

Gold Mountain Community Services District

PROPOSED: **System Development Charges for 2021**

The System Development Charge is a onetime charge to connect to the water and wastewater systems. These charges support the development of the District's future infrastructure.

On January 1 of each year the System Development Charges are adjusted relative to the cumulative changes in the Engineering News-Record Construction Cost Index for the previous 12 months.

Meter Size	Water SDC	Wastewater SDC	Total SDC
1 Inch (residential)	\$ 8,759.00	\$ 4,422.00	\$ 13,181.00
1.5 Inch	\$ 17,521.00	\$ 8,853.00	\$ 26,374.00
2 Inch	\$ 28,034.00	\$ 14,168.00	\$ 42,202.00
3 Inch	\$ 52,572.00	\$ 26,570.00	\$ 79,142.00
4 Inch	\$ 87,624.00	\$ 44,285.00	\$ 131,909.00
6 Inch	\$ 175,255.00	\$ 88,575.00	\$ 263,830.00

Before the District will issue a "Will Serve" letter and allow connection by any Gold Mountain property owner, the customer requesting service must meet the following three conditions:

1. They must be standby customers in good standing and current in all standby charges.
2. They must have Final Design and Review Committee Plan approval.
3. They must pay the appropriate System Development Charges based on their meter size.

2021 - GM CSD System Development Charge Revision per ENR-Construction Cost Index

Effective 1/8/2010	Per Resolution 2009-10-06		
Meter Size	Water SDC	Wastewater SDC	Total SDC
1 Inch (residential)	\$6,450	\$3,260	\$9,710
1.5 Inch	\$12,900	\$6,520	\$19,420
2 Inch	\$20,640	\$10,432	\$31,072
3 Inch	\$38,700	\$19,560	\$58,260
4 Inch	\$64,500	\$32,600	\$97,100
6 Inch	\$129,000	\$65,200	\$194,200

Effective 1/1/2011	12 month ENR - CCI	3.6%	
Meter Size	Water SDC	Wastewater SDC	Total SDC
1 Inch (residential)	\$6,682	\$3,377	\$10,059
1.5 Inch	\$13,364	\$6,755	\$20,119
2 Inch	\$21,383	\$10,807	\$32,190
3 Inch	\$40,093	\$20,264	\$60,357
4 Inch	\$66,822	\$33,773	\$100,595
6 Inch	\$133,644	\$67,547	\$201,191

Effective 1/1/2012	12 month ENR - CCI	2.5%	
Meter Size	Water SDC	Wastewater SDC	Total SDC
1 Inch (residential)	\$6,849	\$3,461	\$10,310
1.5 Inch	\$13,698	\$6,923	\$20,621
2 Inch	\$21,917	\$11,077	\$32,994
3 Inch	\$41,095	\$20,770	\$61,865
4 Inch	\$68,492	\$34,617	\$103,109
6 Inch	\$136,985	\$69,235	\$206,220

Effective 1/1/2013	12 month ENR - CCI	2.6%	
Meter Size	Water SDC	Wastewater SDC	Total SDC
1 Inch (residential)	\$7,027	\$3,550	\$10,577
1.5 Inch	\$14,054	\$7,102	\$21,156
2 Inch	\$22,486	\$11,365	\$33,851
3 Inch	\$42,163	\$21,310	\$63,473
4 Inch	\$70,272	\$35,517	\$105,789
6 Inch	\$140,546	\$71,035	\$211,581

Effective 1/1/2014	12 month ENR - CCI	2.4%	
Meter Size	Water SDC	Wastewater SDC	Total SDC
1 Inch (residential)	\$7,195	\$3,635	\$10,830
1.5 Inch	\$14,391	\$7,272	\$21,663
2 Inch	\$23,025	\$11,637	\$34,662
3 Inch	\$43,174	\$21,821	\$64,995
4 Inch	\$71,958	\$36,369	\$108,327
6 Inch	\$143,919	\$72,739	\$216,658

Effective 1/1/2015	12 month ENR - CCI	3.2%	
Meter Size	Water SDC	Wastewater SDC	Total SDC
1 Inch (residential)	\$7,425	\$3,751	\$11,176
1.5 Inch	\$14,851	\$7,504	\$22,355
2 Inch	\$23,761	\$12,009	\$35,770
3 Inch	\$44,555	\$22,519	\$67,074
4 Inch	\$74,260	\$37,532	\$111,792
6 Inch	\$148,524	\$75,066	\$223,590

