



EXHIBIT A

Kingsport City Schools New Elementary School Phase 2

SCOPE OF SERVICES November 19, 2025

Thompson & Litton began professional design phase services on Phase 1 for the new Lynn View Elementary School in early 2025. The project is being presented to the City of Kingsport Board of Mayor and Alderman and the Kingsport City Schools on November 3, 2025. Following that meeting, community review sessions will occur so that the Phase 2 work can begin in early 2026. It is anticipated that Phase 3, construction of the new school buildings and supporting site features will commence in July 2027.

The Phase 2 Site Demolition and Site Preparation Package for the New City of Kingsport Elementary School will include the following work.

1. Existing Lynn View Community Center asbestos abatement, demolition, and disposal.
2. Existing baseball field and football field/track/outbuilding demolition and disposal.
3. Rough site grading – including the internal roads, parking lots, and building pad.
4. Existing subsurface utility relocation and new subsurface utility placement.
5. Installation of the retainage pond and associated subsurface piping.

The estimated costs to demolish and dispose of the existing Lynn View Community Center (to include the asbestos abatement) is approximately \$700,000.00 based on an estimate from Taff and Frye.

The estimated costs to demolish and dispose of the other buildings, fences, bleachers, concrete, and asphalt located between Walker Street, Akers Avenue, Goal Street, and Nelms Lane is approximately \$88,400.00 based on an estimate from Taff and Frye.

The estimated costs to address the rough grading, removal and relocation of the existing subsurface utilities, and the installation of the retainage pond and associated piping is approximately \$3,000,000.00.

The total estimated construction cost for this work is \$4,000,000.00.

Scope of Services

The Architect's design development and construction documents phase scope of services will include the following:

1. Field verification of the items on the site.
2. Field measuring of the existing Lynn View Community Center with the creation of floor plans which identify the existing building materials and the locations of the asbestos in the facility. The asbestos report has previously been provided to the Architect for use as part of these documents.
3. Provide building and site demolition drawings of the items detailed above as part of this Phase 2 project.



4. Provide site drawings which will include rough grading plans based on the approved Schematic Design Phase 1 drawings.
5. Provide subsurface utility and retainage pond documents.
6. The Architect's geotechnical subconsultant will provide eight additional soil test borings due to the relocation of the school from the original location.
7. The Architect's environmental subconsultant will provide asbestos roof sampling and on-site consultation to confirm the locations where asbestos was identified in the original report.

The Architect's procurement phase services will include the items referenced in the AIA B101 Owner/Architect agreement for a competitive bidding process.

The Architect's construction contract administration phase services will include the items referenced in the AIA B101 Owner/Architect agreement for construction phase services.

Project Schedule

The schedule for this work will be the following:

Begin the design development phase	January 2026
Begin the construction documents phase	April 2026
Complete the construction documents phase	July 2026
Receive bids	August 2026
Begin construction	September 2026
Complete construction	July 2027

Assumptions and Exclusions

1. Project close-out documentation (record documents) are excluded.
2. Value Engineering (VE) of design during bidding or construction is excluded.
3. LEED or green design is excluded.
4. No cost of newspaper advertising is included.
5. Reimbursable expenses do not include the Fire Marshal's review fee. This will be billed separately.
6. No new building design drawings are included in these documents.
7. No final grading design drawings including new roadways and parking lots are included.
8. No work to the existing roads around the site.
9. No new playgrounds or other site items are included in this phase.
10. No new landscaping drawings are included in this phase.
11. New subsurface utility work will end at the approximate location of the final connections based on the current plans.
12. No additional cost estimates in this phase.
13. No construction phase testing or inspection services for the work completed in this phase.

