

System Development Charge
Estimate: PRSDCE202603497

7-1-25 to 6-30-26 Fee Schedule

Tech: **RMA/MB****Property Location:** 1177 SE 9TH STApplicant: Brian FratzkePhone: 0Email: brian@fratcommercial.com**Use****Current** Warehouse + Wet Industrial + Industrial**Proposed:** N/A**Size****Existing (Sq Ft):** 10,500**Proposed (Sq Ft.):** N/A**SDC Calculations****NOTE:** Credits are not transferable between categories

Water	\$	-	\$ (27,691.64)	Credit
Sewer	\$	-	\$ (59,600.09)	Credit
Transportation	\$	-	\$ (53,109.00)	Credit
Parks	\$	-	\$ -	
Total Credits:	\$	(140,400.73)		

See attached sheet(s) for summary of calculations

NOTE: The estimate or permit calculations are based upon the submitted information and records retained by the city. The final charges may be different than the estimate due to unforeseen circumstances that arise during the review and permitting process. The estimate is not a final decision of the City of Bend. Please work with Planning, Building and Engineering Divisions for their fees, processes and requirements.

COMMENTS:

This estimate is to outline credits only; no new uses have been proposed. This building consists of the following most recent permitted uses:

Suite 101: 2,100 SF of Warehouse per BP-05-5531

Suite 102: 2,100 SF of Warehouse per BP-16-5885

Suite 103/104: 3,150 SF of Wet Industrial (brewery) per BP-17-1932

Suite 105: 3,150 SF of Industrial per BP-06-8509

The Wet Industrial credits for suite 103/104 have been calculated based on a Sewer/Water Analysis done for Spider City Brewing under BP-17-2881SWA. Credits have been calculated based the analysis reporting a water flow rate of 1.38gpm (which calculates to 1,987gpd when multiplied by 1,440 minutes in a day) and a sewer flow rate of 1.11gpm (which calculates to 1,598gpd when multiplied by 1,440 minutes in a day). Please note that System Development Charges typically increase July 1st annually, and sometimes more frequently at City Council's discretion.

See subsequent pages for calculation breakdown

Summary of SDC Calculations

Water SDC Calculations						
	Unit Description	Base Fee	Units Assessed	Units Credited	Cost	Comments
Warehouse / Storage / Dist. Center	Per 1,000 SQ FT	\$ 809.00	0	4200	\$ (3,397.80)	Suites 101 & 102
Industrial Wet Industrial User - WATER	Est GPD water use	\$ 10.37	0	1987	\$ (20,605.19)	Suite 103/104
Industrial	Per 1,000 SQ FT	\$ 1,171.00	0	3150	\$ (3,688.65)	Suite 105
#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
Total:					\$ (27,691.64)	

Sewer SDC Calculations						
	Unit Description	Base Fee	Units Assessed	Units Credited	Cost	Comments
Warehouse / Storage / Dist. Center	Per 1,000 SQ FT	\$ 1,145.00	0	4200	\$ (4,809.00)	Suites 101 & 102
Industrial Wet Industrial User - SEWER	Est GPD sewer use	\$ 30.13	0	1598	\$ (48,147.74)	Suite 103/104
Industrial	Per 1,000 SQ FT	\$ 2,109.00	0	3150	\$ (6,643.35)	Suite 105
#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
Total:					\$ (59,600.09)	

Summary of SDC Calculations

Transportation SDC Calculations						
	Unit Description	Base Fee	Units Assessed	Units Credited	Cost	Comments
Warehouse / Storage / Dist. Center	Per 1,000 SQ FT	\$ 1,683.00	0	4200	\$ (7,068.60)	Suites 101 & 102
Industrial Wet Industrial User	Per 1,000 SQ FT	\$ 7,308.00	0	3150	\$ (23,020.20)	Suite 103/104
Industrial	Per 1,000 SQ FT	\$ 7,308.00	0	3150	\$ (23,020.20)	Suite 105
#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
Total:					\$ (53,109.00)	

Parks SDC Calculations						
	Unit Description	Total Credits:	Units Assessed	-140400.73	Cost	Comments
#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
Total:					\$ -	