

CONTRACT FOR SERVICES

As the Town of Washington Island requires professional building inspection services to meet the needs of its residences and business, Inspection Specialists, a Wisconsin Limited Liability Company, proposes to provide building inspection services to the Town of Washington Island for such inspection services.

In response, the parties agree as follows.

1. Inspection Specialists will provide a building inspector, duly licensed and certified in the State of Wisconsin, to the Town of Washington Island, whose duties include building and mechanical field inspections, necessary services related to contacts with residents, business owners and municipal representatives, and all associated tasks necessary to meet the Town of Washington Island building inspection needs.
2. Each building inspector shall be certified in the categories in which they are inspecting, which may include any or all of the following: UDC Construction, HVAC, Electrical, Plumbing, Commercial Construction, Commercial Plumbing and Commercial Electrical as defined in COMM 5 of the Wisconsin Administrative Code.
3. Inspection Specialists will provide the following:
 - A. Inspector(s) salary
 - B. Field communication equipment
 - C. Vehicle or mileage/allowance for the inspectors
 - D. Supplemental systems and support and administrative coordination
 - E. Regular municipal office availability for meeting the public
 - F. Backup inspector(s) as necessary to complete building inspections
 - G. Wisconsin license fees for Inspection Specialists and inspectors
 - H. Certificate of insurance showing all coverage for general liability and errors and omissions.
4. Either party may terminate this Agreement after three (3) year from the date this agreement is signed or effective for cause, with sixty (60) day written notice. Any notice by Inspection Specialists will be sent to the municipal clerk. Any notice to Inspection Specialist will be sent to Inspection Specialists P.O. Box 22 Brussels, WI 54204.
5. Inspection Specialists agrees to indemnify the Town of Washington Island, its officials, employees and agents from and against any and all claims, suits, demands or causes of action, arising out of any act or omission of Inspection Specialists, and causing injury to any person or persons or property, (whomsoever and whatsoever or arising from Inspection Specialists negligence). Correspondingly, the Town of Washington Island agrees to

indemnify Inspection Specialists, its members, managers, employees and agents from and against any and all claims, suits, demands or causes of action, arising out of any act or omission of the Town of Washington Island, and causing injury to any person or persons or property, (whomsoever and whatsoever or arising from the negligence of the Town of Washington Island, its employees or officials). Each party hereto agrees to carry comprehensive general liability insurance and to provide each other with evidence of such coverage upon request.

6. The Town of Washington Island agrees to pay Inspection Specialist the sum equal to 90% of the permit fees as collected by Inspection Specialists and/or the Town of Washington Island. These fees will be based on the attached fee schedule, and any subsequent changes, as mutually agreed upon by the Town of Washington Island and Inspection Specialists. All permit fees will be turned over to the Town of Washington Island as directed. The Town of Washington Island will be invoiced for all permits issued and services rendered by Inspection Specialists.
7. Inspection Specialists will perform property maintenance, complaint inspections and inspections for matters for which no permit fee is generated, at the direction of an authorized municipal official and forward those reports to the appropriate person(s) with the findings. The Town of Washington Island will compensate Inspection Specialists for any activities and meetings related to the duties noted herein where a permit fee is not generated, at the rate of \$60 per hour for all such duties and meetings performed.
8. Inspection Specialists agrees to provide these services beginning the date of this document authentication as evidenced by signatures and date or as mutually agreeable.

Brett Guilette, Building Inspector
Inspection Specialists

DATE

Town Chairman
acknowledged and accepted

Title

DATE

Service to begin on: **Date** _____

FEE SCHEDULE

Town of Washington Island

A. RESIDENTIAL - 1 & 2 Family

1. New Structure 1 & 2 Family Homes:

Fees include building, electric, plumbing, HVAC and erosion.

0 - 1499 sq. ft.	\$850.00
1500 – 1999 sq. ft.	\$1000.00
2000 – 2499 sq. ft.	\$1100.00
2500 – 3000 sq. ft.	\$1150.00
Over 3000 sq. ft.	\$1150.00 + \$.10 per sq. ft.

Manufactured Dwellings (modulars) \$500.00 + any additions or garage per #3

2. State Seal: \$35.00

3. Additions/ Remodeling/ Alterations:

a) Building \$\$.11 per sq. ft. (all areas)
\$75.00 minimum

b) Electric, Plumbing, Hvac

0 to 500 sq. ft.	\$40.00
501 to 1000 sq. ft.	\$50.00
Over 1000sq. ft.	\$.05 per sq. ft.

c) Erosion \$40.00 additions only

4. Electric Service \$45.00 Residential

5. Manufactured Homes \$150.00 (fee includes slab, electric service, occupancy)
(HUD homes or house trailers)

6. Temporary Occupancy \$50.00

7. Early Start \$50.00 (footing and foundation only)

B. ACCESSORY STRUCTURES

(detached garages, storage buildings)

Decks (all sizes)

\$.08 per sq. ft.
\$40.00 minimum

C. COMMERCIAL

1. New buildings, additions, alterations, remodels:

a) Building	\$.12 per sq. ft. \$75.00 minimum	
b) Electric, plumbing, hvac	0 to 750 sq. ft.	\$50.00
	751 to 1000 sq. ft.	\$60.00
	Over 1000 sq. ft.	\$.06 per sq. ft.
c) Storage Buildings, warehouse, detached garage		\$.08 per sq. ft.
2. Temporary Occupancy, Change of Use, Occupancy.		\$50.00
3. Early Start		\$100.00
4. Electric Service		\$55.00
5. Erosion Control		\$75.00
6. Plan Review		\$100.00

D. MISCELLANEOUS

1. Re-inspection fee	\$30.00	
2. Failure to call for inspection	\$30.00	
3. Double fees are due if work is started before permit is issued.		
4. Extension to permit (permits are valid for 24 months)		25% of original fee
5. Razing permit	\$50.00	