards or fraction thereof.			-
	100,001 or more cubic yards: \$1,816.54 for the first 10,000 cubic yards, plus \$72.18 for each additional 10,000 cubic yards or fraction thereof.			-
	<u>NOTE:</u> ADA path of travel, onsite structures i.e. trash inclosures, retaining walls, and ect will be charged at building fee structure and/or hours per task.			-
Other Inspection and Fees:				
1	* Inspections outside of normal business hours, per hour (Minimum Charge - 2 Hours)	97.92		-
2	* Re-Inspection fee assed under provision of FMC (Mimimum Charge - 1 Hour)	97.92		-
3	* Inspection for which no fee is specifically indicate, per hour (Mimimun Charge - 1 Hour)	97.92		-
4	* Additional plan review required by changes, additions or revisions to the plans or to plans for which and initial review has been completed (Minimum Charge - 1/2 half hour)	97.92		-
* Or the total hourly cost to the jurisdiction, whichever is the greatest. The cost shall include Supervision, Overhead, Equipment, Hourly wages and Fring Benefits of the employees invalved				
				\$
				-

**City of Fortuna
General Plan Maintenance Fee Calculations**

Cost of Long Range Plans

General Plan Consultant Cost	\$1,000,000
Staff Costs - (over 15 years)	2,238,300
Mini Updates - Elements, maintenance	500,000
Total	<u><u>\$3,738,300</u></u>

**Average Annual New Building Construction Valuation:
(Based on last two years of construction valuation data)**

2006 actual	\$13,775,409
2007 actual	7,428,343
2008 actual	5,245,792

Annual Long Range Plan Maintenance Cost:

<i>Estimated 15 year useful life</i>	<u><u>\$249,220</u></u>
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Annual Recovery goal - 50%	<u><u>\$124,610</u></u>
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3 year average:	<u><u>\$8,816,515</u></u>
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Fee per \$1,000 of New Building Construction Valuation:

(\$149,610/\$7,714,172) x \$1,000:	<u><u>\$14.13</u></u>
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Sample General Plan Maintenance Fee Calculations:

<i>Proj. Type</i>	<i>Valuation</i>	<i>Fee</i>
SFR	\$350,000	\$4,947
Office Building	\$1,000,000	\$14,134

Police

USER FEE STUDY SUMMARY SHEET

- PER UNIT INFORMATION -

City of Fortuna
Police
2007/2008

Service Name	Service Type	Annual Volume	Current Fee	% of Full Cost	100% of Full Cost	Current Subsidy	Recommendations		
							Cost Recovery Policy Level (%)	Fee @ Policy Level	Subsidy @ Policy Level
1 Dog license - 1 year - altered	Flat fee	80	\$5	28%	\$18	\$13	100%	\$18	\$0
2 Dog license - 2 year- altered	Flat fee	160	\$9	25%	\$36	\$27	100%	\$36	\$0
3 Dog license - 3 year - altered	Flat fee	80	\$12	14%	\$84	\$72	100%	\$84	\$0
4 Dog license - 1 year - unaltered	Flat fee	20	\$20	71%	\$28	\$8	100%	\$28	\$0
5 Dog license - 2 year - unaltered	Flat fee	40	\$32	57%	\$56	\$24	100%	\$56	\$0
6 Dog license - 3 year - unaltered	Flat fee	20	\$44	52%	\$84	\$40	100%	\$84	\$0
7 Animal Control violation	Flat fee	30	\$150	84%	\$178	\$28	100%	\$178	\$0
8 Shelter drop off - single animal	Flat fee	15	\$25	21%	\$119	\$94	100%	\$119	\$0
9 Shelter drop off - litter	Flat fee	5	\$50	26%	\$190	\$140	100%	\$190	\$0
11 Ticket sign off (non Fortuna cite)	Flat fee	120	\$10	105%	\$10	\$0	100%	\$10	\$0
12 Report copy	Flat fee	240	\$15	161%	\$9	-\$6	100%	\$9	\$0
13 VIN verification / Ticket sign-off	Flat fee	20	\$10	76%	\$13	\$3	100%	\$13	\$0
14 Fingerprinting	Flat fee	600	\$20	69%	\$29	\$9	100%	\$29	\$0
15 Bicylce License - initial	Flat fee	21	\$1	16%	\$6	\$5	100%	\$6	\$0
16 Bicylce License - renewal	Flat fee	1	\$0.50	7%	\$7	\$7	100%	\$7	\$0
17 False alarm response	Flat fee	75	\$50	101%	\$49	-\$1	100%	\$49	\$0
18 Keeper of nuisance dog - hearing	Flat fee	2	\$100	65%	\$154	\$54	100%	\$154	\$0
19 Photographs	Flat fee	10	\$20	112%	\$18	-\$2	100%	\$18	\$0
20 Records Research	Flat fee	5	\$15	19%	\$79	\$64	100%	\$79	\$0
21 Solicitor Permit - initial	Flat fee	2	\$100	59%	\$169	\$69	100%	\$169	\$0
22 Solicitor Permit - annual	Flat fee	1	\$25	15%	\$160	\$144	100%	\$160	\$0

