



## CITY OF SIGNAL HILL

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2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

March 25, 2020

### **MEMORANDUM**

**TO: COLLEEN T. DOAN  
COMMUNITY DEVELOPMENT DIRECTOR**

**KELLI TUNNICLIFF  
PUBLIC WORKS DIRECTOR**

**FROM: PHYLLIS THORNE  
ADMINISTRATIVE ASSISTANT**

**SUBJECT: 2020 ANNUAL ADJUSTMENT OF IMPACT FEES AND THRESHOLD  
VALUATION FOR PUBLIC WORKS IMPROVEMENTS**

In accordance with Sections 21.40.020, 21.44.020, 21.48.070, and 12.04.025A of the Signal Hill Municipal Code, the park and recreation impact fees, the water system impact fees, the traffic impact fees, and the threshold valuation for public works improvements shall be adjusted annually according to specific indexes.

Effective April 1, 2020, the 2020 impact fees and threshold valuation will be applied to all new and existing development projects that are subject to such fees (see attached memos).



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March 25, 2020

### MEMORANDUM

**TO: COLLEEN T. DOAN  
COMMUNITY DEVELOPMENT DIRECTOR**

**ALY MANCINI  
COMMUNITY SERVICES DIRECTOR**

**FROM: PHYLLIS THORNE  
ADMINISTRATIVE ASSISTANT**

**SUBJECT: PARK AND RECREATION IMPACT FEE ADJUSTMENT**

In accordance with Section 21.40.020 of the Signal Hill Municipal Code, the Park and Recreation Impact Fee shall be adjusted each January by the amount of change in the Consumer Price Index (CPI) for the preceding 12-month period. The change shall pertain to the Los Angeles-Long Beach-Anaheim Metropolitan Area.

During the 12-month period from January 2019 to January 2020, the CPI has increased 3.1 percent. Sections 21.40.020 and 21.40.030 will be adjusted accordingly, and become effective on April 1, 2019 as shown below.

	<u>Previous Fee</u>	<u>New Fee</u>
<b>21.40.020 FEE FOR CHARGEABLE SPACE</b>		
Commercial/Industrial	\$0.67/sq. ft.	\$0.69/sq. ft.
<b>21.40.030 FEE FOR RESIDENTIAL UNITS</b>		
Single-Family Dwelling -Unit	\$21,062/unit	\$21,715/unit
Multi-Family Dwelling -Unit	\$14,527/unit	\$14,977/unit



Area	Pricing Schedule <sup>(1)</sup>	Percent change to Feb. 2020 from:			Percent change to Jan. 2020 from:		
		Feb. 2019	Dec. 2019	Jan. 2020	Jan. 2019	Nov. 2019	Dec. 2019
Dallas-Fort Worth-Arlington, TX	1				2.1	0.1	
Denver-Aurora-Lakewood, CO	1				3.8	-0.1	
Minneapolis-St.Paul-Bloomington, MN-WI	1				3.0	0.6	
Riverside-San Bernardino-Ontario, CA <sup>(4)</sup>	1				3.0	0.5	
San Diego-Carlsbad, CA	1				2.3	0.3	
Tampa-St. Petersburg-Clearwater, FL <sup>(8)</sup>	1				3.8	0.7	
Urban Hawaii	1				1.7	0.5	
Washington-Arlington-Alexandria, DC-VA-MD-WV <sup>(6)</sup>	1				1.6	0.5	

#### Footnotes

(1) Foods, fuels, and several other items are priced every month in all areas. Most other goods and services are priced as indicated: M - Every month. 1 - January, March, May, July, September, and November. 2 - February, April, June, August, October, and December.

(2) Regions defined as the four Census regions.

(3) Indexes on a December 1996=100 base.

(4) Indexes on a December 2017=100 base.

(5) Indexes on a December 1986=100 base.

(6) 1998 - 2017 indexes based on substantially smaller sample.

(7) Indexes on a December 2001=100 base.

(8) Indexes on a 1987=100 base.

NOTE: Local area indexes are byproducts of the national CPI program. Each local index has a smaller sample size than the national index and is, therefore, subject to substantially more sampling and other measurement error. As a result, local area indexes show greater volatility than the national index, although their long-term trends are similar. Therefore, the Bureau of Labor Statistics strongly urges users to consider adopting the national average CPI for use in their escalator clauses.

