

**GRANDVIEW CITY COUNCIL
COMMITTEE-OF-THE-WHOLE
MEETING AGENDA
TUESDAY, JULY 14, 2026**



This meeting will be held in person
and will also be available via teleconference.

PLEASE NOTE: The maximum occupancy of the Council Chambers is 49 individuals at one time. Access to exits must be kept clear to ensure everyone in the Chambers can safely exit in the event of an emergency.

COMMITTEE-OF-THE-WHOLE MEETING – 6:00 PM

PAGE

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. NEW BUSINESS**
 - A. Resolution accepting the bid for the Wastewater Treatment Plant Improvements – Phase 1 and authorizing the Mayor to sign all contract documents with Apollo, Inc. 1-6
 - B. Resolution approving the final plat of Grandridge Estates – Phase 7 located on Grandridge Road 7-11
 - C. Resolution approving Task Order No. 26066 with HLA Engineering and Land Surveying, Inc., for the New Police Department Site Evaluation and Preliminary Design 12-18
- 4. CITY ADMINISTRATOR AND/OR STAFF REPORTS**
 - A. TA Truck Plaza
 - B. Change Orders
- 5. MAYOR & COUNCILMEMBER REPORTS**
 - A. Sub-Committee Updates
- 6. ADJOURNMENT**

The City of Grandview Committee-of-the-Whole and Regular Council Meetings scheduled for Tuesday, July 14, 2026 at 6:00 pm and 7:00 pm will be held in person and will also be available via teleconference.

Please join the meeting from your computer, tablet or smartphone.

Join Zoom Meeting

<https://us06web.zoom.us/join/edl?muid=cd66ad5f-918a-4f5a-aaac-a486f5d0e6ea>

To join via phone: +1 253 215 8782

Meeting ID: 899 9770 4134

Passcode: 424575

**CITY OF GRANDVIEW
AGENDA ITEM HISTORY/COMMENTARY
COMMITTEE-OF-THE-WHOLE MEETING**

ITEM TITLE

Resolution accepting the bid for the Wastewater Treatment Plant Improvements – Phase 1 and authorizing the Mayor to sign all contract documents with Apollo, Inc.

AGENDA NO.: New Business 3 (A)

AGENDA DATE: July 14, 2026

DEPARTMENT

Public Works Department

FUNDING CERTIFICATION (City Treasurer)
(If applicable)

DEPARTMENT DIRECTOR REVIEW

John Simmons, Public Works Director

CITY ADMINISTRATOR

MAYOR



ITEM HISTORY (Previous council reviews, action related to this item, and other pertinent history)

The City plans to construct improvements to its Wastewater Treatment Plant as summarized and recommended in the Wastewater Treatment Plant Facility Plan. The project is funded through a Washington State Department of Ecology State Revolving Fund agreement executed in July 2025.

The City is currently coordinating with Banner Bank to secure financing to supplement City reserves for construction of the Phase 1 project.

ITEM COMMENTARY (Background, discussion, key points, recommendations, etc.) Please identify any or all impacts this proposed action would have on the City budget, personnel resources, and/or residents.

Bids for the Wastewater Treatment Plant Improvements – Phase 1 were opened on April 23, 2026. A total of eight (8) bids were received with Apollo, Inc., of Kennewick, Washington, submitting the low bid in the amount of \$14,386,438.52.

ACTION PROPOSED

Move resolution accepting the bid for the Wastewater Treatment Plant Improvements – Phase 1 and authorizing the Mayor to sign all contract documents with Apollo, Inc., to the July 14, 2026 regular Council meeting for consideration.

23030 GV Wastewater Treatment Plant Improvements Ph. 1 - Recommendation of Award and Bid Summary

From Jennifer Davis <jdavis@hlacivil.com>

Date Tue 6/30/2026 9:41 AM

To Shane Fisher <sfisher@grandview.wa.us>

Cc John Simmons <jsimmons@grandview.wa.us>; Anita Palacios <anitap@grandview.wa.us>; Taylor Denny <tdenny@hlacivil.com>; Robert Scott <rscott@hlacivil.com>

 2 attachments (840 KB)

2026-06-29 - 23030 - RecAward.pdf; 2026-04-23 - 23030 - Bid Summary.pdf;

CAUTION: External Email

Good morning Shane,

Please see the attached Recommendation of Award and Bid Summary for the above referenced project.

If you have any questions or if we can provide additional information, please let us know.

Thank you,



Jennifer Davis, Contract Administrator II

2803 River Road, Yakima, WA 98902

Office: (509) 966-7000 | jdavis@hlacivil.com

www.hlacivil.com

-
IMPORTANT: This email and any links and/or attachments may contain confidential or privileged information intended solely for the use of the named recipient(s). If you have received this email in error, please notify the sender immediately, delete the email, and do not disclose, distribute, or copy its contents. While reasonable precautions have been taken to ensure this email and any attachments are free of viruses and/or malicious software, HLA assumes no responsibility for any loss or damage resulting from their use. No employee or agent of HLA is authorized to enter into a binding agreement on behalf of the company by email.



June 29, 2026

City of Grandview
207 W. Second Street
Grandview, WA 98930

Attn: Shane Fisher, City Administrator

Re: City of Grandview
Wastewater Treatment Plant Improvements – Phase 1
HLA Project No. 23030
Recommendation of Award

Dear Shane:

The bid opening for the above-referenced project was held at City of Grandview Council Chambers at 1:30 p.m. on Thursday, April 23, 2026. A total of eight (8) bids were received with the low bid of \$14,386,438.52, being offered by Apollo, Inc., of Kennewick, WA. This low bid is approximately fifteen (15) percent above the Engineer's Estimate of \$12,538,757.00.

We have reviewed and checked the bid proposals of all bidders and recommend the City of Grandview award a construction contract to Apollo, Inc., in the amount of \$14,386,438.52. Please send us a copy of the City of Grandview Council meeting minutes authorizing the award of this project.

Enclosed please find the project Bid Summary for your review. Please advise if we may answer any questions or provide additional information.

