



December 16, 2010

Jeff Briltz, City Manager  
City of Lemoore  
119 Fox Street  
Lemoore, CA 93245

**Subject: Proposal to Update East Side Street Impact Fees**

Dear Mr. Briltz:

I am submitting this letter proposal for an update of the Streets and Thoroughfare impact fees for the East Side of the City.

**Scope of Work.** This proposal covers all work necessary to update the calculation of impact fees for street and thoroughfare improvements on the East Side of Lemoore to reflect changes in the Land Use and Circulation Elements of the Lemoore General Plan since the fees were calculated as part of the impact fee study prepared by Colgan Consulting in 2006-07.

**Work Plan.** The following tasks make up a tentative work plan, which is subject to refinement based on additional information gathered in the early stages of the study:

- Confer with staff to review available data and establish parameters for the impact fee analysis
- Compile updated land use data
- Compile updated information on improvement projects and costs
- Prepare impact fee analysis and fee calculations
- Draft a report to present the data, methodology, and analysis used in the impact fee calculations and to document the nexus between the impacts of development and the fees calculated. This proposal assumes the deliverable for from this study will be a freestanding report incorporating all data and documentation needed to support the updated impact fee calculations.
- Discuss the draft report with City staff and revise as needed
- Present the draft report to the Home Builders Association of Kings and Tulare Counties and other stakeholders
- Present a final draft report to the City Council

**Study Cost.** This proposal assumes that I will make two trips to Lemoore in the course of this study—one to present a draft report to the HBA and other stakeholders, and one to present the final draft to the City Council.

I estimate that the work involved in the study would require approximately 60 hours of my time. At an hourly rate of \$135.00, the same rate as in the previous study, that would amount to \$8,100.00, plus an estimated \$600.00 for travel expenses for two trips to Lemoore.

Based on those estimates and the foregoing assumptions, Colgan Consulting Corporation offers to complete the work outlined in this proposal for a total amount not to exceed \$8,700.00.

**Expiration of Proposal.** This proposal is effective for 90 days.

I appreciate the opportunity to submit this proposal, and I am prepared to start work whenever the City wishes to proceed. Please let me know if there is anything in this proposal that should be revised to meet your needs.

Sincerely,

Joseph Colgan, AICP  
President