

TO: Public Works Committee
FROM: Chris Graham, Facilities Manager
DATE: January 22, 2026
SUBJECT: Purchase Agreement with Champion Homes Center for T-2 Fire Station Temporary Housing

1) Recommended Action:

Place the Purchase Agreement with Champion Homes Center on the February 3, 2026, City Council meeting on considerations with a recommendation to approve and authorize the Mayor to sign.

2) Background:

With the addition of a full-time medic unit at the T-2 Fire Station starting January 1, 2026, there is no longer adequate space at the station to accommodate staff. This temporary housing solution will provide the necessary space for staff until the completion of the expansion of the station and allow the city to repurpose the structure for other needs or surplus it to recoup funds upon project completion. The complete contract is still undergoing legal review and will be presented at the February 3, 2026 Council meeting. The purchase agreement provided will be in substantially similar form to the one provided and will not exceed \$165,000.00.

3) Policy Support:

Vision, Mission & Values:

Excellence: With excellence, integrity, and efficiency, we deliver timely and responsive City services empowering staff, stewarding public resources, and fostering civic trust.

Providing adequate housing for the Fire Department contributes to the promised timely and responsive City services as well as empowering staff. As things currently stand, Fire Department staff currently use a combination of open-air dorm style bunks and repurposed rooms. With adequate sleep already of concern for this nature of work, providing proper accommodation is essential.

4) Alternatives:

- ☐ Approve the placement of the Purchase Agreement on the February 3, 2026 City Council meeting with a recommendation to approve and authorize the Mayor to sign.
 - ☐ Do not approve.
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5) Fiscal Notes:

The funds for purchasing this structure are already on hand as part of the agreement with Thurston County Medic One.

Total Cost: Not to Exceed \$165,000.00

6) Attachments:

- A. Purchase Agreement with Champion Homes Center
- B. Yakima Model Floor Plan
- C. Yakima Model Spec Sheet