



Owner Representative Request for Qualifications

Lacey Fire District 3

May 8, 2026



District Introduction

- Service Area: 70 sq. miles; population 110,000
 - Exclusive service provider for City of Lacey, areas of Thurston County & the Nisqually Indian Reservation
- Incident Response Volume
 - 18,000 incidents in 2025
 - 24,000 responses in 2025
- Facilities
 - 5 Staffed Stations
 - Vehicle Repair Facility Campus
 - Training and Education Center (repurposed fire station)
 - Leased Logistics Warehouse
 - Leased Paramedic Quarters (Yelm)

Timeline Objectives



Owner Representative Process

- Informational meeting: May 8, 2026
- Deadline for questions: May 12, 2026
- RFQ Scope of Work Due May 26, 2026
- Invitations to Proceed: May 29, 2026
- Interviews: June 12, 2026
- Firm Selection: June 19, 2026
- Executed Agreement: July 2026

Priority Objectives

- GC/CM Application (alternative methods)
- Station 33 Project
- Station 31 Project

Projects Overview – Station 31



Remodel: Station 31

Location: 1231 Franz St SE, Lacey, WA

Existing Size: 32,427 sq. ft. – reconfigured spaces

Built in 2004; remodel includes:

- Office Spaces
- Storage Spaces
- Conference Spaces
- Breakroom / kitchenette
- Mini splits – dorm rooms



2025 activity: 5,614 Incident responses

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Projects Overview – Station 33

Remodel: Station 33

Location: 6500 Mullen Rd SE, Lacey, WA

Existing Size: 6,590 sq. ft. → Expanded to 8,221 sq. ft.

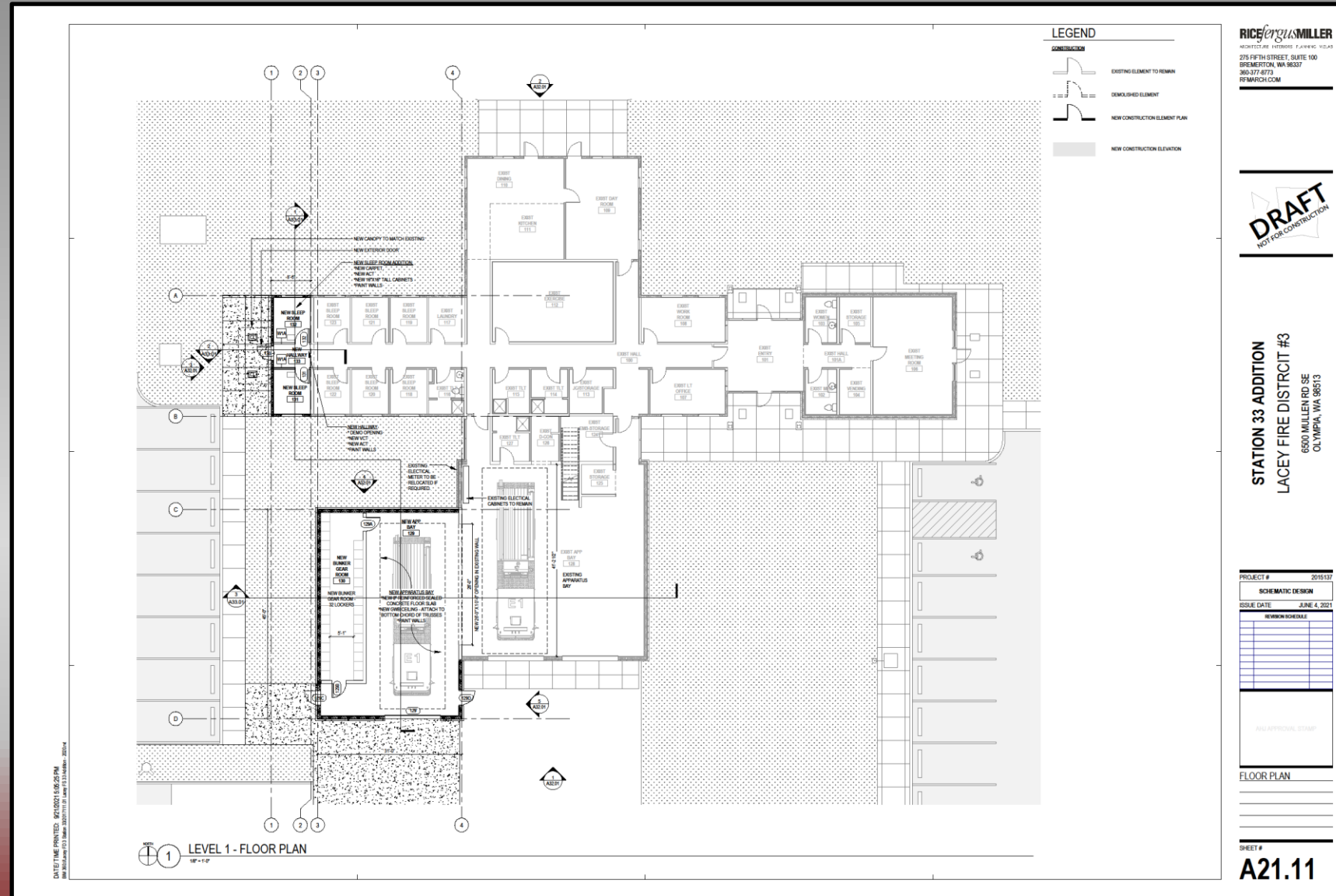
Built in 2003; remodel includes:

