

Memorandum

City of Lawrence

Planning & Development Services

TO: Thomas M. Markus, City Manager
 FROM: Barry Walthall, Building Codes Manager
 CC: Scott McCullough, Planning and Development Services Director
 Kurt Schroeder, Asst. Director, Development Services
 Date: December 19, 2018
 RE: November 2018 Monthly Permit Reports

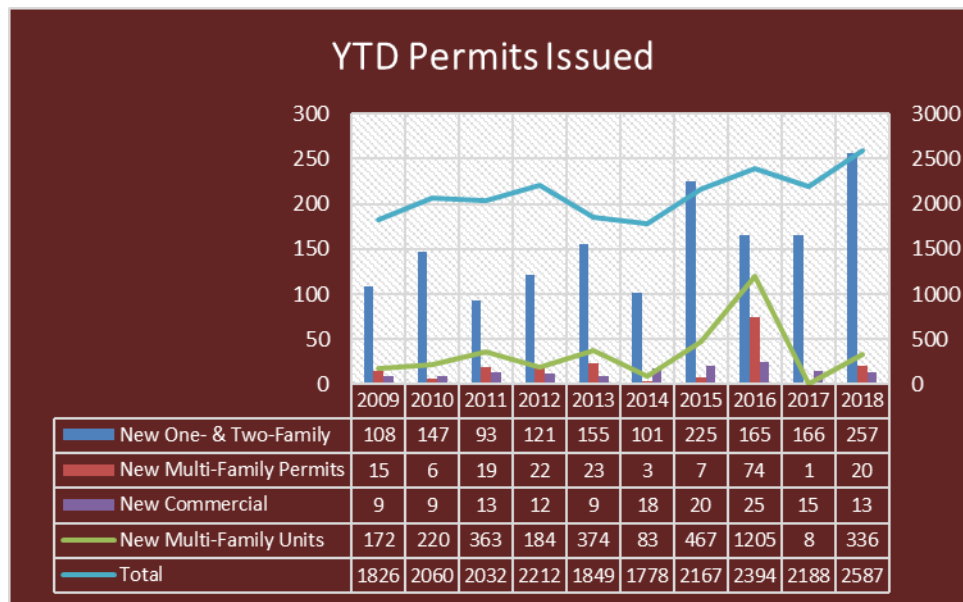
The Building Safety Division issued 220 building permits in November, with total construction for the month valued at \$88,561,711. Total permit fees assessed for the month were \$216,251, and total review fees assessed were \$20,187. Permits were issued for 56 new residential projects, including eight (8) single-family dwellings and 48 duplexes.

Comparison to the previous five (5) years for monthly and year-to-date statistics for number and valuation of new construction and city project building permits issued; total number and valuation for all building permits issued; and total building permit and plan review fees collected will be tracked throughout 2018 in the following table¹.

Permits Issued	2013	2014	2015	2016	2017	2018
New One- & Two-Family, November	20	13	15	13	12	56
New One- & Two-Family (YTD)	155	101	225	165	166	257
New Multi-Family, November	0	0	0	1	1	0
New Multi-Family (YTD)	23	3	7	74	1	20
New Multi-Family, # Units, November	0	0	0	14	8	0
New Multi-Family, # Units (YTD)	374	83	467	1205	8	336
New Commercial, November	0	0	1	3	3	1
New Commercial (YTD)	9	18	20	25	15	13
City Projects, November	4	17	29	24	17	17
City Projects (YTD)	31	132	297	311	268	275
Total, November	161	157	171	202	197	220
Total (YTD)	1,849	1,778	2,167	2,394	2,188	2,587
Valuation	2013	2014	2015	2016	2017	2018
New Residential, November	\$4,080,306	\$3,283,130	\$4,117,896	\$4,505,263	\$6,139,226	\$13,918,663
New Residential (YTD)	\$54,402,092	\$34,993,285	\$136,864,216	\$124,632,583	\$58,852,670	\$89,038,620
New Commercial, November	\$0	\$0	\$1,500,000	\$2,489,969	\$4,012,200	\$72,608,915
New Commercial (YTD)	\$49,927,401	\$25,220,632	\$35,104,368	\$33,911,748	\$37,328,616	\$98,540,387
City Projects, November	\$535,150	\$47,400	\$2,586,454	\$450,282	\$50,270	\$49,300
City Projects (YTD)	\$30,152,810	\$12,367,010	\$31,842,913	\$24,564,664	\$12,192,343	\$13,953,184
Total, November	\$6,757,219	\$5,602,393	\$9,436,297	\$11,749,958	\$15,091,382	\$88,561,711
Total (YTD)	\$162,822,878	\$91,013,969	\$215,955,140	\$210,568,200	\$160,443,000	\$260,584,268
Permit & Review Fees	2013	2014	2015	2016	2017	2018
Permit Fees, November	\$56,292	\$52,512	\$61,275	\$83,265	\$101,763	\$216,251
Permit Fees (YTD)	\$791,594	\$606,984	\$978,828	\$1,244,525	\$981,727	\$1,257,663
Review Fees, November	\$0	\$0	\$0	\$0	\$9,130	\$20,187
Review Fees (YTD)	\$0	\$0	\$0	\$0	\$67,249	\$104,620
Total Fees, November	\$56,292	\$52,512	\$61,275	\$83,265	\$110,893	\$236,438
Total Fees (YTD)	\$791,594	\$606,984	\$978,828	\$1,244,525	\$1,048,976	\$1,362,283

¹ Values in the table for valuation and fees are rounded to nearest dollar.

