

**A RESOLUTION APPROVING
A PROFESSIONAL SERVICES AGREEMENT
WITH FIRE SAFETY CONSULTANTS, INC.
(Ongoing Fire Code Review and Inspection Services)**

WHEREAS, the City desires to retain a firm to provide professional fire code review and inspection services on an ongoing basis ("**Services**"); and

WHEREAS, as a home rule municipality, the City is not subject to the Local Government Professional Services Selection Act (50 ILCS 510/1 *et seq.*) and may select a firm to provide the Services that, in its judgement, is the best and most favorable to the interests of the City and the public after considering qualifications, price, and other factors; and

WHEREAS, the City has received the Services from Fire Safety Consultants, Inc., a division of Paramedic Services of Illinois ("**FSCI**"), and the City has determined that it is in its best interests to enter into a new agreement with FSCI to provide the Services.

NOW THEREFORE, be it resolved by the City Council of the City of Rolling Meadows, Illinois, as follows:

Section 1: The facts and statements contained in the preambles to this Resolution are found to be true and correct and are hereby adopted as part of this Resolution.

Section 2: The City Manager is hereby authorized and directed to enter into an agreement with Fire Safety Consultants, Inc., a division of Paramedic Services of Illinois to provide professional fire code review and inspection services on an ongoing basis, in substantially the form attached as **Exhibit A**.

Section 3: This Resolution shall be in full force and effect upon its passage and approval in accordance with law.

PASSED AND APPROVED by the City Council of Rolling Meadows, Cook County, Illinois this 17th day of December, 2024.

AYES: Budmats, O'Brien, Boucher, Reyez, Koehler, McHale

NAYS: 0

ABSENT: Vinezeano



Lara Sanoica, Mayor

ATTEST:



Judith Brose, Deputy City Clerk

Exhibit A

Proposal and Terms



Fire Safety Consultants, Inc.

Specializing in Fire, Building, and Life Safety

www.firesafetyfsci.com

Corporate Office

2175 Point Blvd.

Suite 380

Elgin, IL 60123

P: 847.697.1300

Regional Office

24445 Northwestern Hwy

Suite 110

Southfield, MI 48075

P: 248.545.3330

PROFESSIONAL SERVICE AGREEMENT

This Agreement for Services is made effective as of January 1, 2025, by and between City of Rolling Meadows ("Client") of 3600 Kirchoff Road Rolling Meadows, IL 60008, and Fire Safety Consultants, Inc. ("FSCI") a division of Paramedic Services of Illinois (PSI) of 2175 Point Boulevard, Suite 380, Elgin, Illinois 60123.

1. DESCRIPTION OF SERVICES. Beginning on or before January 1, 2025, FSCI will provide to the Client, the following services (collectively, the "Services"):

- Third Party Plan Review with inspections. 10 working days turn-around for first review, and 5 working days turn-around on 2nd, 3rd, etc. reviews
- Inspection Services based on 48 to 72-hour notice to FSCI

2. PAYMENT. Payment shall be made to Fire Safety Consultants, Inc., Elgin, Illinois 60124.

Client agrees to pay FSCI as follows:

The client will pay FSCI for their plan review and/or inspection services once the reviews are completed. The client will be invoiced per the current or revised, national fee schedules as updated. See the current 2025 fee schedule in Exhibit A. FSCI to document the number of inspections performed by permit number, occupancy name, or address and may provide a monthly report, upon request.

3. TERM. This Agreement may be terminated by either party upon 30 days prior written notice to the other party. An email notice by one party will suffice; however, the Client shall remain responsible to timely and fully pay FSCI for all Services provided.

4. CONFIDENTIALITY. FSCI, and its employees, agents, or representatives will not at any time or in any manner, either directly or indirectly, use for the personal benefit of FSCI, or divulge, disclose, or communicate in any manner, any information that is proprietary to the Client. FSCI and its employees, agents, and representatives will protect such information and treat it as strictly confidential. This provision will continue to be effective after the termination of this Agreement. Any oral or written waiver by the Client of these confidentiality obligations which allows FSCI to disclose The Client's confidential information to a third party will be limited to a single occurrence tied to the specific information disclosed to the specific third party, and the confidentiality clause will continue to be in effect for all other occurrences.

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5. WARRANTY. FSCI shall provide its services and meet its obligations under this Agreement in a timely and workmanlike manner, using knowledge and recommendations for performing the services which meet generally acceptable standards in FSCI's community and region, and will provide a standard of care equal to, or superior to, care used by service providers similar to FSCI on similar projects.