USER FEE STUDY SUMMARY SHEET

- PER UNIT INFORMATION -

City of Fortuna

Police

2007/2008

							<i>Recommendations</i>		
Service Name	Service Type	Annual Volume	Current Fee	% of Full Cost	100% of Full Cost	Current Subsidy	Cost Recovery Policy Level (%)	Fee @ Policy Level	Subsidy @ Policy Level
a) 26 Concealed Weapons permit	DOJ set	1	\$0	0%	\$112	\$112	100%	\$112	\$0
27 Audio / Video Tape	Flat fee	10	\$20	112%	\$18	-\$2	100%	\$18	\$0
28 Vehicle removal impound & release	Flat fee	194	\$75	87%	\$87	\$12	100%	\$87	\$0
29 Public Safety - all other activity	Non fee	1	\$0	0%	\$1,986,244	\$1,986,244	0%	\$0	\$1,986,244
b) 30 Rodeo	X Support	1	\$0	0%	\$8,039	\$8,039	0%	\$0	\$8,039
b) 31 Auto Expo	X Support	1	\$0	0%	\$2,961	\$2,961	0%	\$0	\$2,961
b) 32 Hops & Humboldt	X Support	1	\$0	0%	\$1,367	\$1,367	0%	\$0	\$1,367
b) 33 Apple Harvest	X Support	1	\$0	0%	\$1,128	\$1,128	0%	\$0	\$1,128

a) This service also requires Livescan and any applicable DOJ fees.

b) The costs of these services were transferred and included in the Parks and Recreation analysis.