In addition to tracking the above statistics, the chart below tracks and compares the numbers of permits issued year-to-date over the last 10 years, for new one- and two-family dwellings, new multi-family dwellings, new commercial buildings, and the total number of permits issued.



Permits were issued for 17 City projects in November, all for inflow and infiltration program projects by the Municipal Services and Operations Department at various locations with valuation totaling \$49,300.

The largest projects for the month were for construction of a new medical office building for Lawrence Memorial Hospital Health West at 6265 Rock Chalk Drive, valued at \$72,608,915; and 47 duplexes for the Collegiate student housing project at 1601 W. 33rd Street, with valuation totaling \$10,929,562.

These statistics are of interest in tracking construction activity in the community, but only partially tell the story for staff workload and performance. Staff has established performance goals of completing "initial" reviews for residential permits within five (5) business days and for commercial permits within 15 business days of the application date. An initial review is a comprehensive first review of an application and plans for a building project, and may include review work performed by staff from Planning and Development Services, Fire and Medical, Utilities and Public Works Departments, as well as other relevant review agencies (depending on the nature and scope of the project). Initial and subsequent reviews and comments are tracked in the Innoprise permit tracking system from which reports may be extracted. Development Services staff is responsible for coordinating review work and disseminating review comments to applicants.

During the 2017 calendar year, staff achieved these goals for 94.3% of all residential permits with an average review time of 2.7 days; and 85.9% of all commercial permits with an average review time of 7.9 days. For comparison, the following table provides data from 2014 (the first full calendar year for which data is available) as well as 2018 year-to-date performance.

Year	Residential %	Residential Average (# of Days)	Commercial %	Commercial Average (# of Days)
2018 (YTD)	95.3%	2.6	80.6%	9.0
2017	94.3%	2.7	85.9%	7.9
2016	96.5%	2.3	91.6%	7.3
2015	94.7%	2.6	88.8%	7.9
2014	95.5%	2.5	96.0%	6.2

In November, staff completed 89 of 89 residential reviews within five (5) business days (100%), and 101 of 134 commercial reviews within 15 business days (75.3%). The following table tracks performance in meeting these objectives.

	Residential Permits				Commercial Permits			
	Total Number of Reviews	Number of Reviews Completed within 5 Business Days	Average Review Time (Days)	Percent of Reviews Completed within 5 Business Days	Total Number of Reviews	Number of Reviews Completed within 15 Business Days	Average Review Time (Days)	Percent of Reviews Completed within 15 Business Days
Jan	95	81	2.9	85.2%	69	69	4.5	100%
Feb	84	83	2.5	98.8%	61	61	4.4	100%
Mar	112	109	2.1	97.3%	135	132	5.4	97.7%
Apr	144	144	2.7	100%	180	156	7.5	86.6%
May	243	233	2.0	95.8%	209	156	8.4	74.6%
June	153	151	3.1	98.6%	193	168	9.0	87.0%
July	99	99	2.1	100%	153	91	14.1	59.5%
Aug	149	126	3.4	84.6%	171	101	14.0	59.1%
Sept	109	99	3.2	90.8%	141	125	7.9	88.6%
Oct	141	138	2.9	97.8%	132	110	8.6	83.3%
Nov	89	89	2.1	100%	134	101	9.0	75.3%
Dec								
YTD	1416	1350	2.6	95.3%	1573	1268	9.0	80.6%

Permit reports for November are attached.

Top Projects for 2018:

Rank	Construction Valuation	Project Description
1	\$72,608,915	Lawrence Memorial Hospital Health West, 6265 Rock Chalk Drive
2	\$31,842,929	The Collegiate at Lawrence multi-family development, 1601 W. 33 rd Street
3	\$12,921,829	Free State High School addition and alterations, 4700 Overland Drive
4	\$8,386,576	The Links at Lawrence Phase II, 5800 Rock Chalk Drive
5	\$6,500,000	VenturePark spec warehouse shell building, 2325 VenturePark Drive
6	\$5,900,000	Lawrence Humane Society, 1805 E 19 th Street
7	\$5,493,715	Fire Station #1 addition and renovations, 746 Kentucky Street
8	\$4,800,000	Plastikon Healthcare addition and renovations, 3780 Greenway Circle
9	\$3,763,430	Tommy Car Wash Systems, 3900 W. 6 th Street
10	\$3,614,241	Southwest Middle School renovations, 2511 Inverness Drive
11	\$2,500,000	Aldi demolition and reconstruction, 3025 Iowa Street
12	\$2,482,081	Lawrence Memorial Hospital, HVAC upgrades, 325 Maine Street
13	\$2,100,000	Hawker Apartments, 1011 Missouri Street
14	\$2,000,000	Old Chicago Restaurant, 545 Wakarusa Drive
15	\$1,900,000	Panda Pediatrics addition and renovations, 1803 W. 6 th Street
16	\$1,759,584	Santa Fe Station preservation project, 413 E 7 th Street
17	\$1,488,875	South Middle School renovations, 2734 Louisiana Street
18	\$1,370,362	Dillon's renovation, 1015 W 23 rd Street
19	\$1,200,000	LMH Cath Lab Imaging Suite renovation, 325 Maine Street
19	\$1,200,000	Single-family Dwelling, 104 Wilderness Way
21	\$1,044,000	Free State Dental, 4111 W 6 th Street
22	\$1,000,000	Single-family Dwelling, 125 N. Running Ridge Road