



**REQUEST FOR QUALIFICATIONS (RFQ) NO. 16-06
For Planning Services
City of Kingsville
Parks Master Plan**

INTRODUCTION

The City of Kingsville, Texas (hereinafter referred to as the "City"), invites the submittal of Statement of Qualification for specialized firms interested in providing services for Kingsville Parks Master Plan in Kingsville, TX. The team of planners, architects, engineers, an/or landscape architects will provide all services necessary to create a Parks Master Plan, with a minimum planning period of ten (10) years. The Master Plan is being prepared to continue guiding the future growth, development and/or redevelopment of City's park system. The Master Plan will cover the entirety of the City's existing corporate limit plus immediately adjacent areas within the extraterritorial jurisdiction. The Master Plan will meet the guidelines of the Texas Recreation and Parks Account Program administered by the Texas Parks and Wildlife Department.

OBJECTIVE

The Parks Department purpose is to retain a highly qualified planning firm or joint venture to provide the services described. Those firms or joint ventures who participate in this RFQ process will be referred to as Responders. The successful firm or joint venture will be referred to as the Planner. Responders with significant experience in parks master planning projects with similar characteristics will be given prime consideration for this project.

SUBMITTAL

Four copies and one original responder's packet should be forwarded to the attention of David Mason, Director of Purchasing and Technology, 200 E Kleberg Ave, Kingsville, TX 78363 by 1:30p.m. on March 18, 2016. Please mark package **"RFQ 16-06 Parks Master Plan"** The City's RFQ should be signed and included in the responder's packet. The City reserves the right to evaluate the qualifications submitted, waive any irregularities therein, select candidates for the submittal of more detail qualifications, accept any submittal or portion of a submittal and/or reject any or all responders submitting qualification should it be deemed in the City's best interest.

SCOPE OF WORK EXPECTATIONS

It is anticipated that the following services will be required:

1. Public Input and Needs Assessment: The extent of this effort shall be in-depth and/or extensive as necessary to support the planning effort. Included in this effort the Planner should research and review citywide and regional demographics. The data collection needs to address public input from citizens, various groups and agencies within both the City and its surrounding neighbors.

2. Master Plan: The plan development will be based on information and data gathered in the public input, demographic review and needs assessment efforts. This effort should address the goals, objectives, and recommend specific needs and standards. The Master Plan should prioritize needs by timing and geographic sector.

3. Plan Approval and Implementation: Upon completing the preliminary draft of the Master Plan, the Master Plan will be adopted by City Council. This will require the Master Plan to be reviewed by City Officials at all levels within the organization. The Planner will assist in all areas to accomplish this approval process.

4. Other Services: As the program of the project is further defined, additional services may be required.

Once the top ranked firm is determined, pricing will be negotiated. Prior to Notice to Proceed is issued the Planner will need to sign a contract issued by the City. At any time should the top ranked responder be excused or contract terminated the City reserves the right to open discussions with the next ranked responder. This will continue until a Planner is found that meets the needs of the City.

FORMAT REQUIREMENTS

RFQ's will be viewed by members of the City of Kingsville Management Team and committee members. Qualified firms may be asked to visit the City of Kingsville for an interview to discuss planning and/or challenges. The RFQ response outside cover and/or first page shall contain the responders firm name, all contact information, business address and stamp designating either original or copy.

At a minimum, consultant's response must contain the following information:

- A. **Consultant's Experience and Qualifications:** The responders must demonstrate a strong established working relationships with all firms they are proposing to utilize on this project. Must show experience with similar projects and good working relations with other government entities;
- B. **Sample Report:** A sample of a Parks Master Plan which was recently completed by your firm;
- C. **Scope of Work Task Breakdown:** Responder's proposal shall include a proposed timeline with benchmarks.

