

ALTERNATIVE APPROACHES TO ACHIEVING COMMUNITY OBJECTIVES THROUGH BUILDING DEPARTMENT SERVICES

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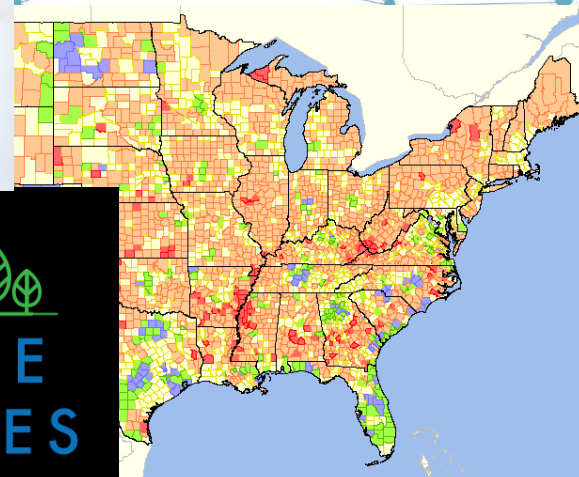
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What's Your Community Vision?



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Government Leaders Face Many Challenges



Silver Tsunami – The Coming Crisis



**50% of professionals
in building
departments will
retire in 5 years**

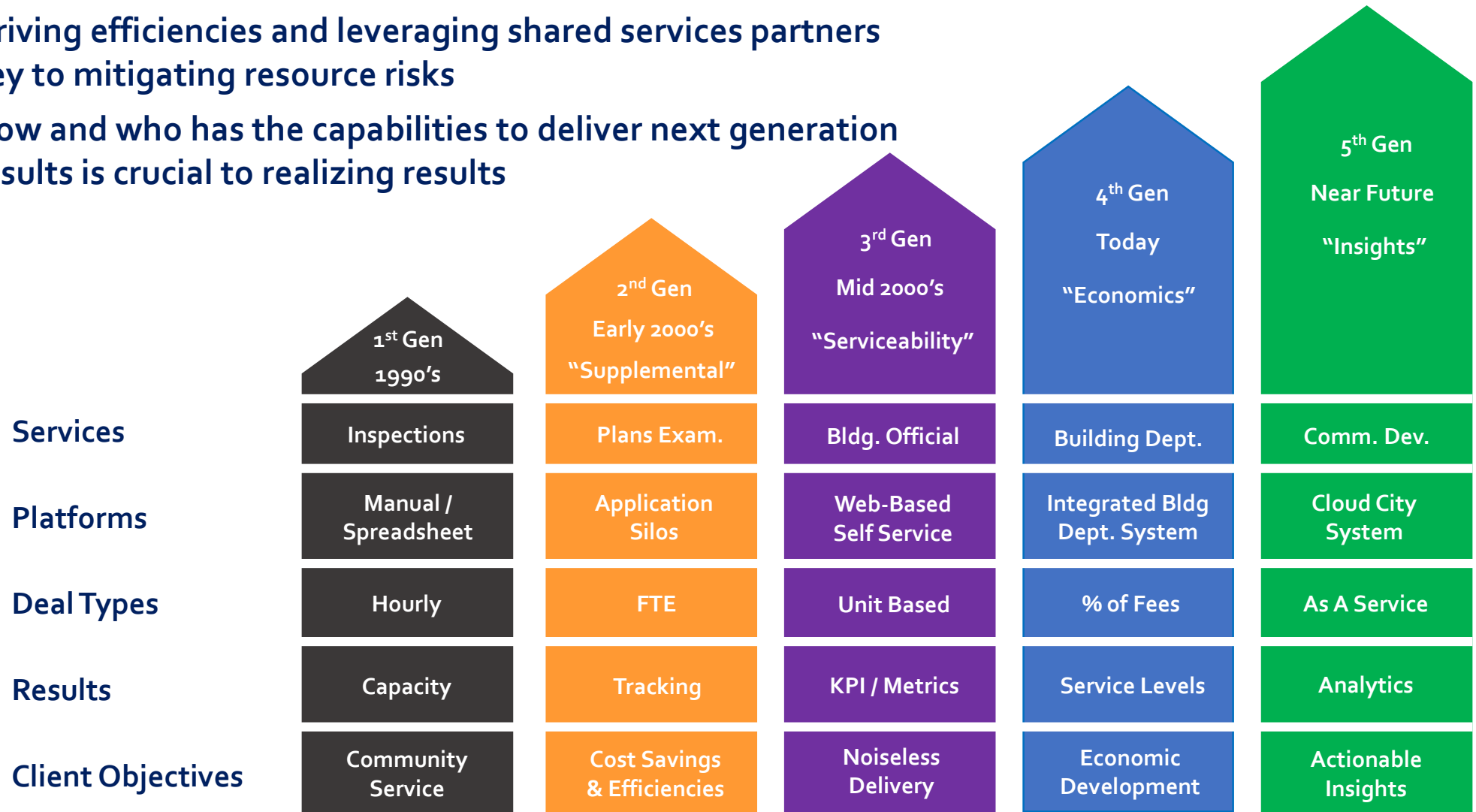
**Fact is there is no
real pipeline of
talent to back-fill**