Sincerely,

 Digitally signed by Robert
Scott
Date: 2026.06.30
08:00:40-07'00'

Robert J. Scott, PE

RJS/jld

Enclosures

Copy: John Simmons, Anita Palacios (City of Grandview)
Taylor Denny, Angie Ringer (HLA)

BID SUMMARY												
Contracting Agency: City of Grandview Project: Wastewater Treatment Plant Improvements - Phase 1 HLA Project No. 23030 Bid Opening Date: April 23, 2026												
ITEM NO.	SCH.	DESCRIPTION	QTY.	UNIT	ENGINEER'S ESTIMATE		BIDDER NO. 1		BIDDER NO. 2		BIDDER NO. 3	
					UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	A	Minor Change	Est.	FA	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00
2	A	Apprenticeship Incentive/Penalty	Est.	CALC	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00
3	A	Mobilization	Est.	LS	\$ 735,000.00	\$ 735,000.00	\$ 600,480.00	\$ 600,480.00	\$ 250,000.00	\$ 250,000.00	\$ 600,000.00	\$ 600,000.00
4	A	Crushed Surfacing Base Course	---	TON	\$ 45.00	\$ 14,850.00	\$ 38.66	\$ 12,757.80	\$ 55.00	\$ 18,150.00	\$ 93.00	\$ 30,690.00
5	A	Crushed Surfacing Top Course	160	TON	\$ 45.00	\$ 7,200.00	\$ 39.09	\$ 6,254.40	\$ 76.00	\$ 12,160.00	\$ 154.00	\$ 24,640.00
6	A	HMA CI. 1/2-Inch PG 64H-28	180	TON	\$ 180.00	\$ 32,400.00	\$ 137.95	\$ 24,831.00	\$ 147.00	\$ 26,460.00	\$ 143.00	\$ 25,740.00
7	A	Site Piping, Fittings, Valves, and Structures, Complete	1	LS	\$ 150,000.00	\$ 150,000.00	\$ 298,739.00	\$ 298,739.00	\$ 137,000.00	\$ 137,000.00	\$ 275,000.00	\$ 275,000.00
8	A	New Sludge Holding Tank	---	LS	\$ 1,950,000.00	\$ 1,950,000.00	\$ 2,064,143.00	\$ 2,064,143.00	\$ 1,800,000.00	\$ 1,800,000.00	\$ 2,450,000.00	\$ 2,450,000.00
9	A	Ex. Sludge Holding Tank Modifications	---	LS	\$ 500,000.00	\$ 500,000.00	\$ 341,229.00	\$ 341,229.00	\$ 420,000.00	\$ 420,000.00	\$ 225,000.00	\$ 225,000.00
10	A	Dewatering Building Modifications	---	LS	\$ 2,600,000.00	\$ 2,600,000.00	\$ 4,155,567.00	\$ 4,155,567.00	\$ 4,181,890.00	\$ 4,181,890.00	\$ 4,013,000.00	\$ 4,013,000.00
11	A	Standby Generator, Complete	---	LS	\$ 600,000.00	\$ 600,000.00	\$ 152,492.00	\$ 152,492.00	\$ 420,850.00	\$ 420,850.00	\$ 165,000.00	\$ 165,000.00
12	A	Electrical and Control System, Complete	---	LS	\$ 900,000.00	\$ 900,000.00	\$ 1,749,173.00	\$ 1,749,173.00	\$ 1,700,000.00	\$ 1,700,000.00	\$ 1,800,000.00	\$ 1,800,000.00
13	B	Minor Change	---	FA	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00
14	B	Mobilization	Est.	LS	\$ 75,000.00	\$ 75,000.00	\$ 55,663.00	\$ 55,663.00	\$ 150,000.00	\$ 150,000.00	\$ 300,000.00	\$ 300,000.00
15	B	Crushed Surfacing Base Course	---	TON	\$ 45.00	\$ 22,500.00	\$ 38.66	\$ 19,330.00	\$ 55.00	\$ 27,500.00	\$ 91.00	\$ 45,500.00
16	B	Crushed Surfacing Top Course	230	TON	\$ 45.00	\$ 10,350.00	\$ 39.09	\$ 8,990.70	\$ 58.00	\$ 13,340.00	\$ 157.00	\$ 36,110.00
17	B	HMA CI. 1/2-Inch PG 64H-28	260	TON	\$ 170.00	\$ 44,200.00	\$ 137.95	\$ 35,867.00	\$ 144.00	\$ 37,440.00	\$ 143.00	\$ 37,180.00
18	B	New Storage Building	1	LS	\$ 475,000.00	\$ 475,000.00	\$ 487,516.00	\$ 487,516.00	\$ 546,500.00	\$ 546,500.00	\$ 500,000.00	\$ 500,000.00
19	B	Site Piping, Fittings, Valves, and Structures, Complete	---	LS	\$ 25,000.00	\$ 25,000.00	\$ 50,805.00	\$ 50,805.00	\$ 70,000.00	\$ 70,000.00	\$ 91,000.00	\$ 91,000.00
20	B	Electrical and Control System, Complete	---	LS	\$ 100,000.00	\$ 100,000.00	\$ 82,707.00	\$ 82,707.00	\$ 80,000.00	\$ 80,000.00	\$ 80,000.00	\$ 80,000.00
21	C	Minor Change	---	FA	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00
22	C	Mobilization	Est.	LS	\$ 45,000.00	\$ 45,000.00	\$ 64,850.00	\$ 64,850.00	\$ 220,000.00	\$ 220,000.00	\$ 50,000.00	\$ 50,000.00
23	C	Influent Lift Station	---	LS	\$ 340,000.00	\$ 340,000.00	\$ 365,994.00	\$ 365,994.00	\$ 448,300.00	\$ 448,300.00	\$ 630,000.00	\$ 630,000.00
24	C	Site Piping, Fittings, Valves, and Structures, Complete	---	LS	\$ 50,000.00	\$ 50,000.00	\$ 48,674.00	\$ 48,674.00	\$ 51,000.00	\$ 51,000.00	\$ 235,000.00	\$ 235,000.00
25	C	Standby Generator, Complete	---	LS	\$ 600,000.00	\$ 600,000.00	\$ 255,240.00	\$ 255,240.00	\$ 585,700.00	\$ 585,700.00	\$ 275,000.00	\$ 275,000.00
26	C	Electrical and Control System, Complete	---	LS	\$ 650,000.00	\$ 650,000.00	\$ 764,319.00	\$ 764,319.00	\$ 760,000.00	\$ 760,000.00	\$ 788,000.00	\$ 788,000.00
27	D	Minor Change	---	FA	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00
28	D	Mobilization	Est.	LS	\$ 45,000.00	\$ 45,000.00	\$ 54,041.00	\$ 54,041.00	\$ 55,000.00	\$ 55,000.00	\$ 50,000.00	\$ 50,000.00
29	D	UV Equipment and Building Modifications	---	LS	\$ 500,000.00	\$ 500,000.00	\$ 667,153.00	\$ 667,153.00	\$ 613,500.00	\$ 613,500.00	\$ 680,000.00	\$ 680,000.00
30	D	Electrical and Control System, Complete	---	LS	\$ 990,000.00	\$ 990,000.00	\$ 802,338.00	\$ 802,338.00	\$ 810,000.00	\$ 810,000.00	\$ 100,000.00	\$ 100,000.00

