

**B13. Downtown and South Tampa
Contribution in Aid of Construction**

PURPOSE

To provide a written Contribution in Aid of Construction (CIAC) Policy governing the physical and financial feasibility of financing the required water mains and prorata contribution requirement of present and future applications requesting water commitments or service to be served by the required water mains in the Downtown and South Tampa area.

AUTHORITY City of Tampa Ordinance No. 2006-106

DEFINITIONS

Downtown and South Tampa Area – The Downtown and South Tampa Area is bounded on the north by Dr. Martin Luther King Jr. Blvd. (street centerline) and I-275 (street centerline); on the east by 15th St. (street centerline), the west Ybor Channel shoreline, and the west Sparkman Channel shoreline; on the south by MacDill Air Force Base and the northern Hillsborough Bay shoreline; and on the west by Dale Mabry Highway (street centerline), and the eastern Old Tampa Bay shoreline (see Exhibit B13-1).

Equivalent Residential Unit – An Equivalent Residential Unit (ERU) for purposes of this Contribution in Aid of Construction area is defined as 300 gallons per day (gpd). This is consistent with other major Florida municipal water systems. Exhibit B13-2 defines the specific customer classes and the corresponding gpd water connection flow factors.

POLICY

Proposed new development and redevelopment activity in the Downtown and South Tampa Area will create additional water demands that necessitate improvements to water transmission and repump facilities to provide adequate pressure to the Downtown and South Tampa Area as defined in Exhibit B13-1.

Each new and existing customer requiring new water service or additional water demands shall pay a contribution in order to support the cost of infrastructure improvements. This charge will be in addition to Tampa Water Department's standard connection fees. Credit may be applied for an existing service on an ERU basis. The credit is given to an existing building based on the ERU of the building at the time of most recent water service from the Water Department. The customer will need to provide accurate existing ERU data in order to receive this credit.

Fire flow (unless provided through a domestic meter) shall not be assessed a Contribution in Aid of Construction cost under this policy. Contribution in Aid of Construction costs for land that will only be served with an irrigation meter shall be determined by the Tampa Water Department Engineering Division.


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The Contribution in Aid of Construction is established to be \$1,890 per ERU based upon an initial cost estimate as calculated in Exhibit B13-3.

This fee shall be adjusted annually based on the Engineering News Records Construction Cost Index in January. However, the adjusted CIAC fee shall not be lower than \$1,890 per ERU.

The adjusted CIAC fee shall be effective March 15th each year. All known stakeholders, as provided by the City's Construction Services Center, shall be notified in January of the pending CIAC fee adjustment.

This policy is effective March 15, 2008.

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01/06/06 Originated
Rev. 1 2/02/06
Rev. 2 5/04/06
Rev. 3 10/01/06

