



RFP INVITATION

The City of Keller, Texas (the City) is soliciting sealed RFPs for professional services for commercial and residential construction plan reviews. The successful Contractor shall agree to provide the City with the specific services as outlined in the RFP Specifications.

RFP Due Date/Time: 11:00 a.m., Monday, August 7, 2023


Designate on the front, lower left-hand corner of your response, the following:

RFP Number: 23-023
Subject: Third-Party Plan Review
Do Not Open-RFP Documents

RFP Mailing: City of Keller	RFP Courier: City of Keller
Address: Purchasing Dept.	Delivery address: Purchasing Dept.
P.O. Box 770	1100 Bear Creek Pkwy.
Keller, Texas 76244	Keller, Texas 76248

For convenience at RFP opening, enter quote on this cover page and include in the sealed response envelope. **DO NOT** place quoted prices on the outside of the sealed response envelope.

CONTRACTOR INFORMATION:

Company Name: Code Solutions Inc	Signature: 
Address: PO Box 1657	Print: Tim A. Fleming
City, State, Zip Bridgeport, Texas 76426	Title: VP / MCP
Phone: 817-379-1129	Email: code.solutions@verizon.net
Date: August 3, 2023	

***** THIS PAGE MUST BE COMPLETED OR THE RFP WILL BE REJECTED *****

RFP FORM RETURN CHECKLIST

	REQUIRED	SUBMITTED
1. Acknowledgement of Insurance Requirements	X	Yes
2. References	X	Yes
3. Signature Page	X	Yes
4. Conflict of Interest Questionnaire	X	Yes
5. House Bill 89 Verification	X	Yes

**PROPOSAL
THIRD PARTY PLAN REVIEW
SERVICES
RFP23-023
CITY OF KELLER, TEXAS**

SUBMITTED BY:

CODE SOLUTIONS INC.

P O Box 1657
Bridgeport, Texas 76426
Phone: 817-379-1129
code.solutions@verizon.net

RFP Number: 23-023
Subject: Third Party Plan Review
Do Not Open - RFP Documents

History of Code Solutions:

Code Solutions was established in 1996 to provide Texas Accessibility plan review and inspection services. Code Solutions in 2005 expanded its services to provide third party plan review and inspections for commercial projects in Fort Worth Texas. Code Solutions has also provided plan review and inspection services for The City of Keller, the City of Highland Village, the City of Grapevine, and the City of The Colony.

Our office is located at: 160 Meadow Pond Ct. Runaway Bay, Texas 76426

Our Mailing Address is: PO Box 1657, Bridgeport Texas 76426

Scope of Proposal

The scope of this proposal is to address the following functions:

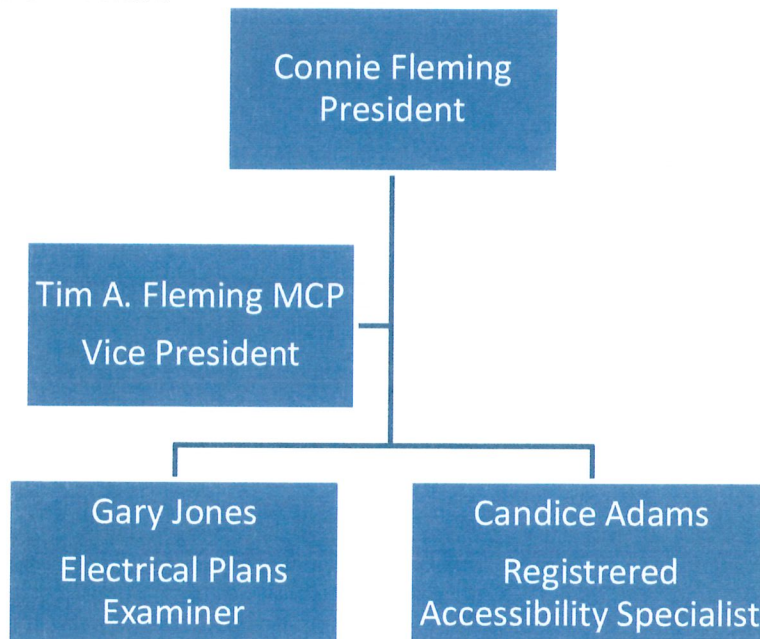
1. Residential Plan Review - as needed plan review of one- and two-family residential and townhomes, in accordance with the most recently adopted International Residential Code (IRC) with amendments, and the City of Keller's Unified Development Code (UDC).
2. Commercial Plan Review - as needed plan reviews of commercial construction and multi-family dwellings in accordance with the most recently adopted International Building Code (IBC) with amendments.
3. Accessibility Review - Contractor will verify proposed building projects have been registered with the State of Texas, Elimination of Architectural Barriers Program as required by state law. ELIMINATION OF ARCHITECTURAL BARRIERS Government Code, Chapter Sec. 469.102. (d).

Projects that are not registered with the Texas Architectural Barriers Program require a separate plan review to confirm compliance with the accessibility provisions contained in the International Building Code as adopted by the City of Keller.

4. Other code related consulting services, as may be required.

The above plan review services are in response to City of Keller RFP 23-023 and do not include the review of; fence permits, retaining wall permits, sprinkler / irrigation permits, tree removal permits, sign permits, fire code review, grading and drainage review, sidewalk and approach requirements, utility connections, pipeline locations, gas & oil well requirements, environmental (grease trap), TCEQ backflow protection, exterior lighting, deed restrictions and private development agreements. These and other issues may be discussed during the process of reviewing construction plans and permit submittals, however these areas and their subsequent reviews by City of Keller staff or other authorities having jurisdiction are outside the scope of work of Code Solutions Inc., its employees and contractors.

Organization Chart



Qualifications

Staff responsible for serving the City of Keller are:

Connie Fleming RAS
President
Code Solutions Inc.

Primary role will be Accessibility Reviews and Organizational Support
27 years' experience,

Certifications include:

- International Code Council Certified Accessibility Inspector / Plans Examiner,
- Texas Registered Accessibility Specialist Inspector / Plans Examiner RAS 140

Resume Attached

Tim A. Fleming, MCP, CBO, RAS
Vice President

Proprietary Information

Code Solutions Inc.
Designated Responsible Person in Charge for the purposes of this agreement.