BID SUMMARY					BIDDER NO. 1		BIDDER NO. 2		BIDDER NO. 3	
Contracting Agency: City of Grandview Project: Wastewater Treatment Plant Improvements - Phase 1 HLA Project No. 23030 Bid Opening Date: April 23, 2026					Apollo, Inc. 1133 W. Columbia Drive Kennewick, WA 99336		Rotschy, Inc. 7408 NE 113th Circle Vancouver, WA 98662		Stellar J. Corporation 1363 Down River Drive Woodland, WA 98674	
ITEM NO.	SCH.	DESCRIPTION	ENGINEER'S ESTIMATE		UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
			QTY.	UNIT						
		Schedule A Bid Subtotal				\$ 7,541,450.00				\$ 9,661,070.00
		8.2% Sales Tax - Schedule A				\$ 618,398.90				\$ 792,207.74
		SCHEDULE A - TOTAL				\$ 8,159,848.90				\$ 10,453,277.74
		Schedule B Bid Subtotal				\$ 777,050.00				\$ 1,114,790.00
		8.2% Sales Tax - Schedule B				\$ 63,718.10				\$ 91,412.78
		SCHEDULE B - TOTAL				\$ 840,768.10				\$ 1,206,202.78
		Schedule C Bid Subtotal				\$ 1,710,000.00				\$ 2,003,000.00
		8.2% Sales Tax - Schedule C				\$ 140,220.00				\$ 164,246.00
		SCHEDULE C - TOTAL				\$ 1,850,220.00				\$ 2,167,246.00
		Schedule D Bid Subtotal				\$ 1,560,000.00				\$ 855,000.00
		8.2% Sales Tax - Schedule D				\$ 127,920.00				\$ 70,110.00
		SCHEDULE D - TOTAL				\$ 1,687,920.00				\$ 925,110.00
		BID TOTAL				\$ 12,538,757.00				\$ 14,751,836.52
ENGINEER'S REPORT					ADDITIONAL BID TOTALS					
Competitive bids were opened April 23, 2026. All bids have been reviewed by this office. We recommend the contract be awarded to: Apollo, Inc.					BIDDER Clearwater Construction & Management, LLC Selland Construction, Inc. Interwest Construction, Inc. Tapani, Inc. Goodman and Mehlbacher Enterprises, Inc.					
Project Engineer Date					BID TOTAL \$ 15,512,550.69 \$ 15,991,375.72 \$ 16,352,796.18 \$ 16,548,703.10 Rejected					

*Bid results can be found at: hla civil.com



RESOLUTION NO. 2026-____

**A RESOLUTION OF THE CITY OF GRANDVIEW, WASHINGTON,
ACCEPTING THE BID FOR THE WASTEWATER TREATMENT PLANT
IMPROVEMENTS – PHASE 1 AND AUTHORIZING THE MAYOR TO SIGN ALL
CONTRACT DOCUMENTS WITH APOLLO, INC.**

WHEREAS, the City of Grandview has advertised for bids for the Wastewater Treatment Plant Improvements – Phase 1; and,

WHEREAS, Apollo, Inc., of Kennewick, Washington, has submitted the lowest responsible bid, which bid has been accepted;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRANDVIEW, AS FOLLOWS:

The Mayor is hereby authorized to sign all contract documents with Apollo, Inc., for the Wastewater Treatment Plant Improvements – Phase 1 in the amount of \$14,386,438.52.

PASSED by the **CITY COUNCIL** and **APPROVED** by the **MAYOR** at its regular meeting on _____, 2026.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

CITY OF GRANDVIEW
AGENDA ITEM HISTORY/COMMENTARY
COMMITTEE-OF-THE-WHOLE MEETING

ITEM TITLE:

Resolution approving the final plat of Grandridge Estates – Phase 7 located on Grandridge Road

AGENDA NO. New Business 3 (B)

AGENDA DATE: July 14, 2026

DEPARTMENT

Public Works Department

FUNDING CERTIFICATION (City Treasurer)
(If applicable)

DEPARTMENT DIRECTOR REVIEW

John Simmons, Public Works Director

CITY ADMINISTRATOR



MAYOR



ITEM HISTORY (Previous council reviews, action related to this item, and other pertinent history)

At the March 24, 2020 City Council meeting, Council adopted Resolution No. 2020-13 approving the Grandridge Estates Subdivision 227-lot preliminary plat.

Following approval of the preliminary plat, the developer proceeded with the public infrastructure improvements for Grandridge Estates subject to the conditions as outlined in the Hearing Examiner's recommendation and per Grandview Municipal Code Section 16.24 Design Standards and Section 16.28 Improvements.

ITEM COMMENTARY (Background, discussion, key points, recommendations, etc.) Please identify any or all impacts this proposed action would have on the City budget, personnel resources, and/or residents.

The public infrastructure improvements for Grandridge Estates – Phase 7 consisting of 31 lots has been completed to the City's standards.

The final plat map for Grandridge Estates – Phase 7 is attached for review and approval.

ACTION PROPOSED

Move a resolution approving the final plat of Grandridge Estates – Phase 7 located on Grandridge Road to the July 14, 2026 regular Council meeting for consideration.