USER FEE STUDY SUMMARY SHEET

- TOTAL PROGRAM INFORMATION -

City of Fortuna

Police

2007/2008

Service Name	Service Type	Revenue @ Current Fee	% of Full Cost	Revenue @ 100% Full Cost	Current Subsidy	Recommendations		
						Cost Recovery Policy Level (%)	Revenue @ Policy Level	Increased Revenue
1 Dog license - 1 year - altered	Flat fee	\$400	28%	\$1,423	\$1,023	100%	\$1,423	\$1,023
2 Dog license - 2 year- altered	Flat fee	\$1,440	25%	\$5,694	\$4,254	100%	\$5,694	\$4,254
3 Dog license - 3 year - altered	Flat fee	\$960	14%	\$6,750	\$5,790	100%	\$6,750	\$5,790
4 Dog license - 1 year - unaltered	Flat fee	\$400	71%	\$562	\$162	100%	\$562	\$162
5 Dog license - 2 year - unaltered	Flat fee	\$1,280	57%	\$2,250	\$970	100%	\$2,250	\$970
6 Dog license - 3 year - unaltered	Flat fee	\$880	52%	\$1,687	\$807	100%	\$1,687	\$807
7 Animal Control violation	Flat fee	\$4,500	84%	\$5,338	\$838	100%	\$5,338	\$838
8 Shelter drop off - single animal	Flat fee	\$375	21%	\$1,779	\$1,404	100%	\$1,779	\$1,404
9 Shelter drop off - litter	Flat fee	\$250	26%	\$949	\$699	100%	\$949	\$699
11 Ticket sign off (non Fortuna cite)	Flat fee	\$1,200	105%	\$1,144	-\$56	100%	\$1,144	-\$56
12 Report copy	Flat fee	\$3,600	161%	\$2,242	-\$1,358	100%	\$2,242	-\$1,358
13 VIN verification / Ticket sign-off	Flat fee	\$200	76%	\$262	\$62	100%	\$262	\$62
14 Fingerprinting	Flat fee	\$12,000	69%	\$17,283	\$5,283	100%	\$17,283	\$5,283
15 Bicylce License - initial	Flat fee	\$21	16%	\$129	\$108	100%	\$129	\$108
16 Bicylce License - renewal	Flat fee	\$1	7%	\$7	\$7	100%	\$7	\$7
17 False alarm response	Flat fee	\$3,750	101%	\$3,708	-\$42	100%	\$3,708	-\$42
18 Keeper of nuisance dog - hearing	Flat fee	\$200	65%	\$309	\$109	100%	\$309	\$109
19 Photographs	Flat fee	\$200	112%	\$179	-\$21	100%	\$179	-\$21
20 Records Research	Flat fee	\$75	19%	\$395	\$320	100%	\$395	\$320
21 Solicitor Permit - initial	Flat fee	\$200	59%	\$337	\$137	100%	\$337	\$137

USER FEE STUDY SUMMARY SHEET

- TOTAL PROGRAM INFORMATION -

City of Fortuna

Police

2007/2008

Service Name	Service Type	Revenue @ Current Fee	% of Full Cost	Revenue @ 100% Full Cost	Current Subsidy	Recommendations		
						Cost Recovery Policy Level (%)	Revenue @ Policy Level	Increased Revenue
26 Concealed Weapons permit	DOJ set	\$0	0%	\$112	\$112	100%	\$112	\$112
27 Audio / Video Tape	Flat fee	\$200	112%	\$179	-\$21	100%	\$179	-\$21
28 Vehicle removal impound & release	Flat fee	\$14,550	87%	\$16,808	\$2,258	100%	\$16,808	\$2,258
29 Public Safety - all other activity	Non fee	\$0	0%	\$1,986,244	\$1,986,244	0%	\$0	\$0
30 Rodeo	X Support	\$0	0%	\$8,039	\$8,039	0%	\$0	\$0
31 Auto Expo	X Support	\$0	0%	\$2,961	\$2,961	0%	\$0	\$0
32 Hops & Humboldt	X Support	\$0	0%	\$1,367	\$1,367	0%	\$0	\$0
33 Apple Harvest	X Support	\$0	0.00%	\$1,128	\$1,128	0%	\$0	\$0
Total User Fees		\$48,182		\$70,679	\$22,498		\$70,803	\$22,622
% of Full Cost		68%		100%	32%		100%	47%
Total Other Services		\$0		\$1,999,739	\$1,999,739		\$0	\$0
% of Full Cost		0%		100%	100%		0%	0%
Department Totals		\$48,182		\$2,070,418	\$2,022,237		\$70,803	\$22,622
% of Full Cost		2%		100%	98%		3%	47%