6. FORCE MAJEURE. If performance of this Agreement or any obligation under this Agreement is prevented, restricted, or interfered with by causes beyond either party's reasonable control ("Force Majeure"), and if the party unable to carry out its obligations gives the other party prompt written notice of such event, then the obligations of the party invoking this provision shall be suspended to the extent necessary by such event. The term Force Majeure shall include, without limitation, acts of God, fire, explosion, vandalism, storm or other similar occurrence, orders or acts of military or civil authority, or by national emergencies, insurrections, riots, or wars, or strikes, lock-outs, work stoppages.

7. ENTIRE AGREEMENT. This Agreement contains the entire agreement of the parties, and there are no other promises or conditions in any other agreement whether oral or written concerning the subject matter of this Agreement. This Agreement supersedes any prior written or oral agreements between the parties.

8. AMENDMENT. This Agreement may be modified or amended in writing by mutual agreement between the parties, if the writing is signed by the party obligated under the amendment.

9. GOVERNING LAW. This Agreement shall be construed in accordance with the laws of the State of Illinois.

10. COMPLIANCE WITH LAWS. Comply with the requirements of all applicable laws, rules, regulations, and orders of any Governmental Authority, other than laws, rules, regulations, and orders the non-compliance with which, individually or in the aggregate, could not reasonably be expected to result in a Material Adverse Change.

11. INDEMNIFICATION. FSCI agrees to indemnify and hold the Client harmless from all claims, losses, expenses, fees including attorney fees, costs, and judgments that may be asserted against the Client that result from the acts or omissions of FSCI and/or FSCI's employees, agents, or representatives. FSCI (PSI) agrees to maintain workers compensation and insurance as required by the State of Illinois, comprehensive general liability insurance and comprehensive automobile liability insurance in the minimum amounts required. The Consultant further agrees to furnish the City with certificates of insurances confirming that all required coverages are current, upon request.

12. NOTICE. Notice or communication required or permitted under this Agreement, except termination notice in Paragraph 3, shall be sufficiently given if delivered in person or by certified mail, return receipt requested, to the address set forth in the opening paragraph or to such other address as one party may have furnished to the other in writing.

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IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized representatives as of the date first above written. Rob Sabo, City Manager of Rolling Meadows, and Brent Gooden, Senior Vice President for Fire Safety Consultants, Inc., effective as of the date written above.

SERVICE RECIPIENT

By: _____

Title: _____

SERVICE PROVIDER

Fire Safety Consultants, Inc. a division of PSI

By: *Brent Gooden*
Brent Gooden

Title: Senior Vice President _____

Exhibit A

2025 FSCI Fee Schedule

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For over forty years, Fire Safety Consultants, Inc. (FSCI) has led the industry in providing top-tier third-party fire, building, and life safety plan reviews. Our team delivers expert code consulting on a wide variety of projects across the globe, adeptly navigating complex fire and building code regulations. Additionally, our experienced consultants conduct in-depth seminars on fire safety and building codes nationwide, sharing their knowledge to promote safer buildings and communities.

Our long-standing client partnerships reflect our commitment to exceptional service, integrity, and professionalism. FSCI collaborates closely with local authorities, assisting in the resolution of code compliance questions and ensuring that safety standards are met to the highest degree.

Our team holds numerous certifications from respected organizations, including NICET, ICC, and NFPA. Furthermore, our senior consultants and vice presidents actively participate in state and national code development initiatives, contributing their expertise to shape the future of fire and building safety regulations.

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FIRE PROTECTION PLAN REVIEW AND INSPECTION FEES:

Plan reviews are typically completed within 10 business days at a single, set fee per project discipline.

Sprinkler Systems NFPA 13 and 13R Plan Review and Inspections

NUMBER OF SPRINKLERS	PLAN REVIEW ONLY	PLAN REVIEW WITH INSPECTIONS	NUMBER OF INSPECTIONS INCLUDED	AS-BUILT
1 to 20	\$285.00	\$540.00	2	\$120.00
21 to 50	\$500.00	\$995.00	2	\$140.00
51 to 100	\$595.00	\$1,215.00	2	\$150.00
101 to 150	\$660.00	\$1,405.00	2	\$170.00
151 to 200	\$765.00	\$1,515.00	2	\$190.00
201 to 300	\$820.00	\$1,650.00	2	\$200.00
301 to 400	\$1,090.00	\$1,950.00	3	\$230.00
401 to 500	\$1,135.00	\$1,995.00	3	\$250.00
Over 500	\$1,135.00 Plus \$1.75 for each sprinkler over 500	\$1,995.00 Plus \$2.60 for each sprinkler over 500	3	\$300.00