Code Experience Began 1982

Certifications Include

- Master Code Professional
- Certified Building Official,
- Certified Plans Examiner, (*Legacy Certification Residential & Commercial*)
- Certified Building Inspector, (*Legacy Certification Residential & Commercial*)
- Certified Commercial Mechanical Plans Examiner
- Certified Mechanical Inspector, (*Residential & Commercial*)
- Certified Electrical Inspector, (*Residential & Commercial*)
- Certified Commercial Plumbing Plans Examiner
- Certified Plumbing Inspector (*Legacy Certification Residential & Commercial*),
- Certified Commercial Energy Code Inspector
- Certified Commercial Energy Code Plans Examiner,
- Certified Residential Energy Code Inspector/Plans Examiner,
- Certified Accessibility Specialist,
- Texas Licensed Plumbing Inspector, I - 2011,
- Texas Licensed Journeyman Electrician, 40734
- Texas Registered Accessibility Specialist, RAS 144

Gary W. Jones, Electrical Plans Examiner

Mr. Jones is retired Chief Electrical Inspector for the City of Ft. Worth, Texas with over 30 years of service. Currently an adjunct instructor for both the International Association of Electrical Inspectors (IAEI) and Texas A&M Engineering Extension Service teaching the OSHA Electrical Standards. Gary has served the IAEI Texas Chapter as President, IAEI Southern Section as an Office and on their Codes and Standards Committee. He is presently a senior member of the Texas Electrical Examination Advisory Committee and past Chairman for the Ft. Worth Fire Prevention and Construction Board of Appeals. Gary's career includes working as a licensed journeyman electrician on residential, commercial, and industrial projects. He is a Licensed Master Electrician, and past owner of an electrical contracting and service company. Gary has instructed for the International Brotherhood of Electrical Workers, Independent Electrical Contractor's Apprenticeship Program, and for the Building Professional Institute. He has certifications from the International Code Council as an Electrical Inspector and Commercial Energy Inspector.

Outside consultants may be utilized when needed. Only qualified individuals with the applicable ICC Certifications and required state license will be contracted to perform plan reviews for projects within the City of Keller.

Plan Review Process

Adopted Codes - Plan review services include reviewing construction documents for compliance with the following most recently adopted codes as adopted by the City of Keller:

- International Building Code
- ICC / A 117.1 Accessible and Usable Buildings and Facilities Standard
- International Existing Building Code
- International Energy Conservation Code
- International Residential Code
- International Mechanical Code
- International Fuel Gas Code
- International Plumbing Code
- National Electrical Code

Permit Coordination

Code Solutions is prepared to integrate its services with the upcoming City's collaborative plan review process. Code Solutions has demonstrated the ability to collaborate on projects with city staff in the digital environment. Code Solutions has provided the project collaboration application Basecamp to facilitate efficient flow of permit reviews since 2018. Code Solutions will continue to provide this application on an interim basis until requested to participate with the City's new collaborative plan review process. Code Solutions can utilize either Adobe or Bluebeam to perform its reviews.

The City of Keller shall request the desired plan review service in a form agreeable to both the City and Code Solutions. Such a request is to be made by email or assigned using the City's digital plan review application.

The primary method of delivery of permit documents for review shall be digital. Code Solutions provides the project management application Basecamp where plans and permit information can be shared online, timelines can be tracked, and information archived. Code Solutions will work with the City of Keller's digital plan review application upon request. Pickup and delivery of hard copies is available for an additional fee (*see attached fee schedule*).

Keller Building Valuation and Permit Fee Policy will be enforced. In instances where the construction value of a project is undetermined or disputed, Code Solutions will defer to the judgment of the Keller Building Official.

The completed plan review report shall be delivered directly to the Keller Building Official via Basecamp, email or Keller digital plan review application. Keller Building Official will then compile plan review comments from all necessary City of Keller

departments and forward them to the applicant or via the City's digital plan review application.

Applicants shall be allowed to directly communicate with Code Solutions staff. An emphasis on free flow of information must be maintained to adequately serve the development community of Keller. Code Solutions will apprise the City of Keller Building Official of any disputed requirements and will submit to the resolutions determined by the Keller Building Official. The Keller Building Official shall advise Code Solutions of resolutions of disputes prior to approval of plans.

Plan revisions shall be submitted to the City of Keller by the applicant. Revisions will then be routed to Code Solutions electronically via basecamp or the City's digital plan review application.

Once all code compliance issues have been addressed, Code Solutions will digitally stamp plans and attach plan review comments. The approved pdf set of construction plans will be posted on Basecamp or the City's digital plan review application for Keller staff to download and forward to the permit applicant. The applicant must then print the drawings and provide them on site for the inspectors' use.

It shall be the obligation of the City of Keller staff to coordinate the approvals of all other agencies and jurisdictions prior to issuance of the building permit.

Accessibility Review

Code Solutions staff will verify the proposed building project has been registered with the State of Texas, Elimination of Architectural Barriers Program as required by state law. *Texas Government Code, ELIMINATION OF ARCHITECTURAL BARRIERS Chapter Sec. 469.102. (d)*

Residential facilities are not covered by the Texas Architectural Barriers Act. Multifamily residential projects and residential care facilities require a separate plan review to confirm compliance with the accessibility provisions contained in the International Codes as adopted by the City of Keller.

Projects with a construction value of less than \$50,000 do not require registration with the Texas Architectural Barriers Program. These small projects require a separate plan review to confirm compliance with the accessibility provisions contained in the International Codes as adopted by the City of Keller.

Site Plan Conformance Commercial Construction

The City of Keller shall provide the "Approved Site Plan" to Code Solutions. City of Keller staff shall post on Basecamp or email the "Approved Site Plan" for each permit application when a site plan is required. Code Solutions will then confirm the building is placed in conformance with the City of Keller Approved Site Plan.

Often Commercial projects will not have an "Approved Site Plan" at the time of building permit application. When the approved site plan is not provided to Code Solutions city staff will confirm building placement in compliance with the Approved Site Plan.

Where the nature of the work does not require a formal approved site plan, as in tenant alterations, City of Keller staff will determine compliance with zoning use and area regulations.

Site Plan Conformance Residential Construction *(as needed service)*

Code Solutions will confirm compliance with the Keller Unified Development Code (Zoning Ordinance) for residential submittals. City of Keller shall provide Code Solutions staff with all necessary information to review residential permit applications for compliance with the Keller Unified Development Code UDC. That information shall include:

- Plat
- Current Zoning Map
- Updated Zoning Ordinance
- PD Zoning Ordinance *where applicable*
- Any other ordinance or staff directive modifying or clarifying Keller Development Codes.

Cooperative Purchasing

Code Solutions agrees to extend prices, terms and conditions to any and all governmental entities that have entered into or will enter into a joint purchasing inter-local cooperation agreement with the City of Keller. Code Solutions agrees that all terms, conditions, specifications, and pricing would apply.