- D. **Evaluation Criteria** - The award of this contract shall be made to the responsible Respondent whose qualifications and proposal are determined to provide the best value for the City based on the published selection criteria below and its ranking evaluations.
- E. Submitted qualifications and proposal information will be ranked according to the following criteria:
- 25% Firm's experience in performing projects of similar size and scope in Texas;
 - 25% Demonstrated strength to perform work, including project team composition, staff qualifications & experience, and adequacy of resources;
 - 20% Demonstrated understanding of project scope and approach and proposed methodology to complete project;
 - 15% Work performance, including history of performing past projects on schedule and strength of provided references;
 - 15% Proposed time line to complete the project;

INVENTORY OF AREAS AND FACILITIES

Dick Kleberg Park and J.K. Northway Exposition Center: The Dick Kleberg Park is the main park within the park system. On April 25, 1958, Robert J. Kleberg, Jr. and Richard M. Kleberg Jr., trustees of the Alice G. Kleberg Foundation donated 184.5 acres of land to Kleberg County. The park was named after Dick Kleberg Sr., a congressman and chairman of the board of King Ranch from 1950-1955.

The park hosts a wide variety of activities and facilities for all ages of recreation enthusiasts. Activities during the year at Dick Kleberg Park include Little League baseball, Girls Softball, Youth Soccer, Adult Softball leagues, and many other special events promoted by various non-profit groups from the community.

The J.K. Northway Exposition Center hosts a wide range of activities throughout the year. Though the years, the coliseum has hosted a very prestigious rodeo schedule including the Strait Team Roping, Tuff Hedeman's Bull Riding Challenge, PRCA Rodeo, Region 8 High School Rodeo Series, and the South Texas Ranching Heritage Festival.

Other events held at the Center have included the Fiesta De Colores Arts and Craft Fair, Kleberg Kenedy County Junior Livestock Show, South Texas Prospect Show Series, many youth activities such as teen dances, Spring Break in the coliseum and La Posada Children's Day (a Christmas celebration), and other festivals and convention activities. Bookings for the coliseum are available through the Park office.

Dick Kleberg Park and Exposition Center: 184 acres of developed parkland

	<u>Activity</u>	<u>Presently Available</u>
1.	Baseball fields (6 with press boxes), lighted	6
2.	Girls softball fields (3 with press box)	3
3.	Adult softball field (3 with press box)	3
4.	Exposition center with marquee signage	1
5.	Horse stalls demolished February, 2016	82
6.	Outdoor rodeo arena, lighted	1
7.	Storage building	1
8.	Barbecue building	1
9.	Community center	1
10.	Administration office	1
11.	Maintenance yard	1
12.	Soccer fields with field house (1 Lighted)	1
13.	Skateboard park	1
14.	Covered picnic tables	9
15.	Individual park cook stoves	13
16.	Fishing pier	1
17.	Walking trail	1
18.	Volleyball court	1
19.	Swimming pool (demolished November 2015)	1
20.	Playground areas	3
21.	Bathrooms	3
22.	Directional/recreational signage, fencing, entry gates	Multiple

L. E. Ramey Park: This is the second in the system and is home to the L.E. Ramey Golf Course and the Trap and Skeet Range.

The park was founded by Dr. L.E. Ramey of Kingsville. In 1973, Dr. Ramey petitioned the federal government for some acres located south of the Kingsville Naval Air Station. The Navy had a surplus of land available to donate and on March 16, 1973, the federal government donated 533 acres to Kleberg County for recreational use.

With the help of his hired architect and PGA golfer, Tommy Aycock, Dr. Ramey designed a golf course to suit the needs of the Kingsville community. L.E. Ramey Park is located on FM 3320 and Escondido Road.

The park also includes eight lighted tennis courts which are no longer usable, picnic areas, several small lakes, and a Trap and Skeet Range. The severe deterioration of the facilities at the golf course and at the tennis courts have placed the City in a position in which it must seek alternative solutions to the repairs needed at these facilities.

