



Central Weber Sewer Improvement District

May 8, 2013

Chris W. Thurgood
CWT Construction
P.O. Box 160247
Clearfield, UT 84016

Reference: Intermountain Dental Associates Building
Sanitary Sewer Impact Fee

Dear Chris:

I have reviewed the calculation of a sanitary sewer impact fee for the Intermountain Dental Associates Building located at 2700 N Highway 89 in Weber County. I have done some research of different types of dental offices as well as different locations across the country. Based on my findings I am enclosing a summary of various calculations.

Based on the plans that you have submitted the Central Weber Sewer Improvement District Sanitary Sewer Impact Fee (Impact Fee) could range from 25 to 8 ERU's (Equivalent Residential Units). Again, a summary of the various options and calculations is shown on the enclosed sheet. I have calculated an Impact Fee based on the following criteria.

1. A building is planned to be constructed as per your submitted drawing with a total of 22,851 square feet. Of that total 22,851 square feet 5,375 square feet will be completed now as a Dental Office. The remaining 17,476 square feet will be vacant for future tenant improvements.
2. For calculating the Impact Fee, the Dental Office space of 5,375 square feet will be calculated as Dental Office space and the remaining space of 17,476 square feet will be calculated as Office Space.
3. As the 17,476 square feet is occupied and tenant improvements are made the Impact Fee will be recalculated to see if any additional Impact Fee will be required. Credit will be given for the original Office Space Impact Fee paid now (at the time of building construction). For example, if additional Dental Offices are built there will be an additional Impact Fee to cover the difference between Office Space and Dental Office Space. This is the practice applied by the District for Buildings that are built without full occupancy.

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4. Dental Office Space Impact Fee will be calculation on Demand Water equipment being installed rather than the older Continuous Water dental equipment. This amounts to approximately 60% less water consumption.

Using the above criteria the Impact Fee for the new building would be \$18,664. This would be with the understanding that as additional Tenant Improvements are made in the currently unoccupied space there may be additional Impact Fees assessed as part of the Tenant Improvement process.

This Impact Fee will be paid to Weber County as part of the Building Permit Process. I would suggest that once the plans are finalized (primarily square footage) and we agree on the Impact Fee, I will submit to Weber County the Impact Fee cost to be added to the Building Permit.

Please let me know if you have any questions.

Sincerely,

CENTRAL WEBER SEWER IMPROVEMENT DISTRICT



Lance L. Wood, P. E.
General Manager

cc: Chad Meyerhoffer, Weber County

MACKLEY DENTAL / MEDICAL BUILDING

REVIEW OF ALTERNATE METHODS OF CALCULATING SANITARY SEWER IMPACT FEE

LOCATION	METHOD	DENTAL IMPACT FEE		OFFICE IMPACT FEE		TOTAL ERU'S	TOTAL IMPACT FEE
		UNIT OF MEASUREMENT	ERU's	SQUARE FOOTAGE	ERU's		
Central Weber	Traditional Continuous Flow	5,375	6	17,476	4	10	\$23,330
Central Weber	Total Dental Office Build Out Continuous Water	22,851	25	0	0	25	\$58,325
New Jersey	Dental Office 1 ERU plus 1/2 ERU per Dental Chair	16 Dental Chairs	9	17,476	4	13	\$30,329
Georgia	Continuous Water 250 GPD/Chair	16 Dental Chairs	9	17,476	4	13	\$30,329
	Demand Water 100 GPD/Chair	16 Dental Chairs	4	17,476	4	8	\$18,664
Novato California	Home Base = 1 ERU Dental = 1.3 X Home Base	Demand Water 1600 GPD	4	17,476	4	8	\$18,664