Yes

No


TAF Initial

Compensation

Invoicing for plan review service will be submitted upon completion of plan review based on fee schedule *Exhibit A*. The invoice will be delivered via e-mail to the Building Official. Payment of fees is to be Net 30 Days of the date of invoice. The City will have the opportunity to pay fees electronically.

Turn Around Time for Plan Reviews

Commercial and Residential Construction

7 Business Days

Statement of Insurance

The City of Keller Acknowledgement of Insurance Requirements is attached.

Examples of Work Experience

Keller Commercial Plan Review Service - 2013 to present utilizing digital submissions since 2018. Projects include various KISD campuses, Center Stage, Milestone Church & The Bowden Center.

Tanger Outlet Mall - Retail Development Open Mall at 15801 North Freeway Fort Worth Texas. Provided Building and Accessibility Plan Review Service.

Scheels Sporting Goods The Colony - Plan review of New 320,000 sq ft two story retail building. This is a mall anchor building with interior attractions including a Ferris Wheel and aquarium. Provided Building and Accessibility Plan Review Service.

Culberson County ISD Pre K through 12th Grade Campus, Van Horn Texas - New construction of 83,033 sq. ft and 20,749 sq. ft school buildings for Culberson County ISD. Provided Building Code Plan Review Service.

Gus Almquist Middle School Hutto ISD – Plan Review and inspection of 168,000 sq ft middle school for Hutto ISD.

John Wayne Experience – Plan review of new museum in historic Fort Worth Stock Yards.

Liberty Hill Santa Rita Middle School - Plan Review and inspection of 155,000 sq ft middle school for Liberty Hill ISD.

Summation

Thank you for reviewing this proposal. Code Solutions has assembled a detail-oriented staff that has an established a history of good judgment. Code Solutions has embraced the digital permitting process long before its competitors. It is our hope to work with the staff and the citizens of Keller for many more years, if you need additional information, please do not hesitate to call.

Tim A. Fleming, MCP, RAS
Code Solutions, Inc.

Exhibit A Fee Schedule

Fees for plan review services will be calculated as a percentage of the City of Keller Building Permit Fee. Plan review fee percentages will not change during the term of this agreement.

The Keller Building Valuation and Permit Fee Policy will be enforced. Each year, as part of the city budget, building valuation rates are established. These rates are used to determine permit fees. In all instances Code Solutions will defer to the judgment of the Keller Building Official where the construction value of a project is undetermined or disputed.

IRC Residential Plan Review

For residential projects the plan review fee will be **35%** of the permit fee. The minimum plan review fee will be \$150.00.

Commercial Plan Review

- For commercial and multi-family projects the plan review fee will be **35%** of the permit fee. The minimum plan review fee will be \$150.00

Accessibility Review – Residential (*multi-family or other care facilities*) and small commercial projects (*construction value less than \$50,000*) that are not registered with the Texas Architectural Barriers Program require a separate plan review to confirm compliance with the accessibility provisions contained in the International Codes as adopted by the City of Keller.

- Residential
 - Apartment Units 75.00 per required type A or B dwelling unit
 - Residential Care Facilities 150.00 per required accessible dwelling unit
- Small Commercial 200.00

Revisions and Other Code Related Assistance

- After the permit has been issued, should revised plans be necessary, an additional plan review fee shall be assessed at a rate of 150.00 per hour. A one-hour minimum fee per revision will be required.
- Additional services, meeting attendance, as required \$150.00/ hr.
- Pick-up and delivery of hard copies \$150 / trip

Sample Fee Calculations

Single Family (*Value from table 112.65 /sf see Keller Fee Policy*)

2500 sq. ft single family residence.

2500 x 112.65 = 281,625.00 value of construction

Permit Fee based on Keller Fee Schedule 2,012.95

Plan review fee Code Solutions 2,012.95 x 0.35 = 704.53

Single Family Alteration

26,000 value of construction

Permit Fee based on Keller Fee Schedule 401.35

Plan review fee Code Solutions 401.85 x 0.35 = 440.47

Minimum Fee 150.00

Commercial New Construction

10,000 sq. ft Retail Shell Building Type II-B Construction

Value of Construction based on Keller Fee Policy 695,520

Permit Fee based on 695,520 construction value 4,162.79

Plan Review Fee Code Solutions 4,162.79 x 0.35 = 1,456.97

Commercial Alteration

Value of construction declared to be 25,000

Permit Fee based on Keller Fee Schedule 391.25

Plan Review Fee Code Solutions 391.25 x 0.35 = 436.93

Accessibility Plan Review Fee 200.00

Minimum Fee 150.00 + 200.00 = 350.00

Multifamily

Value of construction declared 5,000,000.00

Proprietary Information

Permit Fee based on Keller Fee Schedule 20,208.75

Plan Review Fee Code Solutions $20,208.75 \times 0.35 = 7,073.06$

Accessibility Plan Review Fee

6 Type A units and 8 Type B units $14 \times 75. = 1,050.00$

Total Plan Review Fee $7073.06 + 1,050.00 = 8,123.06$

Summary

Project Type	Value of Const	Permit Fee	Code Solutions Rate	Code Solutions Fee
Single Family	$2500 \times 112.62 = 2815.50$	2,012.95	35%	704.53
Single Family Alt	26,000	401.35	35%	Min Fee 150.00
Commercial	695,520	4,162.79	35%	1,456.97
Commercial Alt	25,000	391.25	35%	$150 + 200 = 350.00$
Multifamily	5,000,000	20,208.75	$35\% + 75 /$ accessible unit	8,123.06

Attachment I - References

City of Fort Worth
1000 Throckmorton St.
Fort Worth, Texas 76102
Evan Roberts
Building Official
817-392-7843
Evan.roberts@fortworthtexas.org

Casey B. Sledge, P.E., AICP, CFM
Sledge Engineering, LLC
481 Tucek Road
Taylor, TX 76574
ph 512.365.1888
fx 512.365.1962
casey@sledge.biz

City of Highland Village
1000 Highland Village Rd.
Highland Village, Texas 75077
Gary Cowley
Building Official
972-899-5093
gcowley@highlandvillage.org

Alan Magee
Magee Architects L.P.
Mail P. O. Box 101445,
Fort Worth, Texas 76185
817-615-9558
amagee@magee-architects.com

Attachment II - Resumes of Owners

Resume
Tim A. Fleming
313 Cindy Street South
Keller, Texas 76248, 817-379-1129

Professional Experience:

Code Solutions Inc., Master Code Professional / Vice President
October 2004 to present. Perform code plan review and inspections for various Cities and companies in Texas, and throughout the US. Primary customers are City of Fort Worth, Jack in the Box Inc., Lowes, Robert W. Kelly Architects.

