

MEMO

TO: BOARD OF FINANCE and CITY COUNCIL

RE: BOE Building Committee request for waiver of building permit fee

DATE: 11/12/2021

The High School / Middle School Construction Project is moving along through the site development phase and design phase. It has been noted, locally and at the State level, that this is the largest municipal public school construction project in the State. Due to the size and scope of this project, the BoE is proposing to cover the cost of independent code review and independent structural reviews and to provide funding to cover additional staff time required for inspections and plan review.

The architectural team at S.L.A.M. has determined that the optimal location of the new building will encroach on the Elise Besse Park property. Accordingly, it will be necessary for our P&Z Board and the City Council to take appropriate action to document an equitable land swap (cy près doctrine) to protect the original intent of the gift of the Elise Besse Park property.

Further, to meet the demand for parking for students, staff and visitors, the BOE is proposing to use and control the existing parking lot that is constructed within the boundaries and currently serves the Elise Besse Park. The use and control of the parking lot will require an MOU between the BOE and the City. It will also require the relocation of the skate park that was constructed with funds from the Elise Besse Trust. (Of note: gifts/trusts established for use by municipalities fall under the purview of the office of the State's Attorney General.) The projected cost to relocate the skate park is approximately \$375,000.00

While there is a past practice of waiving building permit fees for school construction, there is no written policy. It is our recommendation that the Board of Finance and City Council adopt a policy and/or ordinance that will provide guidance for future requests regarding a waiver of fees for municipal projects.

The BOE, through its subcommittee chairmen Ed Arum and Mario Longobucco, has submitted a request for the waiver of a portion of the building permit fees (see attached).

Elinor C. Carbone

From: Longobucco, Mario <mario.longobucco@cbcnrt.com>
Sent: Thursday, November 11, 2021 4:01 PM
To: Elinor C. Carbone
Cc: Ed Arum
Subject: Permit fees new school project

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Good afternoon Mayor and congratulations on your re-election. As you know, the influx of out of staters to our town, the dramatic increase in the cost of raw materials, and past practices pertaining to building permits on city projects, are the prevailing reason for our request for a partial waiver of fees on the High School/Middle School project. Below please see a detailed explanation of the permitting numbers.

- The originally budgeted permit fees were **\$1,589,841**
- The presently budgeted permit fee is **\$365,000, with the balance of the original amount being waived.** (This is the number we agreed to in a meeting with Park and Recreation, the Building Department, etc. at your office)
- Additionally, the current budget contains **\$80,000** for town staff costs
- The current budget also contains **\$80,000** for independent code review
- Lastly, the current budget also contains **\$75,000** for independent structural reviews

We appreciate your and the Board of Finance co-operation in this matter. Applying the savings from the building permit to help build classrooms and infrastructure that directly benefit the students makes good common sense. Ed or I or both of us will attend the Board of Finance meeting on the 16th to answer any question that the members or you may have.

Please email or call with questions or concerns

Thank you

Mario Longobucco
Coldwell Banker Commercial NRT
Servicing CT from over 35 offices
7 Kenosia Avenue
Danbury, CT 06810
Cell: 860-307-5945
www.cbcnrtne.com

Mario.Longobucco@CBCNRT.com
www.CBCWorldwide.com
Follow us on Twitter: @cbcnrtCT