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### U.S. BUREAU OF LABOR STATISTICS

Division of Consumer Prices and Price Indexes

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March 25, 2020

### **MEMORANDUM**

**TO: COLLEEN T. DOAN  
COMMUNITY DEVELOPMENT DIRECTOR**

**KELLI TUNNICLIFF  
PUBLIC WORKS DIRECTOR**

**FROM: PHYLLIS THORNE  
ADMINISTRATIVE ASSISTANT**

**SUBJECT: THRESHOLD VALUATION FOR PUBLIC WORKS IMPROVEMENTS**

Pursuant to Section 12.04.025A. of the Signal Hill Municipal Code, the following is the calculated change in the threshold valuation for public works improvements. This year an increase of 2.1% is based on the Building Cost Index as published in the January 13, 2020 Engineering News-Record Issue. Therefore, effective April 1, 2020, the City's 2020 threshold valuation will be **\$75,661**.



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**TO: COLLEEN T. DOAN  
COMMUNITY DEVELOPMENT DIRECTOR**

**KELLI TUNNICLIFF  
PUBLIC WORKS DIRECTOR**

**FROM: PHYLLIS THORNE  
ADMINISTRATIVE ASSISANT**

**SUBJECT: WATER AND TRAFFIC IMPACT FEE ANNUAL ADJUSTMENT**

In accordance with Signal Hill Municipal Title 21, Water and Traffic Impact Fees are to be adjusted by any annual increase in the Construction Cost Index for the Los Angeles or surrounding areas, as published in the Engineering News Record.

During the 12-month period ending January 2020, the Engineering News Record Construction Cost Index for Los Angeles increased 2.6 percent (data attached). The increase will cause an adjustment in the Impact Fees as follows:

### **WATER IMPACT FEES**

Residential	<b><u>2019</u></b>	<b><u>2.6% inc.</u></b>	<b><u>2020</u></b>
5/8 - 3/4"	12,519		12,844
1"	20,999		21,545
1 1/2"	41,596		42,677
2"	66,859		68,597
3"	133,467		136,937
4"	208,782		214,210
6"	417,160		428,006
8"	667,537		684,893
Commercial	3.73/sq. ft		3.83/sq. ft.

## TRAFFIC IMPACT FEES

	<b>2019</b>	<b>2.6% inc.</b>	<b>2020</b>
Commercial			
High intensity uses:	6.27/sq. ft.		6.43/sq. ft.
Office uses	1.23/sq. ft.		1.26/sq. ft.
All other uses	3.13/sq. ft.		3.21/sq. ft.
Industrial	0.75/sq. ft.		0.77/sq. ft.
Residential	529.42/unit		543.18/unit

# 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](http://ENR.com/economics)

## Construction Cost Index

**+2.6%**  
JAN. 2020

ANNUAL INFLATION RATE

1913=100	INDEX VALUE	MONTH	YEAR
<b>CONSTRUCTION COST</b>	11496.31	+1.0%	+2.6%
COMMON LABOR	24299.97	+1.0%	+3.3%
WAGE \$/HR.	46.70	+1.6%	+3.3%

The Construction Cost Index's annual escalation is 2.6%, while the monthly component rose 1%.

## Building Cost Index

**+1.7%**  
JAN. 2020

ANNUAL INFLATION RATE

1913=100	INDEX VALUE	MONTH	YEAR
<b>BUILDING COST</b>	6213.68	+0.2%	+1.7%
SKILLED LABOR	10626.24	0.0%	+1.9%
WAGE \$/HR.	58.69	0.0%	+1.9%

The Building Cost Index is up 1.7%, while the monthly component rose 0.2%.