City of Fort Worth, Assistant Building Official
December 1999 to October 2004. Provide direction of Plan Review Division. Projects of note include Radio Shack, Pier One, Tarrant County Courts Building

Assistant Building Official, City of Grapevine,
August 1996 to Dec 1999. Provided direction and technical support for 5 inspectors and reviewed plans. Projects; GV Mills Mall, Bass Pro Shops and Embassy Suites Hotel.

Building Official, City of Highland Village,
August 1993 to August 1996

Building Inspector, City of Plano,
August 1988 to August 1993 Projects of note; EDS, J C Penney Corporate HQ, and Frito Lay Corporate HQ

Professional Certifications and Licensing: ICC Certifications; Master Code Professional, Certified Building Official, Building Plans Examiner, Commercial Mechanical Plans Examiner, Commercial Plumbing Plans Examiner, Building Inspector, Commercial Mechanical Inspector, Residential Mechanical Inspector, Plumbing Inspector, Commercial Electrical Inspector, Residential Electrical Inspector, Accessibility Usability Inspector / Plans Examiner, Commercial & Residential Energy Inspector, Commercial Energy Plans Examiner, State License - Texas Plumbing Inspector # I 2011, Registered Accessibility Specialist RAS # 144, Journeyman Electrician JE40734

Education: Graduate of L. D. Bell High School, Hurst, Texas 1979, Attended Texas A&M University, University of Texas at Arlington; 100 + semester hours of course work in mechanical engineering.

Personal Information: Family: Married with two children, Personal interests: Church, Motorcycles, Fishing, Home Projects; Volunteer Activities: Mission trips Puebla Mexico, Living Water Int., Guatemala & Mexico

Resume
Connie Z. Fleming
313 Cindy Street South
Keller, Texas 76248, 817-379-1129

Professional Experience:

Code Solutions Inc. President,
January 1996 to present.

Principle duties include:

- Perform Inspections for compliance with the Texas Accessibility Standards
- Perform plan reviews for compliance with the Texas Accessibility Standards
- Perform accessibility inspections for compliance with ICC/ANSI A117.1 on projects in other states (Louisiana, Oklahoma, South Carolina & California)

Teague Nall & Perkins - Office Manager
1994 -1996

Principal Duties

- Prepare specifications for engineering projects
- Prepare proposals and other correspondence

City of Colleyville - Planning and Zoning Secretary and Engineering Secretary
1984- 1994

Principal Duties

- Assist development community with platting and Zoning cases.
- Serve as secretary to the Planning and Zoning Board
- Provide office coordination to first engineering department

Education:

Graduate of L. D. Bell High School, Hurst, Texas 1979, Attended University of Texas at Arlington and Tarrant County College majoring in Physical Education.

Over the years I have attended many seminars on various subjects including Texas Accessibility Standards, Plan Review, and Interpersonal Skills.

Professional Certifications and Licensing: International Code Council Certification Accessibility Plans Examiner and Inspection, State of Texas Registered Accessibility Specialist RAS # 140 by the Texas Department of Licensing and Regulation.

REQUIRED FORMS

**CITY OF KELLER
ACKNOWLEDGEMENT OF INSURANCE REQUIREMENTS**

I acknowledge that by submitting a bid for this project, I am aware of the insurance requirements outlined in these specifications (Number 43-47). If I am awarded the bid, I will comply with all insurance requirements within 10 working days of the bid award, including providing proof that I have insurance which may include, but not be limited to, true and accurate copies of the policies. If I fail to forward all insurance requirements within the 10 working days of the award of the bid, I understand my bid bond will be forfeited.



Signature

Tim A. Fleming

Printed name

Name of Company: Code Solutions Inc.

Address of Company: P O Box 1657

City, State & Zip: Bridgeport, Texas 76426

Telephone Number: (817) 379-1129 Date: 8/3/2023

****THIS PAGE MUST BE COMPLETED OR BID WILL BE REJECTED****

House Bill 89 VERIFICATION

I, Tim A. Fleming (Name), the undersigned representative of Code Solutions Inc. (Company or Business name), hereafter referred to as Company, being an adult over the age of eighteen (18) years of age, after being duly sworn by the undersigned notary, do hereby depose and verify under oath that the Company named-above, under the provisions of Subtitle F, Title 10, Government Code Chapter 2270:

- 1. Does not boycott Israel currently; and
- 2. Will not boycott Israel during the term of the contract the above-named Company, business or individual with City of Keller, Texas.

Pursuant to Section 2270.001, Texas Government Code:

- 1. "Boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes; and
- 2. "Company" means a for-profit sole proprietorship, organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or any limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of those entities or business associations that exist to make a profit.

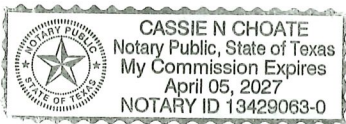
8/3/2023
Date

[Signature]
Signature of Company Representative

On this 3rd day of August, 2023, personally appeared Tim A. Fleming, the above-named person, who after by me being duly sworn, did swear and confirm that the above is true and correct.

NOTARY SEAL

[Signature]
NOTARY SIGNATURE



CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.
 Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY CERTIFICATION OF FILING

Certificate Number:
 2023-1055173

Date Filed:
 08/03/2023

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

Code Solutions Inc
 Bridgeport, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

City of Keller

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

RFP 23-023
 Plan Review Services

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary

5 Check only if there is NO Interested Party.


6 UNSWORN DECLARATION

My name is Tim A. Fleming, and my date of birth is April 27, 1961.

My address is 160 Meadow Pond Ct, Runaway Bay, Texas, 76426, Wise.
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Wise County, State of Texas, on the 3rd day of August, 20 23.
(month) (year)


 Signature of authorized agent of contracting business entity
 (Declarant)

CONFLICT OF INTEREST QUESTIONNAIRE

FORM CIQ

For vendor or other person doing business with local governmental entity

This questionnaire reflects changes made to the law by H.B. 1491, 80th Leg., Regular Session.
This questionnaire is being filed in accordance with Chapter 176, Local Government Code by a person who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the person meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the person becomes aware of facts that require the statement to be filed. See Section 176.006, Local Government Code.

A person commits an offense if the person knowingly violates Section 176.006, Local Government Code. An offense under this section is a Class C misdemeanor.

OFFICE USE ONLY

Date Received

1 Name of person who has a business relationship with local governmental entity.

Tim A. Fleming

2 Check this box if you are filing an update to a previously filed questionnaire.

(The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date the originally filed questionnaire becomes incomplete or inaccurate.)