Residential NFPA 13D Plan Review and Inspections

NUMBER OF SPRINKLERS	PLAN REVIEW ONLY	PLAN REVIEW WITH INSPECTIONS	NUMBER OF INSPECTIONS INCLUDED	AS-BUILT
1 to 20	\$265.00	\$470.00	2	\$120.00
21 to 40	\$280.00	\$505.00	2	\$130.00
41 to 60	\$295.00	\$530.00	2	\$140.00
61 to 80	\$305.00	\$550.00	2	\$150.00
81 to 100	\$345.00	\$595.00	2	\$160.00
Over 100	\$345.00 Plus \$1.75 for each sprinkler over 100	\$595.00 Plus \$2.30 for each sprinkler over 100	2	\$200.00

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Fire Detection and Alarm Systems Plan Review and Inspections

NUMBER OF ALARM DEVICES	PLAN REVIEW ONLY	PLAN REVIEW WITH INSPECTIONS	NUMBER OF INSPECTIONS INCLUDED	AS-BUILT
1 to 20	\$255.00	\$545.00	2	\$120.00
21 to 40	\$520.00	\$920.00	2	\$140.00
41 to 60	\$845.00	\$1,260.00	2	\$160.00
61 to 80	\$1,050.00	\$1,490.00	2	\$180.00
81 to 100	\$1,200.00	\$1,675.00	2	\$200.00
101 to 120	\$1,350.00	\$1,850.00	2	\$220.00
121 to 140	\$1,500.00	\$2,050.00	2	\$240.00
141 to 160	\$1,700.00	\$2,300.00	2	\$260.00
161 to 180	\$1,800.00	\$2,460.00	2	\$280.00
Over 180	\$1,800.00 Plus \$6.65 per device over 180	\$2,460.00 Plus \$9.55 per device over 180	2	\$300.00

Standpipe, Fire Pumps and Underground Water Main Systems Plan Review and Inspections

TYPE OF SYSTEM	PLAN REVIEW ONLY	PLAN REVIEW WITH INSPECTIONS	NUMBER OF INSPECTIONS INCLUDED	AS-BUILT
Standpipe System	\$300.00	\$660.00	2	\$120.00
Fire Pump	\$265.00	\$565.00	1	\$120.00
Water Tanks for Fire Protection	\$485.00	\$900.00	2	\$120.00
Underground Water Main up to 5 hydrants or lead-ins	\$500.00	\$870.00	2	\$120.00
Underground Water Main 6 to 10 hydrants or lead-ins at same complex	\$750.00	\$1,150.00	2	\$150.00
Underground Water Main 11 to 15 hydrants or lead-ins at same complex	\$1,000.00	\$1,450.00	2	\$180.00
Underground Water Main Over 16 hydrants or lead-ins at same complex	\$1,250.00 Plus \$20.00 for each hydrant/lead-in over 16	\$1,750.00 Plus \$40.00 for each hydrant/lead-in over 16	2	\$200.00

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Restaurant Wet Chemical Systems Plan Review and Inspections

NUMBER OF NOZZLES	PLAN REVIEW ONLY	PLAN REVIEW WITH INSPECTIONS	NUMBER OF INSPECTIONS INCLUDED	AS-BUILT
1 to 10	\$390.00	\$630.00	2	\$100.00
11 to 20	\$515.00	\$845.00	2	\$110.00
21 to 30	\$645.00	\$1,035.00	2	\$120.00
Over 30	\$645.00 Plus \$12.70 for each nozzle over 30	\$1,035.00 Plus \$18.50 for each nozzle over 30	2	\$150.00

Clean Agent Suppression Systems or Dry Chemical Systems Plan Review and Inspections*

CUBIC FOOTAGE OF PROTECTED AREA	PLAN REVIEW ONLY	PLAN REVIEW WITH INSPECTIONS	NUMBER OF INSPECTIONS INCLUDED	AS-BUILT
0 to 5,000	\$635.00	\$1,150.00	2	\$120.00
5,001 to 10,000	\$765.00	\$1,370.00	2	\$150.00
Over 10,000	\$765.00 *Plus \$0.10 for each cubic foot over 10,000	\$1,370.00 *Plus \$0.15 for each cubic foot over 10,000	2	\$200.00

*May require additional fire alarm review and inspections. Contact FSCI for projects over 50,000 cu. ft.

Existing Sprinkler System Commodity vs. Density Review

STUDY	WITHOUT SITE VISIT	WITH SITE VISIT
Sprinkler system commodities storage parameters based on fire sprinkler system design	\$1,155.00 per system	\$1,730.00 per system
	Where sprinkler plans and calculations are provided	Includes design evaluation of existing fire sprinkler system

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BUILDING AND LIFE SAFETY PLAN REVIEW AND INSPECTION FEES:

Plan reviews are typically completed within 10 business days at a single, set fee per project discipline.

