October 5, 2026

City of Lacey
Request for Qualifications

GRAYS WELL PREDESIGN

SUMMARY

The City of Lacey is seeking a qualified consulting firm with experience in water chemistry, treatment-process evaluation, well house & treatment design, and site development to complete a predesign study and alternatives evaluation for the recently constructed Grays Production Well, located on a city-owned parcel at 5012 21st Avenue SE, Lacey, WA 98516. The contract will include water-quality evaluation, pilot or bench-scale testing, treatment and site alternatives analysis, conceptual facility and infrastructure design, permitting strategy, and conceptual plans and costs. The selected team may also be tasked with design, permitting, and construction support of the associated treatment infrastructure, well house, and site development.

Statements of Qualifications (SOQs) will be evaluated based on the firm's demonstrated experience delivering comparable projects, as well as the overall quality, depth, and effectiveness of the proposed approach. Interested firms are invited to submit a detailed project approach and identify the key personnel who will be assigned to the project, including a description of their relevant expertise and roles. Firms are encouraged to include examples of related work that clearly illustrate the quality, scope, and methodologies applied in prior projects.

Statements of Qualifications, prepared according to the following detailed instructions, must be received by email at Gagan.brar@cityoflacey.org no later than **5:00 p.m. Pacific Standard Time, Friday, November 6th, 2026**. No late submittals will be accepted.

The City of Lacey assumes no obligations of any kind for expenses incurred by any respondent to this solicitation.

It is the City of Lacey's policy to assure nondiscrimination in any contract entered into pursuant to this advertisement. Firms will not be discriminated against on the grounds of race, color, national origin, or sex in consideration for an award as provided by Title VI of the Civil Rights Act of 1964.

A non-mandatory pre-proposal meeting will be held at 5012 21st Ave SE, Lacey, WA 98516 on October 20th, 2026, at 10:00 am.

For additional information, contact:

Gagan Brar, Civil Engineer – Utilities
Public Works - Water Resources
City of Lacey
Email: Gagan.Brar@cityoflacey.org
Office: 360-412-2895
Cell: 564-669-4230

GENERAL INFORMATION

Background

The City is developing a replacement groundwater source to preserve and fully utilize Water Right Permit G2-27373(A), which authorizes withdrawal of 600 gallons per minute (gpm) and 967 acre-feet per year. Earlier source-development efforts at the nearby Judd Hill site at 2400 Judd St SE, Lacey, WA 98503, were constrained by declining well performance, variable subsurface conditions, and water-quality limitations. Exploratory drilling completed in 2023 identified more favorable conditions on the Grays parcel at 5012 21st Avenue SE, approximately 500 feet north of the Judd Hill site.

The Grays Production Well has now been constructed with screened intervals from approximately 263 to 269 feet and 282 to 286 feet below ground surface. A 24-hour pumping test was completed successfully at 600 gpm. Available water-quality data indicates a relatively low pH of approximately 6.7, which may require adjustment. The selected consultant will review the complete water quality data set, evaluate remaining uncertainty regarding iron, manganese, and other constituents, and recommend any additional sampling needed to support treatment-process selection.

Candidate Sites and Existing Facilities

The Grays parcel contains the new production well and two monitoring wells. City staff generally prefer to reserve this parcel for the well house and potential future production wells. Development is also subject to property restrictions, including protection of specified trees and vegetation through 2040 and a restriction on vertical construction until January 2028.

The city-owned Judd Hill parcel is also a candidate location for the treatment facility. If selected, the project may include demolition of the existing 0.5 MG reservoir, decommissioning of Well 32, and access improvements. The predesign must compare both sites and identify the preferred arrangement for the well house, treatment facility, pipelines, utilities, access, stormwater facilities, electrical service, controls, communications, and long-term operations.

A preliminary exhibit showing Grays and Judd Hill Parcel has been attached to the RFQ for reference.