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The Evolution to Next Generation

Driving efficiencies and leveraging shared services partners
key to mitigating resource risks

How and who has the capabilities to deliver next generation
results is crucial to realizing results



BUILDING DEPARTMENT MODELS

Better Service Quality

Accelerated Revenue Realization

Increased Constituent Satisfaction

More Economical Cost to Serve

Risk Mitigation

Alternative Approaches / Models

Model Type	Primary Agency Type	Key Objectives	Typical Services Sourced
Supplemental	Large Cities & Counties, All Agencies with Resource Issues	Capacity Services & Service Quality	Plan Review, Planning, Inspections, Front-Office
Private Provider	Developers & General Contractors	Accelerate Project Completion for Faster Revenue Realization	Expedited Permitting, Plan Review and Inspections
Full-Service Building Dept Svcs	Municipalities under 100K in population	Better Service Quality & Scalable Fee Structure	Building Official, Permit Technicians, Plan Reviews, Inspections, Bldg Dept System
Regional Shared Services	Small to medium size municipalities in local region	Economical Fees, Access to Resources, Service Quality	All Types of Building Dept Svcs, Planning, Engineering
Community Development Svcs	New and Fast-Growing Communities	Service Quality/Responsiveness, Accountability & Governance	Everything Under the Community Development Umbrella

Supplemental – Case Study

About

- Location: East coast city
- Population: 600,000+
- Household Median Income: \$82,000/year
- Largely commercial, with historical building presence

Challenges

- Demand for plan review increasing significantly
- Very long turnaround times, unhappy constituents
- Sourcing qualified resources
- Budget cap, cannot hire new resources

Solution

- Contracted SAFEbuilt for on-site and remote staff
- Plan review (all trades), front-office, zoning reviews
- Embed and integrate with current staff & procedures
- Utilize the city's systems with secure access



Results

- Reducing turnaround times and backlog
- Staying within budget while meeting increasing demand
- Access to specialized resources – e.g., green energy
- No disruption to current team or processes

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Private Provider – Case Study

About

- Location: Central Florida
- Population: 350,000
- Household Median Income: \$47,000/year
- 5th fastest growing Metro area in 2018

Challenges

- Demand for plan review and inspections increasing significantly
- Very long turnaround times, unhappy constituents
- Difficulty on finding qualified Plans Examiners and Inspectors
- Under pressure from developers threatening moving out

Solution

- Allow SAFEbuilt to be hired directly by developers
- Plan review, inspections and coordination done totally independent from the AHJ
- Visibility / Teamwork between AHJ / Developers / SAFEbuilt with kick off meetings, scheduling procedures, engineer oversight, on-site logbooks, auditing procedures, etc.
- Web-based tracking and monitoring



Results

- Support development and growth in the region, maintaining current teams on the Cities and Counties, and attracting new investors
- Capture revenue (Cities and Counties conceding a discount on permit fees and capitalizing the excess)