3 Name of local government officer with whom filer has employment or business relationship.

Not Applicable

Name of Officer

This section (item 3 including subparts A, B, C & D) must be completed for each officer with whom the filer has an employment or other business relationship as defined by Section 176.001(1-a), Local Government Code. Attach additional pages to this Form CIQ as necessary.

A. Is the local government officer named in this section receiving or likely to receive taxable income, other than investment income, from the filer of the questionnaire?

Yes No


B. Is the filer of the questionnaire receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer named in this section AND the taxable income is not received from the local governmental entity?

Yes No

C. Is the filer of this questionnaire employed by a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership of 10 percent or more?

Yes No

D. Describe each employment or business relationship with the local government officer named in this section.

4 
Signature of person doing business with the governmental entity

8/3/2023

Date

Adopted 06/29/2007

****THIS PAGE MUST BE COMPLETED OR BID MAY BE REJECTED****

**City of Keller RFP# 23-023
Third-Party Plan Review Services
Request for Best and Final Offer Response**

Code Solutions Inc. is honored to be a finalist for award of the City of Keller's Third-Party Plan Review Services contract and is pleased to provide this response to your request for Best and Final Offer. The format of this response will first state the **Best and Final Offer Requirement** and then follow with *Best and Final Offer Response in Italics*.

The administration of the building permit process is very specialized, therefore some of the responses are very detailed. Should there be any questions do not hesitate to call.

Thanks

Tim A. Fleming
Code Solutions Inc

Best and Final Offer Requirement: Plan Review Interface – Upon implementation of the City's new community development software (EP&L), the City will prefer that the successful vendor enter comments directly into a Bluebeam Studio review session and take part in the review process via an EP&L software license provided by the City. Specific requirements may change as software implementation progresses. Please indicate below if this will be an acceptable part of your firm's workflow.

YES NO TF INITIALS

Best and Final Offer Response

Code Solutions is prepared to integrate its services with the upcoming City's collaborative plan review process. Code Solutions can utilize Bluebeam Studio and enter plan review comments directly into the cities desired system.

Best and Final Offer Requirement: Plan Review Contact – The City prefers a vendor which is able to provide a single point of contact for all plan reviews. The point of contact should be able to answer any technical questions associated with any contracted plan review. Will your firm be able to supply a single point of contact for this purpose?

YES NO TF INITIALS

Best and Final Offer Response- Plan Review Contact

Code Solutions has provided a single point of contact for all plan reviews performed for the City of Keller since 2013. Code Solutions will continue to provide a single point of contact for permit applicants who may have questions.

Best and Final Offer Requirement: Plan Revisions – Please provide a narrative which explains how your firm will handle any plan revisions beyond the first round of comments. Include how you will communicate with the customer, the City, and when additional charges apply, if applicable.

Best and Final Offer Response - Revision Process Narrative:

1. *The first round of comments shall be delivered directly to the Keller Building Official via Basecamp, email or Keller digital plan review application.*
2. *Keller Building Official will then compile plan review comments from all necessary City of Keller departments and forward them to the applicant or via the City's digital plan review application.*
3. *Plan revisions shall be submitted to the City of Keller by the applicant. Revisions will then be routed to Code Solutions electronically via basecamp or the City's digital plan review application.*
4. *The office phone number and email address are printed at the top of our plan review comments so that the permit applicant may contact Code Solutions and receive clarification of required corrections.*
5. *Should any of the first round of plan review comments not be adequately addressed a second revision will be required. This process of submittal and review will continue as long as necessary to confirm compliance with the adopted codes. The applicant may submit as many revisions as necessary to resolve all issues. No additional charges apply.*
6. *Once all compliance issues have been addressed plans will be stamped Approved prepared to be issued and delivered to the city of Keller.*
7. *The plan review fee calculated as a percentage of the building permit fee will be invoiced at this time.*
8. *Building owners often will make significant changes to the construction plans. In these circumstances revised building plans will be submitted and a plan review performed to confirm those revisions are compliant with the adopted codes. **Additional charges for revisions will only apply to permits that have already been issued.***
9. *The plan review fee for revised plans will be the larger of either:*
 - *an hourly fee, or*
 - *the percentage of any additional permit fees due to an increase in construction value.*

10. Upon approval, the revised plans will be prepared to be issued.

11. An invoice for the plan review of revised plans will be issued.

Best and Final Offer Requirement: Annual Price Adjustments – Upon award of a contract, the City assumes that all renewals will be exercised as outlined in the RFP, for a total contract duration not to exceed 5 total years. Please provide your proposed maximum price increase for years 2 through 5. Annual increases shall not exceed ten percent per year as outlined in the RFP.

____% Year 2 ____% Year 3 ____% Year 4 ____% Year 5 _____ INITIALS

Best and Final Offer Response - Annual Price Adjustments

The city of Keller has established a “Building Valuation and Permit Fee Policy” which has been consistently enforced to confirm the value of construction provided by the applicant on building permit applications has not been understated. This valuation data is compiled by the International Code Council ICC. One common example of the Keller Fee Policy is as below:

Current city of Keller policy updated in 2017 assigns a value of \$160.26/sq ft for a Group B office building built of noncombustible materials.

City of Keller Proposed Fee Schedule FY 2017-18

Attachment A

This table is determining the construction valuation for use in the Commercial Building Permit Fee Schedule. The use and construction type are as defined in the 2015 International Building Code. All values are in dollars per square foot inclusive of all areas under roof. For shell construction, use 60% of table value; for interior finish-out, use 40% of table value; and for remodel, use actual contract cost. (A copy of the executed contract may be required to be submitted for documentation.) The two most common construction types are V-B and II-B. V-B is combustible construction (e.g. wood) and II-B is noncombustible (e.g. metal, concrete).

