



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Procurement
ACM: Christine Taylor
DATE: May 6, 2025

SUBJECT

Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the approval of a first amendment to a contract between the City of Denton and Ray McCain Services Inc., amending the contract approved by City Council on June 7, 2022, in the not-to-exceed amount of \$750,000.00; said first amendment to continue to provide overhead door and gate services for the Facilities Management Department; providing for the expenditure of funds therefor; and providing an effective date (RFP 7951 – providing for an additional first amendment expenditure amount not-to-exceed \$187,500.00, with the total contract amount not-to-exceed \$937,500.00).

STRATEGIC ALIGNMENT

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

INFORMATION/BACKGROUND

In June of 2022, Ray McCain Services Inc. was awarded the contract for automatic gate and overhead door services, which included the repair, replacement, maintenance, and installation of automatic gates and overhead doors at City facilities and properties. These facilities include but are not limited to the Airport, Animal Services, Facilities Management, Fire Stations, and the Service Center, as well as DME, Solid Waste, Water, and Wastewater locations. Ensuring the proper operation of these automatic gates and overhead doors is critical to maintaining the security of these facilities, protecting City assets, and using resources efficiently.

The contract funds have been exhausted faster than anticipated due to the addition of new facilities requiring service during the contract period, such as Police Substation and Fire Station No. 9. As the contract approaches the spending limit approved by the City Council, Facilities Management is requesting additional funds to continue these essential services. Additionally, Facilities Management will secure a new contract to ensure uninterrupted maintenance and repair of automatic gates and overhead doors at City facilities.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 7, 2022, City Council approved a contract with Ray McCain Services Inc., in the not-to-exceed amount of \$750,000 (Ordinance 22-1151).

RECOMMENDATION

Award Amendment No. 1 with Ray McCain Services Inc., to continue to provide overhead door and gate services for the Facilities Management Department, in a not-to-exceed amount of \$187,500, for a total amended contract amount of \$937,500.

PRINCIPAL PLACE OF BUSINESS

Ray McCain Services Inc.
Krum, TX

ESTIMATED SCHEDULE OF PROJECT

This contract expires on June 7, 2027.

FISCAL INFORMATION

These services will be funded from the Facilities Management Operating budget 880200.6545. Requisitions will be entered into the Purchasing software system on an as-needed basis. The total amended amount of this contract is \$937,500. 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: Original Ordinance and Contract
Exhibit 3: Ordinance and Amendment 1

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.