Effective 1/1/2016		12 month ENR - CCI		1.6%	
Meter Size		Water SDC		Wastewater SDC	Total SDC
1 Inch (residential)	\$	7,543.00	\$	3,811.00	\$ 11,354.00
1.5 Inch	\$	15,088.00	\$	7,624.00	\$ 22,712.00
2 Inch	\$	24,141.00	\$	12,201.00	\$ 36,342.00
3 Inch	\$	45,267.00	\$	22,879.00	\$ 68,146.00
4 Inch	\$	75,448.00	\$	38,132.00	\$ 113,580.00
6 Inch	\$	150,900.00	\$	76,267.00	\$ 227,167.00

Effective 1/1/2017		12 month ENR - CCI		3.9%	
Meter Size		Water SDC		Wastewater SDC	Total SDC
1 Inch (residential)	\$	7,837.00	\$	3,959.00	\$ 11,796.00
1.5 Inch	\$	15,676.00	\$	7,921.00	\$ 23,597.00
2 Inch	\$	25,082.00	\$	12,676.00	\$ 37,758.00
3 Inch	\$	47,032.00	\$	23,771.00	\$ 70,803.00
4 Inch	\$	78,390.00	\$	39,619.00	\$ 118,009.00
6 Inch	\$	156,785.00	\$	79,241.00	\$ 236,026.00

Effective 1/1/2018		12 month ENR - CCI		3.3%	
Meter Size		Water SDC		Wastewater SDC	Total SDC
1 Inch (residential)	\$	8,095.00	\$	4,089.00	\$ 12,184.00
1.5 Inch	\$	16,193.00	\$	8,182.00	\$ 24,375.00
2 Inch	\$	25,909.00	\$	13,094.00	\$ 39,003.00
3 Inch	\$	48,584.00	\$	24,555.00	\$ 73,139.00
4 Inch	\$	80,976.00	\$	40,926.00	\$ 121,902.00
6 Inch	\$	161,958.00	\$	81,855.00	\$ 243,813.00

Effective 1/1/2019		12 month ENR - CCI		3.3%		NO INCREASE
Meter Size		Water SDC		Wastewater SDC		Total SDC
1 Inch (residential)	\$	8,362.00	\$	4,223.00	\$	12,585.00
1.5 Inch	\$	16,727.00	\$	8,452.00	\$	25,179.00
2 Inch	\$	26,763.00	\$	13,526.00	\$	40,289.00
3 Inch	\$	50,187.00	\$	25,365.00	\$	75,552.00
4 Inch	\$	83,648.00	\$	42,276.00	\$	125,924.00
6 Inch	\$	167,302.00	\$	84,556.00	\$	251,858.00

Effective 1/1/2020		12 month ENR - CCI		2.6%	
Meter Size		Water SDC		Wastewater SDC	Total SDC
1 Inch (residential)	\$	8,579.00	\$	4,332.00	\$ 12,911.00
1.5 Inch	\$	17,161.00	\$	8,671.00	\$ 25,832.00
2 Inch	\$	27,458.00	\$	13,877.00	\$ 41,335.00
3 Inch	\$	51,491.00	\$	26,024.00	\$ 77,515.00
4 Inch	\$	85,822.00	\$	43,375.00	\$ 129,197.00
6 Inch	\$	171,651.00	\$	86,754.00	\$ 258,405.00

Effective 1/1/2021		12 month ENR - CCI		2.1%		PROPOSED
Meter Size		Water SDC		Wastewater SDC		Total SDC
1 Inch (residential)	\$	8,759.00	\$	4,422.00	\$	13,181.00
1.5 Inch	\$	17,521.00	\$	8,853.00	\$	26,374.00
2 Inch	\$	28,034.00	\$	14,168.00	\$	42,202.00
3 Inch	\$	52,572.00	\$	26,570.00	\$	79,142.00
4 Inch	\$	87,624.00	\$	44,285.00	\$	131,909.00
6 Inch	\$	175,255.00	\$	88,575.00	\$	263,830.00

CONSTRUCTION ECONOMICS

ENR's 20-city average cost indexes, wages and material prices. Historical data and details for ENR's 20 cities can be found at ENR.com/economics

Construction Cost Index

ANNUAL INFLATION RATE

+2.1%

JAN. 2021

1913=100	INDEX VALUE	MONTH	YEAR
CONSTRUCTION COST	11627.94	0.0%	+2.1%
COMMON LABOR	24037.06	0.0%	+0.2%
WAGE \$/HR.	46.20	0.0%	+0.2%

The Construction Cost Index's annual escalation was up 2.1%, while the monthly component stayed flat.

Building Cost Index

ANNUAL INFLATION RATE

+4.0%

JAN. 2021

1913=100	INDEX VALUE	MONTH	YEAR
BUILDING COST	6459.83	+0.2%	+4.0%
SKILLED LABOR	10775.90	+0.3%	+1.5%
WAGE \$/HR.	59.59	+0.3%	+1.5%

The Building Cost Index was up 4% on an annual basis, while the monthly component increased 0.2%.

