



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Procurement
ACM: Christine Taylor
DATE: September 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 contract with Ray McCain Services Inc., for overhead door and gate services for the Facilities Management Department; providing for the expenditure of funds therefor; and providing an effective date (RFP 8859 – awarded to Ray McCain Services Inc., 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 \$1,511,831.00).

STRATEGIC ALIGNMENT

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

INFORMATION/BACKGROUND

The City of Denton Facilities Management Department is establishing a new service contract dedicated to the service, repair, replacement, and maintenance of overhead doors and gates. Within the City of Denton, there are dozens of departmental overhead doors and gates distributed across various departments, each playing a critical role. Overhead doors and gates provide security by acting as physical barriers that deter unauthorized access and protect against potential intrusions. They are designed with durable materials to withstand tampering, ensuring the safety of people, property, and assets within the premises. Modern systems often incorporate advanced locking mechanisms, remote access controls, and surveillance integration, enhancing their effectiveness in safeguarding against theft or vandalism. By controlling entry points, they offer a reliable layer of protection, ensuring restricted access and maintaining a secure environment.

Overhead doors and gates play a crucial role in supporting fire departments by enabling quick and efficient access during emergencies. These doors are designed to open rapidly, allowing fire trucks and emergency vehicles to exit the station without delay, which is vital when every second counts. Overhead doors can also be integrated with automated systems, enhancing reliability and minimizing response times. Properly maintained doors ensure seamless functionality, contributing to fire department operations' overall efficiency and safety.

Given the crucial role that overhead doors and gates play, it is imperative to maintain them in optimal working condition. This contract encompasses the preventative maintenance of all overhead doors and gates owned by the City of Denton. The preventative maintenance program aims to address potential issues before they escalate into catastrophic failures. Regular maintenance will help identify and rectify minor problems

early on, thereby extending the lifespan of the components, enhancing their efficiency, and reducing the likelihood of unexpected breakdowns. This proactive approach not only helps in preventing early failures but also contributes to cost savings by avoiding expensive emergency repairs and downtime.

In summary, the proposed contract for repairing, replacing, and maintaining overhead doors and gates is a vital measure to ensure the smooth and uninterrupted operation of the city's essential services.

Estimated Contract Expenses

Category	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	Total
New Equipment	\$195,000	\$200,850	\$206,876	\$213,082	\$219,474	\$1,035,282
Repairs & PMs	76,200	78,486	80,841	83,266	85,764	404,557
Sub Total	\$271,200	\$279,336	\$287,717	\$296,348	\$305,238	\$1,439,839
Contingency 5%						71,992
Total						\$1,511,831

Request for Proposals was sent to 510 prospective suppliers, including 46 Denton firms. In addition, specifications were placed on the Procurement website for prospective suppliers to download and advertised in the local newspaper. One (1) proposal was received, and references were checked to ensure the vendor can provide the services requested in the Scope of Work. The proposal was evaluated based upon published criteria, including compliance with specifications, probable performance, and price. Best and Final Offer (BAFO) was requested from the firm. The department is awarding the contract to Ray McCain Services Inc.

NIGP Code Used for Solicitation:	910 - (Service Only) - Building Maintenance, Installation & Repair Services
Notifications sent for Solicitation sent in IonWave:	510
Number of Suppliers that viewed Solicitation in IonWave:	29
HUB-Historically Underutilized Business Invitations sent out:	86
SBE-Small Business Enterprise Invitations sent out:	196
Responses from Solicitation:	1

RECOMMENDATION

Award a contract with Ray McCain Services Inc., for overhead door and gate services for the Facilities Management Department, in a 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 \$1,511,831.

PRINCIPAL PLACE OF BUSINESS

Ray McCain Services Inc.
Krum, 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 services will be funded from Operating account 880200.6545. Requisitions will be entered on an as-needed basis. The budgeted amount for this item is \$1,511,831.

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 Moore, 940-349-7247.

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