RESOLUTION NO. 2026-_____

**A RESOLUTION OF THE CITY OF GRANDVIEW, WASHINGTON,
APPROVING THE FINAL PLAT OF GRANDRIDGE ESTATES – PHASE 7
LOCATED ON GRANDRIDGE ROAD**

WHEREAS, the developer, Dan Swanson d/b/a KDS Development, Inc., applied for preliminary plat approval for a 227-lot residential subdivision designated as Grandridge Estates; and,

WHEREAS, on March 24, 2020, Council adopted Resolution No. 2020-13 approving Grandridge Estates Subdivision 227-lot preliminary plat subject to conditions outlined in the Hearing Examiner's recommendation and per Grandview Municipal Code Section 16.24 Design Standards and Section 16.28 Improvements; and,

WHEREAS, the developer has completed the construction of the public infrastructure improvements in accordance with the approved plans and specifications for Grandridge Estates – Phase 7 per the City's standards,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRANDVIEW, as follows:

Section 1. The final plat known as Grandridge Estates – Phase 7 is approved.

Section 2. The Mayor is hereby authorized to sign the final plat, a copy of which is attached hereto and incorporated herein by reference.

PASSED by the **CITY COUNCIL** and **APPROVED** by the **MAYOR** at its regular meeting on _____, 2026.

MAYOR

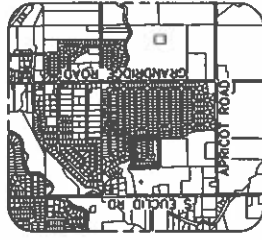
ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

N.W. 1/4 OF SEC. 26, T.09N., R.23E., W.M.,
YAKIMA COUNTY, WASHINGTON



VICINITY SKETCH
NOT TO SCALE



BASIS OF BEARING
NAD 83(11)
WA STATE GRID SOUTH ZONE
PER OPUS SOLUTION

EQUIPMENT USED
A THREE-SECOND TOTAL STATION
SPECTRA PRECISION RTK GPS

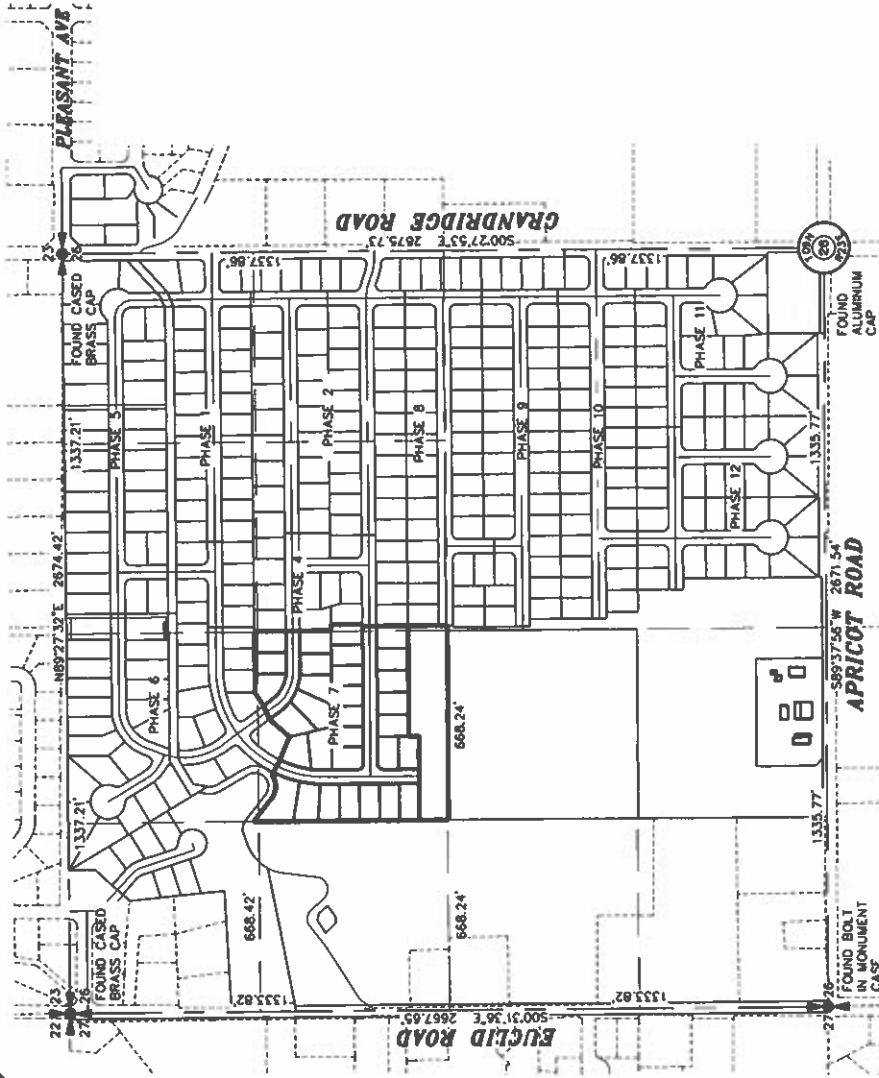
PLAT FOR
SDC

STRATTON SURVEYING
& MAPPING P.C.

313 NORTH MORRIS STREET
KENNEBEC, WA 99336
(509) 735-7364
street@airtonautway.com

5622XP12.DWG © 2026 SHI, 1 OF 3 DATE: 04/20/26

DRAWN BY: DCI	JOB: 5622
---------------	-----------



LEGEND

- SET 5/8" REBAR W/ BLUE PLASTIC CAP
 MARKED "STRATION DC 46886" OR TACK
 W/WALKER
 ● FOUND AS INDICATED
 ○ FOUND 5/8" REBAR W/ BLUE PLASTIC CAP
 MARKED "STRATION DC 46886"
 (6) FOUND ON SET
 ● FOUND UNRECORDED MARKED "46886"
 ● SET CASED BRASS CAP MARKED "46886"
 _____ EASEMENT
 _____ PROPERTY
 _____ CENTER
 _____ G.L.S. PARCELS
 _____ FENCE

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF
 _____ 20__ AT _____ M. UNDER YAKIMA
 COUNTY AUDITORS FILE NO. _____ AT THE
 REQUEST OF DEREK C. INGALSBEE, P.L.S.