## Material Cost Index

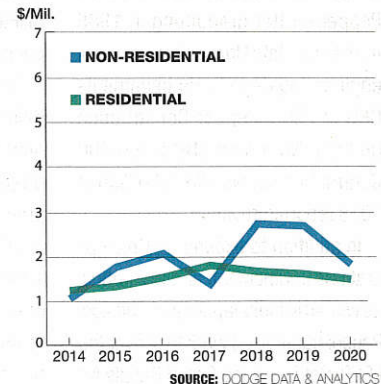
**+0.5%**  
JAN. 2020

ANNUAL INFLATION RATE

1913=100	INDEX VALUE	MONTH	YEAR
<b>MATERIALS COST</b>	3518.73	+0.5%	+3.8%
CEMENT \$/TON	142.01	+0.2%	+23.9%
STEEL \$/CWT	55.43	+0.7%	+2.9%
LUMBER \$/MBF	601.75	+0.1%	-4.9%

The MCI rose 0.5%, while the annual escalation rate is 3.8%.

Construction starts in the Cincinnati metro area are expected to drop 23.3% in 2020, to \$3.2 billion, according to Dodge Data & Analytics. The non-residential market is the main catalyst for the drop, with an anticipated fall of 32.6%, Dodge says. Residential work is expected to decline 7.7%. Warehouse and office construction will see the largest decrease, while healthcare and education work are expected to see a small increase.



## ENR's Cost Indexes by City

1913=100  
1967=100  
R=REVISED

	CONSTRUCTION COST		BUILDING COST		COMMON LABOR		SKILLED LABOR		MATERIALS	
	JAN '20: 1913	% CHG. YEAR	JAN '20: 1913	% CHG. YEAR	JAN '20: 1967	% CHG. YEAR	JAN '20: 1967	% CHG. YEAR	JAN '20: 1967	% CHG. YEAR
ATLANTA	6721.01	+0.9	4581.09	+2.4	825.83	0.0	710.67	+1.9	828.17	+2.8
BALTIMORE	8968.87	+1.2	5221.15	-5.7	1214.52	+7.2	865.76	+1.2	757.28	-13.8
BIRMINGHAM	7469.76	+0.7	4679.39	+1.6	978.68	0.0	818.40	+0.8	742.07	+2.5
BOSTON	14761.88	+0.3	7906.36	+4.2	1597.58	0.0	1465.61	+5.2	743.32	+1.7
CHICAGO	16893.91	+6.4	7961.80	+4.5	1690.57	+7.0	1420.34	+5.2	652.26	+2.6
CINCINNATI	10136.83	-0.1	5336.02	+1.4	1028.46	0.0	899.49	+2.8	721.78	-0.7
CLEVELAND	12436.26	-0.8	5896.25	-1.6	1094.27	0.0	923.51	+0.1	704.37	-4.5
DALLAS	5931.39	+0.4	4540.77	+0.5	742.23	0.0	738.08	0.0	722.35	+1.0
DENVER	7551.46	+0.6	5153.93	+5.3	818.18	0.0	854.73	+8.2	725.60	+2.2
DETROIT	12107.80	-0.5	6351.53	0.0	1068.28	0.0	1005.65	+1.4	667.63	-2.6
KANSAS CITY	11501.24	+0.7	6242.51	+1.8	1297.51	0.0	1229.58	0.7	681.24	+3.9
LOS ANGELES	12144.49	+1.1	6478.32	+2.1	1116.66	0.0	1063.02	0.0	752.84	+6.4
MINNEAPOLIS	13041.54	+0.5	6495.73	+1.0	1339.26	0.0	1226.97	0.0	703.53	+2.9
NEW ORLEANS	6317.94	+1.6	4273.22	-2.5	749.82	0.0	646.00	-9.3	771.59	+4.9
NEW YORK CITY	20362.80	+4.5	9487.56	+2.3	1626.07	+4.8	1423.70	+2.3	764.30	+2.3
PHILADELPHIA	13371.54	+0.3	7450.63	+4.1	1495.20	0.0	1335.29	+5.0	781.38	+2.0
PITTSBURGH	10837.88	+3.8	6070.38	+0.1	1120.44	+6.0	982.82	+2.6	649.68	-4.3
ST. LOUIS	12362.48	+0.6	6238.95	+1.7	1096.32	0.0	1007.27	+0.9	786.75	+3.2
SAN FRANCISCO	12806.17	+5.7	7512.33	+7.0	1046.50	+2.0	1091.49	0.0	888.15	+22.9
SEATTLE	12122.45	+0.9	6395.71	+0.7	1141.84	+0.7	1129.54	0.0	845.32	+2.1