



September 9, 2025

Mr. Sandeep Kathuria
Construction & Projects
4600 Community Ave.
McKinney, Texas 75069

RE: Contract Amendment to Agreement 2021-353 for Fire Stopping Inspection Services for CCADF Phase 2
Medical/ Mental Health Addition
BSW Project No. 22117

Dear Mr. Kathuria:

This amendment request is for the Brinkley Sargent Wiginton (BSW) Architects Team to provide a Fire Stopping Inspector to monitor firestopping installation at the above referenced project. Inspections will be ordered by the Contractor and the inspector's invoices will be sent to BSW. These invoices are passed on to the County who pays them as a reimbursable expense with a 10% markup on our part. We in turn pay the Inspection Firm within 30 days of payment from the County.

A. Scope of Work

Please refer to Solution Firestop LLC's fee proposal attached, that outlines their complete scope of work and services.

B. Estimated Fees

a. Fire Stopping Inspections:	\$13,750.00
b. BSW Accounting Services:	\$1,375.00
<u>TOTAL</u>	<u>\$15,125.00</u>

Continued

Mr. Sandeep Kathuria
Collin County Construction & Projects
RE: CCADF-Phase 2; Fire Stopping Inspections

C. Reimbursable Expenses

This is a reimbursable expense that has a 10% markup by BSW accounting services.

Please let us know if you need any additional documentation. We look forward to continuing working with you on this extremely important project.

Sincerely,

BRINKLEY SARGENT WIGINTON ARCHITECTS

A handwritten signature in black ink, appearing to read "Charles L. Goodman", with a horizontal line extending to the right.

Charles L. Goodman, AIA, CCHP
Principal

Attach: Solution Firestop Proposal

CC: Michael Woods, AP@bsw-architects.com/ BSW

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FIRESTOP INSPECTION PROPOSAL

Submitted by: James Monroe
Solution Firestop, LLC
8080 N Central Expressway, Suite 1700
Dallas, TX 75206
James@solutionfirestop.com | (469) 562-9200

Date: 8/7/2025
Project: Collin County ADF – Phase II Medical/ Mental
Location: 4300 Community Ave, Mckinney, TX 75071
Submitted to: BRINKLEY SARGENT WIGINTON ARCHITECTS

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1. Executive Summary

Solution Firestop LLC is pleased to submit this proposal to provide third-party firestop inspections at DFW Grand Hyatt Project, in accordance with ASTM E2174 and ASTM E2393 standards. Our mission is to ensure your project is completed to the highest level of fire-resistance integrity and in full compliance with current building codes and AHJ expectations.

We specialize exclusively in firestop inspection, bringing unmatched focus, industry certifications, and deep field experience. Our approach is responsive, detail-oriented, and proactive—identifying issues early to help contractors avoid costly delays and rework.

2. Why Solution Firestop?

Solution Firestop, LLC is a third-party firestop inspection and consulting firm based in Dallas, TX. We specialize exclusively in firestop, and our inspectors are certified and audited through industry-leading programs such as the International Firestop Council (IFC) and Intertek’s Qualified Personnel (IQP) program.

What Sets Us Apart:

- Trusted by AHJs: Our detailed reports, use of UL systems, and clean documentation are regularly recognized by jurisdictions throughout Texas.
- Decade of Experience: Projects across DFW, Austin, San Antonio, and Houston trust our consistent, code-compliant inspections.
- Proactive Field Support: We help contractors resolve firestop issues early, avoid delays, and pass inspections the first time.

3. Qualifications & Certifications

James Monroe – Principal / Owner

- IFC Premier Certified Firestop Inspector
- Intertek Qualified Personnel (IQP – Firestop)
- Nearly a decade of regional firestop inspection experience

We are routinely recognized by AHJs for professionalism, thorough documentation, and our ability to translate complex UL systems and engineering judgments into practical on-site compliance.

The image shows an Intertek Certificate of Completion for James Monroe. On the left, there is a photo of James Monroe, a man with a beard and short hair, wearing a dark shirt. Below the photo is his name "James Monroe" and the "Solution Firestop" logo. To the right of the photo is an Intertek logo with a clipboard icon and the text "Firestop Inspector #100930". Below this is the Intertek website "intertek.com/IQP". The main body of the certificate is yellow and white, with the text "Certificate of Completion" and "INTERTEK QUALIFIED PERSONNEL (IQP)". Below this is the name "James Monroe" and "IQP Firestop Inspector". Underneath is "Solution Firestop, LLC". There are two signatures: "Justin Hendricks" (Technical Manager) and "Jean-Philippe Kayl" (Vice President - Global Certification). On the right side, there is another Intertek logo with a clipboard icon and a box labeled "QUALIFICATIONS" containing "#100930" and "exp: 05.31.28".