WM	SEC	I.	R.
	26	09N	23E



~~DRAFT COPY FOR REVIEW~~

SURVEYOR'S CERTIFICATE:

I, DEREK C INCALSBIE, A LICENSED LAND SURVEYOR IN THE STATE OF WASHINGTON, HEREBY CERTIFY THAT THE PLAT OF "GRANDRIDGE ESTATES PHASE 7" AS SHOWN HEREON, IS BASED ON AN ACTUAL FIELD SURVEY OF THE LAND DESCRIBED, AND THAT ALL COURSES AND DISTANCES ARE CORRECTLY SHOWN, AND THAT SAID PLAT IS STAKED ON THE GROUND AS INDICATED HEREON

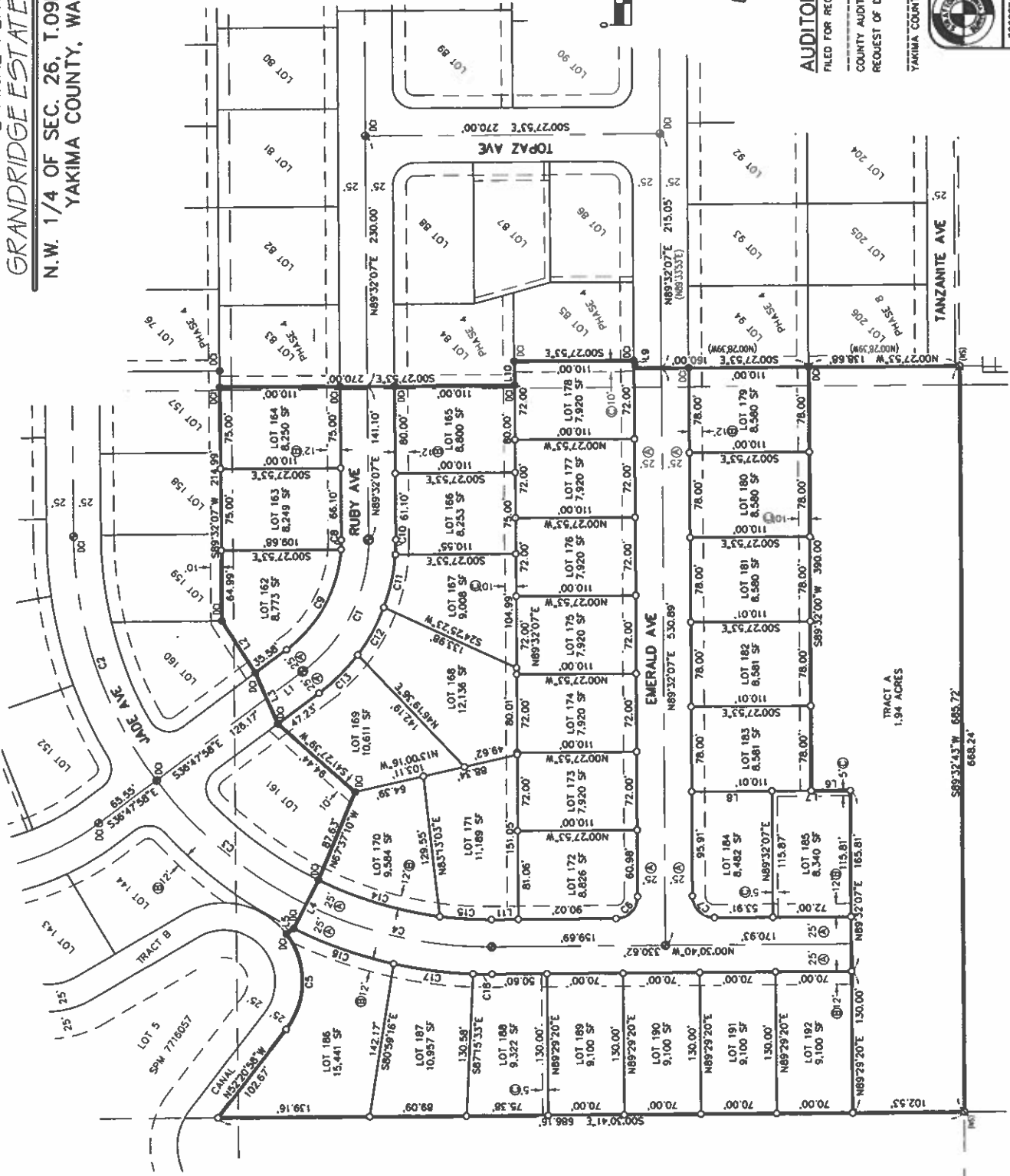
RIGHT-OF-WAY AND EASEMENT NOTES

- (A) = HEREBY DEDICATED RIGHT-OF-WAY
(B) = HEREBY DEDICATED PUBLIC UTILITY EASEMENT
(C) = HEREBY DEDICATED IRRIGATION EASEMENT

DATE	DATE
LS46886	INGALSBE
C	C
DEREK	DEREK

THE FINAL PLAT OF GRANDRIDGE ESTATES - PHASE 7

N.W. 1/4 OF SEC. 26, T.09N., R.23E., W.M.,
YAKIMA COUNTY, WASHINGTON



DRAFT

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____
20____ AT _____ M. UNDER YAKIMA
COUNTY AUDITORS FILE NO. _____ AT THE
REQUEST OF DEREK C. INGALLSBE, P.L.S.

YAKIMA COUNTY AUDITOR DEPUTY



STRATON SURVEYING
& MAPPING P.C.
313 NORTH MOUNTAIN STREET
ACAPULCO, CALIF. 92008
(951) 745-7384
straton@stratonsurveying.com

56227912.DWG © 2026
DATE: 04/20/26 SH: 2 OF 3
DRAWN BY: DCI JOB # 5622

PLAT FOR
SDC

DESCRIPTION

TRACT A OF THE PLAT OF GRANDRIDGE ESTATES PHASE 6, AUDITOR'S FILE NUMBER 202536697, RECORDS OF YAKIMA COUNTY, WASHINGTON.

