



#### **ADDENDUM NO. 1**

#### **CITY OF CORNING RFP WATER AND SEWER EXTENSION Dated: April 7, 2023**

The purpose of this Addendum No. 1 is to provide clarification to the published Request for Proposals for the above project. This Addendum shall be referenced in the Statement of Interest and a signed copy shall be attached to the proposal for this project.

#### **Addendum No. 1; Item No. 1:**

**QUESTION:** In regard to the Water and Sewer Extension please advise on the following:

- a. Estimated timing for Plan Check and Issuance of the required City Permits?
- b. Estimated City Permit Fess required upon permit issuance?
- c. It was discussed, at one point in time, that the Caltrans Encroachment Permit Application would be ran through the City in order to expedite the process. Please confirm that this is still an option or if we will need to pursue the Caltrans permit on our own.

**ANSWER:** *In regard to the Water and Sewer Extension the answers to the above questions are below:*

- a. *The City will review the submitted plans and provide responses within 3 weeks of submittal of the water and sewer extension plans to the City. Unfortunately, the timing for Caltrans to review and respond to the encroachment permit submittal is unknown.*
- b. *City permit fees will not be charged to the developer for the water and sewer extension portion of the project.*
- c. *Since the proposed water and sewer line will be City owned and operated utilities the City must be the applicant for the Caltrans Encroachment Permit. The City will utilize the plans that are prepared by the developer along with any required supporting documentation to complete and submit the encroachment permit application for the utilities. The contractor would be required to submit a supplemental encroachment permit to Caltrans for the construction portion of the lines.*

#### **Addendum No. 1; Item No. 2:**

**QUESTION:** In regard to the balance of the offsite improvements please advise on the following:

- a. We intend to construct these improvements in conjunction with the water and sewer improvements. Please advise if we should run separate application or if we can roll all work into one submission and separate the costs for the purposes of the Grant?
- b. What are the estimated City Permit Fees upon permit issuance?
- c. Will the Caltrans Encroachment Permit Application for the remaining offsite improvements, excluding the water and sewer crossing, be run through the City in order to expedite the process?

**ANSWER:** *In regard to the offsite improvements the answers to the above questions are below:*

- a. *A single application is adequate for both the offsite improvements and the water/sewer extension improvements as long as the costs are separated between the two.*
- b. *City permit fees for the offsite improvements will be 3% of the construction cost estimate for offsite improvements.*
- c. *The Caltrans encroachment permit for the offsite improvements, specifically those within the Caltrans right of way, will have to be applied for by the applicant/developer. The improvements referenced within the Caltrans right of way will not be city owned or maintained therefore the City cannot apply for the encroachment permit for those improvements.*

**Addendum No. 1; Item No. 3:**

**QUESTION:** In regard to individual tenant uses, can you please provide estimated permit and impact fees? Also please identify any County fees (if any) that are not included in the estimates.

**ANSWER:** *Attached is the Development Impact Fee worksheet and a copy of the building permit fee schedule for your use. There are no County Fees associated with these proposed projects.*

**Addendum No. 1; Item No. 4:**

**QUESTION:** With regard to the Pro Forma information, please confirm you are looking for two separate Pro Forma's: The first Pro Forma to address the sewer and water extension project to be prepared by the developer which details cost and financial capacity to complete this portion of the project. The second Pro Forma prepared by a third party which encompasses the Sewer and Water Extension costs as well as the balance of the costs to complete the entire project as well as the ongoing financial viability of the project.

**ANSWER:** *The portion of the pro forma to address construction cost estimates shall be stamped by a licensed civil engineer. The portion of the pro forma that addresses revenue generation, operating income, operating expenditures, capitalization rates, and other relevant information shall be completed by an independent third party. The pro forma shall also identify sales tax generation and other revenue for the City of Corning as a result of the development for a period of five years. They can be separated as two separate pro formas but can be combined into one pro forma.*

**Addendum No. 1; Item No. 5:**

**QUESTION:** As part of the owners' qualifications, we are planning to submit letters from various banks showing that substantial cash is available to fund the project. Will this information be treated confidentially?

**ANSWER:** *Yes.*

This Addendum consists of a total of 2-pages.

