

# TRI-VALLEY TRANSPORTATION COUNCIL

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**To:** Tri-Valley Transportation Council (TVTC)

**From:** TVTC Technical Advisory Committee (TAC)

**Date:** April 15, 2019

**Subject:** Annual Adjustment to Tri-Valley Transportation Development Fee

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## BACKGROUND

The Joint Exercise of Powers Agreement (JEPA) for the Tri-Valley Transportation Development Fee (TVTDF) specifies that the TVTDF amounts may be adjusted automatically as of July 1 of each year to reflect changes in regional construction costs. JEPA Section 3(D)(I) requires the TVTC adopt the adjustment by a simple majority.

The amount of the adjustment is based on the change in the "Construction Cost Index" (CCI) for the San Francisco Bay Area, as reported annually in the Engineering News Record (ENR). The December 2018 ENR CCI for the San Francisco Bay Area is **+0.8%**.

## RECOMMENDATION

The TVTC TAC recommends the TVTC adopt the CCI adjustment and each TVTC member agency collect the TVTDF rates as listed below starting **July 1, 2019**:

Single Family Residential	\$4,650.56/Dwelling Unit (DU)
Multi-Family Residential	\$3,203.48/DU
Office	\$7.90/sq. ft. Gross Floor Area
Retail*	\$3.44/sq. ft. Gross Floor Area
Industrial	\$4.60/sq. ft. Gross Floor Area
Other	\$5,167.37/average am/pm peak hour trip

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## TVTDF Historical Fee Rates

	<b>2017</b>	<b>2018</b>	<b>2019</b>
Single Family Residential (per DU)	\$4,457.63	\$4,613.65	\$4,650.56
Multi-Family Residential (per DU)	\$3,070.59	\$3,178.06	\$3,203.48
Office (per SF Gross Floor Area)	\$7.58	\$7.84	\$7.90
Retail (per SF Gross Floor Area)*	\$3.41	\$3.41	\$3.44
Industrial (per SF Gross Floor Area)	\$4.41	\$4.57	\$4.60
Other (average am/pm peak hour trip)	\$4,953.00	\$5,126.36	\$5,167.37

\*Retail rate has remained constant (no CCI adjustment) at 15% of the maximum fee rate since 2015. The TAC recommends applying the CCI to the retail fee going forward. The 2019 rate of \$3.44 represents the fee increased by 2018 CCI.