CONTAINS 9.97 ACRES

TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS, OF RECORD AND IN VIEW.

DEDICATION AND WAIVER OF CLAIMS

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE ALL PARTIES HAVING OWNERSHIP INTEREST IN THE LAND HEREON DESCRIBED, HAS WITH THE FREE CONSENT OF SAID PARTIES AND IN ACCORDANCE WITH THEIR DESIRES HEREBY BEING WAIVED, RELEGED, RELEASED, CONVEYED, TRANSFERRED, AND IN FULL PAYMENT OF THE PUBLIC, DOES HEREBY WAIVE ON BEHALF OF ITSELF AND ITS SUCCESSORS IN INTEREST ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF GRANDVIEW AND ANY OTHER GOVERNMENTAL AUTHORITY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID DEDICATED RIGHT-OF-WAY AND DOES HEREBY DEDICATE THE EASEMENTS AS SHOWN HEREON FOR THE USES INDICATED.

SWANSON DEVELOPMENT COMPANY INC

SIGNED _____ DATE _____

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____ OF SAID _____ OF SWANSON DEVELOPMENT COMPANY INC. TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: _____

PRINTED NOTARY PUBLIC _____

SIGNED NOTARY PUBLIC _____ MY APPOINTMENT EXPIRES _____

NOTARY STAMP
BLACK INK ONLY

CURVE TABLE				
CURVE	LENGTH	RADIUS	Δ	CH. DIREC.
C1	140.50	150.00	53°39'56"	S63°37'56"E 135.42
C2	240.98	380.00	36°20'04"	S71°22'04"W 236.96
C3	179.94	380.00	27°07'54"	S39°38'05"W 178.27
C4	176.29	380.00	26°34'49"	S12°46'44"W 174.71
C5	93.89	72.00	74°42'52"	S89°42'24"E 87.38
C6	31.40	20.00	89°57'13"	S45°29'17"E 28.27
C7	31.43	20.00	90°02'47"	S44°30'43"W 28.30
C8	8.90	125.00	4°04'54"	S88°25'27"E 8.90
C9	108.18	125.00	49°35'02"	S61°35'29"E 104.83
C10	13.91	175.00	4°33'17"	S88°11'15"E 13.91
C11	50.00	175.00	16°22'13"	S77°43'30"E 49.83
C12	50.00	175.00	16°22'13"	S61°21'17"E 49.83
C13	50.00	175.00	16°22'13"	S44°59'04"E 49.83
C14	116.75	355.00	18°50'36"	S16°33'42"W 116.23
C15	47.41	355.00	7°39'04"	S03°18'52"W 47.37
C16	97.29	405.00	13°45'51"	S01°15'44"W 97.06
C17	73.78	405.00	10°26'17"	S07°08'39"W 73.68
C18	17.34	405.00	2°27'11"	S00°42'55"W 17.34

STRATTON SURVEYING AND MAPPING MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE, SUCH AS, ADVERSE POSSESSION, ACQUESCENCE, ESTOPPEL, ETC.

THE FINAL PLAT OF
GRANDRIDGE ESTATES - PHASE 7
N.W. 1/4 OF SEC. 26, T.09N., R.23E., W.M.,
YAKIMA COUNTY, WASHINGTON

TRACT NOTES

-TRACT A IS FOR A FUTURE PHASE.

CITY NOTES

- 1) ALL SIDEWALKS IN PHASE 7 TO BE COMPLETED WITHIN 24 MONTHS OF THE FINAL RECORDED DATE OF PHASE 7.

IRRIGATION APPROVAL

I HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN IS LOCATED WITHIN THE BOUNDARIES OF THE CITY OF GRANDVIEW, THAT THE IRRIGATION EASEMENTS SHOWN ON THIS PLAT OF GRANDRIDGE ESTATES PHASE 7 ARE ADEQUATE TO SERVE ALL LOTS SHOWN HEREON. I FURTHER CERTIFY THAT THOSE LOTS WHICH ARE ENTITLED TO IRRIGATION WATER UNDER THE OPERATING RULES AND REGULATIONS OF THE DISTRICT HAVE SATISFIED THE REQUIREMENTS OF RCW 58.17.010, AND THAT ALL ASSESSMENTS HAVE BEEN PAID THROUGH THE YEAR 20____ A.D.

GRANDVIEW CITY PUBLIC WORKS DIRECTOR _____ DATE _____

APPROVALS

APPROVED BY THE CITY COUNCIL OF THE CITY OF GRANDVIEW, WASHINGTON THIS _____ DAY OF _____ 20____

CITY MAYOR _____ DATE _____

ATTES: CITY CLERK _____ DATE _____

APPROVED AS TO THE SURVEY DATA LAYOUT OF STREET, ALLEYS AND OTHER RIGHT-OF-WAYS SHOWN HEREON.

DATED _____ DAY OF _____ 20____

GRANDVIEW CITY PUBLIC WORKS DIRECTOR _____

CITY TREASURERS CERTIFICATE

I HEREBY CERTIFY THAT ALL CHARGEABLE REGULAR AND SPECIAL ASSESSMENTS COLLECTIBLE BY THIS OFFICE THAT ARE DUE AND OWING ON THE PROPERTY DESCRIBED HEREON HAVE BEEN PAID TO AND INCLUDING THE YEAR _____ A.D. TAX PARCEL NO. 23092622462

CITY OF GRANDVIEW TREASURER _____ DATE _____

COUNTY TREASURERS CERTIFICATE

I HEREBY CERTIFY THAT ALL CHARGEABLE REGULAR AND SPECIAL ASSESSMENTS COLLECTIBLE BY THIS OFFICE THAT ARE DUE AND OWING ON THE PROPERTY DESCRIBED HEREON HAVE BEEN PAID TO AND INCLUDING THE YEAR _____ A.D. TAX PARCEL NO. 23092622462

YAKIMA COUNTY TREASURER _____ DATE _____

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 20____, AT _____, M. UNDER YAKIMA COUNTY AUDITORS FILE NO. _____ AT THE REGISTRY OF DEEDS C. INGALSBEE, P.L.S.