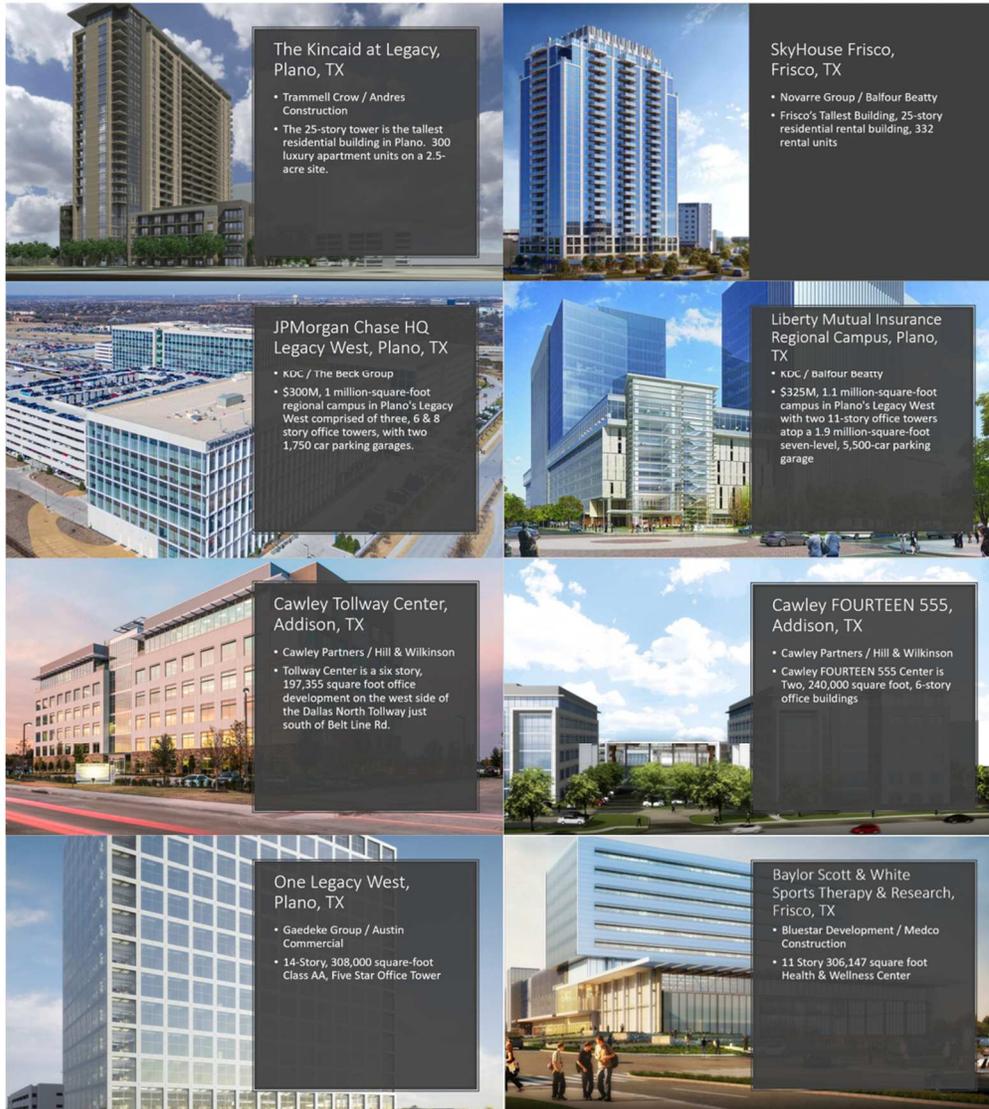
The image shows a Premier Certificate of Achievement from the International Firestop Council (IFC). The certificate has a black and red border. At the top, it says "PREMIER CERTIFICATE OF ACHIEVEMENT" in red. Below that is the IFC logo, which is a shield with a flame and the letters "IFC". Underneath the logo is the text "INTERNATIONAL FIRESTOP COUNCIL" and "THE Source of Firestop Expertise®". The certificate is presented to "James Monroe". It states: "In recognition of successfully passing the examination covering the 'IFC recommended knowledge base for 3rd party firestop inspectors'". Below this, it says: "To meet the full scope of the IFC recommended knowledge base, the candidate has taken an IFC approved multi-manufacturer product familiarization class." The certificate is signed on behalf of the International Firestop Council by "James Stahl, President, International Firestop Council". The date of issue is "May 17, 2025" and it is valid for 3 years. At the bottom, it says: "Confirmation of this certificate holder's status can be confirmed at, <https://firestop.org/directory/>".