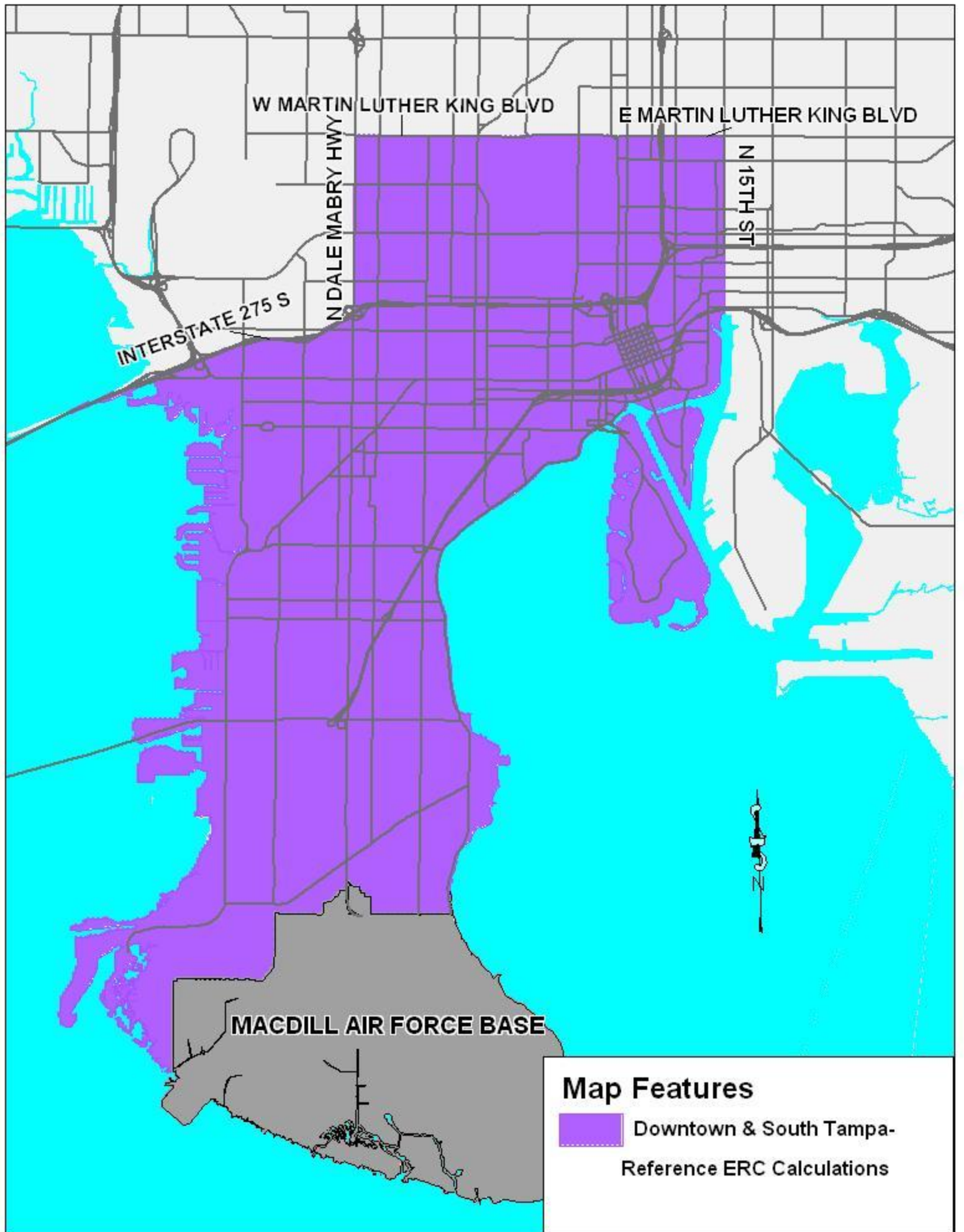


Exhibit B13-2

Single Family Residential	300
Multi-Family	
less than 1,600 SF per unit	150
1,600 SF per unit but less than 3,000 SF per unit	240
3,000 SF per unit and greater	300
Airports	
per passenger per day	4
add per employee	15
Barber and beauty shops per service chair	75
Bowling Alley per lane	50
Car Wash	
automated, per car	45
automated, with water recovery	8
self service, per car	12
self service, with water recovery	6
Country Clubs	
per resident, or	100
per member or patron	25
add per employee per 8 hr shift, or	15
per member (with showers)	30
add per employee per 8 hr shift (with showers)	25
apartment/multi-purpose clubhouse per restroom	250
Doctors and Dentist offices	
per practitioner	250
add per employee per 8 hr shift	15
Factories, exclusive of industrial wastes, per employee 8 hr shift	
no showers provided	15
showers provided	25
Flea market open 3 days or less days per week	
per non-food service vendor space	15
add per food service establishment using single service articles per 100 SF of floor space	50
per limited food service establishment	25
Flea market open more than 3 days per week	
per non-food service vendor space	30
add per food service establishment using single service articles per 100 SF of floor space	100
per limited food service establishment	50
Food service operations	
restaurant open 16 hrs or less per day, per seat	40
restaurant open more than 16 hrs per day, per seat	60
restaurant serving single service articles only and open 16 hrs a day or less, per seat	20
restaurant serving single service articles only and open more than 16 hrs a day, per seat	35
bar and cocktail lounge per seat	20
add per pool table or video game	20
drive-in restaurant, per car space	15
carry out only, including caterers	50
add per 100 SF of floor space	50
add per employee per 8 hr shift	15
institutions per meal	5
food outlets excluding deli, bakery, or meat department per 100 SF of floor space	10
add per deli per 100 SF of floor space	40
add for bakery per 100 SF of floor space	40
add for meat department per 100 SF of floor space	75
add per toilet	200

Exhibit B13-2

Hotels and motels	
regular per room	100
resort hotels, camps, cottages (per room)	200
add for self-service laundry, per machine	750
Laundromats, launderette, self-service laundry facilities, per machine	260
Trailer park for recreational vehicles	
per space (overnight) without water and wastewater	50
travel trailer (overnight) with water and sewer hookup, per trailer space	75
Office buildings	
(a) per employee per 8 hr shift, or	15
(b) per 100 SF of floor space, whichever is greater	15
Recreational / Sports facility	
per person	5
per person (with showers)	10
Service stations / convenience store per toilet	
open 16 hrs per day or less	250
open more than 16 hrs a day	325
Shopping centers without food or laundry per 100 SF of floor space	10
Stadiums, arenas, race tracks, ball parks per set	4
Stores per 100 SF of floor space	10
Swimming and bathing facilities, public, per person	10
Theaters and auditoriums, per seat	4
Veterinary clinic	
per practitioner	250
add per employee per 8 hr shift	15
add per kennel, stall or cage	20
Warehouses per employee per 8 hr shift	15
Warehouses / min-storage	
per bathroom	250
add for onsite manager apartment	140
Churches per seat	3
Hospitals per bed	215
Nursing, rest homes per bed	115
Parks, public picnic	
with toilets only per person	5
with bathhouses, showers and toilets per person	10
Public institutions other than schools and hospitals per person (not including kitchen waste flows)	100
Schools per student	
day type	10
add for showers	4
add for cafeteria	4
add for day school workers	15
boarding type	75
daycare	10
add per day care worker	15
Work or construction camps, semi-permanent, per worker	50

Exhibit B13-3

Development	ERC's
Interbay Developments	4,023
Downtown Redevelopments	6,247
Channelside Redevelopments	4,378
Identified Developments Sub Total ERC	14,648
Additional Developments	
Unidentified Developments Sub Total ERC	15,732
GRAND TOTAL ERC	30,380

Total Improvements Cost	\$55,000,000
Criteria (ERC)	30,380
Per Criteria	\$1,810
Identified Pay (Present)	\$26,518,887
Unidentified Pay (Future)	\$28,481,113
Percent Identified Vs. Total (Present)	48
Percent Unidentified Vs. Total (Future)	52

Total Improvements Cost	\$55,000,000
CIAC committed (ERC)	7339.46
CIAC fee assessed \$	\$ 11,473,293.00
Remaining ERC	23,041
Per ERC Cost \$	\$ 1,890