



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Procurement
ACM: Christine Taylor
DATE: July 15, 2025

SUBJECT

Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager to execute a contract with Freedom Commercial Services, LLC, for abatement of private property nuisances not abated by property owners for the Community Improvement Services Department; providing for the expenditure of funds therefor; and providing an effective date (RFP 8796 – awarded to Freedom Commercial Services, LLC, for one (1) year, with the option for four (4) additional one (1) year extensions, in the total five (5) year not-to-exceed amount \$687,500.00).

STRATEGIC ALIGNMENT

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

INFORMATION/BACKGROUND

The City of Denton Community Improvement Services Division is authorized by law to abate private property nuisance violations not abated by property owners. The contractor selected in the recent bid process was Freedom Commercial Services, LLC. Per City Code, Freedom Commercial Services, LLC, will mow, weed eat, and edge parcels with grass and weeds growing in excess of 12 inches, remove trash and debris from parcels, secure vacant and open structures, and abate other property maintenance violations as permitted by code. The services outlined in this contract are not performed on an established cyclical basis but rather on an as-needed basis. The contractor may also provide property nuisance abatement support to other departments.

Estimated Contract Expenses

Category	FY 24/25	FY 25/26	FY 26/27	FY 27/28	FY 28/29	Total
Abatement Services	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000	\$625,000
Contingency	12,500	12,500	12,500	12,500	12,500	62,500
Total	\$137,500	\$137,500	\$137,500	\$137,500	\$137,500	\$687,500

Request for Proposals was sent to 956 prospective suppliers, including 53 Denton firms. In addition, specifications were placed on the Procurement website for prospective suppliers to download and advertised in the local newspaper. Five (5) proposals were received, references were checked, and proposals were evaluated based upon published criteria including price, schedule, compliance with specifications, and probable performance. Best and Final Offers (BAFO) were requested from the top firm. Based upon this

evaluation, Freedom Commercial Services, LLC was ranked the highest and determined to be the best value for the City.

NIGP Code Used for Solicitation:	909 -(Service Only)-Building Construction Services, New (Incl Maintenance & Repair Services) & 958 -(Service Only)-Management Services
Notifications sent for Solicitation sent in IonWave:	956
Number of Suppliers that viewed Solicitation in IonWave:	20
HUB-Historically Underutilized Business Invitations sent out:	149
SBE-Small Business Enterprise Invitations sent out:	357
Responses from Solicitation:	5

Below is the information Freedom Commercial Services, LLC provided regarding the wages they pay their employees who will be assigned to the City's contract.

Position Description	Number of Assigned Employees	Hourly Rate of Assigned Employees
Team Lead	3	\$18.57
General Laborer	15-20	\$14.00

RECOMMENDATION

Award a contract with Freedom Commercial Services, LLC, for abatement of private property nuisances not abated by property owners for the Community Improvement Services, in a one (1) year, with the option for four (4) additional one (1) year extensions, in the total five (5) year not-to-exceed amount of \$687,500.

PRINCIPAL PLACE OF BUSINESS

Freedom Commercial Services, LLC
Denton, TX

ESTIMATED SCHEDULE OF PROJECT

This is an initial one (1) year contract with options to extend the contract for four (4) additional one (1) year periods, with all terms and conditions remaining the same.

FISCAL INFORMATION

These services will be funded through the Community Improvement Services department's account 330001.7879. Requisitions will be entered on an as-needed basis. The annual budgeted amount for this item is \$137,500. The City will only pay for services rendered and is not obligated to pay the full contract amount unless needed.

EXHIBITS

Exhibit 1: Agenda Information Sheet
Exhibit 2: Pricing Evaluation
Exhibit 3: Ordinance and Contract

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

For information concerning this acquisition, contact: Joshua Ellison, 940-349-7433.

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