For a full Inspector Qualifications Document for AHJ approval, see Appendix B.

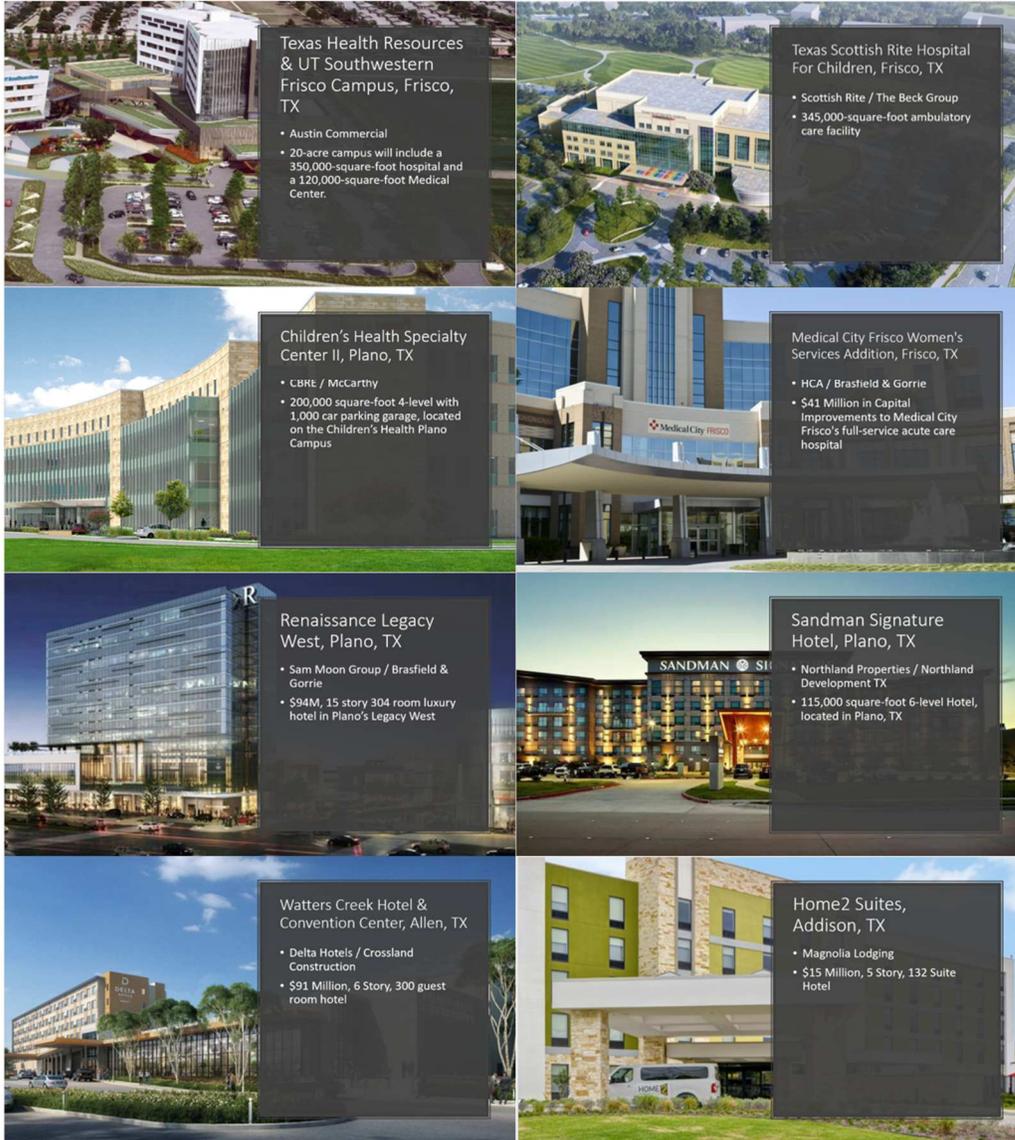
4. Previous Projects

Solution Firestop has provided third-party firestop inspection services on a wide range of projects across Texas. Our experience includes work with general contractors, developers, and authorities having jurisdiction across hospitality, healthcare, aviation, and commercial sectors.

