



# City of Denton

City Hall  
215 E. McKinney Street  
Denton, Texas  
[www.cityofdenton.com](http://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 Professional Services Agreement with Skanska USA Building Inc, for project management services for the renovation at the Water Works Park for the Capital Projects Department as set forth in the contract; providing for the expenditure of funds therefor; and providing an effective date (RFQ 8245-002 – Professional Services Agreement for project management services awarded to Skanska USA Building Inc, in the not-to-exceed amount of \$167,256.00).

### **STRATEGIC ALIGNMENT**

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

### **INFORMATION/BACKGROUND**

On Tuesday, Nov. 7, 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 of additional lap lanes, community access to year-round aquatics, and enhanced offerings at the waterpark. Replacing aging equipment can provide a safer and more enjoyable 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 which allows 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 users of the facility. 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.

The top three highest-scoring firms in the following subcategories: Project/Program Management, Construction Management, and On-Site Quality Assurance were placed on the pre-qualified list for each respective category. Based upon this evaluation, Skanska USA Building Inc was ranked in the top three of all categories.

Request for Qualifications for project management services for various vertical construction projects for the Capital Improvement Projects Department was solicited using the City's formal solicitation process.

City Council approved a pre-qualified list of professional service firms on August 15, 2023 (Ordinance 23-1521).

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

On August 15, 2023, City Council approved RFQ 8245 for a prequalified list of firms for project management services for various vertical construction projects for the Capital Improvement Projects Department (Ordinance 23-1521).

### **RECOMMENDATION**

Award a contract with Skanska USA Building Inc, for project management services for the renovation at the Water Works Park for the Capital Projects Department, in a not-to-exceed amount of \$167,256.

### **PRINCIPAL PLACE OF BUSINESS**

Skanska USA Building Inc  
Irving, TX

### **ESTIMATED SCHEDULE OF PROJECT**

This project will be started upon selection of the design professional and all phases are expected to conclude by May 2026.

### **FISCAL INFORMATION**

These services will be funded from Aquatics Water Works Park Impr account 250133475.1360.10100. Requisition #164202 has been entered into the Purchasing software system in the amount of \$167,256. The budgeted amount for this item is \$167,256.

### **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, 210-844-3744.

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