



Vallecitos School District

5211 Fifth Street • Rainbow, CA 92028 • (760) 728-7092 • FAX (760) 728-7712

"A community school where we learn to achieve our dreams"

MEETING DATE: May 13, 2025

DISCUSSION/ACTION: 11.6

SUBJECT: Approval of Agreement with Vital Inspection Services, Inc. for DSA Inspector for ELOP Portable

BACKGROUND: DSA inspectors are required for building projects in public schools. The purpose of this contract is to secure the services of a qualified DSA inspector to provide support for our ELOP portable building project.

FISCAL IMPACT: \$12,656 (ELOP Funds / Res. 2600)

RECOMMENDATIONS: It is respectfully recommended that the Governing Board approve the agreement with Vital Inspection Services.



VIS

Vital Inspection Services Inc.

SAN DIEGO COUNTY OFFICE OF EDUCATION

**Request for Proposal – DSA Project Inspection Services
for Vallecitos School District – Vallecitos Elementary
School New Portable Bldg.**

March 21st, 2025

ATTN: Eric Berg

Coordinator | Facilities, Maintenance & Operations

858-295-6896 | eric.berg@sdcoe.net

San Diego County Office of Education

GARY BUIE

DSA Class 1 Inspector



STATEMENT ABOUT GARY BUIE:

Mr. Gary Buie has 25 years in the construction inspection services (DSA Certified Project Inspector in California for over 20 years, Class 1 Inspector 18 years, and OSHPD/HCAI Certified Class A Inspector of Record 18 years) inspecting projects from the ground up to completion and occupancy. He has acquired a well-versed knowledge as an Inspector of Record, with emphasis in fire life safety, structural steel, Wood framing, concrete, electrical systems, mechanical systems, plumbing systems, prefab modular buildings, Firestopping, and ADA compliance.

PROFESSIONAL EXPERIENCE:

Fallbrook Unified Elementary School District

Fallbrook High School

9/2024 – Present | \$20 M | DSA #04-120840

Alterations to 1-Site Improvements; Construction of 1-ATP Classroom Building 500, 2-30x32 Classroom Buildings 129 & 130 (Relocatable PC 02-118268), 1-CTE Classroom Building 200, 2-24x40 Classroom Buildings 131 & 132 (Relocatable PC 02-118267); Rehabilitation of 1-Vocational Arts Building 400

Fallbrook Unified Elementary School District

Fallbrook High School

6/2024 – 9/2024 | \$981 K | DSA #04-122452

Construction of 2-PC Classroom Buildings 136/137 & 141/142 (Relocatable)

Fallbrook Unified Elementary School District

El Camino High School

10/2023 – 9/2024 | \$150 K | DSA #04-122326

Construction of 2-Shade Structures

Fallbrook Unified Elementary School District

Fallbrook High School

6/2023 – Present | \$20.0 M | DSA #04-120840

Alterations to 1-Site Improvements; Construction of 1-ATP Classroom Building 500, 2-30x32 Classroom Buildings 129 & 130 (Relocatable PC 02-118268), 1-CTE Classroom Building 200, 2-24x40 Classroom Buildings 131 & 132 (Relocatable PC 02-118267); Rehabilitation of 1-Vocational Arts Building 400 (2019 CBC)

Fallbrook Unified Elementary School District

Fallbrook High School

7/2023 – 9/2024 | \$2.6 M | DSA #04-122331

Construction of 16-Solar Panel Structures

Fallbrook Unified Elementary School District

Oceanside High School

7/2023 – 9/2024 | \$1.6 M | DSA #04-122323

CERTIFICATIONS/REGISTRATIONS:

- DSA Class 1 Project Inspector #5208
- OSHPD Class A Hospital Inspector #A-20700
- ICC/ICBO Reinforced Concrete Special Inspector #5096134-49
- ICC/ICBO Certified Structural Masonry Inspector #5096134-84
- ICC/ICBO Spray Applied Fireproofing Inspector #5096134-86
- Certified Laboratory Masonry Testing Technician
- Certified Soils Nuclear Gauge Technician
- ACI-Concrete Field-Testing Technician- Grade 1
- Post-Tensioning Institute – Level 1 & 2 Certified Inspector
- U.S. Army Corps of Engineering – Construction Management Certified

EDUCATION:

- Shasta College
- Modesto Junior College

SOFTWARE EXPERIENCE:

- Procore
- Plangrid
- Dropbox
- Egnyte

YEARS OF EXPERIENCE:

- 25+

Alterations to 1-Field Turf and Track Surfaces

**Fallbrook Unified Elementary School District
Various School Shade Structures**

6/1/2023 – 8/2023 | \$745 K | DSA #04-121576, 04-121472, 04-121619
Construction of Shade Structures

**San Bruno Park Elementary School District
Allen Elementary School**

4/2021 – 8/2023 | \$40.2 M | DSA #01-119157
Construction of 1-Administration Building (A), 1-Classroom and Library Building (C), 1-Kindergarten Building (K), 1-Multi-purpose Building (M)

**Mission Community College District
West Valley Community College**

8/2018 – 11/2022 | \$18.4 M | DSA #01-117734
Construction of 1-Softball Complex, 1-Entry Trellis, 2-Home and Visitor Dug-out, 2-Restroom Buildings, 1-Batting Cages, 1-Storage Building, 1-Bleacher, 1-Press Box Building

**Sequoia Union High School District
Menlo-Atherton High School**

9/2016 – 8/2017 | \$21 M | DSA #01-114633
Construction of 4-2-Story Classroom Buildings, 1-Site work