CONSULTANT EXPERIENCE

The ideal consultant will have experience and expertise in the following:

- Water chemistry and treatment systems design;
- Writing technical specifications and well technical memos/reports;
- Preparation of plans, specifications, and cost estimates;
- Understanding of the City, Department of Health, and Department of Ecology requirements and guidelines;
- Ability to present recommendations clearly and precisely;

- Preparing Project Reports and meeting the latest WA DOH Water System Design Manual Requirements;
- Familiar with the latest City Stormwater requirements;
- Familiar with Land Use, Permitting, and site development requirements;
- Familiar with well-house and treatment facility design and operations;
- Familiar with electric, control, and instrumentation design;
- Familiar with groundwater wells; and
- Familiar with water system hydraulics and well pump sizing.

SCOPE OF EFFORT AND TIMING

Phase 1 – Predesign and Alternatives Evaluation

Task 1 – Site Investigation, Data Review, and Predesign

- Review available water-quality, survey, utility, property, and planning information; complete necessary site investigations and identify remaining data needs.
- Evaluate water quality and treatment requirements, including pH adjustment, iron, manganese, corrosion potential, residuals, and additional sampling or pilot testing. Consider the City's experience with Lowry aeration while maintaining a technology-neutral evaluation.
- Compare the Grays parcel, Judd Hill parcel, and split-site configurations and recommend a preferred alternative based on cost, operations, reliability, constructability, permitting, schedule, property constraints, and future expansion. Include reservoir demolition, well 32 decommissioning, and access improvements if Judd Hill is selected.
- Prepare conceptual site plans, process-flow diagrams, facility layouts, design criteria, equipment capacities, and building concepts for the well house and treatment facilities.
- Evaluate geotechnical conditions and required water, wastewater, stormwater, utility, electrical, access, parking, landscaping, and right-of-way improvements.
- Identify applicable permits and approvals and prepare a predesign report documenting the alternatives evaluation and recommendations, conceptual drawings, planning-level costs, permitting strategy, and implementation schedule.

Phase 2 - Design and Construction-Phase Services

After completion and acceptance of Phase 1, the city intends to negotiate an amendment with the selected consultant for design and construction-phase services. Potential services include:

Task 2 – Permitting/Environmental

- Provide permitting and environmental assistance to the city to complete this project.
- Permit Submittals - Prepare all site, building, environmental, and other applicable permitting documents as requested. Note this may include a Conditional Use Permit and

Hearing Examiner process. The city will be the point of contact for the Conditional Use Permit if required.
- Stormwater - Comply with the latest Stormwater Design Manual project submittal process, if required.
- Additional permits as required

Task 3 – Design

- Prepare design plans, specifications, and the engineer's estimate of probable construction cost.
- Prepare project specifications that will use the city-provided general specifications and the consultant-provided technical specifications.
- Review the City's completed base specifications to verify that they are not in conflict with the consultant specifications, along with meeting general construction practices.
- The city anticipates internal submittal reviews at 30%, 60%, 90% and Bid-Ready design milestones. The City's project manager will facilitate these reviews.

Task 4 – Bid Phase Services

- Answer bidders' questions, as requested by the city.
- Assist in preparing addenda, as requested by the city.

Task 5 – Construction Phase Services

- Submittal reviews and answer RFIs.
- Electrical, mechanical, building, and structural reviews.
- Construction Inspection/Observation.
- Facility Commissioning.

PROJECT TIMING:

- Phase 1 - Predesign and Alternatives: November 2026 to September 2027.
- Phase 2 - Design: 2027 to 2029
- Phase 2 – Construction: 2029 to 2030

SOQ FORMAT:

Consultants are asked to express their interest in this project by offering a SOQ which demonstrates their ability and capacity to provide the services described.

