



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Procurement
ACM: Cassey Ogden
DATE: April 16, 2024

SUBJECT

Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager to execute a contract with Teague Nall and Perkins, Inc., for a Professional Services Agreement for the design of the North Lakes Soccer Complex, Emily Fowler Library, Martin Luther King Recreation Center, and Avondale Park (NEMA) Parking Lots for the Capital Projects Department; providing for the expenditure of funds therefor; and providing an effective date (RFQ 8386 – awarded to Teague Nall and Perkins, Inc., Professional Services Agreement for design services awarded to Teague Nall and Perkins, Inc., in the not-to-exceed amount of \$570,800.00).

STRATEGIC ALIGNMENT

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

INFORMATION/BACKGROUND

On June 28, 2022, the City Manager approved a contract with Roadway Asset Services, for parking lot and roadway pavement condition survey services for the Streets Department. As part of the parking lot assessment, the following four parking lots were shown to need repair; North Lakes Soccer Complex, Emily Fowler Library, Martin Luther King (MLK) Recreation Center, and Avondale Park. All four (4) locations need pavement replacement, an update to The Americans with Disabilities Act (ADA) compliance needs, and additional lighting to improve safety. Teague Nall and Perkins was chosen through the request for qualification process, and selected by a team of four (4) reviewers to be the best-qualified firm for the project design. The proposed Professional Services Agreement is with Teague Nall and Perkins, Inc. to design the NEMA Parking Lot Project. The design services include surveys, geotechnical reports, photometric study (Illumination), ADA assessment needs, construction-based services, and complete 100% final design. Staff will work closely with the facilities and stakeholder departments to ensure all project expectations are met promptly.

Request for Qualifications (RFQ) for professional design services was sent to 949 prospective firms, including 34 Denton firms, for these services. In addition, the RFQ was placed on the Procurement website for prospective respondents to download, and advertised in the local newspaper. Six (6) statements of qualifications (SOQ) were received. The SOQs were evaluated based on published criteria including Project Approach, Past Experience, and Project Team. Based upon this evaluation, the recommended award is to Teague Nall and Perkins Inc., and is determined to be the most qualified firm for the City.

NIGP Code Used for Solicitation:	918 - (Service Only) - Consulting Services
Notifications sent for Solicitation sent in IonWave:	949
Number of Suppliers that viewed Solicitation in IonWave:	24
HUB-Historically Underutilized Business Invitations sent out:	131
SBE-Small Business Enterprise Invitations sent out:	381
Responses from Solicitation:	6

RECOMMENDATION

Award a contract with Teague Nall and Perkins, Inc., for the design of the North Lakes Soccer Complex, Emily Fowler Library, Martin Luther King Recreation Center, and Avondale Park (NEMA) Parking Lots for the Capital Projects Department, in a not-to-exceed amount of \$570,800.

PRINCIPAL PLACE OF BUSINESS

Teague Nall and Perkins, Inc.
Fort Worth, TX

ESTIMATED SCHEDULE OF PROJECT

This project will be started upon approval with a completion date by February 14, 2025.

FISCAL INFORMATION

These services will be funded from a combination of the following General Government Operating Project accounts. Requisition #164099 has been entered into the Purchasing software system in the amount of \$570,800. The budgeted amount for this item is \$570,800.

Parking Lot -NL Sports Complex	350543469	\$267,714
Parking Lot – E. Fowler Library	350544469	129,000
Parking Lot – MLK Rec Center	350545469	124,200
Parking Lot – Avondale Park	350546469	49,886
Total Requested:		\$570,800

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: Dustin Draper, 940-349-7104.

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