**Sequoia Union High School District
Menlo-Atherton High School**

3/2016 – 10/2019 | \$12.7M | DSA #01-115680
Construction of 1-Science Building, 1-Cafeteria Building

**Sequoia Union High School District
East Palo Alto Academy**

7/2015 - 10/2016 | \$7 M | DSA # 01-114817
Construction of 1-Sitework, Stone Columns, 1-Gymnasium Building PC 04-114206

**Tamalpais Union High School District
Various School Projects**

7/2013 - 5/2016
Misc. Projects

**Stanford University
Stanford Hospital & Clinics**

2012 - 2019
Steam Plant & Misc. Projects

**Hayward Unified School District
Shafer Park Elementary School**

4/2010 - 9/2011 | \$27.3 M | DSA #01-111018
Construction of 1-building A, 1-building B



March 21st, 2025

Attn: Eric Berg, Coordinator
Facilities, Maintenance & Operations



Owner: San Diego County Office of Education
Project: Vallecitos School District – Vallecitos Elementary School New Portable Building
VIS Project #030825
DSA App #04-123455
Subject: DSA Project Inspection Services

Project Scope Description: Alterations to 1-Toilet Building R2 (Relocatable); Relocation of 1-Relocatable Classroom Building, (Bldg 19)

VIS is happy to provide the below proposal to San Diego County Office of Education in providing Inspector of Record services. Project assigned is for the Vallecitos Elementary School New Portable Bldg. Below is an estimate of hours as VIS has no control over Contractor work or schedule. Estimated proposal is based on construction project information provided by Client. Project schedule not available at this time.

Project Notes: Construction is anticipated to start on 4/15/25 – 5/31/25. VIS anticipates this project will require Part-time Inspection Services.

- 4/15/25 -5/31/25 = 7 weeks @ 16 hours/week = 112 hours.

Description of Service	Estimated Hours	Hourly Rate	Total
DSA Project Inspection Services	112 hrs.	\$113.00	\$12,656.00
Total Budget Impact			\$12,656.00

A. SOW (Scope of Work)

VIS –Inspector of Record duties are to be per Title 24, DSA Standards as the AHJ for California State Unified School Districts. VIS Inc. agrees to provide DSA Inspection of work for compliance with approved contract documents. Project Inspector duties as outlined in Title 24, Part 1, Chapter 4, Sections 4-333 through 4-342 California Code of Regulations, including DSA Interpretive Regulations A-6, A-7, A-8, and as incorporated in the following paragraphs:

1. Coordination with AHJ’s including SFM, Health Dept. County and Design Engineers.
2. Coordination with Campus Staff and Facilities as needed.
3. Coordination with Lab of Record for Materials and Testing.
4. Enforcement and observation of plans and specifications per Title 24 and State regulations.
5. Project IOR will track and document work that is observed.
6. IOR will also attend project meetings as required.

B. Owner/Client agrees to the following:

1. The Agreement shall begin upon written notice by a representative of the District and remain in effect continuously until project closeout, unless terminated in writing.
2. Contract is intended to be an agency agreement and may be terminated in 15 days by either party with or without cause.
3. The District shall not employ, contract, or engage in business or mutually beneficial relationships with Inspectors introduced to the District through VIS Inc., for a period of two (2) years after the



dissolution of any contracts through VIS Inc, unless permission is granted prior to such relationships.

4. Contracted Client agrees to pay VIS Inc. the cost of project services billed at the rate as outlined in the fee schedule within 30 working days of receipt of invoice.
5. Safe access to the Construction Site and areas for Inspection.
6. Provide electronic and hard copy of approved stamped drawings.
7. Provide office space for IOR to review plans, utility lines, and perform required duties. Desk, Chair, Wi-fi, shelves for code books and a plan reading table. Trailers and restrooms shall be reimbursable plus 10% if necessary.

C. Reimbursements: Client agrees to pay for the following Reimbursable expenses:

1. Blueprints and other reproductions.
2. Photos, film, and laser prints.
3. Parking Permits or Passes.
4. Any fees advanced on behalf of Client subject to 10% surcharge.
5. Any out-of-pocket expenses on behalf of Client.

D. Budget Cost Analysis

Though we have included a budgetary cost estimate for our services (see attached), these estimates are not intended to be lump sums or guaranteed costs. This estimate is a time and material basis, and the final cost will vary based on the actual hours served for the project. Also, it does not account for overtime and are contingent upon the phasing of the project and progress of construction.

E. Terms & Conditions

1. Proposal is good for 60 days.
2. All Invoices are due 30 days from being received.
3. Any services that VIS is requested to Sub-Contract or coordinate is subject to a 7% - 10% surcharge.
4. Four-hour minimum applies to all site visits. 4-Hour Minimum: 1 to 4 hours. 6-Hour Minimum: 4 to 6 hours. 8-Hour Minimum: Over 6 to 8 hours.
5. Normal Working Hours: Normal Working hours are noted as 8 hrs./day Monday - Friday between hours of (7AM – 6PM) excluding Holidays.
6. Overtime Rates = Time and half the hourly rate. First 4 hours' overtime of the Normal hours Monday through Friday and all-day Saturday excluding Holidays.
7. Double Overtime Rates = Double the normal hourly rate. All hours over 12 hours Monday through Saturday, all day on Sunday and Holidays.
8. Rates are subject to industry standard annual increase of a minimum of 3%.
9. Rates are negotiable.

If you have any questions, please do not hesitate to contact us to offer further assistance.

Sincerely,

Accepted by:

X 

X: _____ Date: _____

Philip Barragan – President
Vital Inspection Services Inc.

Name/Title: _____

Client/Company: _____

