

**SCHOOL INSPECTION PROPOSAL**  
**Between**  
**CSI: California School Inspections, LLC**  
**And**  
**ALVORD UNIFIED SCHOOL DISTRICT**

This SCHOOL INSPECTION PROPOSAL is entered into this 28<sup>th</sup> day of April, 2021 (the "Proposal") by and between **Alvord Unified School District**, (hereinafter "District"), and **CSI: California School Inspections, LLC**, a California company (hereinafter "CSI"), each being a "Party" and collectively the "Parties".

**RECITALS**

WHEREAS, CSI is specifically skilled, trained, experienced, and competent to render the Services (as defined below); and

WHEREAS, it is necessary and desirable that CSI be retained by the District for the purpose of performing the Services on the terms and conditions of this Proposal.

**SCOPE OF WORK TO BE PROVIDED**

NOW, THEREFORE, the Parties agree as follows:

**Services.** CSI agrees to provide to District and District agrees to purchase the services below (the "Services").  
**Inspection Services.**

- (i) CSI shall have an Inspector to conduct one (1) visual inspection of each school facility of District (each a "School Facility" and collectively, "School Facilities") for the limited purpose of completing the "FIT" developed by OPSC, provide CSI's opinion as to (A) whether each School Facility is in "good repair" as defined in the California Education Code ("CEC") Section 17002(d)(1); and (B) each School Facility "rating" pursuant to CEC Section 17002(d)(2) (the "Inspection").
- (ii) The Inspector shall take photographs of the conditions such Inspector determines, in his or her sole and absolute discretion, to be deficient.
- (iii) CSI shall provide an initial draft of the FIT to District for review. Subject to CSI's right to conduct an additional inspection of the School Facility, if the District completes and signs CSI's form of liability waiver and certifies that the School Facility conditions listed as deficient or extremely deficient on the FIT have been repaired and such conditions are now in "good repair" (as defined in the CEC), CSI may, at its sole and absolute discretion, update the rating set forth in the final draft of the FIT.
- (iv) Upon completion of the Inspection and District's approval of the final FIT, CSI shall deliver to District one (1) electronic copy of the FIT report for each school and all the photographs taken related to the FIT.
- (v) The inspection includes these schools completed with the F.I.T. (Facility Inspection Tool)

**2. Payment of Fees.**

- a. Fees. For the Services provided pursuant to the terms of this Proposal, District agrees to pay CSI **\$8,450** (the "Fee") as indicated in the "Price Quote for Services" rendered to complete all of the F.I.T. (Facility Inspection Tool) reports.
- b. Travel; Lodging Expenses. All travel and lodging expenses incurred by CSI in connection with the Services are included in the Fee.

- 3. District Acknowledgement.** District hereby acknowledges and agrees to the following: (a) the FIT contains the minimum inspection criteria required by the CEC; (b) if an Inspector determines that a condition not expressly identified in the FIT constitutes a deficiency, the Inspector may note such deficiency on the FIT; (c) while some critical conditions are identified on the FIT as extreme deficiencies, the list under each section of the FIT is not exhaustive; (d) in the opinion of CSI, if a condition deficiency requires immediate attention and, if left unmitigated, could cause

severe and immediate injury, illness or death of the occupants, an Inspector may record this deficiency as an extreme deficiency and generate a poor rating; (e) the FIT is designed to evaluate each School Facility within a reasonable range of facility conditions and it is possible that the Inspector may identify critical School Facility conditions that result in an overall school rating that does not reflect the urgency and severity of those deficiencies and/or does not match the ratings description on the FIT and in such instances, the Inspector may reduce the resulting school score by one (1) or more grade categories and describe the reasons for the reduction in the FIT; (f) the Inspector cannot be expected to discover all defective conditions of a School Facility and therefore the opinion of the Inspector or CSI may not accordingly reflect the actual condition of the School Facility or School Facilities; (g) the Inspector and the Inspection are limited by the terms and conditions of this Agreement and the fact that the Inspection is a visual inspection only; (h) neither CSI nor the Inspector shall conduct any repairs or contract to repair any deficient items reported on the FIT; (i) the Services provided herein do not include assistance relating to the California Office of Public School Construction’s Deferred Maintenance Program or School Facility Program; (j) CSI is not a building, engineering, plumbing, roofing, electrical, fire protection, flooring or warm air heating, ventilation or air conditioning contractor; and (k) the Inspection Services provided hereunder are for the limited purpose of conducting a visual inspection of the School Facility to complete the FIT and provide an opinion of the rating of the School Facility in order to compile such information into the SARC for District.

IN WITNESS WHEREOF, District and CSI have made and executed this Agreement as set forth below

**CSI:**

**DISTRICT:**

**California School Inspections , LLC**

**ALVORD UNIFIED SCHOOL DISTRICT**

Signature: Joey C. Luis

Signature: \_\_\_\_\_

Date Signed: 4/28/2021

Date Signed: \_\_\_\_\_

Print Name: Joseph Conrad Luis

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

Title: General Manager

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

Address: 5355 Brentford Way

Address: \_\_\_\_\_

El Dorado Hills, CA 95762

Phone: 916-960-7270

Phone: \_\_\_\_\_

Email: josephconradluis@gmail.com

Fax: \_\_\_\_\_

Email \_\_\_\_\_

**DISTRICT SCHOOLS TO BE INSPECTED**

School	Street	City	Zip
1. Wells Middle	10000 Wells Avenue	Riverside	92503-2373
2. La Granada Elementary	10346 Keller Avenue	Riverside	92505-1350
3. Alvord Alternative Continuation High	10368 Campbell Avenue	Riverside	92505-1308
4. Myra Linn Elementary	10435 Branigan Way	Riverside	92505-1515
5. Collett Elementary	10850 Collett Avenue	Riverside	92505-2926
6. Twinhill Elementary	11000 Campbell Avenue	Riverside	92505-2499
7. Arizona Middle	11045 Arizona Avenue	Riverside	92503-5903
8. Loma Vista Middle	11050 Arlington Avenue	Riverside	92505-2204
9. Valley View Elementary	11750 Gramercy Place	Riverside	92505-3128
10. Hillcrest High	11800 Indiana Avenue	Riverside	92503-5172
11. Lake Hills Elementary	16346 Village Meadow Drive	Riverside	92505-0229
12. Allan Orrenmaa Elementary	3350 Fillmore Street	Riverside	92503-5135
13. Alvord Adult Education	3606 Pierce Street	Riverside	92505-4925
14. Ysmael Villegas Middle	3754 Harvill Lane	Riverside	92503-4680
15. S. Christa McAuliffe Elementary	4100 Golden Avenue	Riverside	92505-3403
16. La Sierra High	4145 la Sierra Avenue	Riverside	92505-2938
17. Phillip M. Stokoe Elementary	4501 Ambs Drive	Riverside	92505-3758
18. Promenade Elementary	550 Hamilton Drive	Corona	91719-5851
19. Arlanza Elementary	5891 Rutland Avenue	Riverside	92503-1741
20. Rosemary Kennedy Elementary	6411 Mitchell Avenue	Riverside	92505-2055
21. Norte Vista High	6585 Crest Avenue	Riverside	92503-1102
22. Terrace Elementary	6601 Rutland Street	Riverside	92505-1299
23. Foothill Elementary	8230 Wells Avenue	Riverside	92503-2559