



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Procurement
ACM: Christine Taylor
DATE: December 16, 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 Professional Services Agreement with WM. M. Coleman & Associates, Inc. dba Coleman & Assoc. Land Surveying, for construction inspection services of the construction of Landfill Cell 6 for the Solid Waste and Recycling Department as set forth in the contract; providing for the expenditure of funds therefor; and providing an effective date (RFQ 8525-012 – Professional Services Agreement for construction inspection services awarded to WM. M. Coleman & Associates, Inc. dba Coleman & Assoc. Land Surveying, in the not-to-exceed amount of \$156,265.00). The Public Utilities Board will consider this item on Monday, December 15, 2025.

STRATEGIC ALIGNMENT

This action supports Key Focus Area: Promote Sustainability and the Environment.

INFORMATION/BACKGROUND

Coleman & Assoc. Land Surveying has submitted a proposal to provide professional services related to the construction inspection during the construction of Landfill Cell 6, as listed below.

1. Pre-Construction Topographic Data
2. QC/QA Survey Cell 6 Liner Report Sub-Grade (Verify Construction)
3. QC/QA Survey Cell 6 Report Top of Clay Liner, Soil Liner Evaluation Report (SLER)
4. QC/QA Survey Cell 6 Liner Report Protective Cover Geomembrane/Geo-composite (GLER/FMLER)
5. Topographic Survey Cell 6 Final Soil
6. QC/QA Survey Additional Drainage Features

A landfill must have an approved Soils and Liner Quality Control Plan (SLQCP) prepared under the direction of a registered professional engineer. The department has a professional service agreement with Parkhill to provide cell design and construction management services. The Coleman & Assoc. Land Surveying service agreement includes quality control testing and performance data collections during cell construction, which is reported to the Texas Commission of Environmental Quality (TCEQ) in the Soil and Liner Evaluation Report (SLER), Geomembrane Liner Evaluation Report (GLER), and the Flexible Membrane Liner Evaluation Report (FMLER). The SLQCP includes the constructed liner details, the soil and liner quality control testing procedures, and data.

Coleman & Assoc. Land Surveying will provide on-site surveying and observation during all liner construction and geomembrane placement required by the Texas Commission on Environmental Quality (TCEQ) to meet the SLQCP. The professional services to be provided, the associated costs of the construction inspection, and the specific testing required are detailed in the proposal received from Coleman & Assoc. Land Surveying.

Coleman & Assoc. Land Surveying will work closely with Parkhill during the construction process to ensure all construction and surveying requirements are performed in accordance with the regulatory requirements of the State of Texas, and that all reporting is timely and accurate.

City staff recommends the Denton firm of Coleman & Assoc. Land Surveying to provide the professional services as described in their proposal. They offered similar services in 2021 during the construction of Cell 4 B, C, and D. They possess the needed professional surveying expertise and can provide the Solid Waste Department with professional services to meet regulatory requirements.

Request for Qualifications for professional services was solicited using the City's formal solicitation process. City Council approved a pre-qualified list of engineering firms on August 20, 2024 (Ordinance 24-1562).

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On August 20, 2024, City Council approved RFQ 8525 for state certified engineers for professional engineering services for the Solid Waste and Recycling Department (Ordinance 24-1562).

On December 15, 2025, this item will be presented to the Public Utilities Board (PUB) for consideration.

RECOMMENDATION

Award a contract with WM. M. Coleman & Associates, Inc. dba Coleman & Assoc. Land Surveying, for construction inspection services of the construction of Landfill Cell 6 for the Solid Waste and Recycling Department, in a not-to-exceed amount of \$156,265.

PRINCIPAL PLACE OF BUSINESS

WM. M. Coleman & Associates, Inc. dba Coleman & Assoc. Land Surveying
Denton, TX

FISCAL INFORMATION

These services will be funded from Cell 5 & 6 Construction account 660270585.1360.47710. Requisition #172114 has been entered into the Purchasing software system in the amount of \$156,265. The budgeted amount of this item is \$156,265.

EXHIBITS

Exhibit 1: Agenda Information Sheet
Exhibit 2: Ordinance and Contract

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

For information concerning this acquisition, contact: Randall Morris, 940-349-8049.

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