Parks and Recreation

USER FEE STUDY SUMMARY SHEET

- TOTAL PROGRAM INFORMATION -

Agency: City of Fortuna
 Department: Parks & Recreation
 Fiscal Year: 2007/2008

Service Name	Service Type	Revenue @ Current Fee	% of Full Cost	Revenue @ 100% Full Cost	Current Subsidy	Recommendations		
						Cost Recovery %	Revenue @ Recomm Level	Increased Revenue
1 EXCEL Program	Fee	\$219,416	106%	\$207,101	-\$12,315	100%	\$207,101	-\$12,315
2 Holiday Recreation Programs	Fee	\$5,869	108%	\$5,452	-\$417	100%	\$5,452	-\$417
3 Summer Youth Recreation	Fee	\$50,904	144%	\$35,353	-\$15,551	100%	\$35,353	-\$15,551
4 Swim Program	Fee	\$3,905	42%	\$9,244	\$5,339	100%	\$9,244	\$5,339
5 Youth Basketball	Fee	\$7,980	99%	\$8,030	\$50	100%	\$8,030	\$50
6 Girls Volleyball	Fee	\$1,100	323%	\$341	-\$759	100%	\$341	-\$759
7 Rohner Rec Hall	Fee	\$10,634	117%	\$9,081	-\$1,553	100%	\$9,081	-\$1,553
8 Adult Basketball Leagues	Fee	\$14,947	105%	\$14,201	-\$746	100%	\$14,201	-\$746
9 Adult Softball Leagues	Fee	\$16,115	80%	\$20,112	\$3,997	100%	\$20,112	\$3,997
10 Pavilion Use Fees	Fee	\$35,279	102%	\$34,694	-\$585	100%	\$34,694	-\$585
11 Park Use Fees	Fee	\$6,370	13%	\$50,242	\$43,872	100%	\$50,242	\$43,872
12 Transit Program	Other	\$11,780	30%	\$39,198	\$27,418	N/A	N/A	N/A
13 Fortuna Rodeo	Non-Fee	\$0	0%	\$26,259	\$26,259	N/A	N/A	N/A
14 Auto Expo	Non-Fee	\$0	0%	\$12,825	\$12,825	N/A	N/A	N/A
15 Art & Wine In The Park	Non-Fee	\$0	0%	\$713	\$713	N/A	N/A	N/A
16 Hops In Humboldt	Non-Fee	\$0	0%	\$2,273	\$2,273	N/A	N/A	N/A
17 General Park/Landsc Maint	Non-Fee	\$0	0%	\$189,624	\$189,624	N/A	N/A	N/A
18 Museum	Non-Fee	\$0	0%	\$26,306	\$26,306	N/A	N/A	N/A
19 Storm Water/Solid Waste	Non-Fee	\$0	0%	\$9,098	\$9,098	N/A	N/A	N/A
20 Apple Harvest	Non-Fee	\$0	0%	\$2,484	\$2,484	N/A	N/A	N/A
21 Civil War Days	Non-Fee	\$0	0%	\$960	\$960	N/A	N/A	N/A
Total User Fees		\$372,519		\$393,851	\$21,332		\$393,851	\$21,332
% of Full Cost		95%		100%	5%		100%	5%

River Lodge

USER FEE STUDY SUMMARY SHEET

- TOTAL PROGRAM INFORMATION -

Agency: City of Fortuna
 Department: River Lodge
 Fiscal Year: 2007-2008

Service Name	Service Type	Revenue @ Current Fee	% of Full Cost	Revenue @ 100% Full Cost	Current Subsidy	<i>Recommendations</i>		
						Cost Recovery %	Revenue @ Recomm Level	Increased Revenue
1 River Lodge Rentals	Fee	\$297,433	101%	\$295,823	-\$1,610	101%	\$297,433	\$0
2 Monday Club Rentals	Fee	\$21,947	80%	\$27,539	\$5,592	100%	\$27,539	\$5,592
Total User Fees		\$319,380		\$323,363	\$3,983		\$324,972	\$5,592
% of Full Cost		99%		100%	1%		100%	2%
Total Other Services		\$0		\$0	\$0		\$0	\$0
% of Full Cost		0%		0%	0%		0%	0%
Department Totals		\$319,380		\$323,363	\$3,983		\$324,972	\$5,592
% of Full Cost		99%		100%	1%		100%	2%

Factors to apply to all fees in order to recover 100% of cost: (full cost / current revenue)

1 River Lodge Rentals	\$295,823	/	\$297,433	=	0.99
2 Monday Club Rentals	\$27,539	/	\$21,947	=	1.25

River Lodge Facility Rental Fees

	Current Fee	Fee @ 100%	Recommended Fee
River Lodge			
Fireside Room	\$ 155.00	\$ 154.16	\$ 155.00
Coho Room	\$ 260.00	\$ 258.59	\$ 260.00
Steelhead Room	\$ 370.00	\$ 368.00	\$ 370.00
Chinook Room	\$ 640.00	\$ 636.54	\$ 640.00
Facility	\$ 850.00	\$ 845.40	\$ 850.00