Group (2016 International Building Code)	I-A	I-B	II-A	II-B	III-A	III-B	IV	V-A	V-B
A-1 Assembly, theaters, with stage	\$226.92	\$219.10	\$213.80	\$205.04	\$192.95	\$187.36	\$198.56	\$176.18	\$169.73
A-1 Assembly, theaters, without stage	\$207.97	\$200.16	\$194.85	\$186.09	\$174.15	\$168.55	\$179.61	\$157.38	\$150.92
A-2 Assembly, nightclubs	\$177.49	\$172.34	\$167.98	\$161.18	\$151.95	\$147.76	\$155.52	\$137.58	\$132.83
A-2 Assembly, restaurants, bars, banquet halls	\$176.49	\$171.34	\$165.98	\$160.18	\$149.95	\$146.76	\$154.52	\$135.58	\$131.93
A-3 Assembly, churches	\$209.94	\$202.13	\$196.83	\$188.07	\$176.32	\$170.72	\$181.59	\$159.54	\$153.09
A-3 Assembly, general, community halls, libraries, museum	\$175.12	\$167.31	\$161.01	\$153.25	\$140.50	\$135.90	\$146.77	\$123.72	\$118.27
A-4 Assembly, arenas	\$206.97	\$199.15	\$192.85	\$185.09	\$172.15	\$167.55	\$178.61	\$155.38	\$149.92
B Business	\$181.12	\$174.43	\$168.67	\$160.26	\$146.18	\$140.70	\$153.97	\$128.34	\$122.72
E Educational	\$192.29	\$185.47	\$180.15	\$172.12	\$160.72	\$152.55	\$166.18	\$140.46	\$136.18
F-1 Factory and industrial, moderate hazard	\$108.53	\$103.54	\$97.56	\$93.81	\$84.17	\$80.36	\$89.86	\$70.57	\$66.08
F-2 Factory and industrial, low hazard	\$107.53	\$102.54	\$97.56	\$92.81	\$84.17	\$79.36	\$88.86	\$70.57	\$65.08

Using the most current ICC building valuation data, that same building is valued at \$236.05/sq ft.

Square Foot Construction Costs ^{a, b, c}

Group (2021 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	341.86	330.34	322.57	310.34	291.96	282.93	300.86	270.73	262.11
A-1 Assembly, theaters, without stage	312.84	301.33	293.56	281.32	262.95	253.92	271.85	241.72	233.10
A-2 Assembly, nightclubs	275.09	266.93	259.34	250.54	234.96	228.26	241.54	213.57	206.65
A-2 Assembly, restaurants, bars, banquet halls	274.09	265.93	257.34	249.54	232.96	227.26	240.54	211.57	205.65
A-3 Assembly, churches	317.43	305.92	298.14	285.91	267.99	258.96	276.44	246.76	238.14
A-3 Assembly, general, community halls, libraries, museums	270.80	259.29	250.52	239.28	220.19	212.16	229.81	198.96	191.35
A-4 Assembly, arenas	311.84	300.33	291.56	280.32	260.95	252.92	270.85	239.72	232.10
B Business	265.63	255.90	246.45	236.05	215.01	206.57	226.78	189.75	181.18
E Educational	282.69	273.02	265.84	254.38	237.44	225.45	245.61	207.53	201.06
F-1 Factory and industrial, moderate hazard	161.70	154.21	144.70	139.94	124.72	118.51	133.72	103.40	96.83

Source documents attached.

When city of Keller staff annually updates the construction value used to calculate permit fees, annual percentage increases are not necessary.

Code Solutions proposes no annual percentage increase.

Best and Final Offer Requirement: Fee Schedule – The City of Keller requests a reduction of proposed fees by a minimum of 5%. Please provide a copy of your proposed fees or fee schedule with any associated changes, if applicable.

Best and Final Offer Response: Fees for plan review services will be calculated as a percentage of the City of Keller Building Permit Fee. The percentage has been reduced by the requested 5% minimum. See the revised exhibit A below:

Exhibit A Fee Schedule *(BAFO Revision in Italics)*

The Keller Building Valuation and Permit Fee Policy will be enforced. Each year, as part of the city budget, building valuation rates are established. These rates are used to determine permit fees. In all instances Code Solutions will defer to the judgment of the Keller Building Official where the construction value of a project is undetermined or disputed.

IRC Residential Plan Review

For residential projects the plan review fee will be ~~35%~~ **30%** of the permit fee. The minimum plan review fee will be \$150.00.

Commercial Plan Review

- For commercial and multi-family projects the plan review fee will be ~~35%~~ **30%** of the permit fee. The minimum plan review fee will be \$150.00.

Accessibility Review – Residential (*multi-family or other care facilities*) and small commercial projects (*construction value less than \$50,000*) that are not registered with the Texas Architectural Barriers Program require a separate plan review to confirm compliance with the accessibility provisions contained in the International Codes as adopted by the City of Keller.

- Residential
 - Apartment Units – 75.00 per required type A or B dwelling unit
 - Residential Care Facilities 150.00 per required accessible dwelling unit
- Small Commercial 200.00

Revisions after the permit has been Approved 150.00 / hr.

After the permit has been issued, should revised plans be necessary, an additional plan review fee will be billed at the hourly rate with a minimum of 1 hour.

Training & Consultation \$150.00 / hr.

Additional services as requested, meeting attendance, professional services to assist with developing ordinances, code requirements, meetings, trainings, pick-up and delivery of hard copies, or other consulting or assistance.

Sample Fee Calculations

Single Family (*Value from table 112.65 /sf see Keller Fee Policy*)

2500 sq. ft single family residence.

2500 x 112.65 = 281,625.00 value of construction

Permit Fee based on Keller Fee Schedule 2,012.95

Plan review fee Code Solutions 2,012.95 x 0.35 = ~~704.53~~

BAFO **2,012.95 x 0.30 = 603.88**

Single Family Alteration

26,000 value of construction

Permit Fee based on Keller Fee Schedule 401.35

Plan review fee Code Solutions $401.85 \times 0.35 = 140.47$

BAFO $401.85 \times 0.30 = 120.55$

Minimum Fee 150.00

Commercial New Construction

10,000 sq. ft Retail Shell Building Type II-B Construction

Value of Construction based on Keller Fee Policy 695,520

Permit Fee based on 695,520 construction value 4,162.79

Plan Review Fee Code Solutions $4,162.79 \times 0.35 = 1,456.97$

BAFO $4,162.79 \times 0.30 = 1,248.83$

Commercial Alteration

Value of construction declared to be 25,000

Permit Fee based on Keller Fee Schedule 391.25

Plan Review Fee Code Solutions $391.25 \times 0.35 = 136.93$
 $391.25 \times 0.30 = 117.37$

Accessibility Plan Review Fee 200.00

BAFO Minimum Fee 150.00 + 200.00 = 350.00

Multifamily

Value of construction declared 5,000,000.00

Permit Fee based on Keller Fee Schedule 20,208.75

Plan Review Fee Code Solutions $20,208.75 \times 0.35 = 7,073.06$
 $20,208.75 \times 0.30 = 6062.65$

Accessibility Plan Review Fee

6 Type A units and 8 Type B units $14 \times 75. = 1,050.00$

Total Plan Review Fee ~~7073.06 + 1,050.00 =~~ ~~8,123.06~~

BAFO **6062.65 + 1,050.00 =** **7,112.65**

Best and Final Offer Requirement: Training & Consultation – Periodically, the City may request professional services to assist with developing ordinances, code requirements, meetings, trainings, or other similar activities. Please include any associated costs for this activity with your fee schedule.

