

COUNTY OF ROCKLAND  
Department of General Services  
Purchasing Division

# Contract Award Notification

Title: **On Call Plan Review Services**

Contract Period: **January 1, 2023, through December 31, 2023, w/ (2) two-year options  
Extended through December 31, 2025, w/ (1) two-year options**

Original Date of Issue: January 11, 2023

Date of Revision: 2/26/2024

**BID No:** **OMNIA CONTRACT 22849-06**

Authorized Users: Rockland County Office of Building & Codes

Address Inquiries To:

Name: Ann Marie Curley, NIGPP-CPP, CPPB  
Title: Assistant Director of Purchasing  
Phone: 845-364-3698  
Fax: 845-364-3809  
E-mail: [curleya@co.rockland.ny.us](mailto:curleya@co.rockland.ny.us)

**Description**

This contract is to provide plan review services for RC Office of Buildings & Codes on behalf of the Village of Spring Valley

Contract #	Vendor	Contractor & Address	Telephone No.
OMNIA CONTRACT 22849-06	0000027783	SAFEbuilt, LLC 444 North Cleveland Ave., Ste. 444 Loveland, CO 80537 Contact: Gary Amato <a href="mailto:gamato@safebuilt.com">gamato@safebuilt.com</a>	970-929-2200  Fax: 877-203-2704

# County of Rockland CONTRACT

## Dept. of General Services

Purchasing Division  
50 Sanatorium Rd  
Bldg A, 6th Fl, Room 609  
POMONA NY 10970  
www.rcpurchasing.com

**Dispatch via Print**

<b>Contract ID</b> OMNIA CONTRACT 22849-06		Page 1 of 2
<b>Contract Dates</b> 01/01/2023 to 12/31/2025		<b>Currency</b> USD
On Call Plan Review Services		<b>Contract Maximum</b> 399,000.00
<b>Freight Terms</b>	<b>Buyer Email</b> curleya@co.rockland.ny.us	
<b>Buyer</b> CURLEY,ANNMARIE	<b>Phone</b> 845/364-3698	<b>Fax</b> 845/364-3809

**Supplier** 0000027783  
SAFEbuilt, LLC  
Gary Amato  
444 North Cleveland  
Suite 44  
Loveland CO 80537

Phone 970/292-2200

gamato@safebuilt.com

Tax Exempt? Tax Exempt ID:

Line #	Supplier Item	Item Desc	Item ID	Price	UOM
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1	Plan Review Services Fee Schedule in accordance with OMNIA CONTRACT 22849-06	96109000001	1.00000	Dollar
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Total Valuation Fee

< \$15,000 \$105 per hour minimum

\$15,001 to \$25,000 \$122.55 for the first \$15,000 plus \$6.83 for each additional \$1,000 or fraction thereof, to and including \$25,000

\$25,001 to \$50,000 \$190.73 for the first \$25,000 plus \$4.92 for each additional \$1,000, or fraction thereof, to and including \$50,000

\$50,001 to \$100,000 \$313.83 for the first \$50,000 plus \$3.41 for each additional \$1,000, or fraction thereof, to and including \$100,000

\$100,001 to \$500,000 \$484.45 for the first \$100,000 plus \$2.73 for each additional \$1,000, or fraction thereof, to and including \$500,000

\$500,001 to \$1,000,000 \$1,576.45 for the first \$500,000 plus \$2.32 for each additional \$1,000, or fraction thereof, to and including \$1,000,000

\$1,000,001 and up \$2,734.27 for the first \$1,000,000 plus \$1.54 for each additional \$1,000, or fraction thereof

Total Valuation based upon actual cost of construction OR the latest International Code Council Building Valuation Data table, whichever is higher.

Inspection Services - All Trades \$100.00 per hour - Residential\*  
\$105.00 per hour - Commercial\*  
\$105.00 per hour - Fire\*  
Minimum of 4 hours per day.

After Hours/Emergency Inspection Services \$125.00 per hour - Residential\*  
\$150.00 per hour - Commercial\*  
\$150.00 per hour - Fire\*  
Minimum of 2 hours per day.

Re-Inspection Fee \$100.00 per hour - Residential\*  
\$105.00 per hour - Commercial\*  
\$105.00 per hour - Fire\*  
Minimum of 2 hours per day.

SAFEbuilt must have a local presence. Time tracked will start when SAFEbuilt's consultant checks in at Municipality or first site. For full-day and multiple days we provide a discount.