Prepared by:

**Robin Kampmann**

Robin Kampmann, PE  
Public Works Consultant/City Engineer Consultant

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Phone: \_\_\_\_\_

E-Mail: \_\_\_\_\_

Signature: \_\_\_\_\_

Bidder

Date: \_\_\_\_\_

Service	Type	Account	Description	Current Fee
Building Permit Fee	Building	BLD01	\$0-\$500	\$25.00
Building Permit Fee	Building	BLD01	\$501-\$2,000	\$25 + \$3 per \$100 over \$500
Building Permit Fee	Building	BLD01	\$2,001-\$25,000	\$74 + \$12.50 per \$1,000 over \$2,000
Building Permit Fee	Building	BLD01	\$25,001-\$50,000	\$413 + \$8.60 per \$1,000 over \$25,000
Building Permit Fee	Building	BLD01	\$50,001-\$100,000	\$679 + \$6.25 per \$1,000 over \$50,000
Building Permit Fee	Building	BLD01	\$100,001-\$500,000	\$1,052 + \$5 per \$1,000 over \$100,000
Building Permit Fee	Building	BLD01	\$500,001-\$1,000,000	\$3,343.50 + \$4.25 per \$1,000 over \$500,000
Building Permit Fee	Building	BLD01	\$1,000,001+	\$5,803 + \$3.25 per \$1,000 over \$1,000,000
Demolition Permit - Commercial	Buidling	BLD01		25.00 + Inspection
Demolition Permit - Residential	Buidling	BLD01		25.00 + Inspection
Electrical & Gas	Buidling	BLD01		25.00 + Inspection + Green tag
Fence Only - Commercial	Buidling			\$25.00
Fence Only - Residential	Buidling			\$25.00
Fire Sprinkler - Inspection Fee	Buidling	BLD01	3 Inspectitons only	\$148.50
Fire Sprinkler - Plan Check	Buidling	BLD01	2 Hour min for plan ck	200.00 - outside
MH Installation	Buidling		5 inpsctions only	\$150.00
Misc	Buidling		fee as needed	enter fee amount
Plan Check Fee	Buidling	PLA06	Based on Building Permit Fee	65% of Permit Fee
Plan Check Fee	Buidling	PLA06	Outside Plan Check	Cost Plus??
Red Tag Working Without Permit	Buidling			2X Building Permit Fee
SB - 1473: BLD 01	Buidling			\$1 per \$25,000 of project cost
Sewer Line Replacement	Buidling		2 inpsctions	25.00 + 13.00
Sprinkler System	Buidling	BLD01	Master Plan - Fire sprinkler Service Fee	\$235.62
Strong Motion - Commercial	Buidling			[Project Cost]*.00028
Strong Motion - Residential	Buidling			[Project Cost]*.00013
Woodstove	Buidling		2 inpsctions	25.00 + 13.00
Credit Card	Credit Fee			.03* Fee Amount
Debit Card	Debit Fee			\$0.25
Commercial (Branch Circuits)	Electrical			\$3.00
Fixed Appliances (Disposal)	Electrical			\$4.00
Lighted Sign	Electrical			\$18.00
Multifamily and Aptarmens	Electrical			0.5*[Sq feet]
Outlets	Electrical		1-20 outlets	\$1 per outlet
Outlets	Electrical		21+ outlets	\$0.50 per outlet
Pool/Spa	Electrical			\$25.00 each
Service 0-200 AMP	Electrical			\$18.00
Service 200-1000 AMP	Electrical			\$43.00
Service over 1000 AMP	Electrical			\$86.50
Single/Two Family Residence	Electrical			.055*[Square ft]
Temporary Service	Electrical			\$12.00
Business License	Finance		see finance dept. varies	Fee Amount???
State Business License Fee	Finance	Bus03		\$4.00
Plan Check	Fire Suppression	PLA06		\$200.00
Additional Plan Review	Inspection	PLA06		\$49.50 per hour



