



*Assisting Communities
With Their I.S.O. Rating*

**Mike Pietsch, P.E. Consulting
Services, Inc.**

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May 20, 2021

City of Lewisville
C/O Mr. Mark McNeal
Fire Chief
Lewisville Fire Department
188 N. Valley Pkwy.
Lewisville, TX 75067

Dear Chief McNeal:

This introductory letter explains the 3 proposals presented within this packet. The key to my service is that when I perform a Grading Summary and provide the community a List of Suggested Improvements (Phase I), a great deal of the information required to fill out the Pre-Survey Packet will be assimilated at that time. Therefore, when I fill out the Pre-Survey Packet (Phase II) it is obviously less time consuming than if I had not performed the Grading Summary and corresponding List of Suggested Improvements. The same holds true for assisting the community when the I.S.O. Field Representative visits and performs his field survey (Phase III). If I have filled out his Pre-Survey Packet then I am familiar with the infrastructure of the community as it pertains to the I.S.O. rating. This makes it less time consuming when transferring the information to the field representative. It is for this reason that the price for each phase is contingent upon the phase which preceded it.

The total cost to the City of Lewisville to complete all 3 projects, for the areas afforded fire hydrant protection, will not exceed \$65,000 (this total being contingent upon completing all 3 phases). The total for all 3 projects does not include additional site visits such as City Council presentations or workshops. 3 site visits will be required and only 3 site visits are within the scope of this proposal. The price for completing the Pre-Survey Packet (Phase II) and assisting with the transfer of information to the I.S.O. Field Representative (Phase III) is contingent upon the initial phase (Grading Summary and List of Suggested Improvements) being performed.

The normal process is as follows: I visit the City of Lewisville and obtain the information to accurately grade your community. However, I do not assimilate the extensive amount of support data required by I.S.O. to document your answers. When I obtain the required information, I will return to my home office to grade the City of Lewisville as though I was the ISO Field Representative. This grading will show, to 2 decimal places, what Lewisville would grade with its existing fire defense infrastructure. When the grading is complete, I will compile a list of suggested improvements. Each improvement will show, again to 2 decimal places, how much that improvement will add to the overall grading point total which develops the ISO PPC for the City of Lewisville. Consequently, the City of Lewisville can then consider which of the suggested improvements correspond with the Lewisville Fire Department's Master Plan and fit within the budget constraints of the community.

After your staff analyzes these improvements and implements the ones which are economically feasible we will request an I.S.O. survey. At that time, I.S.O. will assign a Field Representative which should be Mr. Jeff Edwards.

Once the Field Representative is assigned, he will send you ISO's Pre-Survey Packets. At that time I will return to the City of Lewisville and together we will assimilate the information in order that I can complete the information he actually needs. ISO's pre-survey packets are full of information requests which have nothing to do with a PPC survey; but worse, does not have requested information which is used to develop Lewisville's PPC. We also will assimilate the support data required to document the answers we provide.

After the packets are complete we will set a date and time for the Field Representative to visit the City of Lewisville. I will be with the City of Lewisville during the entire survey process to guarantee the seamless transfer of information.
Please note that payment occurs only at the conclusion of each phase.

Sincerely yours,

Mike Pietsch, P.E.
Civil Engineer

MP/spp



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May 20, 2021

City of Lewisville
C/O Mr. Mark McNeal
Fire Chief
Lewisville Fire Department
188 N. Valley Pkwy.
Lewisville, TX 75067

Dear Chief McNeal:

Attached is a proposal for Mike Pietsch, P.E. Consulting Services, Inc. to perform their consulting services in conjunction with the City of Lewisville's I.S.O. rating. The services outlined below would be required to: ***Prepare a Grading Summary and Create a List of Suggested Improvements (Phase I)*** for the City of Lewisville. This grading will demonstrate the minimum point total that should result if an I.S.O. Field Representative performs a rating for the City of Lewisville. Based on this Grading Summary, a List of Suggested Improvements will be developed which, if implemented, would improve the I.S.O. rating for the City of Lewisville.

