



February 3, 2020

Ames Mayor and City Council  
515 Clark Avenue  
Ames, IA 50010

Re: Building Permit for New Ames High School

Dear Mayor Haila and Members of the Ames City Council,

The School District requests permission to pay for the building permit for the New High School Construction in two payments.

The new High School has a valuation amount equal to \$100,938,598, and the building permit fee for the School calculates to \$388,164.51.

Due to the request for a variance to the building permit fee, the School District requests permission to pay 25% of the cost now, or \$97,041.13, and the remaining amount when the City Council makes a decision on the request for a variance to the permit fee.

We thank you for considering this request and look forward to working with the City and for the successful completion of the New High School.

Respectfully Submitted,

A handwritten signature in blue ink that reads 'Gerry Peters'.

Gerry Peters,  
Director of Facilities Planning and Management

cc Ms. Jenny Risner, Superintendent, Ames Community School District



February 3, 2020

Ames Mayor and City Council  
515 Clark Avenue  
Ames, IA 50010

Re: Building Permit for New Ames High School

Dear Mayor Haila and Members of the Ames City Council,

The School District requests a one-time variance for the building permit fee for the New High School Construction.

Work on the 3-plus year project at the New Ames High School began June 3, 2019 with site preparation, geothermal well field, site utilities and building excavation. The School District applied for and was issued a permit for foundation construction that is currently underway. Building construction precast and steel erection is scheduled to begin early this year. We anticipate substantial completion in April 2022 with the new building opened for classes in August of 2022. The existing building will be demolished and practice fields and the staff parking lot will be completed in the demolished building space with final project completion in mid-2023.

On the City of Ames Inspection Division website: “Employees in the Inspection Division administer and enforce State of Iowa and City of Ames public safety codes regulating building construction, maintenance, and use by issuing permits and performing inspections of building, electrical, mechanical, and plumbing construction projects, rental dwellings, and others. The Division enforces the City of Ames dangerous building code, various property maintenance ordinances, and the sign ordinance. We believe that all buildings in our city should be safe for residents to live, work, and play.”

The building permit fee schedule is set up to recover costs for City staff to perform plan review and inspections of construction projects. The fee schedule is based on total valuation and lists several increments up to 1 million dollars. The permit fee increases by \$3,750 per million for projects greater than a \$1,000,000 valuation. The new High School has a valuation amount equal to \$100,938,598, and the building permit fee for the School calculates to \$388,165.

District Staff and the project Construction Manager met with the City’s Building Official and Inspector to consider an estimated potential cost for City staff time for plan review and inspectors for the project. For the potential Plan review fee, we estimate 4 inspectors for 3 weeks at 40 hours per week for a total of 480 hours. Based on the project specifications, construction schedule, and construction manager input, we estimate the number of inspections to include 300 concrete inspections, 150 mechanical/electrical inspections, and 50 other inspections (ie., Occupancy) for a



total of 500 inspections. Allowing an average of 4 hours of staff time for each inspection and corresponding report, the total hours for inspections calculates to 2,000 hours.

The rate of \$60 per hour is based on a reasonable, average inspector’s wages and benefits provided by the City Building Official. The rate of \$75 per hour is based on sub contracted inspection services. The purpose of including the cost/value of subcontracted inspection services is to illustrate “opportunity cost” if City staff is not able to complete inspection requests on a timely basis during the High School construction. Alternatively, additional staff could be hired for the short duration of this project, which could be non-sustainable when the project is complete.

The following table illustrates the range of potential cost for plan review and inspection services:

Task	\$60/Hour	\$75/Hour
Plan Review 480 Hours	\$28,800	\$36,000
Inspections 2,000 Hours	\$120,000	\$150,000
Total	\$148,800	\$186,000

Based on this analysis the School District requests a one-time variance for the building permit fee to include plan review and inspections in the amount of \$194,082 for the New High School construction project. This amount represents 50% of the calculated permit fee and allows for cost recovery by the City.

The School District desires to assure the City’s cost recovery, while directing the bond revenues to the construction of the new High School. The City and School District have several shared use agreements that split the cost between the two organizations and this request follows the even split model.

We thank you for considering this request and look forward to working with the City and for the successful completion of the New High School.

Respectfully Submitted,

Gerry Peters,  
Director of Facilities Planning and Management

cc Ms. Jenny Risner, Superintendent, Ames Community School District