DRAFT

STRATTON SURVEYING & MAPPING P.C.
313 NORTH WADSWORTH STREET
RENO, NV 89501
(775) 733-7864
stratton@strattonsurvey.com

5622P12.DWG © 2026
DATE: 04/20/26 SHEET: 3 OF 3
DRAWN BY: DCI JOB # 5622

**CITY OF GRANDVIEW
AGENDA ITEM HISTORY/COMMENTARY
COMMITTEE-OF-THE-WHOLE MEETING**

ITEM TITLE Resolution approving Task Order No. 26066 with HLA Engineering and Land Surveying, Inc., for the New Police Department Site Evaluation and Preliminary Design	AGENDA NO.: New Business 3 (C) AGENDA DATE: July 14, 2026
DEPARTMENT Police Department	FUNDING CERTIFICATION (City Treasurer) (If applicable) N/A

DEPARTMENT DIRECTOR REVIEW

Shane Fisher, City Administrator

CITY ADMINISTRATOR 	MAYOR 
---	--

ITEM HISTORY (Previous council reviews, action related to this item and other pertinent history)

The City desires to construct a new Police Department on recently purchased property identified as Yakima County Tax Parcel No. 23091-542420 near the Port of Grandview. The existing Police Department building, originally constructed in 1938, has reached capacity limits.

ITEM COMMENTARY (Background, discussion, key points, recommendations, etc.) Please identify any or all impacts this proposed action would have on the City budget, personnel resources, and/or residents.

This work will conduct preliminary evaluation of the site with intention of future construction of a new police station building and a secure parking area. Work will include project management, preparation of a topographic survey, geotechnical study, completion of a site evaluation and preliminary design, and environmental and cultural review. The preliminary work conducted in this project assumes the site will include a new building, secure parking area, sally port, and access drives serving the parking area. This preliminary work is being funded by a state appropriation award. The new facility will address current space constraints while providing capacity for anticipated growth in personnel, equipment, and operational needs

At the direction of the City, HLA shall provide professional services for the New Police Department Site Evaluation and Preliminary Design. HLA services shall include project management, topographic survey, geotechnical study, site evaluation and preliminary design, and environmental and cultural review for the new Police Department site evaluation and preliminary design with an estimated total fee for services in the amount of \$50,800.

ACTION PROPOSED

Move a resolution approving Task Order No. 260666 with HLA Engineering and Land Surveying, Inc., for the new Police Department site evaluation and preliminary design to the July 14, 2026 regular Council meeting for consideration.

RESOLUTION NO. 2026-_____

**A RESOLUTION OF THE CITY OF GRANDVIEW, WASHINGTON,
APPROVING TASK ORDER NO. 26066 WITH HLA ENGINEERING AND
LAND SURVEYING, INC., FOR THE NEW POLICE DEPARTMENT
SITE EVALUATION AND PRELIMINARY DESIGN**

WHEREAS, the City of Grandview has entered into a General Services Agreement with HLA Engineering and Land Surveying, Inc., (HLA) for work pursuant to task orders; and,

WHEREAS, the City would like to enter into a Task Order with HLA to provide project management, topographic survey, geotechnical study, site evaluation and preliminary design, and environmental and cultural review for the new Police Department site evaluation and preliminary design,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRANDVIEW, AS FOLLOWS:

The Mayor is hereby authorized to sign Task Order No. 26066 with HLA Engineering and Land Surveying, Inc., for the new Police Department site evaluation and preliminary design with an estimated total fee for services in the amount of \$50,800 in the form as is attached hereto and incorporated herein by reference.

PASSED by the **CITY COUNCIL** and **APPROVED** by the **MAYOR** at a special meeting on _____, 2026.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

TASK ORDER NO. 26066

REGARDING GENERAL AGREEMENT BETWEEN THE CITY OF GRANDVIEW

AND

HLA ENGINEERING AND LAND SURVEYING, INC. (HLA)

PROJECT DESCRIPTION:

New Police Department Site Evaluation and Preliminary Design
HLA Project No. 26066

The City of Grandview (CITY) desires to construct a new Police Department on recently purchased property identified as Yakima County Tax Parcel No. 23091-542420 near the Port of Grandview. The existing Police Department building, originally constructed in 1938, has reached capacity limits. This work will conduct preliminary evaluation of the site with intention of future construction of a new police station building and a secure parking area. Work will include project management, preparation of a topographic survey, geotechnical study, completion of a site evaluation and preliminary design, and environmental and cultural review. The preliminary work conducted in this project assumes the site will include a new building, secure parking area, sally port, and access drives serving the parking area. This preliminary work is being funded by a state appropriation award. The new facility will address current space constraints while providing capacity for anticipated growth in personnel, equipment, and operational needs. A vicinity map of the project limits is attached.

At the direction of the CITY, HLA shall provide professional services for the New Police Department Site Evaluation and Preliminary Design (PROJECT). HLA services shall include the following.

SCOPE OF SERVICES:

1.0 Project Management

- 1.1 Perform management of overall PROJECT delivery and PROJECT controls.
- 1.2 Plan and facilitate a PROJECT kickoff meeting to align expectations between the CITY and HLA.
- 1.3 Provide monthly status reports and invoices for the work performed.
- 1.4 Prepare and maintain the PROJECT schedule in conjunction with funding requirements and timelines, to be updated monthly or as otherwise requested by the CITY.
- 1.5 Maintain PROJECT files for CITY review.
- 1.6 Coordinate PROJECT reviews with controlling authorities, including the CITY, CITY's Architect, police chief, and the Sunnyside Valley Irrigation District.
- 1.7 Attend up to one (1) CITY Council meetings to address technical aspects of the work related to scope, evaluation, environmental consideration(s), preliminary design, and schedule.

2.0 Topographic Survey

- 2.1 HLA will field survey that portion of the above-referenced parcel and adjacent rights-of-way. The survey will include locating the parcel boundaries, visible surface features, utilities, sidewalks, roadways, topography, and elevations. No excavation work will occur as part of our services to locate utilities.

- 2.2 HLA will locate utilities on-site and within the rights-of-way adjacent to the property. Underground utility locations will be shown based on field location of tone marks provided by the local 811 Call Before You Dig locating service and available record drawings.
- 2.3 HLA will prepare a boundary and topographic survey map for the site. The survey map will include field-located surface features, 1-foot contours, spot elevations, visible improvements, utilities, and easements of record. HLA will order a title report for the parcel to confirm easements of record.
- 2.4 HLA will provide one (1) AutoCAD file of the survey, and one (1) digital signed copy of the survey.