This phase I proposal includes 1 site visit. If the City of Lewisville wishes additional site visits to present or discuss the report please let my company know and the proposal will be adjusted.

The total of time and costs reflect actual consultant fee expenses. If you have any questions or need other information, please let me know.

Sincerely yours,

Mike Pietsch, P.E.
Civil Engineer

MP/spp

PROPOSAL

TO
PROVIDE
CONSULTING SERVICES

TO
THE CITY OF LEWISVILLE

**Prepare a Grading Summary and
Create a List of Suggested Improvements
(Phase I)**

BY
MIKE PIETSCH, P.E. CONSULTING SERVICES, INC.

OF
GARLAND, TEXAS

January 21, 2021

The following is a proposed estimate of the time and costs that would be associated with a consulting project with **Mike Pietsch, P.E. Consulting Services, Inc.** for the **City of Lewisville**. The consulting team will consist of Mike Pietsch, P.E.

SCOPE OF CONSULTING SERVICES

The proposed scope of work will consist of meeting with various City Officials from the City of Lewisville as follows:

I. Confirm the following information for the City of Lewisville:

- **Evaluate ISO's Needed Fire Flow Report:**
- **Texas Exception:**
 - Attendance at Fireman's Training School
 - Compressed Air Foam
 - Volunteer Certification
- **Fire Department:**
 - Apparatus Inventories
 - Pump Tests
 - Staffing
 - Training
 - Operational Considerations
 - Fire Station Locations
 - Locating apparatus to maximize the grading
 - Distribution of companies
- **Fire Service Communications:**
 - Methods of alarm receipt
 - Number and training of dispatchers
 - Monitoring for Integrity
 - Emergency Power
 - Methods of dispatch
- **Water Department:**
 - Supply Facilities
 - Hydrant Distribution
 - Hydrant Inspection
 - Flow Testing – perform and/or analyze flow tests
- **Community Risk Reduction:**
 - Fire Marshal – Inspections and Investigations
 - Codes
 - Staffing

- Certifications
- Training
- Public Fire Education
 - Staffing
 - Certifications
 - Training

II. Grade the City of Lewisville (at my home office)

III. Create a List of Suggested Improvements, which, if implemented, would allow the City of Lewisville to improve its I.S.O. rating. These will be prioritized with their impact on the I.S.O. Public Protection Classification of the City of Lewisville (at my home office).

COST REQUIREMENTS

To Complete the Grading Summary and List of Suggested Improvements:

- | | |
|---|-----------|
| • Assimilating the information | \$ 10,000 |
| • Grade/Prepare a Grading Summary | \$ 15,000 |
| • Prepare the Suggested Improvements | \$ 5,000 |
| • Expenses (hotel, meals, transportation, etc.) | \$ 0 |

Total \$ 30,000

**The total cost to the City of Lewisville will not exceed \$30,000 to
Prepare a Grading Summary and
Create a List of Suggested Improvements.**

Phase I proposal includes 1 site visit

PAYMENT AGREEMENT:

The City of Lewisville agrees to pay Mike Pietsch, P.E. Consulting Services, Inc. upon the conclusion of the consulting project (Phase I) assuming the proposal is accepted by the City of Lewisville.

Submitted by:

*Mike Pietsch, P.E.
Civil Engineer*

**Mike Pietsch, P.E. Consulting Services, Inc.
3101 S. Country Club Rd.
Garland, TX 75043-1311
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May 20, 2021

City of Lewisville
C/O Mr. Mark McNeal
Fire Chief
Lewisville Fire Department
188 N. Valley Pkwy.
Lewisville, TX 75067

Dear Chief McNeal:

Attached is a proposal for Mike Pietsch, P.E. Consulting Services, Inc. to perform their consulting services in conjunction with the City of Lewisville's I.S.O. rating. The services outlined below would be required to: ***Prepare the I.S.O. Pre-Survey Packets (Phase II)*** for the City of Lewisville. These packets requires an extensive amount of support data to document the answers the City of Lewisville will provide via these packets. It will save the City Officials representing the City of Lewisville a considerable amount of time if my services are obtained to assist in completing these packets.