- Third apparatus bay
- Negative-pressure PPE storage
- Dormitory & wellness upgrades
- Mini Splits
- Roof system replacement,
- exterior paint refresh & site work

2025 activity: 4,659 responses

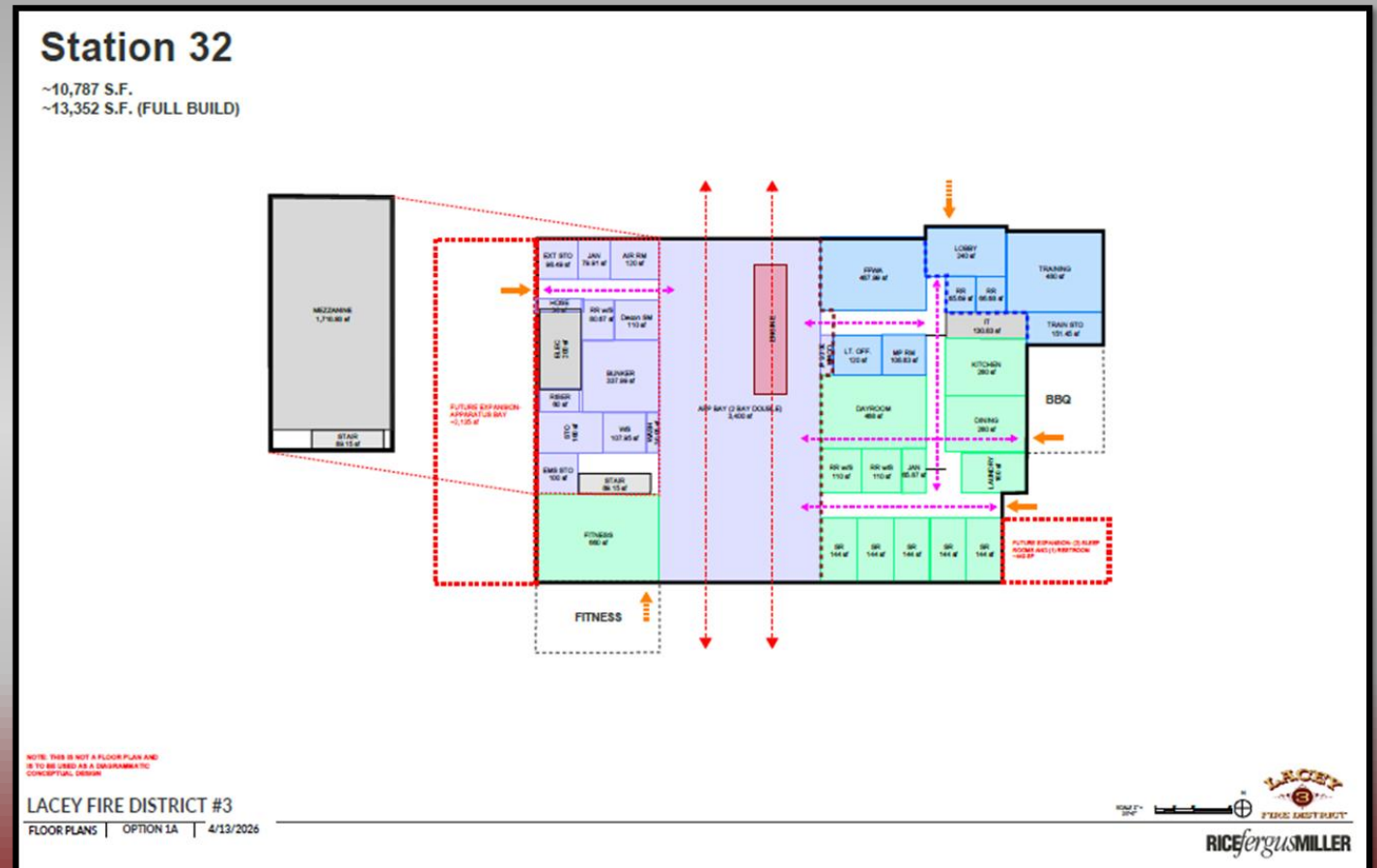


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Projected Size: 10,787 SQFT



Projects Overview – Britton Parkway



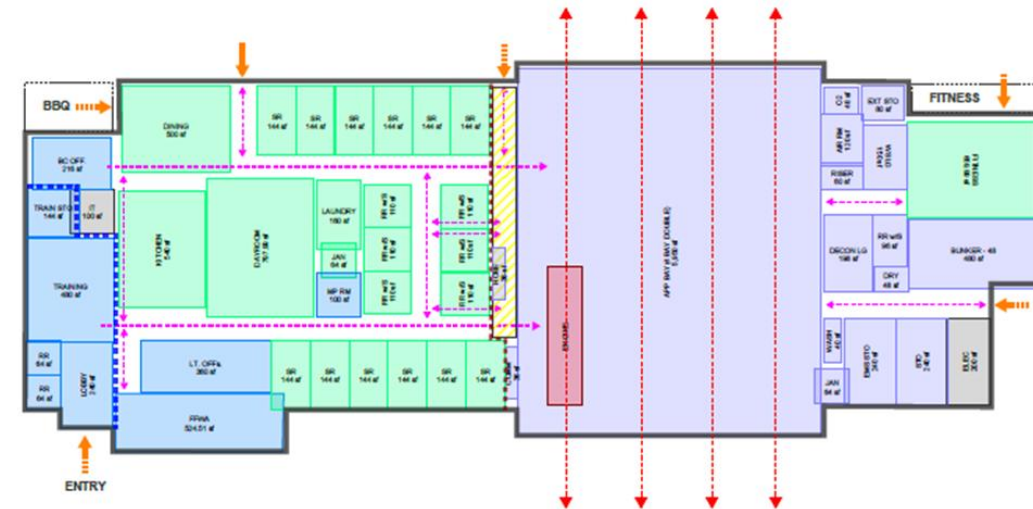
New Construction: Station 36

Britton Parkway Project

Projected Size: 16,380 SQFT

Station 36

~16,380 S.F.



NOTE: THIS IS NOT A FLOOR PLAN AND
IS TO BE USED AS A DIAGRAMMATIC
CONCEPTUAL DESIGN

LACEY FIRE DISTRICT #3

FLOOR PLANS | OPTION 2B | 4/13/2026



Projects Overview – Britton Parkway



New Construction: Logistics Facility

Projected Size: 10,000 SQFT

New Construction: Training Administration and Training Campus

Projected Size: 10,000 SQFT Administration Building

Training Props: Residential Structure Prop, Commercial Structure Prop, Apparatus Pump Pit, Specialized Rescue Props,

Site: Fence perimeter, drive routes for props and simulations, parking, exterior classrooms, covered training areas, exercise obstacle course

