

RESOLUTION NO. 25-R-17

**A RESOLUTION APPROVING  
A PROFESSIONAL SERVICES AGREEMENT  
WITH THOMPSON ELEVATOR INSPECTION SERVICE, INC.  
(Ongoing Elevator Inspection Services)**

**WHEREAS**, the City desires to retain a firm to provide professional elevator plan review and inspection services on an ongoing basis (“*Services*”); and

**WHEREAS**, as a home rule municipality, the City is not subject to the Local Government Professional Services Selection Act (50 ILCS 510/1 *et seq.*) and may select a firm to provide the *Services* that, in its judgment, is the best and most favorable to the interests of the City and the public after considering qualifications, price, and other factors; and

**WHEREAS**, since at least 2008, the City has received the *Services* from Thompson Elevator Inspection Service, Inc. (“*TEIS*”), and the City has determined that it is in its best interests to enter into a restated agreement with *TEIS* to provide the *Services* on an ongoing basis.

**NOW THEREFORE**, be it resolved by the City Council of the City of Rolling Meadows, Illinois, as follows:

**Section 1:** The facts and statements contained in the preambles to this Resolution are found to be true and correct and are hereby adopted as part of this Resolution.

**Section 2:** The City Manager is hereby authorized and directed to enter into an agreement with Thompson Elevator Inspection Service, Inc. to provide professional elevator plan review and inspection services on an ongoing basis for calendar year 2025, in substantially the form attached as **Exhibit A**.

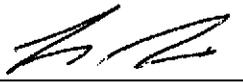
**Section 3:** This Resolution shall be in full force and effect upon its passage and approval in accordance with law.

**PASSED AND APPROVED** by the City Council of Rolling Meadows, Cook County, Illinois this 25<sup>th</sup> day of February, 2025.

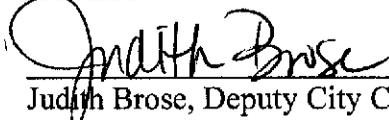
AYES: Budmats, O'Brien, Boucher, Reyez, Koehler, McHale

NAYS: 0

ABSENT: Vinezeano

  
\_\_\_\_\_  
Lara Sanoica, Mayor

ATTEST:

  
\_\_\_\_\_  
Judith Brose, Deputy City Clerk

**Exhibit A**  
**Agreement**

**THOMPSON ELEVATOR INSPECTION SERVICE, INC.**

830 East Rand Road | Unit 10 | Mount Prospect, Illinois 60056

Phone (847) 296-8211 | Email info@thompstonelevator.com

**CONTRACT FOR INSPECTION SERVICES**

Thompson Elevator Inspection Service, Inc (TEIS). 830 E Rand Rd, Suite 10, Mt. Prospect, Illinois 60056, shall perform mechanical and electrical inspections of all safety devices and equipment, including, but not limited to, Passenger Elevators, Freight Elevators, Docklifts, Dumbwaiter, Escalator and Wheel Chair Lifts for the City of Rolling Meadows

Inspections will be made in accordance with the City of Rolling Meadows or County Code or Ordinance covering operation of said elevators at the addresses given by the Building Department.

Current fees to be charged will be in accordance with the agreed upon May 1, 2008 Fee Schedule attached to and made a part of the Agreement; it being understood and agreed that the Schedule as shown applies to each elevator inspected. Fee schedule subject to change upon agreement between TEIS and the City of Rolling Meadows.

Thompson Elevator Inspection Service, Inc. will provide all insurance necessary to cover its employees who are performing under the terms of this Agreement.

Thompson Elevator Service, Inc. shall furnish a liability insurance policy for accident, public liability coverage. Thompson Elevator Inspection Service, Inc. shall provide a certificate of insurance for such coverage.

At the conclusion of inspection services, a report will immediately be made to the Building Department providing the results of such inspection. The responsibility for the repair, replacement, alterations, or any other work indicated as necessary under said Inspection Report shall be the sole responsibility of the Building Owner.