The proposal for Phase II includes just 1 site visit. If additional site visits are required by the City of Lewisville please let my company know and the proposal will be adjusted.

The total of time and costs reflect actual consultant fee expenses. If you have any questions or need other information, please let me know.

Sincerely yours,

Mike Pietsch, P.E.
Civil Engineer

MP/spp

PROPOSAL

TO
PROVIDE
CONSULTING SERVICES

TO

THE CITY OF LEWISVILLE

**To Prepare the I.S.O. Pre-Survey Packet
(Phase II)**

BY

MIKE PIETSCH, P.E. CONSULTING SERVICES, INC.

OF

GARLAND, TEXAS

May 20, 2021

The following is a proposed estimate of the time and costs that would be associated with a consulting project with **Mike Pietsch, P.E. Consulting Services, Inc.** for the **City of Lewisville**. The consulting team will consist of Mike Pietsch, P.E.

SCOPE OF CONSULTING SERVICES

The proposed scope of work will consist of meeting with various officials from Lewisville as follows in order to document the answers to the questions presented within I.S.O.'s pre-survey packet. The questions will cover the areas described below:

- **Correct ISO's Needed Fire Flow Report:**
- **Texas Exception**
 - Attendance at Fireman's Training School
 - Compressed Air Foam
 - Volunteer Certification
- **Fire Department:**
 - Apparatus Inventories
 - Pump Tests
 - Staffing
 - Training
 - Operational Considerations
 - Fire Station Locations
 - Locating apparatus to maximize the grading
 - Distribution of companies
- **Fire Service Communications**
 - Methods of alarm receipt
 - Number and training of dispatchers
 - Monitoring for Integrity
 - Emergency Power
 - Methods of dispatch
- **Water Department:**
 - Supply Facilities
 - Hydrant Distribution
 - Hydrant Inspection
 - Flow Testing – perform and/or analyze flow tests

- **Community Risk Reduction:**
 - Fire Marshal – Inspections and Investigations
 - Codes
 - Staffing
 - Certifications
 - Training
 - Public Fire Education
 - Staffing
 - Certifications
 - Training

COST REQUIREMENTS

If I prepare a Grading Summary and the corresponding List of Suggested Improvements for the City of Lewisville:

- Assimilating information \$ 7,500
- Complete ISO Pre-Survey Packets – At home office \$ 21,500
- Expenses (hotel, meals, transportation, etc.) \$ 0

Total \$ 29,000

The total cost to the City of Lewisville will not exceed \$29,000 if my services are obtained to prepare a Grading Summary and corresponding List of Suggested Improvements.

This Proposal for Phase II includes just 1 site visit

PAYMENT AGREEMENT:

The City of Lewisville agrees to pay Mike Pietsch, P.E. Consulting Services, Inc. upon the conclusion of the consulting project (Phase II) assuming this proposal is accepted by the City of Lewisville.

Submitted by:

*Rile
Mike Pietsch, P.E.
Civil Engineer*

***Mike Pietsch, P.E. Consulting Services, Inc.
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May 20, 2021

City of Lewisville
C/O Mr. Mark McNeal
Fire Chief
Lewisville Fire Department
188 N. Valley Pkwy.
Lewisville, TX 75067

Dear Chief McNeal:

Attached is a proposal for Mike Pietsch, P.E. Consulting Services, Inc. to perform their consulting services in conjunction with the City of Lewisville's I.S.O. rating. The services outlined below would be required to: ***Assist the I.S.O. Field Representative (Phase III)*** during their survey of the City of Lewisville.

