



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Procurement
ACM: Christine Taylor
DATE: May 18, 2026

SUBJECT

Consider recommending adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager to execute a contract with Alderink Enterprises, Inc. dba CI Pavement, Diamond M Construction & Land Services LLC, and Solid Foundations Concrete LLC, for construction services for parking lot repair, reconstruction, and maintenance at City facilities for the Facilities Management Department; providing for the expenditure of funds therefor; and providing an effective date (RFQ 8983 – awarded to Alderink Enterprises, Inc. dba CI Pavement, Diamond M Construction & Land Services LLC, and Solid Foundations Concrete 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 of \$17,808,000.00).

STRATEGIC ALIGNMENT

This action supports Key Focus Area: Enhance Infrastructure and Mobility.

INFORMATION/BACKGROUND

The City of Denton's Facilities Management Department is proposing a contract for parking lot repair and replacement services across various City facilities. This effort follows a citywide parking lot assessment completed in August 2023 by the Streets Department, which identified maintenance and reconstruction needs to preserve public safety, prolong asset life, and maintain compliance with accessibility standards. These improvements are consistent with the City Council's adoption of the updated ADA Transition Plan on January 11, 2022. The ADA Transition Plan outlined a 30-plus-year strategy to eliminate accessibility barriers and enhance compliance across municipal infrastructure. At the time of adoption, Council direction was to accelerate the Transition Plan to a 15-year horizon, defining the need to coordinate and sequence associated capital improvements to support the condensed timelines.

The pre-qualified list will allow the City to efficiently procure contractors for projects involving pavement striping and marking, asphalt resurfacing, subgrade stabilization, drainage improvements to mitigate ponding or erosion, and complete reconstruction of existing parking lots. Additional services will include the installation of new signage, ADA-compliant markings, and accessibility upgrades where required. Each contractor will be provided with the opportunity to submit a cost proposal on projects put forth by Facilities. The contractor offering the lowest bid that meets the project's schedule requirements will be awarded the work. These contracts do not guarantee a minimum amount of work. This process will be repeated for each project throughout the duration of the contract.

The proposed contract value is derived from the current FY 2025-2026 City Council approved CIP Budget and five-year forecast, which includes parking lot repair and maintenance, such as reconstruction, ADA compliance, and other concrete or related flatwork. The budgeted amount spans across Facilities Management, Parks and Recreation, Streets, Solid Waste, Water and Wastewater. Projections of future deterioration based on current conditions, anticipated usage patterns, and any planned expansions were considered. The detailed assessment also provided a cost analysis, supporting the requested contract value and ensuring its alignment with projected needs.

Category	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	Total
Repair and Maintenance	\$1,825,000	\$4,300,000	\$3,125,000	\$2,325,000	\$765,000	\$12,340,000
ADA Upgrades	1,900,000	1,200,000	400,000	655,000	465,000	4,620,000
Sub Total	\$3,725,000	\$5,500,000	\$3,525,000	\$2,980,000	\$1,230,000	\$16,960,000
Contingency 5%	186,250	275,000	176,250	149,000	61,500	848,000
Total	\$3,911,250	\$5,775,000	\$3,701,250	\$3,129,000	\$1,291,500	\$17,808,000

Request for Qualifications (RFQ) for parking lot construction services was sent to 224 prospective firms, including 19 Denton firms. In addition, the RFQ was placed on the Procurement website for prospective respondents to download and advertised in the local newspaper. Five (5) statements of qualifications (SOQ) were received. The SOQs were evaluated based on published criteria, including qualifications of the provider's subcontractors, experience and qualifications of the vendor, experience and availability of the proposed personnel, work history with local government, legal history, and references. All firms scoring 80 or higher were placed on the list. The evaluation team is recommending approval of the list with three (3) qualified firms.

NIGP Code Used for Solicitation:	988 - (Service Only) - Roadside, Grounds, Recreational and Park Area Services
Notifications sent for Solicitation sent in IonWave:	224
Number of Suppliers that viewed Solicitation in IonWave:	40
HUB-Historically Underutilized Business Invitations sent out:	31
SBE-Small Business Enterprise Invitations sent out:	100
Responses from Solicitation:	5

RECOMMENDATION

Award contract with Alderink Enterprises, Inc. dba CI Pavement, Diamond M Construction & Land Services LLC, and Solid Foundations Concrete LLC, for construction services for parking lot repair, reconstruction, and maintenance at City facilities for the Facilities Management Department, in a one (1) year, with the option for four (4) additional one (1) year extension, in the total five (5) year not-to-exceed amount of \$17,808,000.

PRINCIPAL PLACE OF BUSINESS

Alderink Enterprises, Inc. dba CI Pavement
Grand Prairie, TX

Diamond M Construction & Land Services LLC
Sanger, TX

Solid Foundations Concrete LLC
Richardson, TX

ESTIMATED SCHEDULE OF PROJECT

This is a 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 products and services will be funded through General Fund and Utility Fund capital and operating accounts approved through the City's budgeting process. Requisitions will be entered on an as-needed basis. The City will only pay for services rendered and is not obligated to expend the full contract amount.

EXHIBITS

- Exhibit 1: Agenda Information Sheet
- Exhibit 2: Evaluation Sheet
- Exhibit 3: Presentation
- Exhibit 4: Contract and Ordinance

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

For information concerning this acquisition, contact: Tom Gramer, 940-349-7200

Legal point of contact: Leah Bush at 940-349-8333.