Attachments

1. Existing Site Map
2. Proposed Site Plan
3. Proposed Grading Plan



Zane Lynn View Community Center



Imagery ©2025 Airbus, Maxar Technologies, Map data ©2025

100 ft

Google Maps

PRELIMINARY

EXHIBIT FOR STREET & CURBING LAYOUT

PROJECT NEW CITY OF KINGSPORT

ELEMENTARY SCHOOL

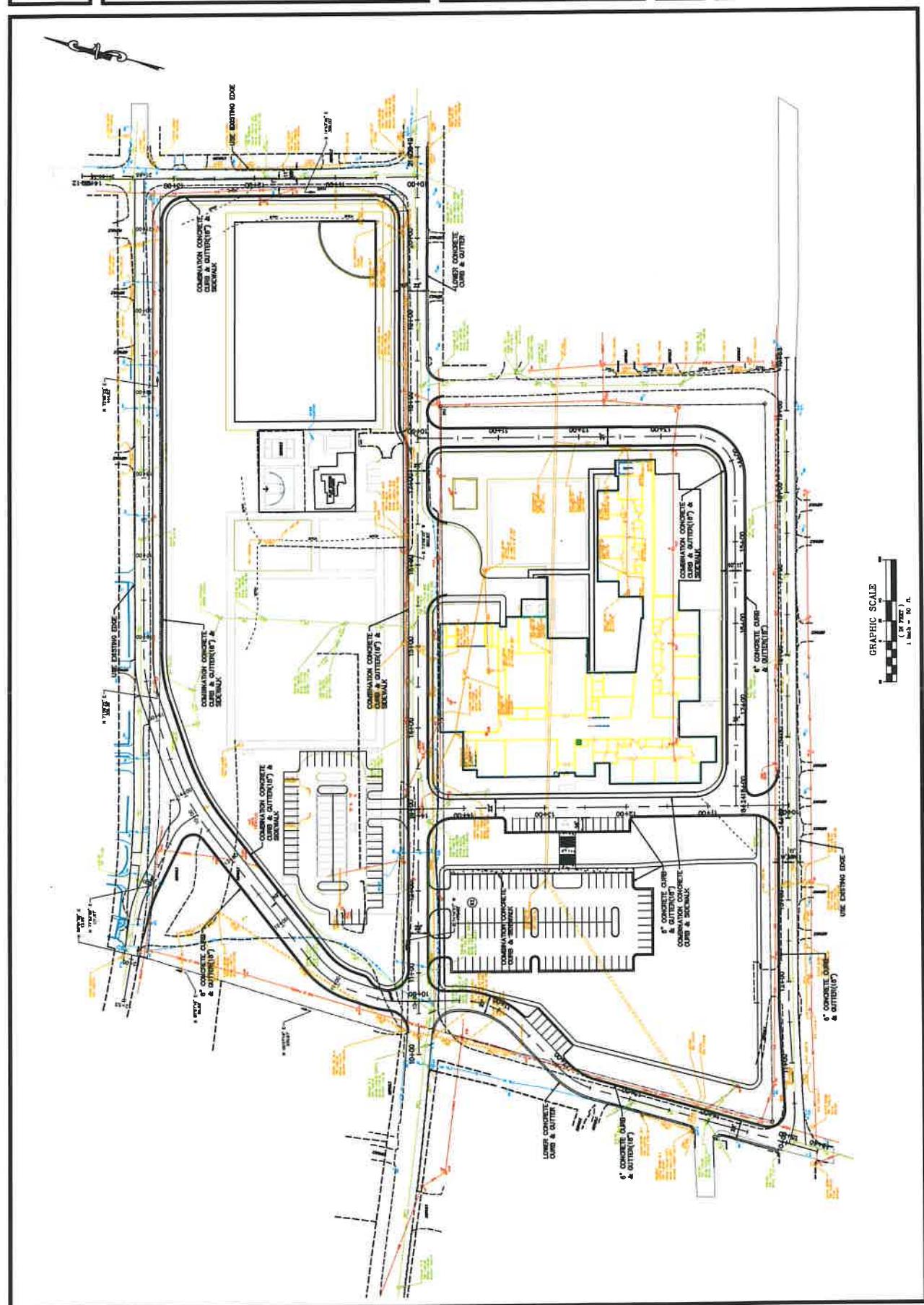
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EXH-1



