



**CITY OF SANGER, TEXAS**  
**REQUEST FOR QUALIFICATIONS (RFQ)**

**RFQ-2023-02**

**CONCEPTUAL RENDERINGS FOR NEW**  
**DOWNTOWN PARK**

**PROPOSAL DUE DATE:**

12:00 Noon Central Time

Tuesday, Sept. 19, 2023

**ISSUED BY:**

**CITY OF SANGER**

**PARKS & RECREATION DEPARTMENT**

## **SECTION 1. INTRODUCTION:**

### **Purpose**

The City of Sanger invites qualified firms to provide conceptual renderings for currently undeveloped parkland in the Downtown area of Sanger. The park will be a centerpiece and a great addition to the Sanger Downtown area.

## **SECTION 2. COMMUNITY PROFILE:**

### **City Overview**

The City of Sanger, Texas, with a population of approximately 9,000 is located in North Texas within Denton County and located along both sides of I-35 and north and south of FM 455. Sanger is comprised of nearly twelve (12) square miles and is neighbored by Denton to the south, Valley View to the north, Lake Ray Roberts and Pilot Point to the east, and an unincorporated area to the west. Major transportation corridors include I-35 and FM 455.

The city is comprised of a mix of residential, commercial, and industrial land uses as well as a vibrant downtown area.

## **SECTION 3. PROJECT BACKGROUND:**

The City recently adopted a new comprehensive plan called Sanger 2040 Comprehensive Plan. This plan is meant to be a guideline for future development. The existing park network provides Sanger residents with access to a range of active and passive green space. The development of a new downtown park provides what families are looking for in downtown while creating a catalyst for adjacent new commercial development. At the same time, strengthen the opportunity for outdoor activity and education.

## **SECTION 4. SCOPE OF SERVICES AND DELIVERABLES:**

The City invites qualified firms to submit a proposal for providing the City of Sanger two conceptual renderings for approximately 6 acres of currently undeveloped park land in the downtown area as follows:

- Scenario I – A conceptual rendering of the proposed park centered around a “railroad theme”. The location of the new park is in close proximity to an active railroad and the City would like to see a concept embracing railroad-themed elements. The City is also seeking an estimated cost for such proposed park improvements.
- Scenario II – The firm should propose one other conceptual rendering (not railroad theme related). The City is also seeking an estimated cost for such proposed park improvements.

Other information:

The proposed site includes an existing vacant structure (large warehouse). The City is

planning for the structure to stay and would like to see it repurposed and incorporated into the new park concept; however, it is willing to consider alternatives that do not include preserving the building.

Additionally, the City owns a piece of property adjacent to the proposed site that currently includes an old lumber yard and is in the process of determining whether it needs to be made part of the proposed park. The Respondent should incorporate this additional site into the proposed scenarios (See Exhibits B).

#### **SECTION 5. INFORMATION PROVIDED BY THE CITY:**

Maps and the Sanger 2040 Comprehensive Plan can be found on the City's website.

#### **SECTION 6. TIMELINE:**

It is expected that a contract will be executed between the City and the selected consulting firm within forty-five (45) days of the due date for proposals. It is anticipated that the project will be completed within six (6) months from the signing of the contract.

#### **SECTION 7. SUBMISSION DETAILS:**

##### **Statement of Qualifications**

The consultant shall submit a Statement of Qualifications. The statement, at minimum, should address each of the specific topics listed below (additional information may be included). Failure to include any of the following requested information may cause for the proposal to be considered incomplete and thus rejected.

1. Provide a cover letter on firm letterhead and identify the project manager and key staff involved along with contact information for the project manager.
2. Written presentation of the qualifications of the firm and their understanding of the work to be performed.
3. List of services that will be provided.
4. Availability, credentials, and related experience of the firm and key staff with similar studies, preferably with municipal governments.
5. Provide copies of the resumes of the proposed project manager and key staff. Provide information on specific experiences with successful outcomes in conducting the process and making presentations to public bodies.
6. Include with their proposals a list of at least three (3) current references for whom comparable work has been performed in the past three (3) years, specifically citing work in communities similar to Sanger. This list shall include the municipality's name, person to contact, address, telephone number, email address, and a brief, but adequately detailed description of the work performed.
7. Provide complete or partial examples of work similar in nature to this project.

8. List of anticipated sub-contractors and/or partners, if any, and their availability, credentials, and related experience.
9. Explain the methodology you propose to successfully perform the services outlined in the Scope of Work.
10. Include a statement on the anticipated time frame based on the scope of work as listed in this RFQ. Report on prior experience in delivering services within the prescribed time frame.

