



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Materials Management

CM: Todd Hileman

DATE: May 8, 2018

SUBJECT

Consider adoption of an ordinance of the City of Denton, Texas, a Texas home-rule municipal corporation, authorizing the City Manager to execute a Professional Services Agreement for engineering and architectural design for various City of Denton parking lots; providing for the expenditure of funds therefor; and providing an effective date (RFQ 6581- awarded to Teague, Nall, and Perkins, Inc., in the not-to-exceed amount of \$300,050).

BACKGROUND

During the summer of 2017 several city-owned parking lots were identified as needing to be completely repaved. The identified parking lots serve both the public and city staff. The estimated design and construction project budgets for these lots is \$3,245,000. The strategy was to fund these lots with monies identified during the FY 2017/18 budget process and to construct the lots over the next two years. One of the identified parking lots is located on Cedar Street, which was recently reconstructed and completed in late April 2018. The project construction for the Cedar Street lot was \$808,264, which left \$2,436,736 in funding for the design and construction of the remaining lots.

For each lot identified for construction, an engineering firm is needed to conduct design surveys, establish efficient parking layouts, sidewalk and accessibility components, develop construction documents, and determine compliance with the Denton Development Code.

A design/engineering project in the amount of \$300,050 is being considered for the identified parking lots. If the design contract is approved, then \$2,136,000 (\$3,245,000 minus \$808,264 minus \$300,050) would be available for construction.

Parking Lot	Address	Pavement Type	Estimated Cost
City Hall East (west lot – Railroad)	601 E. Hickory	Asphalt	\$ 47,700
Denia Recreation Center	1001 Parvin St.	Asphalt	\$ 24,700
Civic Center	2001 W. Windsor Dr.	Asphalt	\$ 49,350
Service Center Parking Study	901 Texas Street		\$ 26,600
Service Center (4 parking areas)	901 Texas Street	Concrete/Asphalt	\$105,500
Bid Support	N/A	N/A	\$ 10,500
Geo Technical Investigation	N/A	N/A	\$ 34,200
Direct Expenses	N/A	N/A	\$ 1,500

	Totals		\$300,050
Optional Services:			
McKinney Street Parking Lot	Across from City Hall	Asphalt/Concrete	\$ 72,950
Construction Support	N/A	N/A	\$124,300
	Totals		\$197,250

The design firm also provided optional services such as construction support/management. Also at the request of Mayor Pro-Tem Bagheri, the firm provided a price for the design work to repave the McKinney Street parking lot which is located across from City Hall. The optional costs would only be incurred if an amendment to the contract was initiated.

Once the construction documents are completed, formal solicitation packages will be conducted for construction of the above-listed parking lots. To achieve some economies of scale in time and costs these projects would be bundled into two separate construction projects. One bundle would contain City Hall East, Denia Recreation Center, and Civic Center. The other bundle would include the lots at the Service Center. The bundling of these projects should qualify for discounted pricing based on the size of the job. If other city-owned parking lots are identified that need major repairs or replacement, this contract for engineering services provides the City with the flexibility to negotiate design services in an expedited fashion over the three year period.

Requests for Qualifications (RFQ) were sent to 637 prospective suppliers for this item. In addition, specifications were placed on the Materials Management website for prospective respondents to download, and advertised in the local newspaper. Eleven (11) statements of qualifications (SOQ) were received (Exhibit 2). The SOQs were evaluated based on published criteria including the capacity to perform within the schedule provided, past performance, experience, and familiarity with the City processes. Based upon this evaluation, staff recommends award to Teague Nall and Perkins, Inc. and is determined to be the most qualified firm for the City.

RECOMMENDATION

Award a Professional Services Agreement to Teague Nall and Perkins, Inc. for professional engineering and architectural design services for various City of Denton parking lots in the not-to-exceed amount of \$300,050 over a three (3) year period.

PRINCIPAL PLACE OF BUSINESS

Teague Nall and Perkins, Inc.
Denton, TX

ESTIMATED SCHEDULE OF PROJECT

This is an initial one (1) year contract with options to extend the contract for two (2) additional one (1) year periods, with all terms and conditions remaining the same.

FISCAL INFORMATION

The services will be funded from various capital improvement account numbers 100235409 and 100235444 as needed through the Facilities Management budget. A purchase order will be issued prior to services being rendered, to ensure proper funding is available.

STRATEGIC PLAN RELATIONSHIP

The City of Denton's Strategic Plan is an action-oriented road map that will help the City achieve its vision. The foundation for the plan is the five long-term Key Focus Areas (KFA): Organizational Excellence; Public Infrastructure; Economic Development; Safe, Livable, and Family-Friendly Community; and Sustainability and Environmental Stewardship. While individual items may support multiple KFAs, this specific City Council agenda item contributes most directly to the following KFA and goal:

Related Key Focus Area: Public Infrastructure
Related Goal: 2.3 Promote superior utility services and facilities

EXHIBITS

Exhibit 1: Agenda Information Sheet
Exhibit 2: Evaluation Sheet
Exhibit 3: Parking Lots Schedule
Exhibit 4: Contract
Exhibit 5: Staff Presentation
Exhibit 6: Ordinance

Respectfully submitted:
Karen Smith, 349-8436
Purchasing Manager

For information concerning this acquisition, contact: Mario Canizares 940-349-8535