Best and Final Offer Response: *The fee schedule has been revised to reflect an hourly rate for the prescribed services.*

Training & Consultation **\$150.00 / hr.**

Additional services as requested, meeting attendance, professional services to assist with developing ordinances, code requirements, meetings, trainings, pick-up and delivery of hard copies, or other consulting or assistance.

Code Solutions Inc.

Company Name

Tim A. Fleming MCP, RAS

Representative Name

Tim Fleming

Digitally signed by Tim

Fleming

Date: 2023.08.22

13:53:16 -05'00'

Signature Date

City of Keller Proposed Fee Schedule FY 2017-18

Attachment A

This table is determining the construction valuation for use in the Commercial Building Permit Fee Schedule. The use and construction type are as defined in the 2015 International Building Code. All values are in dollars per square foot inclusive of all areas under roof. For shell construction, use 60% of table value; for interior finish-out, use 40% of table value; and for remodel, use actual contract cost. (A copy of the executed contract may be required to be submitted for documentation.) The two most common construction types are V-B and II-B. V-B is combustible construction (e.g. wood) and II-B is noncombustible (e.g. metal, concrete).

Group (2016 International Building Code)	I-A	I-B	II-A	II-B	III-A	III-B	IV	V-A	V-B
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A-2 Assembly, restaurants, bars, banquet halls	\$176.49	\$171.34	\$165.98	\$160.18	\$149.95	\$146.76	\$154.52	\$135.58	\$131.93
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E Educational	\$192.29	\$185.47	\$180.15	\$172.12	\$160.72	\$152.55	\$166.18	\$140.46	\$136.18
F-1 Factory and industrial, moderate hazard	\$108.53	\$103.54	\$97.56	\$93.81	\$84.17	\$80.36	\$89.86	\$70.57	\$66.08
F-2 Factory and industrial, low hazard	\$107.53	\$102.54	\$97.56	\$92.81	\$84.17	\$79.36	\$88.86	\$70.57	\$65.08
H-1 High Hazard, explosives	\$101.60	\$96.60	\$91.63	\$86.88	\$78.44	\$73.62	\$82.93	\$64.84	\$60.00
H234 High Hazard	\$101.60	\$96.60	\$91.63	\$86.88	\$78.44	\$73.62	\$82.93	\$64.84	\$60.00
H-5 HPM	\$181.12	\$174.43	\$168.67	\$160.26	\$146.18	\$140.70	\$153.97	\$128.34	\$122.72
I-1 Institutional, supervised environment	\$180.72	\$174.14	\$169.28	\$161.12	\$149.06	\$145.04	\$161.12	\$133.69	\$129.43
I-2 Institutional, hospitals	\$304.80	\$298.11	\$292.36	\$283.95	\$268.92	\$0.00	\$277.65	\$251.09	\$0.00
I-2 Institutional, nursing homes	\$211.20	\$204.51	\$198.75	\$190.34	\$177.26	\$0.00	\$184.05	\$159.42	\$0.00
I-3 Institutional, restrained	\$206.08	\$199.38	\$193.63	\$185.22	\$172.62	\$166.14	\$178.93	\$154.78	\$147.16
I-4 Institutional, day care facilities	\$180.72	\$174.14	\$169.28	\$161.12	\$149.06	\$145.04	\$161.12	\$133.69	\$129.43
M Mercantile	\$132.23	\$127.09	\$121.73	\$115.92	\$106.18	\$102.99	\$110.26	\$91.82	\$88.16
R-1 Residential, hotels	\$182.28	\$175.70	\$170.83	\$162.68	\$150.87	\$146.84	\$162.68	\$135.49	\$131.23
R-2 Residential, multiple family	\$152.86	\$146.27	\$141.41	\$133.25	\$122.04	\$118.01	\$130.25	\$106.66	\$102.41
R-3 Residential, one- and two-family	\$143.93	\$139.97	\$136.51	\$132.83	\$127.95	\$124.61	\$130.57	\$119.73	\$112.65
R-4 Residential, care/assisted living facilities	\$180.72	\$174.14	\$169.28	\$161.12	\$149.06	\$145.04	\$161.12	\$133.69	\$129.43
S-1 Storage, moderate hazard	\$100.60	\$95.60	\$89.63	\$85.88	\$76.44	\$72.62	\$81.93	\$62.84	\$58.35
S-2 Storage, low hazard	\$99.60	\$94.60	\$89.63	\$84.88	\$76.44	\$71.62	\$80.93	\$62.84	\$57.35
U Utility, miscellaneous	\$77.82	\$73.48	\$69.04	\$65.52	\$59.23	\$55.31	\$62.58	\$46.83	\$44.63

Based on August 2016 Table Published by the International Code Council

Building Valuation Data – AUGUST 2022

The International Code Council is pleased to provide the following Building Valuation Data (BVD) for its members. The BVD will be updated at six-month intervals, with the next update in February 2023. ICC strongly recommends that all jurisdictions and other interested parties actively evaluate and assess the impact of this BVD table before utilizing it in their current code enforcement related activities.

The BVD table provides the “average” construction costs per square foot, which can be used in determining permit fees for a jurisdiction. Permit fee schedules are addressed in Section 109.2 of the 2021 *International Building Code* (IBC) whereas Section 109.3 addresses building permit valuations. The permit fees can be established by using the BVD table and a Permit Fee Multiplier, which is based on the total construction value within the jurisdiction for the past year. The Square Foot Construction Cost table presents factors that reflect relative value of one construction classification/occupancy group to another so that more expensive construction is assessed greater permit fees than less expensive construction.

ICC has developed this data to aid jurisdictions in determining permit fees. It is important to note that while this BVD table does determine an estimated value of a building (i.e., Gross Area x Square Foot Construction Cost), this data is only intended to assist jurisdictions in determining their permit fees. This data table is not intended to be used as an estimating guide because the data only reflects average costs and is not representative of specific construction.

This degree of precision is sufficient for the intended purpose, which is to help establish permit fees so as to fund code compliance activities. This BVD table provides jurisdictions with a simplified way to determine the estimated value of a building that does not rely on the permit applicant to determine the cost of construction. Therefore, the bidding process for a particular job and other associated factors do not affect the value of a building for determining the permit fee. Whether a specific project is bid at a cost above or below the computed value of construction does not affect the permit fee because the cost of related code enforcement activities is not directly affected by the bid process and results.