This phase of my service is designed to assist the City of Lewisville with the information transfer. I will be with the Field Representative during his entire survey. Since I trained many I.S.O. Field Representatives during my 28+ years with ISO, I know exactly what he requires. This will eliminate any confusion between the City of Lewisville and the I.S.O. Field Representative. The information transfer will proceed effortlessly if I am involved. My involvement will save the City Officials serving the City of Lewisville countless staff-hours and allow them to concentrate on their normal daily activities.

This proposal includes 1 site visit; to complete phase III. If additional site visits are required by the City of Lewisville please let my company know and the proposal will be adjusted.

The total of time and costs reflect actual consultant fee expenses. If you have questions or need additional information, please let me know.

Sincerely yours,

Mike Pietsch, P.E.
Civil Engineer

MP/spp

PROPOSAL

TO
PROVIDE
CONSULTING SERVICES

TO

THE CITY OF LEWISVILLE

**Assist the I.S.O. Field Representative
During the I.S.O. Survey
(Phase III)**

BY

MIKE PIETSCH, P.E. CONSULTING SERVICES, INC.

OF

GARLAND, TEXAS

May 20, 2021

The following is a proposed estimate of the time and costs that would be associated with a consulting project with **Mike Pietsch, P.E. Consulting Services, Inc.** for the **City of Lewisville**. The consulting team will consist of Mike Pietsch, P.E.

SCOPE OF CONSULTING SERVICES

Represent the City of Lewisville during the I.S.O. field survey. Areas covered by the I.S.O. Field Representative are shown below:

- **Present ISO's Corrected Needed Fire Flow Report:**
- **Texas Exception**
 - Attendance at Fireman's Training School
 - Compressed Air Foam
 - Volunteer Certification
- **Fire Department:**
 - Apparatus Inventories
 - Pump Tests
 - Staffing
 - Training
 - Operational Considerations
 - Fire Station Locations
 - Locating apparatus to maximize the grading
 - Distribution of companies
- **Fire Service Communications**
 - Methods of alarm receipt
 - Number and training of dispatchers
 - Monitoring for Integrity
 - Emergency Power
 - Methods of dispatch
- **Water Department:**
 - Supply Facilities
 - Hydrant Distribution

- Hydrant Inspection
- Flow Testing – perform and/or analyze flow tests

- **Community Risk Reduction:**

- Fire Marshal – Inspections and Investigations
 - Codes
 - Staffing
 - Certifications
 - Training
- Public Fire Education
 - Staffing
 - Certifications
 - Training

COST REQUIREMENTS

If I prepare a Grading Summary, create a List of Suggested Improvements, and assist with completion of the Pre-Survey Packet for the City of Lewisville:

- Assist the I.S.O. Field Representative \$ 6,000
- Expenses (hotel, meals & transportation) \$ 0

Total \$ 6,000

The total cost to the City of Lewisville to Assist the I.S.O. Field Representative will not exceed \$6,000; if my services are obtained to: 1) Complete the Grading Summary and the List of Suggested Improvements Report and 2) Complete ISO's 24 Pre-Survey Packets of required information prior to the ISO survey commencing.

The Proposal for Phase III includes just 1 site visit.

PAYMENT AGREEMENT:

The City of Lewisville agrees to pay Mike Pietsch, P.E. Consulting Services, Inc. upon the conclusion of this phase of the consulting project (Phase III).

Submitted by:

*Mike Pietsch, P.E.
Civil Engineer*

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Proposed ISO assist timeline for The City of Lewisville by Mike Pietsch P.E. Consulting Services

Phase I meeting in Lewisville on August 2, 2021

Phase 1 report submitted to Lewisville by August 25, 2021

Phase 2 meeting in Lewisville on November 17, 2021

Phase 2 information submitted to ISO field representative assigned to Lewisville by December 6, 2021

ISO representative is scheduled to be on site in Lewisville on December 9, 2021

Once the field representative completes the grading point totals for Lewisville, he will submit the package to the ISO headquarters in New Jersey. Once submitted, it can take up to 6 months for a city to receive confirmation of their new rating.