It is agreed that Thompson Elevator Inspection Service, Inc. does not assume possession or control of any part of the equipment inspected, but such remains the responsibility of the owner thereof. Thompson Elevator Inspection Service, Inc. represents that it will make no examination of the equipment other than that necessary to do the work described herein and assumes no responsibility for any part of the equipment insofar as its mechanical functioning or use is concerned. Nothing in the agreement should be construed to mean that Thompson Elevator Inspection Service, Inc. assumes any liability for loss or damage because of bodily injury (including death) or property damage arising under the agreement except loss or damage directly resulting from the negligent acts or omissions of Thompson Elevator Inspection Service, Inc. or its employees, in performing the services described in this agreement. Under no circumstances shall Thompson Elevator Inspection Service, Inc. be liable for consequential damages or for damages caused by the negligence of others whether arising under contract or tort.

Thompson Elevator Inspection Service, Inc. agrees to hold harmless and indemnify the City of Rolling Meadows for any and all acts of negligence committed by Thompson Elevator Inspection Service, Inc. which in anyway result in liability to said Municipality.

It is understood and agreed completion of inspection services is by Thompson Elevator Inspection Service, Inc., hereunder, and submission of its Inspection Report will constitute complete and full performance by Thompson Elevator Inspection Service, Inc. under the terms of this agreement. Thompson Elevator Inspection Service, Inc. shall have no responsibility or obligation thereafter for the performance or completion of any necessary repairs, alterations, installations, or other work indicated as necessary by such Inspection Report.

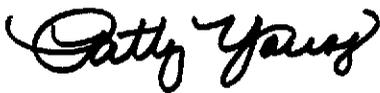
This contract may be canceled or modified by either party upon thirty (30) days written notice.

IN WITNESS WHEREOF, the parties set their hands and seals at \_\_\_\_\_, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

**THOMPSON ELEVATOR INSPECTION SERVICE, INC.**

**APPROVED AND ACCEPTED:**

City of Rolling Meadows



By: \_\_\_\_\_

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Patty Young

Title: \_\_\_\_\_

President

Date: \_\_\_\_\_, 20\_\_\_\_\_

January 19, 2025

# THOMPSON ELEVATOR INSPECTION SERVICE, INC.

1302 E. Thayer Street  
Mt. Prospect, Illinois 60056  
Phone (847) 296-8211 Fax (847) 296-5424

January 25, 2008

Valerie Dehner  
Comm Dev Dir  
City of Rolling Meadows  
3600 Kirchoff Rd  
Rolling Meadows, IL 60008

Re: Elevator Inspection Program

Dear Ms. Dehner:

We have held our costs down, but like all businesses, we do need to make adjustments to our fees.

The complexity of plan reviews submitted and new construction, modernization and safety inspection requirements to meet the state requirements along with the increased cost of insurance premiums, fuel and additional requests on our office staff due to the state requirements are the major reasons for the increase. Our goal continues and has been to provide you and your municipality with the best quality elevator safety inspection program.

As of May 1, 2008, the following are our fees for the service we provide to you:

Type of Service	Fee effective May 1, 2008
SA Safety Inspection	\$43.00 per elevator unit
SA Safety Re-Inspection	\$43.00 per elevator unit
Plan Review	\$100.00 per elevator unit
New Construction Inspection	\$100.00 per elevator unit
New Construction Re-Inspection	\$100.00 per elevator unit

Please see attached fee schedule for more defined details. If approved and accepted, return via fax (847-296-5424) or mail to our office.

Sincerely,

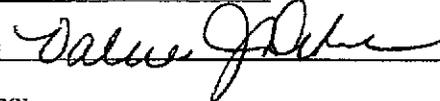


John J. Thompson  
President / Elevator Inspector  
QEI# 087 / IL#01967

Enclosure

APPROVED AND ACCEPTED:

Signature



Print Name:

VALERIE J. DEHNER

Title:

CD DIRECTOR

Date: 2/5/08, 20  

RECEIVED  
FEB 04 2008  
COMMUNITY DEVELOPMENT  
DEPARTMENT