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Full Service – Case Study

About

- Location: Suburb of large Midwest city
- Population: 80,000+
- Household Median Income: \$84,000/year
- Very diverse community

Challenges

- Inefficient inspections and permit processing
- Changes in economy and construction activity
- Union staff and inflexibility to change
- Building department budget deficit of \$6M+

Solution

- City contracted consultant, recommended privatization
- Bldg official, plan review, inspections, permitting, with ½ the number of prior staff
- Reengineered processes and staffing to be more efficient
- Provide document management system



Results

- Reduced inspection and plan review turnaround times
- 1st year savings of \$1M, turned fixed costs into variable
- Very high year over year client satisfactions
- Sponsor local programs, police, fire and scholarships

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Regional Shared Services – Case Study

About

- Location: Far north Denver community
- Population: 31,000+, region 100,000+
- Household Median Income: \$85,000/year
- 1st SAFEbuilt client, population was 3,000 in 1993

Challenges

- Fluctuating construction activity – 200 to 5,000 permits/year
- Satisfying needs of developers and residents
- Providing full building department services economically
- Disaster response – 2008 tornado, SAFEbuilt was there

Solution

- Contracted SAFEbuilt for on-site & remote/variable staff
- Bldg official, plan review, inspections
- Share resources with other neighboring communities
- Provide building department software system



Results

- Reduced turnaround times and next day inspections
- Staying within budget while meeting increasing demand
- Access to specialized resources – (e.g., erosion control)
- Very satisfied client and community

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Community Development – Case Study

About

- Location: South Florida City
- Population: 170,000+
- Household Median Income: \$62,000/year
- Mix of commercial, malls, hospitals, restaurants, residential

Challenges

- Growing community and diverse building dept demands
- Competitive neighboring communities
- High operating and employee costs and pensions
- Delivering high client service and satisfaction

Solution

- City issued RFP to outsource complete dept services
- Bldg official, plan review, inspections, permitting, engineering, traffic engineering & surveying, landscape architecture, facilities management, parks and maintenance
- Provide cloud-based building department system



Results

- Reduced operating costs \$1M+/year
- Transferred fixed operating costs and insurance
- Improved service levels to deliver community services
- Provided a simpler, more responsive governance structure

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WHY SAFEBUILT

We Deliver

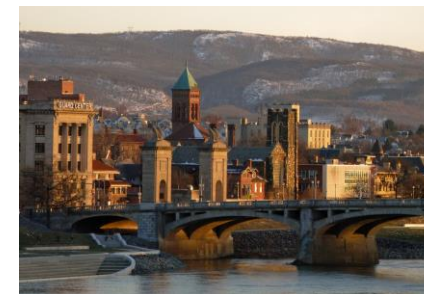
We Protect

We Enhance

SAFEbuilt At A Glance

A leading provider of Community Development and Building Department Services, including, but not limited to: Full-Service Building Department Management, Inspections, Plan Reviews, Code Compliance, Planning and Zoning, Engineering, Landscape Architecture...

- Experience: Founded 1992, 80 Offices in 26 States
- Client Base: 800+ Public and 300+ Business Clients
- Client Diversity: Large Cities to Small Towns, Across U.S.
- Credible Talent: Over 1,000 Building Professionals
- Excellence: Operations Playbook & Proven Leadership
- Service Oriented: 95% Client Retention
- Tailored Solutions: Life Cycle of Community Development Svcs
- Transparency: Extensive Performance Reporting & Analytics
- Innovation: Building Dept Systems, Digital Plan Review, Workforce Optimization & Routing, GIS
- Affiliations:
 - International Code Council (ICC)
 - National Home Builder's Association (NHBA)
 - U.S. Green Building Council (USGBC)
 - National Fire Protection Association (NFPA)



Residential, Industrial, Commercial, Hospitals, Schools, Offices, High Rises, Resorts, Prisons

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THANK YOU

Questions?

<https://safebuilt.com> / 1-866-977-4111

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