Britton Parkway - Location

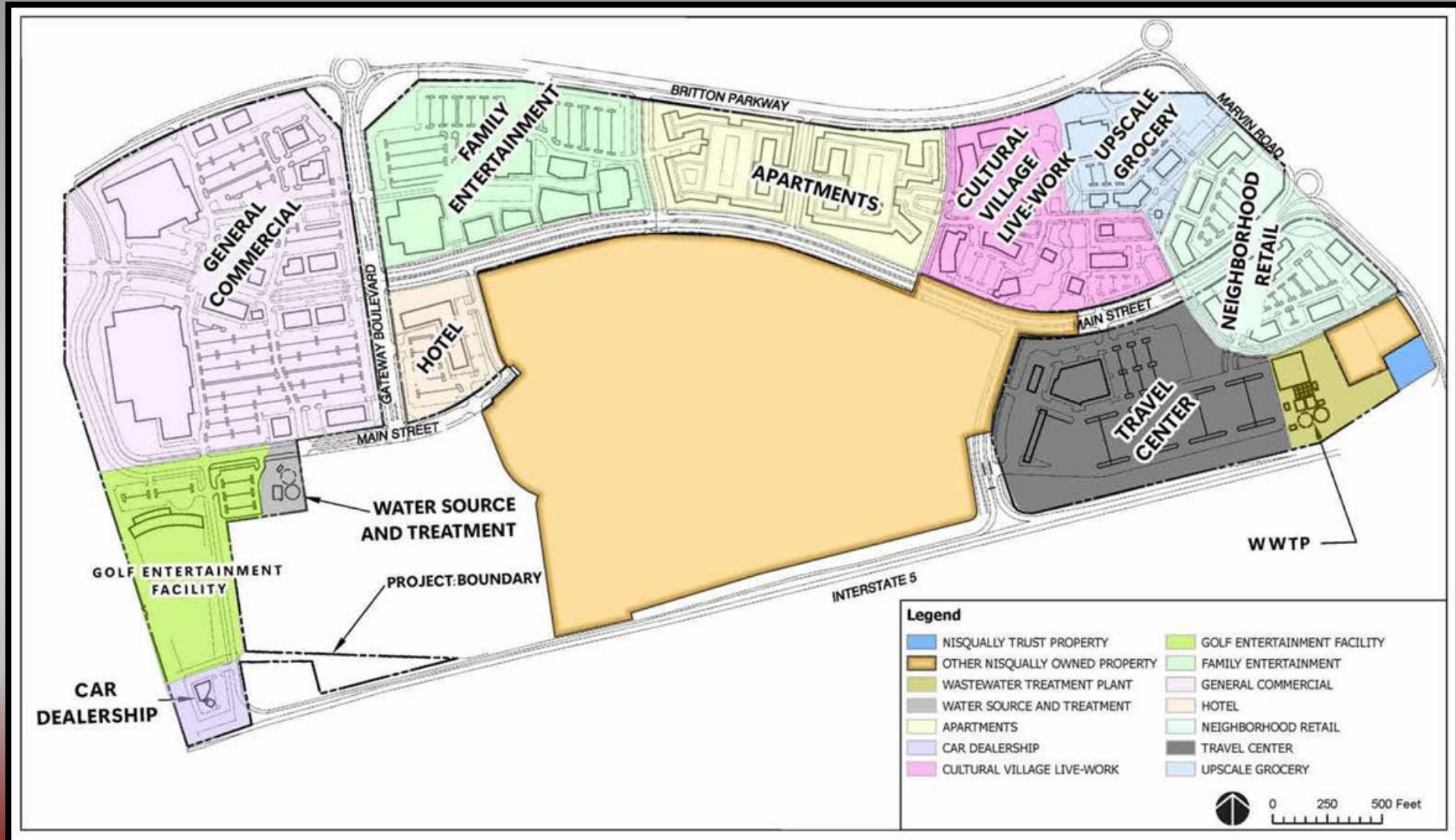


Britton Parkway - Schematic



Concurrent Planning and Engagement

Nisqually Tribal Project – Quiemuth Village Project



Concurrent Planning and Engagement



Capital Facilities – Voted Bonds

- November 3rd, 2026

Multi-jurisdictional merger inquires

Alternative Methods



- Station 31 and 33 must remain staffed 24/7 (continuous operations)
- Complex scheduling & phasing: apparatus bay, utilities, dormitories
- Specialized remodel: PPE storage, roof replacement, wellness spaces
- Concurrent work projects



- Questions and Discussion

Thank you