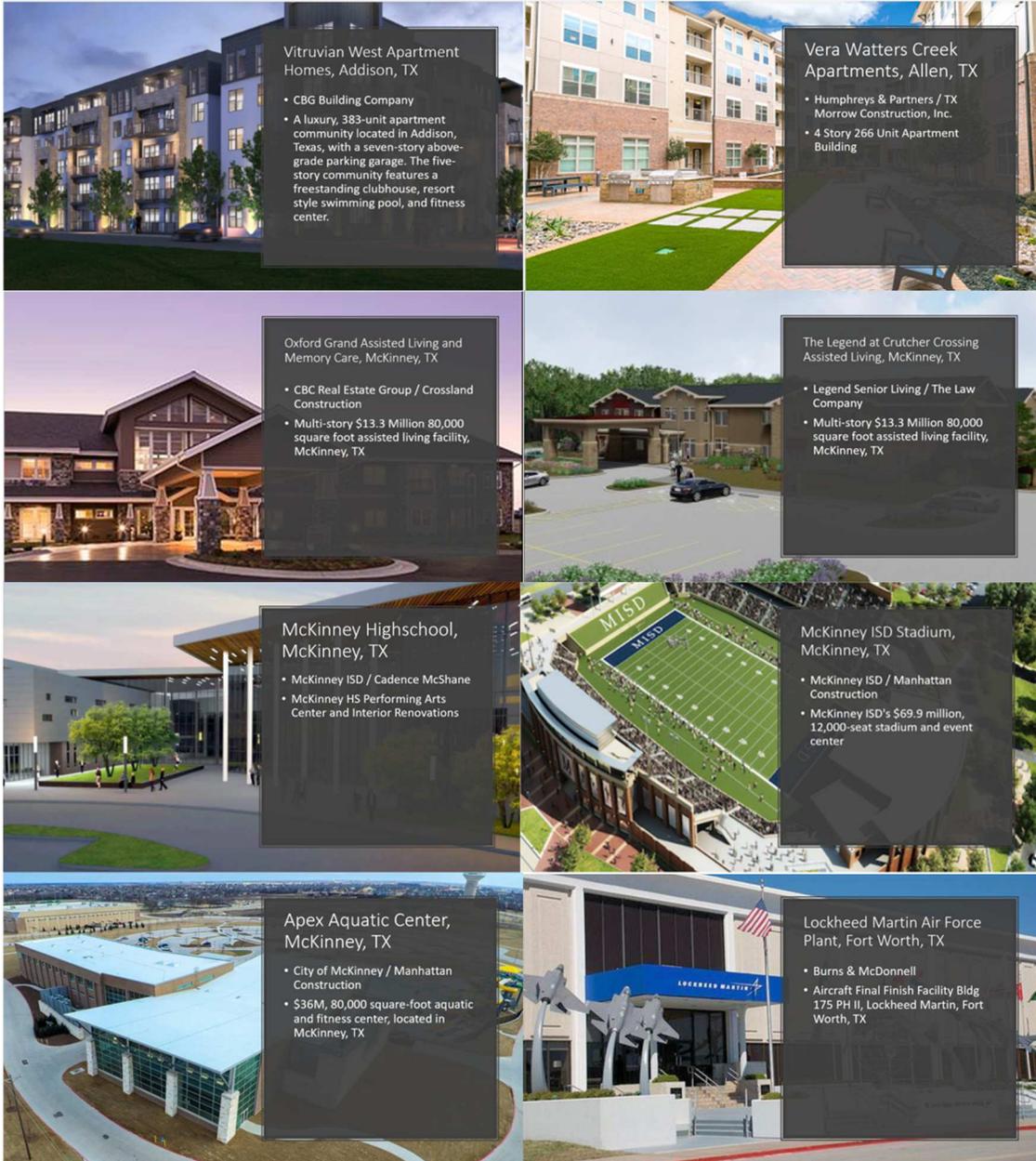
Representative Projects:



Firestop Inspection Proposal –Collin County ADF Phase II



Firestop Inspection Proposal –Collin County ADF Phase II



5. Scope of Work

Services Provided:

- Inspection of all fire-resistant penetration and joint systems
- Compliance review against UL Listed Systems or Engineering Judgments
- Documentation of all findings with detailed reporting
- Coordination with installers for timely reinspections as needed

Inspection Standards:

- ASTM E2174 – Penetration Firestop Systems
- ASTM E2393 – Joint Systems and Perimeter Barriers

Inspection Phases:

- Vertical In-wall & Through Slab Penetrations (Before walls are two sided)
- Horizontal Penetrations (Above and Below Hard Lids)

6. Inspection Process

Solution Firestop performs firestop inspections in accordance with ASTM E2174 (penetrations) and ASTM E2393 (joints and perimeter systems).

