



# City of Denton

City Hall  
215 E. McKinney Street  
Denton, Texas  
[www.cityofdenton.com](http://www.cityofdenton.com)

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## 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 Professional Services Agreement with Quorum Architects, Inc., for professional design services for the addition and renovation of the Linda McNatt – Animal Care and Adoption Center for the Capital Projects Department; providing for the expenditure of funds therefor; and providing an effective date (RFQ 7818-010 – awarded to Quorum Architects, Inc., in the not-to-exceed amount of \$1,333,200.00).

### **STRATEGIC ALIGNMENT**

This action supports Key Focus Area: Support Healthy and Safe Communities

### **INFORMATION/BACKGROUND**

On Tuesday, Nov. 7, Denton community members voted to approve Proposition D of the 2023 Bond. Proposition D allocates funding for designing, constructing, purchasing, renovating, improving, updating, enlarging, and demolition at the Linda McNatt – Animal Care and Adoption Center.

The project will include building an addition, expanding the adoption spaces, new exercise yards, purchase of new shade structures, expanding the veterinary suite, replacement of the heating and air conditioning system, and additional parking spaces. The renovation will create additional space for animals, improve functionality, increase housing areas, promote shelter disease prevention, increase the quality of customer experience, and quality of life for the animals and staff.

Statements of Qualifications were sent to the City's prequalified list of architects. Upon ranking the received information, staff found Quorum Architects, Inc. to have the most relevant professional design experience specifically in animal services, has current work in progress in Texas, and available staff to complete the project within the schedule. Based on Quorum Architects, Inc.'s knowledge, project team experience, and availability, staff has selected Quorum Architects, Inc. as the best choice for completing the addition and renovation of the Linda McNatt – Animal Care and Adoption Center design.

Request for Qualifications for vertical construction services for Facilities Management was solicited using the City's formal solicitation process. City Council approved a pre-qualified list of professional service firms on November 16, 2021 (Ordinance 21-2435).

## **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

On November 16, 2021, City Council approved RFQ 7818 for a prequalified list of firms for vertical construction projects (Ordinance 21-2435).

## **RECOMMENDATION**

Award a contract with Quorum Architects, Inc., for professional design services for the addition and renovation of the Linda McNatt – Animal Care and Adoption Center for the Capital Projects Department, in a not-to-exceed amount of \$1,333,200.

## **PRINCIPAL PLACE OF BUSINESS**

Quorum Architects, Inc.  
Fort Worth, TX

## **ESTIMATED SCHEDULE OF PROJECT**

This project will be started upon approval with a completion date of August 2026.

## **FISCAL INFORMATION**

These services will be funded from account 250132475.1360.21100. Requisition #164204 has been entered into the Purchasing software system in the amount of \$1,333,200. The budgeted amount for this item is \$1,333,200.

## **EXHIBITS**

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

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

For information concerning this acquisition, contact: Kristine Stewart, at 210-844-3744.

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