



# City of Denton

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

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## AGENDA INFORMATION SHEET

**DEPARTMENT:** Procurement  
**ACM:** Cassey Ogden  
**DATE:** July 23, 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 Professional Services Agreement with Parkhill, Smith & Cooper, Inc., for the renovation at the Water Works Park for the Parks and Recreation Department as set forth in the contract; providing for the expenditure of funds therefor; and providing an effective date (RFQ 8461 – Professional Services Agreement for renovation services awarded to Parkhill, Smith & Cooper, Inc., in the not-to-exceed amount of \$1,897,385.00).

### **STRATEGIC ALIGNMENT**

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

### **INFORMATION/BACKGROUND**

On Tuesday, November 7<sup>th</sup>, Denton community members voted to approve Proposition C of the 2023 Bond. Proposition C allocates funding for designing, constructing, renovating, and improving the park system. A key objective of the Aquatics Master Plan is to improve Water Works Park by offering a broader array of amenities for families, friends, and individuals seeking recreational activities and leisure. The study indicated the need for additional lap lanes, community access to year-round aquatics, and enhanced offerings at the waterpark. Replacing aging equipment can provide a safer experience for visitors and reduce potential hazards and maintenance expenses.

Construction for the existing Water Works park was completed in 2003, with the addition of the wave pool in 2017. The City of Denton has a unique partnership with the Denton Independent School District for shared use of the Natatorium. An increase in the number of high schools utilizing the facility has put a strain on providing enough programming time for all facility users. The recently completed master plan identified the Water Works park would benefit from the addition of a multi-use pool that could be used for learn-to-swim programming, lap swimming, and recreational uses.

Request for Qualifications (RFQ) for professional renovation services was sent to 1,266 prospective firms, including 59 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. Five (5) statements of qualifications (SOQ) were received. The SOQs were evaluated based on published criteria including Probable performance, Project Approach, and Qualifications of the Organization. Based upon this evaluation, the recommended award is to Parkhill, Smith & Cooper, Inc., and is determined to be the most qualified firm for the City.

NIGP Code Used for Solicitation:	906, 913, 925
Notifications sent for Solicitation sent in IonWave:	1,266
Number of Suppliers that viewed Solicitation in IonWave:	43
HUB-Historically Underutilized Business Invitations sent out:	160
SBE-Small Business Enterprise Invitations sent out:	407
Responses from Solicitation:	5

**RECOMMENDATION**

Award a contract with Parkhill, Smith & Cooper, Inc., for the renovation at the Water Works Park for the Parks and Recreation Department, in the not-to-exceed amount of \$1,897,385.

**PRINCIPAL PLACE OF BUSINESS**

Parkhill, Smith & Cooper, Inc.  
Frisco, TX

**ESTIMATED SCHEDULE OF PROJECT**

To meet the desired construction deadlines, Parkhill, Smith & Cooper, Inc. will begin the construction documents as soon as the contract is approved. The construction will occur from August 2025 and open for Summer 2026.

**FISCAL INFORMATION**

These services will be funded from 2023 GO Bond Election account 250133475. Requisition #165310 has been entered into the Purchasing software system in the amount of \$1,718,553. The remainder of the funds will be added to the Purchase Order from future fiscal year allocations. The budgeted amount for this item is \$1,897,385.

**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: Kristine Stewart, 210-844-3744.

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