Detailed Firestop Inspection Methodology

- Inspector will follow ASTM E2174 Standard Practice for On-Site Inspection of Installed Fire Stops and ASTM E2393 Standard Practice for On-Site Inspection of Installed Fire Resistive Joint Systems and Perimeter Fire Barriers.
- The inspector shall not be a competitor of the installer, contractor, manufacturer, or supplier of any material being inspected. The inspector shall submit notarized statements to the AA assuring compliance.
- The AA shall provide the inspector with a complete set of inspection documents at least ten working days before the inspection. The inspector shall review all inspection documents before conducting any inspection. Listed Designs shall be provided for every fire stop and joint system. Where a listed system does not exist, an Engineering Judgment (EJ) from the manufacturer or accredited lab must be provided and accepted by the AHJ.
- The inspector shall use the inspection documents to identify and locate fire-rated assemblies requiring firestop systems.
- The inspector shall conduct post-installation inspections requiring destructive verification of the firestop. A minimum of 2%, but not less than one of each type per floor/zone (10,000 SF max), shall be inspected.
- For joints, post-installation inspection requires one sample per type per 500 linear feet.
- The inspector shall not supervise or direct the installation process. This includes handling, mixing, cutting, or prepping materials.
- Non-compliant firestops require reinspection of that item and one additional of the same type. If $\geq 10\%$ of a type fails, the contractor must re-inspect all similar items before reinspection resumes.
- The contractor must ensure areas are accessible and unobstructed at time of inspection.
- Failed areas must remain uncovered until deficiencies are corrected and re-inspected.
- All deficiencies shall be documented and physically marked on-site.
- Inspection results are submitted within one working day of inspection.
- Repairs must follow the firestop manufacturer's recommendations and must restore compliance.
- Once notified of repairs, inspector will conduct follow-up reinspection within two business days (typical for local projects).
- At project completion, the inspector will issue a final inspection report.

7. Estimated Costs

Rates:

- Day Rate \$1,250 (up to 4 hours on-site)
- Minimum Half Day Rate: \$625.00 (up to 2 hours on-site)

Inspection Breakdown Table:

Area	Inspection Type	Minimum Site Visits	Day Rate Site Visit	Inspection Cost
Level 0 Phase A – New Construction	Firestop	1		\$625.00
Level 0 Phase B – Admin & Clinic	Firestop	1		\$625.00
Level 1 Phase A New Construction	Firestop	1	3	\$3,750.00
Level 1 Phase B Admin & Clinic	Firestop	1		\$1,250.00
Level 1 Phase C Infirmery Remodel	Firestop	1		\$1,250.00
Level 2 Phase A Plan – New Construction	Firestop	1	3	\$3,750.00
Level 2 Phase B Plan Admin & Clinic	Firestop	1		\$625.00
Additional Inspections as needed	Firestop	1	1	\$1,875.00
	Total:	8	7	\$13,750.00

Total Estimated Cost: \$13,750.00

Justification: Inspections are grouped by construction phase and floor to ensure systems are accessible and can be inspected before concealment. Grouping also helps minimize delays and ensures coverage per ASTM sampling requirements.

8. Assumptions

- Areas to be inspected will be accessible and prepared
- Each failed site visit billed as a minimum half-day.
- Weekend work billed at 1.5x standard rate.

9. Terms & Conditions

- Payment is due within 30 days of invoice.
- Delinquent payments beyond 90 days are subject to service suspension and fees.
- This proposal is valid for 60 days from the date of issue.

10. Authorization

If this proposal is acceptable, please sign and return a copy to authorize commencement of services.

Client Company: _____

Authorized Representative (Print): _____

Signature: _____

Title: _____

Date: _____

Accepted By:

Solution Firestop, LLC

James Monroe

Principal / Owner

Signature: _____

Date: _____

Thank you for the opportunity to be considered as your Firestop Inspection partner. We look forward to working with you on this important project.