1. **Number of Copies and Due Date** – Interested consultants are encouraged to submit an electronic copy of their SOQ via e-mail to Gagan.Brar@cityoflacey.org so that they are **received no later than 5:00 p.m. Pacific Standard Time, Friday, November 6th, 2026**. SOQs received after the deadline will not be reviewed. Please be aware that file size limitations may restrict transmittal of electronic files, if electronic SOQ submittals are larger

than **10 MB** of data, please make arrangements to facilitate uploading of the submittal to be completed and received prior to the deadline.

2. **Format** -- Each SOQ will be limited to no more than 12 pages including the cover. A printed side constitutes one page.

3. **Cover Letter –** A cover letter, which does not count as part of the 12-page limit, should establish the firm's interest in this project and may not exceed one page. The letter must be signed by an individual capable of committing the resources of the proposed firm.

SOQ CONTENT:

Company Design Experience –

- Provide a description of your company's experiences in performing similar work, addressing the elements listed under "Scope of Effort".
- Provide descriptions and references for five comparable projects that your company has previously performed. Include contact names, company/agency and telephone numbers for each.
- Identify key personnel listed on this project who have worked on the reference project.

Key Personnel/Past Performance –

- Identify and describe the relevant experience and qualifications of the pertinent individuals who would serve as key personnel for this project.
- Identify availability of key personnel to work on this project.
- Identify other staff members and/or subcontractors that will contribute to the project, and their relevant experience.

Approach and Schedule –

- Describe your company's approach to how best to meet project objectives. Include a discussion of the primary focus of your approach, using elements listed in the "Scope of Effort" as guidance.
- Include a proposed work schedule including the timing of various key tasks.

Understanding of Project Components –

- Identify objectives/tasks that you feel are key to the success of the project; this may include items not already identified in this Request for Qualifications. References for protocols and methods are encouraged. Include a proposed work schedule including the timing of various key tasks.

Quality Control –

- Describe the standards and methods used by the company to ensure useful quality deliverables of this nature to the client.
- Describe how your firm will address concerns or deficiencies in quality control and deliverables and give a specific example.

SELECTION PROCESS

Several Public Works staff members will review all SOQs. Each staff member on the evaluation panel will rate the criteria on a scale from 1 to 5 (Poor, Below Average, Average, Above Average, and Excellent), and scores will be added to help determine the most qualified consultants.

SOQs will be rated based on the following criteria:

- Company Experience with Similar Projects – 25%
- Key Personnel/Past Performance-20%
- Approach and Schedule – 20%
- Understanding of Project Components – 25%
- QA/QC Procedures – 10%

City staff may develop a shortlist of qualified consultants and invite selected firms to make a presentation to the evaluation panel. If presentations are deemed necessary, they will be scheduled in November 2026. Based on the Statements of Qualifications (SOQs) and, if applicable, interviews or presentations, the selection panel will identify the firm that, in its judgment, best meets the requirements of this Request for Qualifications. The city will then negotiate a professional services agreement with the selected firm.

INTENDED SELECTION SCHEDULE

SOQ Due	5:00 pm, November 6, 2026
Interviews (if needed)	November 2026
Negotiations with Finalist	November 2026
Finalize Contract	December 2026