L.E. Ramey Park: 533 acres

	<u>Activity</u>	<u>Presently Available</u>
1.	18-hole golf course w/ driving range	18 holes
2.	Golf course club house	1
3.	Lighted tennis courts (lights broken)	8
4.	Picnic area	8
5.	Trash cans	10

Neighborhood Parks**Brookshire #1 Park: Located at 17th Avenue & Avenue B, Kingsville**

Brookshire Park #1 was established on May 4, 1966 when the Kingsville Independent School District Board of Trustees donated 4.76 acres of land to Kleberg County. The County installed tables with shaded areas, swing sets, a slide, grills, and a basketball court. The park was named after B.C. and Addie Brookshire. The Brookshire family donated money and land for the welfare of children. They had an immense love for children which prompted them to start the Brookshire Foundation. The foundation continues to support projects and activities that involve children to this day.

Brookshire #1 Park: 4.76 acres

	<u>Activity</u>	<u>Presently Available</u>
1.	Picnic Tables	12
2.	Trash Cans	5
3.	Barbecue Pits	5
4.	B-Ball Court	1
5.	Playground Equipment Areas	3
6.	Parking	1 area

Brookshire #2 Park: Located at 20th Street and Kenedy, Kingsville

The Kingsville Independent School District donated 3 acres of land east of A.D. Harvey Elementary School grounds on January 16, 1969. Brookshire #2 has a swimming pool equipped with diving board and seating facilities. This park also has swing sets and monkey bars. At this time, the Brookshire pool serves as Kingsville's only public swimming pool during the summer. B.C. and Addie Brookshire contributed generous sums of money to help fund this pool. The Brookshire Foundation continues to support ongoing maintenance needs of this pool and many other park facilities and programs.

Brookshire #2 Park: 3 acres

	<u>Activity</u>	<u>Presently Available</u>
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1.	Swing Sets	3
2.	Playground Equipment area	1
3.	Picnic tables	2
4.	Barbecue Pit	1
5.	Trash Cans	2
6.	Swimming Pool, Bath House,	1
7.	Parking Area	
8.	Dumpster	

Corral Street Park: Located at West Corral and 1st Street, Kingsville

R.M. Kleberg and Robert J. Kleberg Jr., executors of the estate of Alice G. Kleberg sold 2.75 acres of land to the City of Kingsville on December 23, 1947. The City of Kingsville maintained Corral Park until June of 1973. The City donated the park to the County on June 19, 1973. The park served as a training site for the Kingsville Fire Department. Due to safety concerns the training tower was removed from the Park. In 2015 the Pharmacy School adopted this Park and partnered with the City and other local organizations to install new exercise equipment, a fitness trail, picnic tables, benches and a dog cleanup station.

Corral Street Park: 2.75 acres

	Activity	Presently Available	Condition
1.	Picnic Tables	10	Fair
2.	Barbecue Pits	7	Fair
3.	Trash Cans	3	Fair
4.	Benches	4	1 new, 3 poor
5.	Playground Equipment	1 area	Fair
6.	Basketball Court	1	1 year old

2.	Barbecue Pits	3	Fair to Poor
3.	Trash Cans	4	Fair
4.	Basketball Court (asphalt, no nets)	1	Poor
5.	Playground Equipment (2 swing sets, 1 slide)	1 area	Fair
6.	Climbing Frame	1	Fair

	Activity	Presently Available	Condition
	Exercise Stations	8	Very good
	Picnic tables	7	3 new 4 poor

Opal Cochran Garden: Located in Kingsville

This site is less than 1 acre. It has been adopted by residents of the surrounding neighborhood and contains landscaping improvements only.

Kenedy Park: Located at 14th and Kenedy streets

The Kleberg Town and Improvement Company sold the City of Kingsville 1.2 acres of land on November 10, 1944. This land was utilized to build a park on the corner of 14th and Kenedy Street. Kenedy Park was named after Captain Mifflin Kenedy. Captain Kenedy was King Ranch founder Captain King's business partner on the riverboats. This park was dedicated by the City of Kingsville for development of a Community Garden. That project is no longer in place due to lack of volunteers.