Kitchen

Minimum Charge	\$ 145.00	\$ 144.22	\$ 145.00
Per Person Charge	\$ 2.20	\$ 2.19	\$ 2.20
Per Person Charge - Non-Profit	\$ 1.60	\$ 1.59	\$ 1.60

Wedding Package

Sun - Thurs	\$ 2,500.00	\$ 2,486.47	\$ 2,500.00
Fri / Sat	\$ 2,750.00	\$ 2,735.12	\$ 2,750.00

Staff Expense

Hourly Rate	\$ 25.00	\$ 27.41	\$ 27.50
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Linens

All linen fees remain unchanged. (not included in analysis)

Monday Club Rental Fees

	Current Fee	Fee @ 100%	Fee @ 100%
For Profit Groups	\$ 250.00	\$ 313.70	\$ 300.00
Non-Profit Groups	\$ 200.00	\$ 250.96	\$ 250.00

Hourly Rates

CITY OF FORTUNA
COMMUNITY DEVELOPMENT DEPARTMENT
 FISCAL 2007/2008

Full Cost Hourly Rates

Position	Hourly			
	Salary	Benefits	Overhead	Total
1 Deputy Director of CD	\$ 35.74	\$ 17.67	\$ 75.47	\$ 128.88
2 City Engineer	\$ 40.87	\$ 20.21	\$ 86.33	\$ 147.41
5 Assistant Planner	\$ 26.32	\$ 13.01	\$ 55.59	\$ 94.92
6 Engineering Technician II	\$ 21.66	\$ 10.71	\$ 45.75	\$ 78.12
7 Building Official	\$ 34.59	\$ 17.11	\$ 73.06	\$ 124.76
Composite Rate	\$ 29.34	\$ 14.51	\$ 61.96	\$ 105.81
Rate at 75% Recovery				\$ 79.36

Hourly salary rate is calculated by dividing annual salary by 1,800 productive hours.

Hourly benefit rate of 49.45% is applied to hourly salary rate.

Hourly overhead rate of 141.32% is applied to hourly salary plus benefits.

CITY OF FORTUNA
BUILDING DIVISION
 FISCAL 2007/2008

Full Cost Hourly Rates

Position	Hourly			
	Salary	Benefits	Overhead	Total
7 Building Official	\$ 34.59	\$ 10.79	\$ 74.58	\$ 119.96
8 Building Inspector	\$ 24.05	\$ 7.50	\$ 51.85	\$ 83.39
Weighted Average Rate	\$ 28.24	\$ 8.80	\$ 60.87	\$ 97.92

Hourly salary rate is calculated by dividing annual salary by 1,800 productive hours.

Hourly benefit rate of 31.18% is applied to hourly salary rate.

Hourly overhead rate of 142.98% is applied to hourly salary plus benefits.

CITY OF FORTUNA
POLICE DEPARTMENT
 FISCAL 2007/2008

Full Cost Hourly Rates

Position	Hourly			
	Salary	Benefits	Overhead	Total
1 Chief	\$ 47.91	\$ 30.80	\$ 75.91	\$ 154.63
2 Sergeants	\$ 25.93	\$ 16.67	\$ 41.08	\$ 83.67
3 Officers	\$ 22.70	\$ 14.59	\$ 35.97	\$ 73.26
4 Problem Oriented/Drug Officer	\$ 24.90	\$ 16.01	\$ 39.46	\$ 80.37
5 Youth Services Officer	\$ 24.90	\$ 16.01	\$ 39.46	\$ 80.37
6 Crime Prevention Officer	\$ 24.90	\$ 16.01	\$ 39.46	\$ 80.37
7 Office Supervisor	\$ 27.95	\$ 17.97	\$ 44.28	\$ 90.20
8 Community Service Officer	\$ 17.68	\$ 11.37	\$ 28.02	\$ 57.07
9 Records Clerk II	\$ 12.85	\$ 8.26	\$ 20.36	\$ 41.48
12 Lieutenant	\$ 41.67	\$ 26.79	\$ 66.02	\$ 134.47

Hourly salary rate is calculated by dividing annual salary by 1,800 productive hours.