Building Valuation

The following building valuation data represents average valuations for most buildings. In conjunction with IBC Section 109.3, this data is offered as an aid for the building official to determine if the permit valuation is underestimated. Again it should be noted that, when using this data, these are “average” costs based on typical construction methods for each occupancy group and type of construction. The average costs

include foundation work, structural and nonstructural building components, electrical, plumbing, mechanical and interior finish material. The data is a national average and does not take into account any regional cost differences. As such, the use of Regional Cost Modifiers is subject to the authority having jurisdiction.

Permit Fee Multiplier

Determine the Permit Fee Multiplier:

1. Based on historical records, determine the total annual construction value which has occurred within the jurisdiction for the past year.
2. Determine the percentage (%) of the building department budget expected to be provided by building permit revenue.
- 3.

$$\text{Permit Fee Multiplier} = \frac{\text{Bldg. Dept. Budget} \times (\%)}{\text{Total Annual Construction Value}}$$

Example

The building department operates on a \$300,000 budget, and it expects to cover 75 percent of that from building permit fees. The total annual construction value which occurred within the jurisdiction in the previous year is \$30,000,000.

$$\text{Permit Fee Multiplier} = \frac{\$300,000 \times 75\%}{\$30,000,000} = 0.0075$$

Permit Fee

The permit fee is determined using the building gross area, the Square Foot Construction Cost and the Permit Fee Multiplier.

$$\text{Permit Fee} = \text{Gross Area} \times \text{Square Foot Construction Cost} \times \text{Permit Fee Multiplier}$$

Example

Type of Construction: IIB

Area: 1st story = 8,000 sq. ft.

2nd story = 8,000 sq. ft.

Height: 2 stories

Permit Fee Multiplier = 0.0075

Use Group: B

1. Gross area:
Business = 2 stories x 8,000 sq. ft. = 16,000 sq. ft.
2. Square Foot Construction Cost:
B/IIB = \$236.05/sq. ft.
3. Permit Fee:
Business = 16,000 sq. ft. x \$236.05/sq. ft x 0.0075 = \$28,326

Important Points

- The BVD is not intended to apply to alterations or repairs to existing buildings. Because the scope of alterations or repairs to an existing building varies so greatly, the Square Foot Construction Costs table does not reflect accurate values for that purpose. However, the Square Foot Construction Costs table can be used to determine the cost of an addition that is basically a stand-alone building which happens to be attached to an existing building. In the case of such additions, the only alterations to the existing building would involve the attachment of the addition to the existing building and the openings between the addition and the existing building.
- For purposes of establishing the Permit Fee Multiplier, the estimated total annual construction value for a given time period (1 year) is the sum of each building's value (Gross Area x Square Foot Construction Cost) for that time period (e.g., 1 year).
- The Square Foot Construction Cost does not include the price of the land on which the building is built. The Square Foot Construction Cost takes into account everything from foundation work to the roof structure and coverings but does not include the price of the land. The cost of the land does not affect the cost of related code enforcement activities and is not included in the Square Foot Construction Cost.

Square Foot Construction Costs^{a, b, c}

Group (2021 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	341.86	330.34	322.57	310.34	291.96	282.93	300.86	270.73	262.11
A-1 Assembly, theaters, without stage	312.84	301.33	293.56	281.32	262.95	253.92	271.85	241.72	233.10
A-2 Assembly, nightclubs	275.09	266.93	259.34	250.54	234.96	228.26	241.54	213.57	206.65
A-2 Assembly, restaurants, bars, banquet halls	274.09	265.93	257.34	249.54	232.96	227.26	240.54	211.57	205.65
A-3 Assembly, churches	317.43	305.92	298.14	285.91	267.99	258.96	276.44	246.76	238.14
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A-4 Assembly, arenas	311.84	300.33	291.56	280.32	260.95	252.92	270.85	239.72	232.10
B Business	265.63	255.90	246.45	236.05	215.01	206.57	226.78	189.75	181.18
E Educational	282.69	273.02	265.84	254.38	237.44	225.45	245.61	207.53	201.06
F-1 Factory and industrial, moderate hazard	161.70	154.21	144.70	139.94	124.72	118.51	133.72	103.40	96.83
F-2 Factory and industrial, low hazard	160.70	153.21	144.70	138.94	124.72	117.51	132.72	103.40	95.83
H-1 High Hazard, explosives	150.85	143.36	134.84	129.08	115.17	107.96	122.87	93.86	N.P.
H234 High Hazard	150.85	143.36	134.84	129.08	115.17	107.96	122.87	93.86	86.28
H-5 HPM	265.63	255.90	246.45	236.05	215.01	206.57	226.78	189.75	181.18
I-1 Institutional, supervised environment	269.11	259.88	252.15	241.97	222.52	216.37	242.28	199.48	193.49
I-2 Institutional, hospitals	442.38	432.64	423.19	412.79	390.61	N.P.	403.53	365.36	N.P.
I-2 Institutional, nursing homes	307.72	297.98	288.54	278.13	258.63	N.P.	268.87	233.38	N.P.
I-3 Institutional, restrained	301.48	291.74	282.29	271.89	252.65	243.22	262.63	227.40	216.82
I-4 Institutional, day care facilities	269.11	259.88	252.15	241.97	222.52	216.37	242.28	199.48	193.49
M Mercantile	205.22	197.06	188.47	180.67	164.83	159.13	171.67	143.44	137.53
R-1 Residential, hotels	271.95	262.72	254.98	244.80	225.03	218.88	245.11	201.99	196.00
R-2 Residential, multiple family	227.64	218.41	210.68	200.50	182.02	175.88	200.81	158.99	153.00
R-3 Residential, one- and two-family ^d	212.00	206.26	200.94	195.99	190.28	183.39	192.66	176.52	166.08
R-4 Residential, care/assisted living facilities	269.11	259.88	252.15	241.97	222.52	216.37	242.28	199.48	193.49
S-1 Storage, moderate hazard	149.85	142.36	132.84	128.08	113.17	106.96	121.87	91.86	85.28
S-2 Storage, low hazard	148.85	141.36	132.84	127.08	113.17	105.96	120.87	91.86	84.28
U Utility, miscellaneous	115.48	108.95	102.64	98.13	88.49	81.89	93.86	69.76	66.48

- Private Garages use Utility, miscellaneous
- For shell only buildings deduct 20 percent
- N.P. = not permitted
- Unfinished basements (Group R-3) = \$31.50 per sq. ft.