



Assisting Communities  
With Their I.S.O. Rating

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

3101 S. Country Club Rd.  
Garland, TX 75043-1311  
972.271.3292 Phone  
214.728.6507 Cell  
972.840.6665 Fax  
michaelpietsch@tx.rr.com

June 21, 2021

City of Angleton  
C/O Mr. Adolph Sembera  
Asst. Fire Chief  
221 N. Chenango St.  
Angleton, TX 77515

Dear Mr. Chief Sembera:

Attached is a proposal for Mike Pietsch, P.E. Consulting Services, Inc. to perform their consulting services in conjunction with the City of Angleton'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 Angleton. 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 Angleton. 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 Angleton.

This phase I proposal includes 1 site visit. If the City of Angleton 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 ANGLETON**

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

BY  
MIKE PIETSCH, P.E. CONSULTING SERVICES, INC.  
OF  
GARLAND, TEXAS

June 21, 2021

**Proposals - City of Angleton  
Cover Letter**

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 Angleton**. 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 Angleton as follows:

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

- **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

Proposals - City of Angleton  
Cover Letter

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

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

III. Create a List of Suggested Improvements, which, if implemented, would allow the City of Angleton to improve its I.S.O. rating. The suggestions will be prioritized with their impact on the I.S.O. Public Protection Classification of the City of Angleton (at my home office). An accurate fire station location analysis will be part of the Suggested Improvements section of the report. I have complete just a Master Fire Station Location Study for over 100 communities during my 19-years as a consultant. I recently completed a 20-year master plan for the City of Waco and in 2019 completed the same study for the Cities of Houston and San Antonio.

**Proposals - City of Angleton  
Cover Letter**

# **COST REQUIREMENTS**

## **To Complete the Grading Summary and List of Suggested Improvements:**

- |   |          |
|---|----------|
| • Assimilating the information                  | \$ 7,000 |
| • Grade/Prepare a Grading Summary               | \$ 9,000 |
| • Prepare the Suggested Improvements            | \$ 3,000 |
| • Expenses (hotel, meals, transportation, etc.) | \$ 1,000 |

**Total      \$ 20,000**

**The total cost to the City of Angleton will not exceed \$20,000 to  
Prepare a Grading Summary and  
Create a List of Suggested Improvements.**

**Phase I proposal includes 1 site visit**

---

### **PAYMENT AGREEMENT:**

The City of Angleton agrees to pay Mike Pietsch, P.E. Consulting Services, Inc. upon the conclusion of the consulting project (Phase I).

*Submitted by:*

*Mike Pietsch, P.E.  
Civil Engineer*

**Mike Pietsch, P.E. Consulting Services, Inc.  
3101 S. Country Club Rd.  
Garland, TX 75043-1311  
Phone: 972-271-3292 Cell: 214-728-6507  
Fax: 972-840-6665  
Email: [michaelpietsch@tx.rr.com](mailto:michaelpietsch@tx.rr.com)**

**Proposals - City of Angleton  
Cover Letter**