Hourly benefit rate of 64.29% is applied to hourly salary rate.

Hourly overhead rate of 96.44% is applied to hourly salary plus benefits.

CITY OF FORTUNA
RIVER LODGE
 FISCAL YEAR: 2007/2008

Full Cost Hourly Rates

Position	Annual Salary	Hourly			
		Salary	Benefits	Overhead	Total
1 Facility Manager	\$ 35,756	\$ 19.86	\$ 4.83	\$ 20.50	\$ 45.20
2 Conference Center Coordinator	\$ 21,240	\$ 11.80	\$ 2.87	\$ 12.18	\$ 26.85
3 Conference Center Worker (P/T)	\$ 16,233	\$ 9.02	\$ 2.19	\$ 9.31	\$ 20.52
4 Facility Custodian	\$ 32,324	\$ 17.96	\$ 4.37	\$ 18.53	\$ 40.86
5 Park Maintenance Worker II	\$ 27,855	\$ 15.48	\$ 3.76	\$ 15.97	\$ 35.21
Composite Hourly Rate*	\$ 21,684	\$ 12.05	\$ 2.93	\$ 12.43	\$ 27.41

Hourly salary rate is calculated by dividing annual salary by 1,800 productive hours.

Hourly benefit rate of 24.31% is applied to hourly salary rate.

Hourly overhead rate of 83.02% is applied to hourly salary plus benefits.

* Composite hourly rate is the average hourly rate (weighted by available hours by position) for:
 Facility Manager
 Conference Center Coordinator
 Conference Center Worker (P/T)

CITY OF FORTUNA
PARKS & RECREATION
 FISCAL YEAR: 2007/2008

Full Cost Hourly Rates

Position	Annual Salary	Hourly			
		Salary	Benefits	Overhead	Total
1 Parks & Rec Director	\$ 56,316	\$ 31.29	\$ 8.91	\$ 18.04	\$ 58.24
2 Maint Worker II	\$ 27,857	\$ 15.48	\$ 4.41	\$ 8.92	\$ 28.81
3 Maint Worker III	\$ 31,974	\$ 17.76	\$ 5.06	\$ 10.24	\$ 33.07
4 Vehicle & Equip Mechanic	\$ 36,313	\$ 20.17	\$ 5.75	\$ 11.63	\$ 37.55
5 Parks & Rec Admin Assistant	\$ 21,089	\$ 11.72	\$ 3.34	\$ 6.76	\$ 21.81
6 Recreation Supervisor	\$ 21,240	\$ 11.80	\$ 3.36	\$ 6.80	\$ 21.97
7 Seasonal/Part-Time Worker (4 PT)	\$ 17,181	\$ 9.55		\$ 4.28	\$ 13.83
8 Secretary (3 PT)	\$ 21,089	\$ 11.72		\$ 5.26	\$ 16.97
9 Recreation Leaders (8 PT)	\$ 15,372	\$ 8.54		\$ 3.83	\$ 12.37
10 Recreation Aides (8 PT)	\$ 14,562	\$ 8.09		\$ 3.63	\$ 11.72
11 Rec Program Supervisors (3 PT)	\$ 21,240	\$ 11.80		\$ 5.30	\$ 17.10
12 Museum Curator (PT)	\$ 15,993	\$ 8.89		\$ 3.99	\$ 12.87

Hourly salary rate is calculated by dividing annual salary by 1,800 productive hours.

Hourly benefit rate of 28.49% is applied to hourly salary rate.

Hourly overhead rate of 44.88% is applied to hourly salary plus benefits.

