



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Procurement
ACM: Christine Taylor
DATE: June 16, 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 CBS Mechanical Services, Inc. dba CMS Mechanical Services, Inc., for plumbing services, including maintenance, repairs, and replacements for the Facilities Management Department; providing for the expenditure of funds therefor; and providing an effective date (RFP 9034 – awarded to CBS Mechanical Services, Inc. dba CMS Mechanical 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 \$3,334,756.00).

STRATEGIC ALIGNMENT

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

INFORMATION/BACKGROUND

The City of Denton requires comprehensive and reliable Plumbing Services to ensure the safe and continuous operation of its municipal facilities. This contract provides for the comprehensive maintenance and repair of the City's plumbing infrastructure. The scope covers the entire municipal building portfolio, comprising over 200 facilities totaling approximately 1,500,000 square feet. These services encompass a range of essential functions, including preventive maintenance, emergency repairs, and system installation and replacement. The City's Facilities Management and other departments will engage a qualified commercial plumbing contractor to service critical infrastructure, such as City Halls, Police Stations, Fire Stations, Libraries, Recreation Centers, and Utility Operations buildings, located throughout the Denton municipality.

The urgent and ongoing need for these services is driven by the necessity to maintain public health, safety, and operational continuity. Without functional plumbing systems, the city would risk violating public safety mandates, potentially leading to facility closures and service disruptions during critical periods.

Therefore, securing these services on a year-round basis is an essential, high-priority objective. Regular preventative maintenance minimizes utility costs by ensuring energy efficiency, extending the lifespan of expensive equipment, and dramatically reducing the likelihood of costly emergency breakdowns. By contracting professional Plumbing Services, the City of Denton proactively addresses its regulatory compliance requirements, safeguards its essential infrastructure, and ensures a stable, safe environment for both its employees and the thousands of citizens who rely on accessible public services every day.

Based on the current Capital Improvement Program (CIP), the Facilities Condition Assessment (FCA), and the planned integration of new building assets, we project the contract expenditure as follows:

Estimated Contract Expenses

Category	FY26-27	FY27-28	FY28-29	FY29-30	FY30-31	Total
Service, Repairs, PM	\$210,000	\$216,300	\$222,789	\$229,473	\$236,357	\$1,114,919
New Installations	390,000	401,700	413,751	426,164	438,948	2,070,563
Sub Total	\$600,000	\$618,000	\$636,540	\$655,637	\$675,305	\$3,185,482
Contingency						149,274
Total						\$3,334,756

Request for Proposals was sent to 90 prospective suppliers, including four (4) Denton firms. In addition, specifications were placed on the Procurement website for prospective suppliers to download and were 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 experience, qualifications, probable performance, cost, and compliance with Scope of Work specifications. Best and Final Offer (BAFO) was requested from the firm. The department is awarding the contract to CBS Mechanical Services, Inc., dba CMS Mechanical Services, Inc.

NIGP Code Used for Solicitation:	934 - (Service Only) - Equipment Maintenance & Repair Services for Laundry, Lawn, Painting, Plumbing, & Spraying Equipment
Notifications sent for Solicitation sent in IonWave:	90
Number of Suppliers that viewed Solicitation in IonWave:	19
HUB-Historically Underutilized Business Invitations sent out:	10
SBE-Small Business Enterprise Invitations sent out:	51
Responses from Solicitation:	1

RECOMMENDATION

Award a contract with CBS Mechanical Services, Inc., dba CMS Mechanical Services, Inc., for plumbing services, including maintenance, repairs, and replacements, for the Facilities Management Department, in a one (1) year term, with the option for four (4) additional one (1) year extensions, for a total of five (5) years not-to-exceed amount of \$3,334,756.

PRINCIPAL PLACE OF BUSINESS

CBS Mechanical Services, Inc. dba CMS Mechanical Services, Inc.
Denton, TX

ESTIMATED SCHEDULE OF PROJECT

This is an initial one (1) year contract with options to extend for four (4) additional one (1) year periods, with all terms and conditions remaining the same.

FISCAL INFORMATION

These services will be funded through Operating and Capital Fund accounts. Requisition #175482 has been entered into the Purchasing software system for \$30,000 under account 880200.6545. The City will pay only for services rendered and is not obliged to pay the full contract amount unless required.

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: Leah Bush at 940-349-8333.