



City of Denton

City Hall
215 E. McKinney Street
Denton, Texas
www.cityofdenton.com

AGENDA INFORMATION SHEET

DEPARTMENT: Procurement
ACM: Christine Taylor
DATE: February 18, 2025

SUBJECT

Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager to execute a Professional Services Agreement with SWCA, Incorporated dba SWCA Environmental Consultants, for assistance in the Southridge Neighborhood Historic Resource Survey on behalf of the City of Denton for the Planning Department as set forth in the contract; providing for the expenditure of funds therefor; and providing an effective date (RFQ 8603 – Professional Services Agreement for surveying services awarded to SWCA, Incorporated dba SWCA Environmental Consultants, in the not-to-exceed amount of \$89,990.39).

STRATEGIC ALIGNMENT

This action supports Key Focus Area: Strengthen Community and Quality of Life.

INFORMATION/BACKGROUND

On October 22, 2019, City Council adopted an ordinance that approved an update to the City's Historic Preservation Plan (2019 Historic Preservation Plan). The Plan recommends surveying residential neighborhoods constructed during the post-World War II period of the 1950s and 1960s with architectural resources, such as Ranch types, Split-levels, and other housing types built before the onset of World War II. Therefore, consistent with the Plan's recommendation, the staff is proposing to utilize consultant assistance and survey the Southridge neighborhood since Southridge is a post-World War II neighborhood, with most residences built primarily during the 1950s to the late 1970s. The Southridge neighborhood is located along Teasley Lane and Lillian Miller Parkway south of Interstate 35. The purpose of the Southridge Neighborhood Historic Resource Survey is to identify properties that are eligible for listing as a Denton Historic Landmark and to determine eligibility for state designations and/or the National Register of Historic Places. Another possible outcome of the survey is the creation of a historic district(s).

Other unique elements associated with the Southridge neighborhood include it is a distinctive post-World War II subdivision noted for its curvilinear street pattern and intact collection of contemporary and Ranch-style homes. The neighborhood also contains resources constructed during the last 20 years designed as "millennium mansions" with Neo-Traditional stylistic features. This area would benefit from a reconnaissance-level survey to determine possible individual landmarks and/or to determine eligibility for the creation of a historic district. A reconnaissance-level survey is a broad examination of the study area to gain a general understanding of the area and identify potential historic resources, significant features, and/or areas that require further study. It involves a visual inspection of properties and collecting the following

information: location, construction date, function, and architectural style. This type of survey also relies on readily available data, including maps and aerials for additional informational support.

To develop a complete Southridge historic resource survey, the scope of work includes five key tasks:

- Task 1: Background and Research.
- Task 2: Kick-off Neighborhood Meeting with Southridge residents to provide a project overview, historic preservation education including historic context surveys, and to identify residents to participate in oral history interviews.
- Task 3: Conduct the reconnaissance survey. As stated above, this survey involves a visual inspection of properties and collecting the following information: location, construction date, function, and architectural style. The survey also relies on readily available data, including maps and aerials for additional informational support.
- Task 4: Develop a draft Historic Context and Historic Resources Survey Report. The draft survey report will include results from the surveying process and a preliminary Southridge historic context outline, including sections on the project overview, public meeting feedback, and preliminary recommendations on any eligible properties at the state and/or national level, including local historic district(s) and landmark(s) designation(s), if applicable.
- Task 5: Close-out Neighborhood Meeting with Southridge residents to present the draft report and provide further historic preservation education on possible outcomes and next steps for designating eligible properties and/or creating historic districts in the neighborhood. After the meeting, the consultant team will finalize and submit the Historic Context and Historic Resources Survey Report to the City.

Over the last 25 years, more than 4,000 properties in Denton have been subject to a survey and inventory project, mainly in Downtown Denton, in the surrounding central neighborhoods adjacent to the Downtown, and portions of the City’s extraterritorial jurisdiction. Surveying Southridge will help to build on the City’s previous preservation efforts in enhancing established neighborhoods, maintaining community character, promoting civic pride, as well as protecting important heritage resources and other tangible links to Denton’s past. Denton’s historic resources and assets, including its historic neighborhoods, help to define Denton’s vibrancy and authenticity.

Request for Qualifications (RFQ) for professional surveying services was sent to 324 prospective firms for these services, including 12 Denton firms. In addition, the RFQ was placed on the Procurement website for prospective respondents to download, and advertised in the local newspaper. Three (3) statements of qualifications (SOQ) were received. The SOQs were evaluated based on published criteria including method and approach, experience and examples of comparable projects, and team member qualifications. Based upon this evaluation, the recommended award is to SWCA, Incorporated dba SWCA Environmental Consultants, and is determined to be the most qualified firm for the City.

NIGP Code Used for Solicitation:	906 - (Service Only) - Architectural Services, Professional
Notifications sent for Solicitation sent in IonWave:	324
Number of Suppliers that viewed Solicitation in IonWave:	20
HUB-Historically Underutilized Business Invitations sent out:	45
SBE-Small Business Enterprise Invitations sent out:	86
Responses from Solicitation:	3

RECOMMENDATION

Award a contract with SWCA, Incorporated dba SWCA Environmental Consultants, for assistance in the Southridge Neighborhood Historic Resource Survey for the Planning Department, in a not-to-exceed amount of \$89,990.39.

PRINCIPAL PLACE OF BUSINESS

SWCA, Incorporated dba SWCA Environmental Consultants
Arlington, TX

ESTIMATED SCHEDULE OF PROJECT

The contract shall commence upon the issuance of a Notice to Proceed or Purchase Order by the City of Denton and shall automatically expire upon completion of the work and acceptance by the City of Denton.

FISCAL INFORMATION

These services will be funded from the Southridge Neighborhood Historic Resource Survey account 300144469. Requisition #168598 has been entered into the Purchasing software system in the amount of \$89,990.39. The budgeted amount for this item is \$89,990.39.

EXHIBITS

Exhibit 1: Agenda Information Sheet
Exhibit 2: Evaluation Sheet
Exhibit 3: Ordinance and Contract

Respectfully submitted:
Lori Hewell, 940-349-7100
Purchasing Manager

For information concerning this acquisition, contact: Cameron Robertson, 940-349-8532.

Legal point of contact: Marcella Lunn at 940-349-8333.