**Authorized Signature**

*Paul J. Brennan*

# County of Rockland CONTRACT

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<b>Freight Terms</b>	<b>Buyer Email</b> curleya@co.rockland.ny.us	
<b>Buyer</b> CURLEY,ANNMARIE	<b>Phone</b> 845/364-3698	<b>Fax</b> 845/364-3809

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Cooperative contract OMNIA CONTRACT 22849-06					

Authorized Signature



## SAFEbuilt, LLC Pricing

Participating agencies may contract with SAFEbuilt using the pricing below and receive other SAFEbuilt discounts and value-added solutions on a comprehensive program unique to their needs and requirements from the nation’s leading provider of government building department services. Please note, due the uniqueness of each agency’s needs, participants must work with their local SAFEbuilt teams to determine the appropriate SAFEbuilt building services.

### 1. Plan Review Services

SAFEbuilt has local and centralized plan review offices that provide a complete range of plan review services customized to your codes and regulations for both residential and commercial structures. On-site Plan Review services available based upon volume.

<b>Remote Plan Review Service Fee Schedule:</b>		
Residential Plan Review Services <ul style="list-style-type: none"> <li>Initial plan review</li> <li>Up-to two (2) re-reviews</li> </ul>	‘Remote Plan Review Services’ fee schedule below	From central location with a 5-business day turnaround service level.
Commercial Plan Review Services <ul style="list-style-type: none"> <li>Initial plan review</li> <li>Up-to two (2) re-reviews</li> </ul>	‘Remote Plan Review Services’ fee schedule below	From central location with a 10-business day turnaround service level.
Additional Plan Review – Residential & Commercial <ul style="list-style-type: none"> <li>After two (2) re-reviews</li> <li>Revisions to previously reviewed plans</li> </ul>	\$105.00 per hour*	1 hour minimum per day
Expedited Plan Review Services	1.5x ‘Remote Plan Review Services’ fee schedule	
Licensed Engineering Plan Review	\$135.00 per hour*	2 hours minimum per day
Review of changes to approved plans	\$105.00 per hour*	1 hour minimum per day
Each party will pay one-way shipping costs – agency pays to ship plans to SAFEbuilt, SAFEbuilt pays to ship plans to agency. Residential is for single and multi-family housing and for repetitive plan review of common models we provide a discount.		

Total Valuation	Fee
< \$15,000	\$105 per hour minimum
\$15,001 to \$25,000	\$122.55 for the first \$15,000 plus \$6.83 for each additional \$1,000 or fraction thereof, to and including \$25,000
\$25,001 to \$50,000	\$190.73 for the first \$25,000 plus \$4.92 for each additional \$1,000, or fraction thereof, to and including \$50,000
\$50,001 to \$100,000	\$313.83 for the first \$50,000 plus \$3.41 for each additional \$1,000, or fraction thereof, to and including \$100,000
\$100,001 to \$500,000	\$484.45 for the first \$100,000 plus \$2.73 for each additional \$1,000, or fraction thereof, to and including \$500,000
\$500,001 to \$1,000,000	\$1,576.45 for the first \$500,000 plus \$2.32 for each additional \$1,000, or fraction thereof, to and including \$1,000,000
\$1,000,001 and up	\$2,734.27 for the first \$1,000,000 plus \$1.54 for each additional \$1,000, or fraction thereof

- Total Valuation based upon actual cost of construction OR the latest International Code Council Building Valuation Data table, whichever is higher.

## 2. Inspection Services

SAFEbuilt provides a complete range of inspection services for commercial, industrial and residential projects to help you consistently meet codes and ordinances, zoning regulations and contract specifications with next-day inspections (for requests received by 4pm local time the day before) and the ability to arrange same-day inspections.

<b>As-Requested Inspection Service Fee Schedule:</b>		
Inspection Services – All Trades	<ul style="list-style-type: none"> <li>• \$100.00 per hour – Residential*</li> <li>• \$105.00 per hour – Commercial*</li> <li>• \$105.00 per hour – Fire*</li> </ul>	Minimum of 4 hours per day.
After Hours/Emergency Inspection Services	<ul style="list-style-type: none"> <li>• \$125.00 per hour – Residential*</li> <li>• \$150.00 per hour – Commercial*</li> <li>• \$150.00 per hour – Fire*</li> </ul>	Minimum of 2 hours per day.
Re-Inspection Fee	<ul style="list-style-type: none"> <li>• \$100.00 per hour – Residential*</li> <li>• \$105.00 per hour - Commercial*</li> <li>• \$105.00 per hour – Fire*</li> </ul>	Minimum of 2 hours per day.
SAFEbuilt must have a local presence. Time tracked will start when SAFEbuilt’s consultant checks in at Municipality or first site. For full-day and multiple days we provide a discount.		