## **SECTION 8. SUBMISSION INSTRUCTION**

### **STATEMENT OF QUALIFICATIONS MUST BE RECEIVED BY**

**12:00 NOON (CENTRAL TIME) SEPTEMBER 19, 2023**

**SUBMISSIONS RECEIVED AFTER THE DEADLINE WILL NOT BE CONSIDERED**

Four (4) printed copies of the Statement of Qualifications in a sealed envelope should be sent to:

Ryan Nolting

Director of Parks  
& Recreation

City of Sanger  
502 Elm Street  
Sanger, TX 76266

Phone: 940-458-2059

Email: [rnolting@sangertexas.org](mailto:rnolting@sangertexas.org)

The proposals will be publicly recognized at the same location (City Hall, 502 Elm St, Sanger TX 76266) at **2:00 PM (Central Time) on September 19, 2023.**

One (1) electronic, PDF copy of the Statement should also be included on a USB/Flash drive.

Questions should be directed to Ryan Nolting, Director of Parks & Recreation, at the contact information listed above.

## **SECTION 9. SELECTION PROCESS AND CRITERIA FOR CONSIDERATION OF QUALIFICATIONS:**

Statements will be reviewed and evaluated by the City staff and on a number of criteria, including, but not limited to the following:

- Overall responsiveness and quality of the proposal in clearly stating an understanding of the project.

- Experience and knowledge in developing similar plans by consultant personnel who will be directly involved with the project.
- The experience and availability of support staff for the project.
- The ability to complete the plan within the given timeframe.
- References.

After evaluating the proposals, the City may request additional information from any consultant identified as most responsive to this RFQ. At its discretion, the City may require any consultant to make a presentation to provide an opportunity to clarify the submission. The City will schedule any such presentations. The City will evaluate the written proposals and will select the consultant which meets the best interest of the City. The City shall be the sole judge of its own best interests, the proposals, and the resulting negotiated agreement. The City's decisions will be final. The City reserves the right to negotiate any and all elements of this proposal, including, but not limited to, the fee structure and terms of the contract, with the proposing firm selected.

**A. DISCLAIMER**

This RFQ does not commit the City to enter into a contract, nor does it obligate the City to pay for any costs incurred in the preparation and submission of Statements or anticipation of a contract. The City reserves the right at its sole discretion: to make selections, to reject any or all submissions, to issue subsequent RFQ, to remedy technical errors in the RFQ process, and to enter into a contract with one or more consultants for the provisions of any, all or some of the services described herein.

**B. AGREEMENT FOR PROFESSIONAL SERVICES**

Attached as Exhibit A is the City of Sanger's standard agreement for professional services. The agreement also indicates the insurance and indemnification requirements that the City will require of the selected firm.

**C. ADDITIONAL INFORMATION:**

1. A person or business that contracts with Sanger or who seeks to contract with the City must file a "Conflict of Interest Questionnaire" (FORM CIQ) which is available online at [www.ethics.state.tx.us](http://www.ethics.state.tx.us) and a copy of which is attached to this guideline. The form contains mandatory disclosures regarding "employment or business relationships" with a municipal officer. Officials may be asked to clarify or interpret various portions of the questionnaire.
2. Compliance with HB 89. A person or business that contracts with Sanger or who seeks to contract with the City shall not boycott Israel at any time while providing products or services to the City of Sanger. This requirement does not apply to companies with fewer than ten full-time employees; or contracts that are less than \$100,000.00.

Yes, we agree

No, we do not agree

N/A

3. Respondent verifies that it does not boycott energy companies and will not boycott energy companies during the term of this contract, as those terms are defined by Chapter 2274, Government Code. This requirement does not apply to companies with fewer than ten full-time employees; or contracts that are less than \$100,000.00.

Yes, we agree                       No, we do not agree  
 N/A

4. Respondent verifies that it does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and will not discriminate during the term of this contract against a firearm entity or firearm trade association, as those terms are defined by Chapter 2274, Government Code. This requirement does not apply to companies with fewer than ten full-time employees; or contracts that are less than \$100,000.00.

Yes, we agree                       No, we do not agree  
 N/A

5. Compliance with SB 252. A person or business that contracts with Sanger or who seeks to contract with the City shall not do business with Iran, Sudan, or a foreign terrorist organization while providing products or services to the City of Sanger.

Yes, we agree                       No, we do not agree



The undersigned affirms that he/she has read and understands the specifications, terms, and conditions, all exhibits and attachments contained herein and that they are duly authorized to execute this response to the Request for Qualifications.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Company

\_\_\_\_\_  
Date