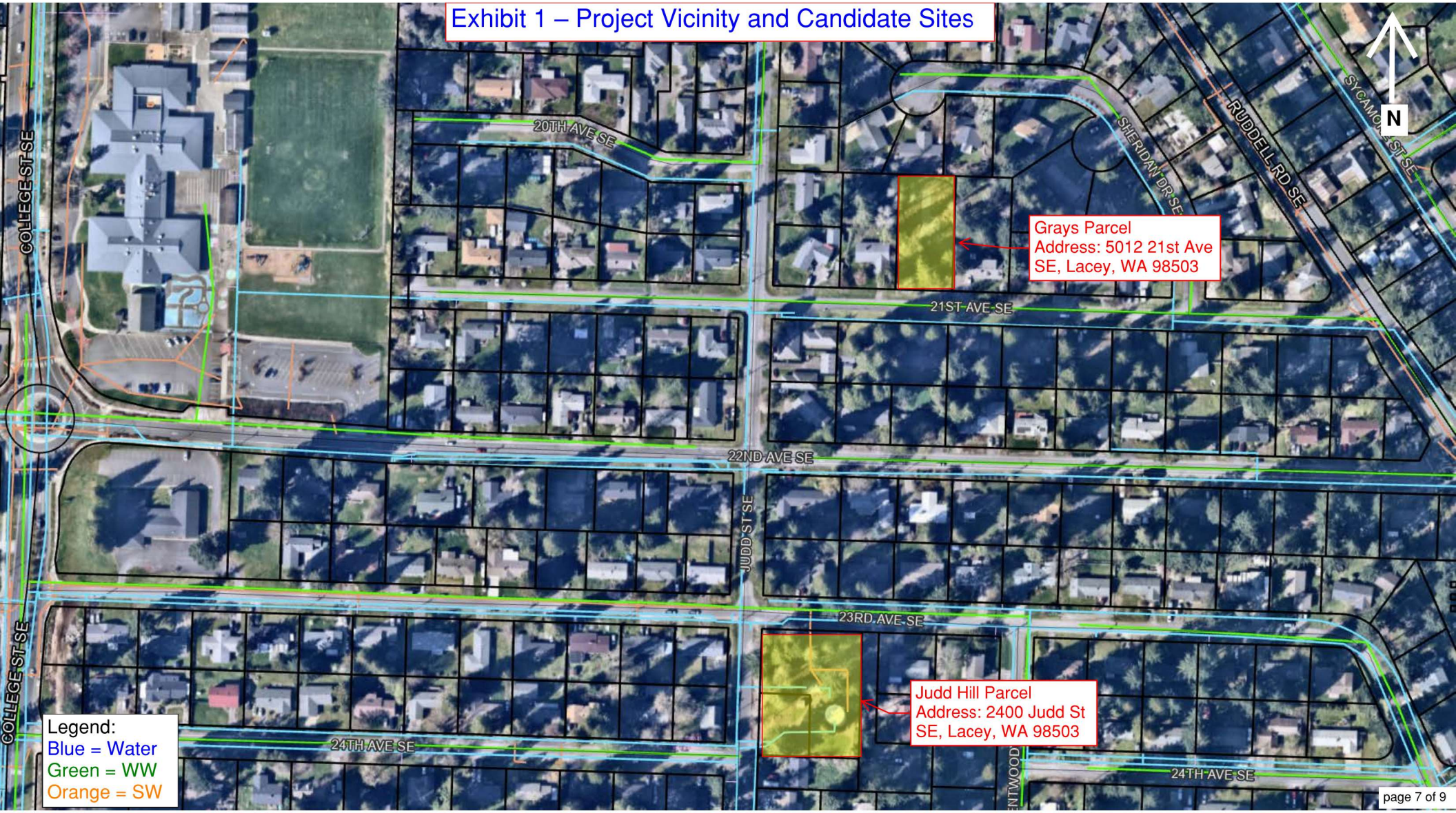
Exhibit 1 – Project Vicinity and Candidate Sites
20TH AVE SE
COLLEGE ST SE
SHERIDAN DR SE
RUDDELL RD SE
SYCAMORE ST SE
N
Grays Parcel
Address: 5012 21st Ave
SE, Lacey, WA 98503
21ST AVE SE
22ND AVE SE
JUDD ST SE
23RD AVE SE
Judd Hill Parcel
Address: 2400 Judd St
SE, Lacey, WA 98503
24TH AVE SE
Legend:
Blue = Water
Green = WW
Orange = SW