## 3. Planning Services

SAFEbuilt provides a complete range of planning services to help with short- and long-term community planning needs. For more than 20 years, SAFEbuilt has provided comprehensive and affordable planning and zoning services to municipalities across the country.

<b>Additional Services Fee Schedule:</b>	
Planning Manager	• \$180.00 per hour
Principal Planner	• \$165.00 per hour
Senior Planner	• \$150.00 per hour
Associate Planner	• \$125.00 per hour
Assistant Planner	• \$90.00 per hour
Planning Technician	• \$75.00 per hour

## 4. Additional Services

SAFEbuilt provides a complete range of additional services to help support the needs of any growing community. These services include, but are not limited to Building Official, Permit Tech, and Landscape Review services.

<b>Additional Services Fee Schedule:</b>	
In-person Building Official	• \$120.00 per hour
Remote Building Official	• \$110.00 per hour
Permit Technician/Admin Services	• \$65.00 per hour
Senior Permit Technician Services	• \$75.00 per hour
Remote Landscape Review Services	• \$125.00 per hour

**\*Location Fee Adjustment Factor**

## ***FEE ESTIMATE SUMMARY***

PROJECT: On Call Plan Review Services

DATE 9/9/2022

PREPARED BY: Ainsley Ware

CONTRACT NUMBER 222849

EFFECTIVE DATE: \_\_\_\_\_

PRIME CONTRACTOR SAFEbuilt

CONTRACT TIME: \_\_\_\_\_

CONTRACT TYPE \_\_\_\_\_

ITEM NO.	FIRM	Discipline	A	B	C	D	Tucson, AZ Discounted Rate
			Direct Labor Rate	Overhead 207.49 %	Profit 10 %	Billing Rate	
1	SAFEbuilt	Prof Level 2 - Plans Examiner* <small>*Hourly rates only applicable as described on page 4.</small>	\$33.74	\$70.01	\$10.37	\$114.12	\$105.00*
2	SAFEbuilt	Prof Level 2 - Senior Planner	\$53.02	\$110.01	\$16.30	\$179.33	\$165.00
3	SAFEbuilt	Prof Level 2 - Project Planner 2	\$48.20	\$100.01	\$14.82	\$163.03	\$150.00
4	SAFEbuilt	Prof Level 2 - Project Planner 1	\$40.17	\$83.35	\$12.35	\$135.87	\$125.00

### **Formulas**

(A) Direct Labor Rate

(B) Overhead @ 207.49 % X (A)

(C) Profit @ 10 % X (A + B)

(D) Billing Rate (A+B+C)

\*Additional Services Rates and Valuation tables attached (see pages 4-12)

## Inspection Services Multiplier

NJ	Vineland-Bridgeton, NJ	1.03
NM	Albuquerque, NM	0.94
NM	Las Cruces, NM	0.91
NM	Santa Fe, NM	0.93
NV	Las Vegas-Henderson-Paradise, NV	1.28
NV	Reno, NV	1.27
NY	Albany-Schenectady-Troy, NY	1.06
NY	Binghamton, NY	0.91
NY	Buffalo-Cheektowaga-Niagara Falls, NY	1.05
NY	Dutchess County-Putnam County, NY Metropolitan Division	1.01
NY	Glens Falls, NY	0.86
NY	Ithaca, NY	0.91
NY	Kingston, NY	0.88
NY	Nassau County-Suffolk County, NY Metropolitan Division	1.20
NY	New York-Jersey City-White Plains, NY-NJ Metropolitan Division	1.23
NY	Rochester, NY	0.95
NY	Syracuse, NY	0.96
NY	Utica-Rome, NY	0.83
NY	Watertown-Fort Drum, NY	0.87
OH	Akron, OH	0.95
OH	Canton-Massillon, OH	0.89
OH	Cincinnati, OH-KY-IN	0.94
OH	Cleveland-Elyria, OH	0.88
OH	Columbus, OH	1.03
OH	Dayton, OH	0.98
OH	Toledo, OH	1.00
OH	Youngstown-Warren-Boardman, OH-PA	0.91
OK	Lawton, OK	0.78
OK	Oklahoma City, OK	1.02
OK	Tulsa, OK	0.72
OR	Albany, OR	0.82
OR	Bend-Redmond, OR	1.17
OR	Eugene, OR	1.05
OR	Medford, OR	1.08
OR	Portland-Vancouver-Hillsboro, OR-WA	1.26
OR	Salem, OR	1.30
PA	Allentown-Bethlehem-Easton, PA-NJ	0.90
PA	Altoona, PA	0.93
PA	Erie, PA	0.81
PA	Harrisburg-Carlisle, PA	0.95
PA	Johnstown, PA	0.93
PA	Lancaster, PA	1.17
PA	Montgomery County-Bucks County-Chester County, PA Metropolitan Division	1.05
PA	Philadelphia, PA Metropolitan Division	1.03
PA	Pittsburgh, PA	0.90
PA	Reading, PA	0.92
PA	Scranton--Wilkes-Barre--Hazleton, PA	0.78
PA	State College, PA	1.03