3.0 Geotechnical Study

- 3.1 HLA will perform an overall site geotechnical evaluation and complete field exploration. Since this will be an "Essential Facility – Risk Category IV" per the Washington State Building Codes, site evaluation will include a site-specific soil liquefaction analysis, assessment of geologic hazards, and seismic hazard/response analysis.
- 3.2 HLA will provide recommendations for site grading, utility design and construction, drainage, municipal building foundation design and construction, and pavement surfaces.
- 3.3 A signed geotechnical study will be provided to the CITY.

4.0 Site Evaluation and Preliminary Design

- 4.1 HLA will perform an overall civil site evaluation and field review of existing utilities and site features.
- 4.2 HLA will examine impacts of potential site improvements on site grading and controlling stormwater in accordance with City Standards associated with site.
- 4.3 HLA will coordinate with the CITY to identify possible off-site road improvements or off-site utility improvements as needed to serve the facility.
- 4.4 HLA will coordinate with the CITY to identify possible off-site transportation concerns to determine if a Traffic Impact Analysis (TIA) is needed, and what the extents of the scope would be if needed. If it is determined that a TIA is required by the CITY, HLA will provide a proposal by a subconsultant to complete the TIA as additional services or an amendment to this Task Order will be executed.
- 4.5 Preliminary Design.
 - 4.5.1 Prepare up to three (3) concept layouts for the new building, evidence storage, parking area(s), and all utilities necessary to serve the new building. Building design to be provided City in AutoCAD format for use in conceptual site layout.
 - 4.5.2 Meet with the CITY to review the site layouts and receive comments.
 - 4.5.3 Upon direction of the preferred site layout option, prepare a preliminary cost estimate to aid the funding campaign.

5.0 Environmental and Cultural Review

- 5.1 Prepare a State Environmental Policy Act (SEPA) checklist for review and publication by the CITY in accordance with City standards.
- 5.2 Prepare an AutoCAD drawing of the SEPA Site Plan in accordance with City standards. SEPA site plan will be based on the CITY preferred conceptual site plan.

- 5.3 Assist CITY with coordination of the Executive Order 21-02 process, including preparation of consultation letters, Area of Potential Effect (APE), and EZ Project Review Form. Executive Order 21-02 includes consultation with the Department of Archaeological and Historical Preservation (DAHP) and affected tribes. Should DAHP require a Cultural Resources Survey (CRS), HLA will provide a proposal by a subconsultant to complete the CRS as additional services or an amendment to this Task Order will be executed.

Note: An Environmental Impact Statement (EIS) is not anticipated to be required for this PROJECT. Should it be determined that an EIS must be prepared, it will be addressed by amendment to this task order.

TIME OF PERFORMANCE:

HLA will diligently pursue the completion of the PROJECT as follows:

1.0 Project Management

Project management services will be provided for the duration of the PROJECT through completion of the Topographic Survey, Geotechnical Study, Site Evaluation and Preliminary Design, and Environmental and Cultural Review phase.

2.0 Topographic Survey

Topographic survey services work will begin on receipt of this executed Task Order and shall be completed within twenty (20) working days following receipt of signed Task Order.

3.0 Geotechnical Study

Geotechnical study services work will begin on receipt of this executed Task Order and shall be completed within thirty (30) working days following receipt of signed Task Order.

4.0 Site Evaluation and Preliminary Design

Site evaluation and preliminary design work will begin on receipt of this executed Task Order and shall be completed within forty (40) working days following receipt of signed Task Order.

5.0 Environmental and Cultural Review

Environmental and cultural review work will begin on completion of the conceptual site plan and will conclude at completion of the SEPA process or presentation to CITY Council. Environmental and cultural review work is anticipated to be completed within forty-five (45) working days following completion of the conceptual site plan. However, review and approval timelines of the environmental documentation are determined by the controlling authority.

Additional Services

Additional services directed by the CITY will be completed as mutually agreed upon at the time service is requested by the CITY.

FEE FOR SERVICES:

For the services furnished by HLA as described within this Task Order, the CITY agrees to pay HLA the fees as set forth herein. The total fee of this Task Order may be revised only by written agreement of both parties. HLA reserves the right to move fees and estimated work hours between phases as necessary to complete the PROJECT.

1.0 Project Management

Work for project management shall be performed for the lump sum fee of \$6,000.

2.0 Topographic Survey

Work for the topographic survey shall be performed for the lump sum fee of \$7,000.

3.0 Geotechnical Study

Work for the geotechnical study services shall be performed for the lump sum fee of \$11,800.

4.0 Site Evaluation and Preliminary Design

Work for the site evaluation and preliminary design shall be performed for the lump sum fee of \$20,500

5.0 Environmental and Cultural Review

Work for the environmental and cultural review shall be performed for the lump sum fee of \$5,500.

Additional Services

Additional work requested by the CITY not included in this Task Order shall be authorized by the CITY and agreed upon by HLA in writing before proceeding with services. HLA will perform additional services as directed/authorized by the CITY on a time-spent basis at the current hourly billing rates included in our General Agreement, plus reimbursement for direct non-salary expenses such as vehicle mileage, out-of-town meals/lodging, advertising, and printing expenses.

Proposed:

HLA Engineering and Land Surveying, Inc.
Benjamin A. Annen, PE, President

Date

Approved:

City of Grandview
Ashley Lara, Mayor

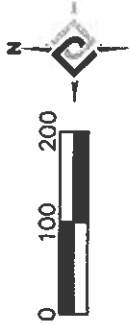
Date



LEGEND:

— PROJECT LOCATION

2803 River Road
Yakima, WA 98902
(509) 966-7000
www.hiacivil.com



JOB NUMBER: 26066	DATE: 05-12-26
	FILE NAMES: DRAWING: Vicinity Map.dwg
DESIGNED BY:	SUR SCH
ENTERED BY:	

CITY OF GRANDVIEW

POLICE STATION VICINITY MAP