Exhibit 2 – Grays Parcel Preliminary Site Concept

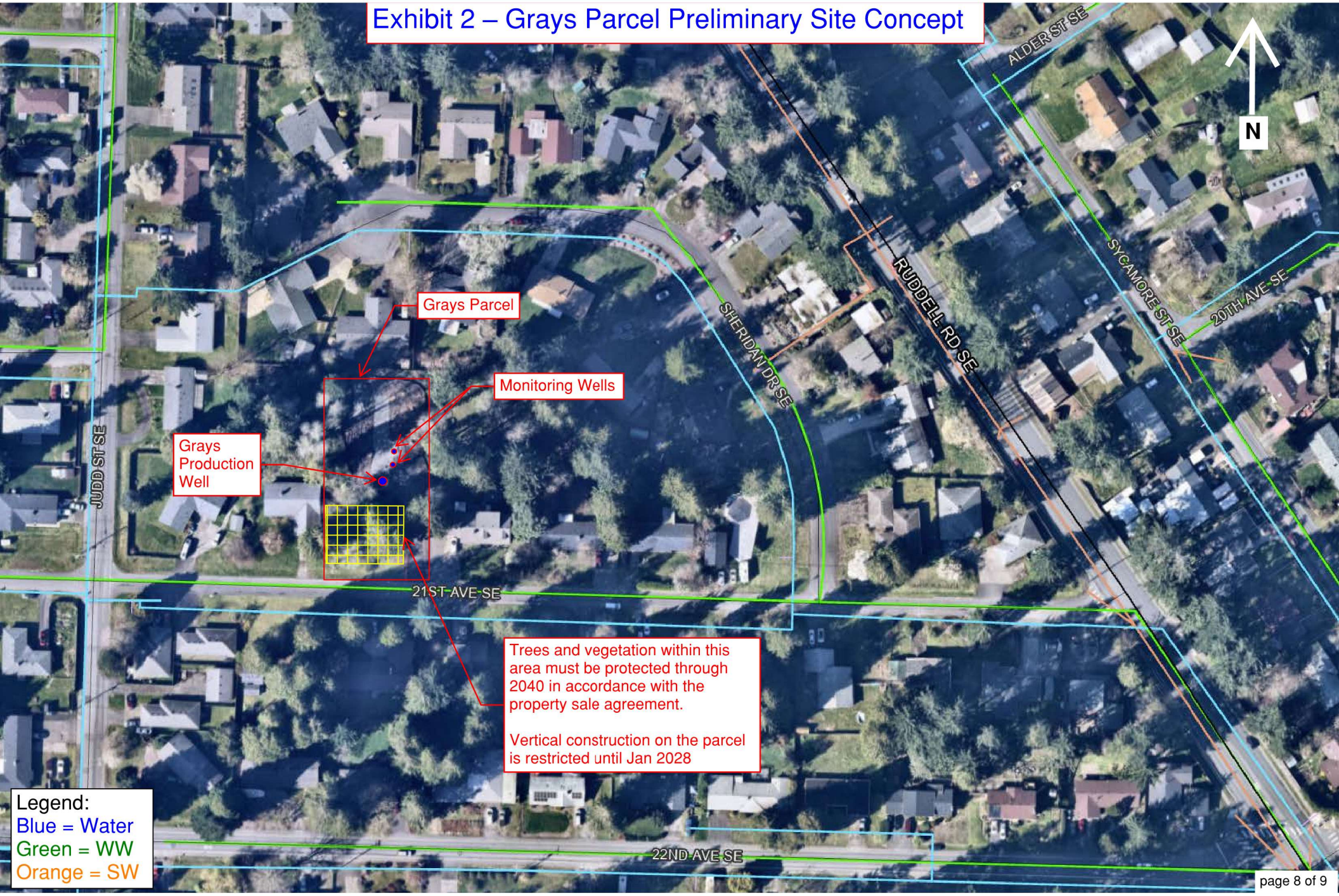

Exhibit 3 – Judd Hill Parcel Preliminary Site Concept
N
23RD AVE SE
Judd Hill Parcel
JUDD ST SE
Existing S06
Existing old unused Well 6
Judd Hill Reservoir
Existing failed Well 32
24TH AVE SE
BRENTWOOD PL SE
Legend:
Blue = Water
Green = WW
Orange = SW