Service	Type	Account	Description	Current Fee
Energy Inspection Fee	Inspection	BLD02		\$49.50 per hour
Energy Plan Fee	Inspection	PLA06		\$49.50 per hour
Inspection Fee	Insepection	BLD02		\$49.50 per hour
Inspection Outside Hours	Insepection			\$49.50 per hour
Re-inspection	Insepection			\$49.50 per hour
Colling Unit - to 3 Ton/HP	Mechanical			\$12.00
Colling Unit - to 15 Ton/HP	Mechanical			\$19.50
Colling Unit - to 30 Ton/HP	Mechanical			\$27.00
Colling Unit - to 50 Ton/HP	Mechanical			\$40.00
Evaporative Cooler	Mechanical			\$6.00
Fireplace or Woodstove	Mechanical			\$18.00
Heater, Fire/Wall	Mechanical			\$12.00
Heating - Furnace 100+MBTU	Mechanical			\$14.25
Heating - Furnace 0-100 MBTU	Mechanical			\$12.00
Hood, Comm Kitchen	Mechanical			\$50.00
Vent Fan/Bathroom	Mechanical			\$6.00
Vent Fan Kitchen Hood	Mechanical			\$8.00
Dishwashers	Plumbing			\$8.00
Drinking Water Foutain	Plumbing			\$5.00
Floor Drains	Plumbing			\$5.00
Gas Outlets 1-4	Plumbing			\$5.00 per outlet
Gas Outlets 5 or more	Plumbing			\$2.00 per outlet
Interceptors/Grease Traps	Plumbing			\$25.00 each
Sewers/Bldg Drain	Plumbing			\$13.00
Sinks/Lavys/Trays	Plumbing			\$5.00
Toilets/Urinals	Plumbing			\$5.00
Tubs or Showers	Plumbing			\$5.00
Vacuum Breakers	Plumbing			\$5.00
Washer Wasters	Plumbing			\$5.00
Water Heater (G/E)	Plumbing			\$5.00
Water Pipe Systems	Plumbing		main supply or replumb	\$25.00
Encroachment Permit	PW	ENC01		\$15.00
Plan Check Fee	PW		Enter Fee Amount	Fee Amount
PW Inspection Fee	PW		Enter Fee Amount	Fee Amount
Shipping Cost	Shipping		Enter fee amount	Fee Amount
Solar Commercial	Solar		0-50 kW	\$1,000.00
			50 kW - 250 kW	\$1,000 + \$7 per kW over 50
			250+ kW	\$2,400 + \$5 per kW over 250
Solar Permit Fee	Solar			\$261.50
Solar Plan Check	Solar			\$170.05
Solar Revision	Solar			\$49.05

Siding			100+ SF or 3 sheets	
Stucco				
Windows			Bedroom or sleeping area only	
Water Line Replacement	Plumbing			
Electrical Underground	Electrical			
Communication Antenna & Equipmen	Building			
Fence	Building			

**CITY OF CORNING-DEPT. OF PUBLIC WORKS**

**NON-RESIDENTIAL PROJECT FEES WORKSHEET**

**DEVELOPMENT IMPACT FEES-UPDATED FEBRUARY 2014-RES. 12-10-13 (01-05)**

<b>Applicant</b>		<b>APN:</b>		<b>SPECIFIC PLAN AREA?</b>
<b>Site Address</b>		<b>Date:</b>		
<b>Project</b>		<b>Site Area</b>		

DEVELOPMENT IMPACT FEES	1. SEWER FEES					SWR 02
	A. SEWER CAPITAL IMPROVEMENT FEE					
	USE	METER SIZE	EDU'S	SCIF	TOTAL FEE	
	Commercial, Churches & Schools	3/4" - 1"	2	\$1,872		
	Commercial	1 1/2"	2.5	\$2,340		
	Commercial	2"	3	\$2,808		
	Commercial	3"	6	\$5,616		
	Commercial	4"	10	\$9,360		
	Commercial	6"	36	\$33,696		
	Truck/Car Wash	N/A	72	\$67,392		
	All Restaurants	N/A	3	\$2,808		
		NUMBER OF SEATS/STOOLS				
	Bar/ per 10 seats/stools		1	\$936	\$0	
		NUMBER OF ROOMS				
	Hotels/Motels 1 EDU for each 3 rooms w/o kitchen		1	\$936	\$0	
	Hotels/Motels 1 EDU for each 2 rooms w/kitchen		1	\$936	\$0	
	Extended Stay Motels or Hotels 1 EDU per room		1	\$936	\$0	
	SUM OF SEWER CAPITAL IMP. FEES:					

**CITY OF CORNING-DEPT. OF PUBLIC WORKS**

**NON-RESIDENTIAL PROJECT FEES WORKSHEET**

**DEVELOPMENT IMPACT FEES-UPDATED FEBRUARY 2014-RES. 12-10-13 (01-05)**

<b>Applicant</b>			<b>APN:</b>			<b>SPECIFIC PLAN AREA?</b>
<b>Site Address</b>			<b>Date:</b>			
<b>Project</b>			<b>Site Area</b>			

  