CITY OF FORTUNA
PUBLIC WORKS
 FISCAL YEAR: 2007/2008

Full Cost Hourly Rates

Position	Annual Salary	Hourly			
		Salary	Benefits	Overhead	Total
3 Deputy PW Director - Gen'l Svcs	\$ 48,020	\$ 26.68	\$ 11.80	\$ 17.87	\$ 56.35
4 Lead Street Maint Worker	\$ 32,788	\$ 18.22	\$ 8.06	\$ 12.20	\$ 38.48
5 PW Technician	\$ 31,308	\$ 17.39	\$ 7.69	\$ 11.65	\$ 36.74
6 Street Maint Worker II/III	\$ 27,012	\$ 15.01	\$ 6.64	\$ 10.05	\$ 31.70
7 Vehicle & Equip Mechanic	\$ 32,788	\$ 18.22	\$ 8.06	\$ 12.20	\$ 38.48
8 Compliance Coordinator	\$ 33,152	\$ 18.42	\$ 8.15	\$ 12.34	\$ 38.90
9 City Carpenter	\$ 29,722	\$ 16.51	\$ 7.30	\$ 11.06	\$ 34.88
10 Seasonal/Part-time Worker	\$ 11,505	\$ 6.39	\$ 2.83	\$ 4.28	\$ 13.50

Hourly salary rate is calculated by dividing annual salary by 1,800 productive hours.

Hourly benefit rate of 44.23% is applied to hourly salary rate.

Hourly overhead rate of 46.45% is applied to hourly salary plus benefits.

	Time to Produce	Cost to Produce	Current Fee	Subsidy
<u>Street Name Sign</u>	1 hour	\$ 31.70	\$ 25.00	\$ 6.70

CITY OF FORTUNA
WATER DIVISION
 FISCAL YEAR: 2007/2008

Full Cost Hourly Rates

Position	Annual Salary	Hourly			
		Salary	Benefits	Overhead	Total
2 Administration Personnel	\$ 18,158	\$ 10.09	\$ 4.81	\$ 8.58	\$ 23.48
3 Engineering Tech II	\$ 46,220	\$ 25.68	\$ 12.25	\$ 21.85	\$ 59.78
5 Deputy PW Director - Env'tal Svcs	\$ 64,451	\$ 35.81	\$ 17.08	\$ 30.47	\$ 83.35
6 WW Operator I,II,III/OIT	\$ 37,191	\$ 20.66	\$ 9.86	\$ 17.58	\$ 48.10
7 Plant Mechanic	\$ 39,837	\$ 22.13	\$ 10.56	\$ 18.83	\$ 51.52
8 Lead Utility Worker	\$ 36,842	\$ 20.47	\$ 9.76	\$ 17.42	\$ 47.65
9 Utility Worker II/III	\$ 32,819	\$ 18.23	\$ 8.70	\$ 15.51	\$ 42.44
10 Seasonal/Part-Time Utility Worker I	\$ 6,285	\$ 3.49	\$ 1.67	\$ 2.97	\$ 8.13
11 Lab Technician	\$ 33,417	\$ 18.57	\$ 8.86	\$ 15.80	\$ 43.22
12 Lead Street Maintenance Worker	\$ 39,837	\$ 22.13	\$ 10.56	\$ 18.83	\$ 51.52
14 Lead Treatment Operator	\$ 40,279	\$ 22.38	\$ 10.67	\$ 19.04	\$ 52.09
15 Street Maint Worker II/III	\$ 32,819	\$ 18.23	\$ 8.70	\$ 15.51	\$ 42.44
16 City Carpenter	\$ 36,112	\$ 20.06	\$ 9.57	\$ 17.07	\$ 46.70
17 Vehicle & Equip Mechanic	\$ 39,837	\$ 22.13	\$ 10.56	\$ 18.83	\$ 51.52

Hourly salary rate is calculated by dividing annual salary by 1,800 productive hours.

Hourly benefit rate of 47.7% is applied to hourly salary rate.

Hourly overhead rate of 57.61% is applied to hourly salary plus benefits.

<u>Lab Test Fees</u>	Time per Test	Cost per Test	Current Fee	Subsidy
BOD	5 hours	\$ 216.09	\$ 25.00	\$ 191.09
TSS-NFR	1 hour	\$ 43.22	\$ 14.00	\$ 29.22
Coliform 3x5	5.5 hours	\$ 237.70	\$ 12.00	\$ 225.70
Coliform P/A	6 hours	\$ 259.31	\$ 12.00	\$ 247.31