Contract Request Schedule "A"  
*(A detailed schedule of the work or services to be provided)*

**Statement of Work (SOW) – Provide the Rockland County Office of Buildings and Codes (on behalf of the Village of Spring Valley) with third party electronic plan review services in accordance with Omnia Cooperative Contract 222849.**

**1. REQUIREMENTS**

A. Consultants shall adhere to all applicable requirements while performing work under this Contract, as specified in Chapter 1 of the International Building Code, the most current and applicable building codes with the respective local amendments, Development Standards, and the Floodplain Ordinance; as well as with the applicable Arizona Revised Statutes; and any other applicable codes and manuals; as they may apply to the services provided.

**2.**

B. Plan reviewers shall be certified as such by the International Code Council (ICC) or shall be a registered architect or engineer

**3. GENERAL**

A. The Consultant shall perform plan review for conformance with the applicable Trade Codes (Adopted Building, Fire, Existing Building, Electrical, Mechanical, Plumbing, Energy Conservation and Outdoor Lighting Codes), General Plan, Land Use Code, Development Standards and Floodplain Ordinance, local ordinances, Arizona Revised Statutes, and any other relevant laws and regulations, and related functions for the City in accordance with the terms described herein. Consultant understands and agrees that this is not an exclusive contract. The City's authorized staff will determine when to utilize the services described herein.

B. Work performed for the County will also conform with applicable Trade Codes, local ordinances, state statutes, and any other relevant laws and regulations, and related functions for the County of Rockland

**4. QUALITY OF WORK**

A. The Consultant shall be responsible for the completeness and accuracy of all services rendered, and for the correction of all errors and omissions committed while performing said services, at no additional cost unless agreed upon.

**5. DOCUMENTATION**

A. All calculations, notes, and documents produced by the Consultant while performing under this contract shall be presented to and shall become property of the County. The Consultant may retain the originals and prepare copies of said documents for the t the Consultant's expense.

**6. PLANS AND SPECIFICATIONS**

A. The County shall provide the Consultant with one set of plans, specifications, calculations and any other related documents to the Consultant at no charge. The County may provide these documents in an electronic format.

B. Consultant may make copies of said documents, at their expense, to use as a check set and note corrections/changes required to meet the applicable codes, ordinances, etc.

C. The consultant shall retain all noted check sets and related documents for a period of at least twelve (12) months from the date of approval.



**D. PLAN REVIEW FINDINGS AND APPROVAL**

A. The Consultant, upon completion of the inspections of the review shall submit to the County and the applicant, if applicable for External (3<sup>rd</sup> Party) reviews, a written itemized list, in a mutually agreed upon format, which describes all the necessary corrections required in order to obtain structural, architectural, ADA approval. The Consultant may also make corrections in writing to the permit card information and notify the County of such. The Consultant shall also sign the appropriate plan review record.

B. Should the consultant find the submitted comments in compliance with all of the applicable codes, ordinances, etc., related to the applicable plan review, an approval letter signed by the consultant shall be forwarded to the Office of Buildings and Codes and the applicant, and the consultant shall sign the appropriate plan review record and the plans.

**E. ADVICE AND CONSULTATION**

A. The Consultant shall be available, during County working hours, to the Office of Buildings and Codes staff for advice and consultation services regarding the interpretation of the review documents, and review comments during the course of this Contract, at no additional expense to the County.

B. Within 24 hours upon request by the Office of Buildings and Codes, the Consultant shall be available during County working hours for conference with applicants and owners to answer questions regarding the plan review comments produced under this Contract.