<b>DEVELOPMENT IMPACT FEES (Continued)</b>	<b>B. SEWER PLANT EXPANSION FEE</b>						<b>SWR 06</b>	
	<b>USE</b>	<b>METER SIZE</b>	<b>EDU'S</b>	<b>SPEF FEE</b>	<b>TOTAL FEE</b>			
	Commercial, Churches & Schools	3/4" - 1"	2	\$9,568				
	Commercial	1 1/2"	2.5	\$11,960				
	Commercial	2"	3	\$14,352				
	Commercial	3"	6	\$28,704				
	Commercial	4"	10	\$47,840				
	Commercial	6"	36	\$172,224				
	Truck/Car Wash	N/A	72	\$344,448				
	All Restaurants	N/A	3	\$14,352				
		<b>NUMBER OF SEATS/STOOLS</b>						
	Bar/ per 10 seats/stools		1	\$4,784	\$0			
		<b>NUMBER OF ROOMS</b>						
	Hotels/Motels 1 EDU for each 3 rooms w/o kitchen		1	\$4,784	\$0			
	Hotels/Motels 1 EDU for each 2 rooms w/kitchen		1	\$4,784	\$0			
	Extended Stay Motels or Hotels 1 EDU per room		1	\$4,784	\$0			
	<b>SUM OF SEWER PLANT EXPANSION FEES:</b>					\$0		
	<b>2. WATER CAPITAL IMPROVEMENT FEE</b>							<b>WTR 07</b>
	<b>USE</b>	<b>METER SIZE</b>	<b>EDU'S</b>	<b>FEE/EDU</b>	<b>FEE FOR USE</b>	<b>TOTAL FEE</b>		
	Commercial, Churches & Schools	3/4" - 1"	2	\$499	\$998			
	Commercial	1 1/2"	2.5	\$499	\$1,247.50			
	Commercial	2"	3	\$499	\$1,497			
	Commercial	3"	6	\$499	\$2,994			
	Commercial	4"	10	\$499	\$4,990			
Commercial	6"	36	\$499	\$17,964				
Commercial Fire Connection	4"-6"	4	\$499	\$1,996				
<b>SUM OF WATER FEES:</b>					\$0			

**CITY OF CORNING-DEPT. OF PUBLIC WORKS**

**NON-RESIDENTIAL PROJECT FEES WORKSHEET**

**DEVELOPMENT IMPACT FEES-UPDATED FEBRUARY 2014-RES. 12-10-13 (01-05)**

<b>Applicant</b>			<b>APN:</b>			<b>SPECIFIC PLAN AREA?</b>
<b>Site Address</b>			<b>Date:</b>			
<b>Project</b>			<b>Site Area</b>			

  

<b>DEVELOPMENT IMPACT FEES (Continued)</b>	<b>3. DRAINAGE FACILITY FEE</b>				<b>DRA 01</b>
		<b>ACREAGE</b>	<b>TOTAL FEE</b>		
	Fee based on \$4,660 per acre		0		
	<b>4. PARK LAND DEVELOPMENT FEE</b>				<b>PLA 08</b>
		<b>ACREAGE</b>	<b>FEE PER EDU</b>	<b>TOTAL FEE</b>	
	Fee based on 5 EDUs/acre		\$555	\$0	
	<b>5. TRAFFIC MITIGATION FEE'S FOR BRIDGES, STREETS AND TRAFFIC SIGNALS</b>				<b>TRA 04</b>
		<b>ACREAGE</b>	<b>FEE PER EDU</b>	<b>TOTAL FEE</b>	
	Fee based on 5 EDUs/acre		\$3,701	\$0	
	<b>TOTAL DEVELOPMENT IMPACT FEES:</b>				<b>\$0</b>

<b>HWY. 99-W SPECIFIC PLAN FEES</b>	<b>HWY. 99-W ZONE OF BENEFIT FEES</b>				
		<b>FEE</b>	<b>ACREAGE</b>	<b>TOTAL FEE</b>	
	Water System Fee	\$1170/Acre		\$ -	
	Sewer Sytem Fee	\$2020/Acre		\$ -	
	Water Well Fee	\$590/Acre		\$ -	
<b>TOTAL HWY. 99-W SPECIFIC PLAN FEES</b>				<b>\$ -</b>	

<b>OTHER FEES</b>	<b>OTHER FEES</b>				<b>ENC01</b>
		<b>FEE/PARCEL</b>	<b>PARCELS</b>	<b>TOTAL FEE</b>	
	Encroachment Permit	\$15		\$0	

**SUM OF ALL FEES:**

**\$ -**

**AMT. PAID**

**BY:**

**DATE PAID:**

**CHECK NO.**


FEES SUMMARY BY FUND			
FUND NO.	DESCRIPTION	AMOUNT	
SWR 02	SEWER CAP IMP	\$	-
SWR 06	SEWER PLANT EXP	\$	-
WTR 07	WATER CAP IMP	\$	-
DRA 01	DRAINAGE	\$	-
FUND 341	PARKLAND DEV	\$	-
TRA 04	TRAFFIC MITIGATION	\$	-
	99-W SPEC PLAN	\$	-
ENC 01	ENC. PERMIT	\$	-
	Total:	\$	-

Updated: February 2014 per Resolution 12-10-2013(01-05)