Kenedy Park: 1.2 acres

	Activity	Presently Available
1.	Covered Picnic Table	1
2.	Playground Equipment (1 slide) removed	1
3.	Landscaping and garden area	1
4.	Trash Can	1

Los Hermanos Flores Park: Located at 12th and Santa Gertrudis streets

On March 24, 1956, Filiberto and Delfina C. Garcia donated 3 acres of land to the City of Kingsville. The City of Kingsville later named this park in memory and in honor of two brave brothers who gave their lives during the Vietnam War. Los Hermanos Flores Park is a very colorful and beautiful park. Flores Park offers a lighted, fenced concrete basketball court, picnic areas, water fountain, playground areas, gazebo and a small covered pavilion. The park is used to host celebrations each year for Diez y Seis de Septiembre and for Cinco de Mayo.

Los Hermanos Flores Park: 3 acres

	Activity	Presently Available
1.	Covered Picnic Tables	5
2.	Playground Equipment areas	4
3.	Covered gazebo one reroofed 2012	2
4.	Trash Cans	5
5.	BBQ Pits	5
6.	Picnic Tables	7
7.	Basketball Court	1
8.	Water Fountain – Lion removed due to vandalism	1
9.	Restroom	1

Flato Park: Located at 11th Street and Johnston Avenue

On January 3, 1924, the Kleberg Town and Improvement Company sold the City of Kingsville 2.75 acres of land on the corner of 11th Street and Johnston Avenue. The City used this land to build a neighborhood park known as Flato Park. The park was

named after Charles Flato, Jr., who was the first developer in Kingsville and helped found the Kingsville Lumber Company and the Kleberg Bank. He was related to Robert Kleberg of the famous King Ranch family. This park has a lighted basketball court, two large play structures, lion water fountain, volleyball court, picnic areas. Parks Dept. partnered Keep Kingsville Beautiful, City and County to install new under 12 play unit and surfacing in 2014.

Flato Park: 2.75 acres

	Activity	Presently Available
1.	Basketball Court	1
2.	Volleyball Court	1
3.	Pavilion with picnic tables	1
4.	Picnic tables	6
5.	Barbecue pits	5
6.	12 years and older play structure	1
7.	Swing set older	1
8.	Swing set younger	1
9.	Under 12 years play structure	1
10.	Water fountain	1
11.	Park signs	2

Thompson Park: Located at S. Armstrong and Caesar streets

Thompson Park was established on August 7, 1943. The Kleberg Town and Improvement Company sold the City of Kingsville 2.75 acres of land to be used for a neighborhood park. The park was named after Will Thompson, a prominent African American businessman in Kingsville. The park has several other dedications to prominent African American Kingsville residents. The park hosts celebrations each year for Black History Month and for Juneteenth Freedom Day.

The park has two large play structures, several picnic areas, a large barbecue pit, lion water fountain, a lighted and fenced basketball court and large shady mesquite trees. The park also has the only restroom facility in any of the neighborhood parks the County maintains. After a request from the residents surrounding the park to have the restrooms built, they agreed to assist with volunteer hours to clean and maintain the restrooms. The neighborhood has not maintained the restrooms and is now the responsibility of Parks staff. Play units need to be renovated with new surfacing.

Thompson Park: 2.75 acres

	Activity	Presently Available
1.	Picnic Tables	5
2.	Barbecue Pit	1
3.	Trash Cans	4
4.	Basketball Court (lighted, fenced)	1
5.	12 years and older play structure	1 area
6.	Under 12 years play structure	1
7.	Restroom	1

Downtown Garden and Pavilion

A beautiful garden with accompanying pavilion. Home to the popular Farmer's Market and many other activities. Approximately .689 acres.