

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

This SCHOOL INSPECTION PROPOSAL is entered into this 4th day of May, 2022 (the "Proposal") by and between **Azusa 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 **\$6,800** (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:

California School Inspections , LLC

Signature: Joey C. Luis

Date Signed: 4/11/2022

Print Name: Joseph Conrad Luis

Title: General Manager

Address: 5355 Brentford Way

El Dorado Hills, CA 95762

Phone: 916-960-7270

Email: josephconradluis@gmail.com

DISTRICT:

AZUSA UNIFIED SCHOOL DISTRICT

Signature: _____

Date Signed: _____

Print Name: _____

Title: _____

Address: _____

Phone: _____

Fax: _____

Email: _____

DISTRICT SCHOOLS TO BE INSPECTED

Alice M. Ellington Elementary	5034 North Clydebank	Covina
Azusa High	240 North Cerritos Avenue	Azusa
Center Middle	5500 North Cerritos Avenue	Azusa
Charles H. Lee Elementary	550 North Cerritos Avenue	Azusa
Clifford D. Murray Elementary	505 East Renwick Road	Azusa
Foothill Middle	151 North Fenimore Avenue	Azusa
Gladstone High	1340 North Enid	Covina
Adult Ed. Center	1040 East Gladstone Street	Azusa
Henry Dalton Elementary	500 East 10th Street	Azusa
Longfellow	245 West 10th Street	Azusa
Magnolia Elementary	945 East Nearfield	Azusa
Mountain View Elementary	201 North Vernon Avenue	Azusa
Paramount Elementary	409 West Paramount Street	Azusa
Slauson Intermediate	340 West Fifth Street	Azusa
Valleydale Elementary	700 South Lark Ellen	Azusa
Victor F. Hodge Elementary	700 West 11th Street	Azusa
W. R. Powell Elementary	1035 East Mauna Loa	Azusa