



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Procurement
ACM: Christine Taylor
DATE: April 7, 2026

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 Intermountain Slurry Seal, Inc., for roadway surface treatments for the Streets Department; providing for the expenditure of funds therefor; and providing an effective date (RFP 8902 – awarded to Intermountain Slurry Seal, Inc., for one (1) year, with the option for four (4) additional one (1) year extensions, in a total five (5) year not-to-exceed amount of \$10,000,000.00).

STRATEGIC ALIGNMENT

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

INFORMATION/BACKGROUND

Roadway surface treatments can extend the life of a pavement section from five (5) to seven (7) years. Pavement treatments consist of a cold-applied paving mixture composed of polymer-modified asphalt emulsion, crushed aggregate, mineral filler, water, and a hardening-controlling additive. Pavement treatments are used on flexible or rigid pavements in good structural condition with minor maintenance needed, loss of friction, and/or low to medium severity surface distresses such as cracking and raveling.

The City's surface treatment program offers several benefits:

1. Use of high-quality materials.
2. Implementation of strict specifications and performance-based design processes, resulting in a durable surface that corrects small surface profile irregularities and ruts.
3. Quick curing time, allowing traffic to resume in less than an hour.
4. Extends pavement lifespan by five (5) to seven (7) years.
5. Provides a cost-effective alternative to hot-mix asphalt overlays.
6. Seals and shields the pavement from moisture, preventing further surface damage.

Material	Year 1	Year 2	Year 3	Year 4	Year 5
Microsurfacing	\$990,623	\$990,623	\$990,623	\$990,623	\$990,623
Asphalt Slurry Seal	829,982	829,982	829,982	829,982	829,982
Mobilization	80,000	80,000	80,000	80,000	80,000
Contingency	99,395	99,395	99,395	99,395	99,395
Total	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000

Request for Proposals was sent to 917 prospective suppliers, including 50 Denton firms. In addition, specifications were placed on the Procurement website for prospective suppliers to download and advertised in the local newspaper. Two (2) proposals were received, references were checked, and proposals were evaluated based upon published criteria, including technical approach and methodology, experience and qualifications, schedule and project management, and cost. Best and Final Offers (BAFO) were requested from the top firm. Based upon this evaluation, Intermountain Slurry Seal, Inc. was ranked the highest and determined to be the best value for the City.

NIGP Code Used for Solicitation:	745, 750, 913
Notifications sent for Solicitation sent in IonWave:	917
Number of Suppliers that viewed Solicitation in IonWave:	46
HUB-Historically Underutilized Business Invitations sent out:	103
SBE-Small Business Enterprise Invitations sent out:	288
Responses from Solicitation:	2

RECOMMENDATION

Award a contract with Intermountain Slurry Seal, Inc., for roadway surface treatments for the Streets Department, in a one (1) year, with the option for four (4) additional one (1) year extensions, in a total five (5) year not-to-exceed amount of \$10,000,000.

PRINCIPAL PLACE OF BUSINESS

Intermountain Slurry Seal, Inc.
Garland, 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 products and services will be funded through the Streets Improvement budget on an as-needed basis. The budgeted amount for this item is \$10,000,000. 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: Presentation
- Exhibit 4: Ordinance and Contract

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

For information concerning this acquisition, contact: Stephen Gay, 940-349-8086.

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