Appendix A: Inspector Qualifications & Certifications

James Monroe
Qualified Firestop Special Inspector

IFC Premier Certificate Holder
Intertek Qualified Personnel (IQP)

Specializing in:
ASTM E2174 & ASTM E2393 Inspections

Prepared for:
Authorities Having Jurisdiction (AHJ) Approval

Certificates Renew Every 3 Years (Good Through 5/31/28)



Intertek

Inspector Overview

James Monroe has nearly a decade of experience specializing in ASTM E2174 and E2393 inspections and has remained an Intertek IQP Inspector Since early 2016.

Credentials

Intertek IQP Firestop Inspector Program

Firestop inspectors enrolled in the Intertek IQP Program have their inspection model and reporting structure routinely audited by Intertek to ensure that firestop inspections are documented in a manner compliant with testing standards and local codes.

As a certified IQP Firestop Inspector, James Monroe is trained to perform inspections per ASTM E2174 and ASTM E2393, and to verify compliance with the 2012 and later International Building Code (IBC) requirements:

- Buildings over 75 feet in height
- Risk Category III and IV buildings
- Chapter 17, Section 1705.16 of the IBC

The IQP program emphasizes:

- Ongoing training
- Routine third-party audits
- Alignment with regional code updates

These elements make IQP-certified inspectors trusted allies to AHJs and ensure code-compliant, consistent inspections.

Collaboration with the International Firestop Council (IFC)

The Intertek IQP Program is built on the training foundation developed in partnership with the International Firestop Council (IFC). Inspectors must first complete the IFC's in-depth training and evaluation process before becoming eligible for IQP certification.

This collaboration ensures inspectors are well-versed in:

- Firestop materials and systems
- Application standards (ASTM E2174 & E2393)
- Code interpretations and AHJ expectations

Firestop Inspection Proposal –Collin County ADF Phase II

James Monroe holds dual qualifications as an IFC Premier Certificate Holder and an Intertek Qualified Personnel (IQP) Inspector. These credentials require rigorous hands-on training, formal examinations, and ongoing third-party audits, demonstrating deep knowledge of UL-listed systems, code compliance, and inspection protocols.

IFC Premier Certificate Holder

The IFC Premier Certificate is awarded to individual inspectors—not companies—who successfully complete the International Firestop Council's training and examination program. James Monroe met these requirements and completed hands-on training with at least four major firestop manufacturers across all essential firestop system types:

- Intumescent sealants
- Non-intumescent sealants
- Cast-in-place devices
- Intumescent collars
- Wrap strips
- Composite sheets
- Firestop pillows and blocks
- Mineral wool / forming materials
- Pass-through firestop devices
- Head-of-wall joint systems

Intertek IQP Firestop Inspector

The Intertek IQP Program builds upon IFC's inspector framework and adds a layer of accountability through continuous education and audit. As an IQP Firestop Inspector, James Monroe's inspection model is reviewed for compliance with ASTM standards and IBC codes. This oversight assures Authorities Having Jurisdiction (AHJs) that all reports, methods, and documentation meet national code requirements.

Code & Standard Compliance

Standard / Code	Compliant	Details
ASTM E2174	✓	On-site inspection of through-penetration firestops
ASTM E2393	✓	On-site inspection of fire-resistive joint systems
Premier IFC Certification	✓	Premier Inspector with multi-manufacturer training
Intertek IQP	✓	Ongoing audits and quality review
IBC	✓	Inspections meet jurisdictional code requirements

Scope of Inspection Services

All inspections are conducted in accordance with:

- ASTM E2174: Penetration Firestops
- ASTM E2393: Fire-Resistive Joint Systems

Certifications & Credentials

IFC Premier Certificate

The International Firestop Council (IFC) Premier Certificate confirms hands-on training and successful examination. It ensures inspectors are proficient in evaluating intumescent and non-intumescent sealants, firestop devices, and penetration and joint system installations.



Intertek IQP Inspector Badge

The Intertek Qualified Personnel (IQP) badge is issued to inspectors who have demonstrated a commitment to ongoing training, accurate reporting, and consistent third-party audit compliance with ASTM E2174, E2393, and the IBC.



Intertek IQP Certificate of Completion

This certificate documents successful completion of Intertek’s training and qualification program. It verifies the inspector has been vetted for inspection methodology, documentation practices, and ongoing conformance with code and listing standards.