Smoke Control/Management/Exhaust Systems Plan Review and Inspections*

TYPE OF SYSTEM	PLAN REVIEW ONLY	PLAN REVIEW WITH INSPECTIONS
Smoke Control/Management	\$1,000.00 minimum fee per system Plus, hourly rate after 6 hours	\$1,850.00 minimum fee per system Plus, hourly rate after 8 hours
As-Built drawings, when required, regardless of the equipment reviewed	\$150.00	

*May require additional fire alarm review and inspections.

Restaurant Mechanical Hood and Duct and Paint Spray Booth Systems Plan Review and Inspections

TYPE OF SYSTEM	PLAN REVIEW ONLY	PLAN REVIEW WITH INSPECTIONS	NUMBER OF INSPECTIONS INCLUDED
Mechanical Hood & Duct	\$555.00 per hood \$300.00 for each additional hood reviewed at the same time and at the same building	\$1,150.00 per hood \$600.00 for each additional system reviewed at the same time and at the same building.	3
Paint Spray Booth System	\$550.00 per system \$300.00 for each additional system reviewed at the same time and at the same building	\$900.00 per system \$500.00 for each additional system reviewed at the same time and at the same building.	2
As-Built drawings, when required, regardless of the equipment reviewed	\$250.00		

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Fire Code, Life Safety and Building Plan Reviews

PLAN REVIEW TYPE: PER CUBIC FEET	UP TO 10,000	10,001 TO 30,000	30,001 TO 60,000	60,001 TO 100,000	100,001 TO 150,000	150,001 TO 200,000	OVER 200,000
FIRE CODE	\$495.00	\$505.00	\$515.00	\$530.00	\$540.00	\$550.00	\$550.00 Plus \$2.20 PER 10,000 CU.FT. OVER 200,00 CU.FT.
LIFE SAFETY	\$395.00	\$430.00	\$480.00	\$575.00	\$720.00	\$810.00	\$810.00 Plus \$2.40 PER 10,000 CU.FT. OVER 200,00 CU.FT.
*BUILDING, MECHANICAL, PLUMBING, ELECTRICAL, ACCESSIBILITY, ENERGY, SPECIAL USES**	\$355.00	\$425.00	\$520.00	\$635.00	\$825.00	\$930.00	\$930.00 Plus \$2.60 PER 10,000 CU.FT. OVER 200,00 CU.FT.

Fire Code, Life Safety and Building Plan Review with Inspections

PLAN REVIEW & INSPECTION TYPE: PER CUBIC FEET	UP TO 10,000	10,001 TO 30,000	30,001 TO 60,000	60,001 TO 100,000	100,001 TO 150,000	150,001 TO 200,000	OVER 200,000
FIRE CODE	\$1,005.00 2 inspections included	\$1,045.00 2 inspections included	\$1,090.00 2 inspections included	\$1,120.00 2 inspections included	\$1,215.00 2 inspections included	\$1,330.00 3 inspections included	\$1,330.00 Plus \$4.40 PER 10,000 CU.FT. OVER 200,000 CU.FT.
LIFE SAFETY	\$900.00 2 inspections included	\$985.00 2 inspections included	\$1,050.00 2 inspections included	\$1,225.00 2 inspections included	\$1,570.00 2 inspections included	\$1,735.00 3 inspections included	\$1,735.00 Plus \$4.30 PER 10,000 CU.FT. OVER 200,000 CU.FT.
*BUILDING, MECHANICAL, PLUMBING, ELECTRICAL, ACCESSIBILITY, ENERGY, SPECIAL USES	\$870.00 2 inspections included	\$990.00 2 inspections included	\$1,140.00 2 inspections included	\$1,365.00 2 inspections included	\$1,725.00 2 inspections included	\$2,030.00 3 inspections included	\$2,030.00 Plus \$5.85 PER 10,000 CU.FT. OVER 200,000 CU.FT.

*Fee noted is per discipline.

