



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Procurement
ACM: Christine Taylor
DATE: March 24, 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 Professional Services Agreement with Freese and Nichols, Inc., for the Lake Lewisville Water Treatment Plant Ozone Building Air Conditioning Installation Support for the Water Utilities Department as set forth in the contract; providing for the expenditure of funds therefor; and providing an effective date (RFQ 8213-016 – Professional Services Agreement for support services awarded to Freese and Nichols, Inc., in the not-to-exceed amount of \$114,984.00). [The Public Utilities Board recommends approval \(5 - 0\).](#)

STRATEGIC ALIGNMENT

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

INFORMATION/BACKGROUND

The Lake Lewisville Water Treatment Plant uses ozone as a highly effective disinfectant to eliminate bacteria, viruses, and other harmful microorganisms. Produced on-site and injected directly into the water, ozone rapidly oxidizes contaminants without leaving behind toxic chemical byproducts. This treatment enhances water clarity, taste, and odor, and is commonly used as a primary disinfectant or as part of advanced treatment processes to meet strict water quality standards.

The plant's ozone building contains sensitive electrical and mechanical systems essential to the disinfection process. Because ozone generation produces substantial heat, proper climate control is critical. Excessive temperature and humidity can damage equipment, shorten system lifespan, and increase the likelihood of unexpected failures. Installing a dedicated air conditioning unit is necessary to maintain a stable indoor environment that protects equipment from overheating and corrosion, ensuring long-term reliability and operational efficiency.

Water Utilities staff are requesting approval of a Professional Services Agreement with Freese and Nichols, Inc. (FNI) for the Lake Lewisville Water Treatment Plant Ozone Building Air Conditioning Installation Support project. The proposed scope includes evaluating the existing ventilation system, designing electrical controls, and providing support throughout the installation process.

Request for Qualifications for an engineering services list for various water and wastewater utilities projects for the Water Utilities Department was solicited using the City's formal solicitation process. City Council approved a pre-qualified list of professional service firms on March 5, 2024 (Ordinance 24-390).

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On March 5, 2024, City Council approved RFQ 8213 for a prequalified list of firms for engineering services for various water and wastewater utilities projects for the Water Utilities Department (Ordinance 24-390).

On March 9, 2026, the Public Utilities Board (PUB) recommended this item to the City Council for consideration.

RECOMMENDATION

Award a contract with Freese and Nichols, Inc., for the Lake Lewisville Water Treatment Plant Ozone Building Air Conditioning Installation Support for the Water Utilities Department, in a not-to-exceed amount of \$114,984.

PRINCIPAL PLACE OF BUSINESS

Freese and Nichols, Inc.
Denton, TX

SUSTAINABILITY MEASURES

This agreement supports the design and installation of a dedicated air conditioning unit for the Ozone Building, ensuring optimal operating conditions for critical treatment equipment. Temperature and humidity control will safeguard sensitive systems, improve energy efficiency, and ensure safe, reliable operations throughout the water treatment process.

ESTIMATED SCHEDULE OF PROJECT

The design will take approximately four (4) months from the Notice to Proceed.

FISCAL INFORMATION

These services will be funded through the FY 2026 Capital Improvement Program account 630585523.1360.21100. Requisition #174019 has been entered into the Purchasing software system for \$114,984. The budgeted amount for this item is \$114,984.

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: David Brown, 940-349-8030.

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