PROPOSED SCOPE OF WORK

CTE and Transportation Facility Project

Grandview School District No. 200

1. Project Background

The Grandview School District is considering the acquisition of approximately 6.75 acres of real property located at 501 Stover Rd in Grandview, Washington. The property includes an approximately 40,000-square-foot commercial building that the District is evaluating for conversion into a combined Career and Technical Education facility and District Transportation Department and bus garage.

If acquired, a portion of the building is anticipated to provide classrooms, laboratories, shops, and related instructional spaces for current and future Grandview High School Career and Technical Education programs. Anticipated programs include:

- Welding and fabrication
- Small engine repair
- Woodworking and construction
- Potential future pathways, including electrical, plumbing, CDL training, and other programs identified through future educational and workforce planning

The remaining portion of the building is anticipated to become the District's new Transportation Department and bus garage, including vehicle service and maintenance areas, office and administrative space, parts and equipment storage, driver support areas, bus parking and circulation, fueling or charging infrastructure if required, and other transportation-related functions.

The District's goal is to complete the improvements necessary for the CTE instructional areas to be ready for classes at the start of the 2028-2029 school year. The selected consultant shall evaluate the feasibility of this occupancy target and develop an anticipated project schedule that identifies the activities, decisions, approvals, and milestones necessary to achieve it.

These improvements represent the District's most significant facility needs currently anticipated. However, the resulting agreement may also include professional services for other District facility planning, modernization, renovation, improvement, expansion, property evaluation, or capital needs identified during the term of the agreement.

2. Existing Building and Site Conditions

The existing building is primarily a steel-framed commercial structure with a concrete slab-on-grade floor, large open shop areas, offices, mezzanine spaces, overhead vehicle doors, and existing vehicle service infrastructure. The October 2026 property inspection reported no evidence of significant structural movement or distress and described the principal structural frame as generally being in good condition.

The inspection also identified building and site systems requiring repair, replacement, further evaluation, or substantial modernization before educational and transportation occupancy. The selected consultant shall validate the inspection findings and comprehensively assess the property's suitability for the proposed uses.

The inspection was a visual review conducted generally in accordance with ASTM E2018-08 and was not technically exhaustive. Hidden or obstructed conditions may not have been observed. The

selected consultant shall not rely exclusively on that inspection and shall complete the investigations necessary to develop the project scope, budget, design, and construction documents.

3. Professional Services

The selected consultant shall provide architectural, engineering, planning, estimating, permitting, bidding, and construction administration services necessary to evaluate and, if authorized by the District, complete the project. Services may be performed in phases and may include the following.

- Due Diligence and Existing-Conditions Assessment
- Educational Programming and CTE Planning
- Transportation Department and Bus Garage Programming
- Conceptual and Schematic Design
- Building Modernization and Repair Design
- Site and Civil Improvements
- Code, Permitting, and Agency Coordination
- Cost Estimating, Schedule, and Phasing
- Design Development and Construction Documents
- Bidding and Procurement Support
- Construction Administration and Closeout

4. Anticipated Consultant Team

The prime consultant should provide or coordinate the following disciplines, as appropriate:

Architecture and educational-facility planning

- CTE programming and specialty shop planning
- Transportation-facility and fleet-maintenance planning
- Civil engineering
- Structural engineering
- Mechanical engineering
- Electrical engineering
- Plumbing and fire-protection engineering
- Geotechnical engineering
- Land surveying
- Environmental and hazardous material consulting
- Roofing and building-envelope consulting
- Security, access-control, and technology design
- Acoustical consulting
- Traffic and vehicle-circulation analysis
- Cost estimating
- Commissioning
- Landscape architecture
- Construction administration