PRELIMINARY

EXHIBIT FOR STREET & CURBING LAYOUT

ELEMENTARY SCHOOL

PROJECT NEW CITY OF KINGSPORT

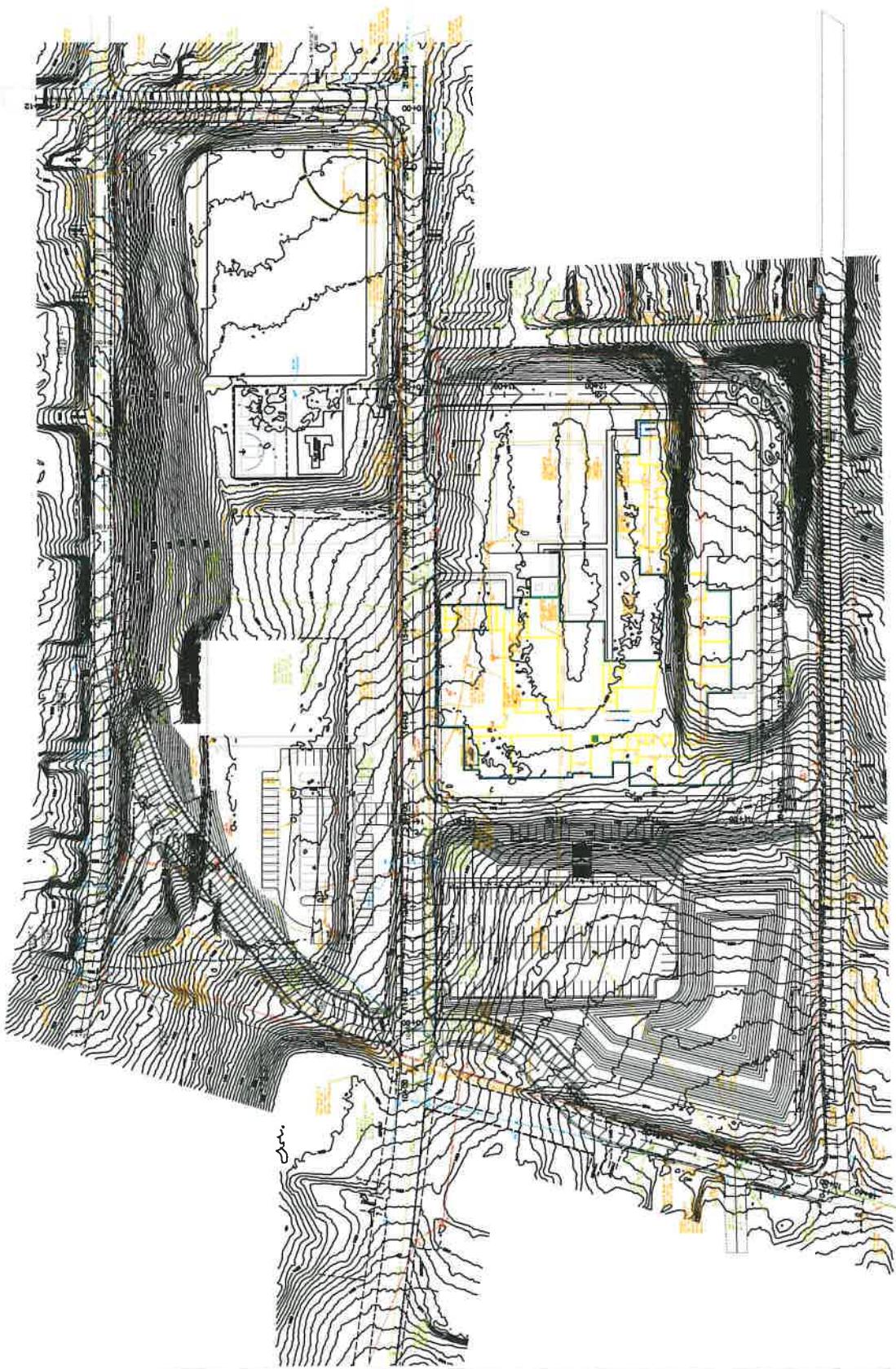
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1	120
2	500
3	700
4	\$7275



THOMPSON
& LITTON

EXH-1



A graphic scale for architectural drawings. It features a vertical line with tick marks. The text "GRAPHIC SCALE" is at the top, and "[1 INCH = 50 FEET]" is in the middle. Below the line, there are 50 small tick marks, with major tick marks every 10 units. The first major tick mark is labeled "1", the second "10", the third "20", the fourth "30", and the fifth "40". The text "1 INCH = 50 FEET" is repeated at the bottom of the scale.