Materials Cost Index

MONTHLY INFLATION RATE

+0.1%

JAN. 2021

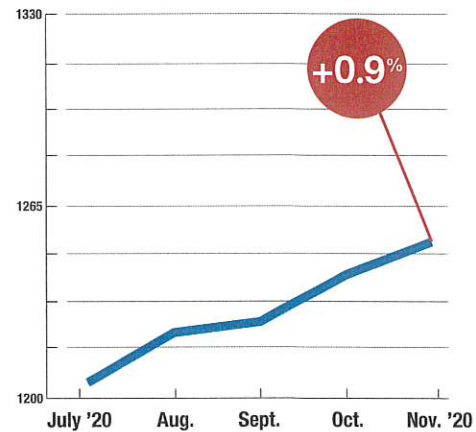
1913=100	INDEX VALUE	MONTH	YEAR
MATERIALS COST	3794.68	+0.1%	+7.8%
CEMENT \$/TON	146.82	-0.7%	+3.4%
STEEL \$/CWT	56.30	+0.8%	+1.6%
LUMBER \$/MBF	748.19	-0.9%	+24.3%

The MCI rose 0.1% on a monthly basis, while the annual rate was up 7.8%.

The dollar value of total construction put-in-place showed a seasonally adjusted monthly escalation rate of 0.9% in November, according to the U.S. Dept. of Commerce's seasonally adjusted data. On a yearly basis, total construction was 3.8% higher than in November 2019. Yearly private sector construction rose 4.1% while public work was up 3.1%. Non-residential construction in the private market declined 9.5% over the past year, while public non-residential work rose 2.6%.

TOTAL CONSTRUCTION

Seasonally adjusted rate in (\$ billions)



PERCENT CHANGE JULY '20 VS. JULY '20.

SOURCE: DEPT. OF COMMERCE

Total Construction | 1,314.10 2020 NOV | **1,258.79** 2019 NOV | **-4.2** % CHG. MONTH | **+4.4** % CHG. YEAR

CONSTRUCTION VALUE YEAR-TO-DATE, \$ BIL.	2020 NOV	2019 NOV	% CHG. MONTH	% CHG. YEAR
TOTAL PRIVATE	989.34	948.48	-1.7	+4.3
RESIDENTIAL BUILDINGS	554.79	503.34	-0.2	+10.2
LODGING	25.34	29.41	-11.6	-13.8
OFFICE	64.59	68.25	-3.6	-5.4
COMMERCIAL	73.53	70.25	-6.7	+4.7
HEALTH CARE	35.14	33.04	-5.2	+6.3
EDUCATIONAL	16.00	19.63	-5.0	-18.5
RELIGIOUS	2.89	3.29	-6.3	-12.3
AMUSEMENT AND RECREATION	11.74	13.94	-3.6	-15.8
TRANSPORTATION	14.11	15.72	-2.6	-10.2
COMMUNICATION	20.45	19.99	+0.9	+2.3
POWER	103.22	96.92	-0.8	+6.5
MANUFACTURING	66.28	73.03	-3.9	-9.2

CONSTRUCTION VALUE YEAR-TO-DATE, \$ BIL.	2020 NOV	2019 NOV	% CHG. MONTH	% CHG. YEAR
TOTAL PUBLIC	324.76	310.31	-11.8	+4.7
RESIDENTIAL BUILDINGS	7.83	5.91	-5.7	+32.6
OFFICE	10.32	10.03	-3.9	+2.9
COMMERCIAL	3.58	3.69	-7.6	-3.1
HEALTH CARE	8.64	8.53	-5.1	+1.2
EDUCATIONAL	80.51	78.15	-8.6	+3.0
PUBLIC SAFETY	13.67	9.35	-6.6	+46.3
AMUSEMENT AND RECREATION	13.22	12.50	-10.8	+5.7
TRANSPORTATION	38.07	36.82	-5.8	+3.4
POWER	6.30	6.13	-6.9	+2.7
HIGHWAY AND STREET	92.81	91.73	-20.4	+1.2
SEWAGE AND WATER DISPOSAL	24.15	23.48	-10.6	+2.9
WATER SUPPLY	16.62	14.24	-11.0	+16.7
CONSERVATION AND DEVELOPMENT	7.67	8.29	-2.7	-7.5

SOURCE: DEPT. OF COMMERCE. NON-SEASONALLY ADJUSTED CONSTRUCTION PUT-IN-PLACE. DETAILS MAY NOT ADD UP TO TOTAL SINCE ALL TYPES OF CONSTRUCTION ARE NOT SHOWN SEPARATELY.