**Plan review of revisions to previously approved plans will be at an hourly rate of \$120.00.

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One and Two Family Dwellings Plan Reviews*

PLAN REVIEW PER SQUARE FEET	UP TO 2,000	OVER 2,000	SOLAR PANELS
BUILDING	\$215.00	Plus \$.09/sq. ft.	\$200.00
MECHANICAL	\$215.00	Plus \$.09/sq. ft.	N/A
PLUMBING	\$215.00	Plus \$.09/sq. ft.	N/A
ELECTRICAL	\$215.00	Plus \$.09/sq. ft.	N/A
ENERGY	\$215.00	Plus \$.09/sq. ft.	\$200.00
ALL DISCIPLINES	\$1,000.00	Plus \$.30/sq. ft.	N/A

One and Two Family Dwellings Plan Review with Inspections*

PLAN REVIEW PER SQUARE FEET	UP TO 2,000	OVER 2,000	SOLAR PANELS
BUILDING	\$555.00	Plus \$.23/sq. ft.	\$350.00
MECHANICAL	\$555.00	Plus \$.23/sq. ft.	N/A
PLUMBING	\$555.00	Plus \$.23/sq. ft.	N/A
ELECTRICAL	\$555.00	Plus \$.23/sq. ft.	\$350.00
ENERGY	\$555.00	Plus \$.23/sq. ft.	N/A
ALL DISCIPLINES	\$2,000.00	Plus \$.60/sq. ft.	N/A

*Plan review of revisions to previously approved plans will be at an hourly rate of \$120.00.

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Plan Review Service

FSCI provides thorough plan reviews, typically completed within **10 business days** at a single, set fee per project discipline. On larger or more complex projects, additional time may be required to ensure quality. Please allow for extra time if submittals are incomplete, shipping is delayed, or workloads are high. Special fees may apply for preliminary reviews.

- **Comprehensive Coverage:** Our plan review fees cover a single address and include as many reviews as necessary to reach final approval.
- **Additional Review:** Subsequent reviews after project approval are considered new and are subject to additional plan review charges.

Electronic Plan Review

FSCI offers electronic plan review with prior client approval, streamlining the process and enhancing accessibility.

- **Convenience Fee: \$80 per project**
- **Benefits:**
 - Cost savings on printing and shipping
 - Faster processing without reliance on couriers
 - 24/7 plan submission and status checks Easier coordination with municipalities and contractors

Expedited Service

We offer expedited review services to meet urgent project needs:

- **Standard Expedited Service:** Completion within **5 business days**. *Additional Fee:* Add 100% of the base plan review fee, including any inspection fees.
- **Enhanced Expedited Service:** Completion within **3 business days**. *Additional Fee:* Add 150% of the base plan review fee, including any inspection fees.

Note: Expedited service times may still require an extension for quality assurance on larger or more complex projects. This service is not guaranteed for all projects; please contact our office for availability.

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Inspections

Inspection fees cover all required tests and activities for compliance with codes, standards, and municipal ordinances. Please contact us to arrange inspections.

- **Inspection Scheduling:** A **72-hour notice** is requested for all inspections.
- **Additional Fees:** If more inspections are needed than initially included, additional fees will apply.

Inspection Rates:

- Regular hours: \$130/hour
- Saturday/off-hours (before 8:00 am or after 5:00 pm): \$190/hour
- Sunday and holidays: \$250/hour
- **Minimum Inspection Fee:** \$185.00
- **No Refunds:** Unused inspection fees are non-refundable.

Flow Testing

- **Witnessed Flow Test:** \$430.00 minimum (1 FSCI staff member)
- **Performed Flow Test:** \$855.00 minimum (2 FSCI staff members)

Special Projects and Systems

We provide estimates for unique or large-scale projects, including custom design-build, special suppression, and detection systems. Contact us for details.

Consulting

Our consulting process begins with an in-depth evaluation to clarify project requirements and ensure successful outcomes. We assess fire protection systems and building features to verify compliance with all applicable codes, standards, and local regulations.

- **Detailed Report:** We provide a comprehensive written report with findings and recommendations to help bring fire protection systems and building safety features into full compliance.
- **Consulting Fee:** \$190.00 per hour (minimum)
- **Legal Prep and Review:** \$375.00 per hour
- **Legal Work and Court Testimony:** \$500.00 per hour (minimum)

Seminars

FSCI is a leader in fire protection and code education, offering seminars for architects, engineers, code officials, and building owners. As an ICC Preferred Provider, we offer Continuing Education Units (CEUs) for ICC-approved seminars. We are currently authorized to provide state CEUs in Michigan and Wisconsin and can seek approval in other states upon request.

Sample Seminars:

- **International Fire Code and International Building Code Concepts**
- **NFPA 25 and NFPA 72: Inspection and Testing of Fire Protection and Fire Alarm Systems**
- **Kitchen Hood Wet Chemical Systems and Mechanical Systems**
- **Fire Alarm System Plan Review and Clean Agent Suppression Systems**
- **ESFR Sprinklers and General Storage**
- **Significant Changes to NFPA 13 and NFPA 72**

For more information or to arrange a seminar, please contact us.

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