**NOTE – Additional Internal 2<sup>nd</sup> Party Plan Review , Bundled 2<sup>nd</sup> Party Plan Review, External 3<sup>rd</sup> Party Plan Review May be required and performed in accordance with the requirements set forth in this contract.**

**Contract Deliverables** – FINAL PERMITS AND DOCUMENTS AS REQUESTED.

**Cost/Price & Payment Section** – *see Fee Schedule Attached*

**Supporting Documentation** – Attached

**Insurance Certificates** - Attached

# OMNIA<sup>®</sup>

PARTNERS



## On Call Plan Review Services Executive Summary

**Lead Agency:** City of Tucson, AZ

**Solicitation:** 222849

**Solicitation Issued:** April 14, 2022

**Pre-Proposal Date:** June 29, 2022

**Response Due Date:** May 23, 2022

**Awarded to:** SAFEbuilt, LLC

City of Tucson, AZ issued RFQ #222849 on May 23, 2022, to establish a national cooperative contract for On Call Plan Review.

The solicitation included cooperative purchasing language in Section C. Scope of Work, C.2. Cooperative Contract – OMNIA:

*The City of Tucson, as the Principal Procurement Agency, defined in Attachment E, has partnered with OMNIA Partners, Public Sector (“OMNIA Partners”) to make the resultant contract (also known as the “Master Agreement” in materials distributed by OMNIA Partners) from this solicitation available to other public agencies locally, regionally, and/or nationally, including state and local governmental entities, public and private primary, secondary and higher education entities, non-profit entities, and agencies for the public benefit (“Public Agencies”), through OMNIA Partners’ cooperative purchasing program. The City of Tucson is acting as the contracting agency for any other Public Agency that elects to utilize the resulting Master Agreement. Use of the Master Agreement by any Public Agency is preceded by their registration with OMNIA Partners (a “Participating Public Agency”) and by using the Master Agreement, any such Participating Public Agency agrees that it is registered with OMNIA Partners, whether pursuant to the terms of a Master Intergovernmental Cooperative Purchasing Agreement, a form of which is attached hereto on Attachment E, or as otherwise agreed to. Attachment E contains additional information about OMNIA Partners and the cooperative purchasing program.*

Notice of the solicitation was sent to potential offerors, as well as advertised in the following:

- City of Tucson’s website
- OMNIA Partners website
- USA Today, nationwide
- Arizona Business Gazette, AZ
- San Bernardino County Sun, CA
- Honolulu Star-Advertiser, HI
- The Herald-News – Will County (IL)
- The Advocate – New Orleans, LA
- The New Jersey Herald, NJ
- Albany Times Union, NY
- Daily Journal of Commerce, OR
- The State, SC

- Deseret News, UT
- Richmond Times-Dispatch, VA
- Seattle Daily Journal of Commerce, WA
- Houston Community Newspapers, TX
- Helena Independent Record, MT
- Las Vegas Sun
- Kennebec Journal, ME

Socio-economic Outreach: To encourage participation of small businesses, minority owned businesses and women owned businesses, Historically Underutilized Businesses were notified of the Request for Qualifications.

On May 23, 2022, bids were received from the following offerors:

- Brown & Associates
- Bureau Veritas North America, Inc.
- Institute for Building Technology and Safety
- Kimley Horn
- Nova Performance
- Psmoas
- SAFEbuilt, LLC
- Shums Coda Associates
- Stantec Consulting Services Inc.
- Verde Valley Consulting Engineers
- Willdan Engineering

The proposals were evaluated by an evaluation committee. Using the evaluation criteria established in the RFQ, the committee elected to enter into negotiations with SAFEbuilt, LLC and proceeding with contract award upon successful completion of negotiations.

Geographic Preferences: No geographic preferences were included in the evaluation of the responses.

The City of Tucson, OMNIA Partners, and SAFEbuilt, LLC successfully negotiated a contract, and the City of Tucson executed the agreement with a contract effective date of January 1, 2023.

Contract includes: Internal 2<sup>nd</sup> Party Plan Review, Bundled 2<sup>nd</sup> Party Plan Review, and/or External 3<sup>rd</sup> Party Plan Review Services. The consultant may also perform similar work for Participating Public Agencies as well as other engineering or non-engineering services. Services may include:

- Plan Review Services
- Inspection Services
- Planning Services
- Additional Services (such as Building Official, Permit Tech, and Landscape Review)

Term:

- January 1, 2023 to December 31, 2023 with the option to renew for two (2) additional two (2) year periods.

Pricing/Discount:

- See posted fee schedule with hourly rates.