



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Procurement
ACM: Christine Taylor
DATE: June 3, 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 Entech Sales and Service, LLC, through the Buy Board Cooperative Purchasing Network Contract No. 733-24, for the maintenance, repair, inspection, and replacement of AAON, Seresco, LG, and Johnson Controls, heating, ventilation, and air conditioning (HVAC) units for various City buildings for the Facilities Management Department; providing for the expenditure of funds therefor; and providing an effective date (File 8835 – awarded to Entech Sales and Service, 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 \$2,486,268.00).

STRATEGIC ALIGNMENT

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

INFORMATION/BACKGROUND

The proposed contract encompasses comprehensive maintenance, repair, inspection, and replacement services specifically for AAON, Seresco, LG, and Johnson Controls HVAC systems. These HVAC systems are specialized and mandate proprietary training, exclusive software access, and specialized tools to ensure proper handling and functionality. These units are utilized at the various City locations, including the Police Substation and Natatorium.

On October 16, 2023, City Council approved a contract with Texas Air Systems for these services (Ordinance 23-1935). Unfortunately, Texas Air Systems has been unable to meet the service expectations or demand.

Non-proprietary HVAC units at other City facilities are serviced by either licensed staff within the department or through an existing supplemental contract (Ordinance 23-1931). This approach ensures that all maintenance, repair, inspection, and replacement tasks are executed by appropriately trained and equipped personnel, maintaining the highest standards of service quality, system functionality, and best value for the City. This arrangement ensures that all HVAC systems, regardless of their location, receive appropriate and timely service.

Based on historical spending and future projections, the recommended not-to-exceed amount of this contract is \$2,486,268. This budget allocation is designed to cover the entire duration of the proposed three-

year contract period, providing a financial framework for the required services to be executed efficiently and effectively.

Estimated Contract Expenses

Category	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Replacement	\$336,000	\$346,080	\$356,462	\$367,156	\$378,171	\$1,783,869
Repairs & Inspections	110,000	113,300	116,699	120,200	123,806	584,005
Sub Total	\$446,000	\$459,380	\$473,161	\$487,356	\$501,977	\$2,367,874
Contingency	23,678.8	23,678.8	23,678.8	23,678.8	23,678.8	118,394
Total	\$469,679	\$483,059	\$496,840	\$511,035	\$525,656	\$2,486,268

Pricing obtained through the Buy Board Cooperative Purchasing Network has been competitively bid and meets the statutory requirements of Texas Local Government Code 271.102.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On February 1, 2005, City Council approved the interlocal agreement with the Buy Board Cooperative Purchasing Network (Ordinance 2005-034).

RECOMMENDATION

Award a contract with Entech Sales and Service, LLC, for the maintenance, repair, inspection, and replacement of AAON, Seresco, LG, and Johnson Controls heating, ventilation, and air conditioning units, for various City buildings for the Facilities Management Department, 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 \$2,486,268.

PRINCIPAL PLACE OF BUSINESS

Entech Sales & Service, LLC
Dallas, 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. This Buy Board contract expires on March 31, 2027.

FISCAL INFORMATION

These services will be funded from Facilities Maintenance Outside Contract Services account 880200.6545. Requisitions will be entered into the Purchasing software system on an as-needed basis. HVAC replacements will be funded from the capital budget. The budgeted amount for this item is \$2,486,268.

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: Tom Gramer, 940-349-7467.

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