



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Procurement
ACM: Christine Taylor
DATE: April 13, 2026

SUBJECT

Consider recommending 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 J & B Five Point Construction, LLC, amending the contract approved by City Council on August 15, 2023, in the not-to-exceed amount of \$1,184,000.00; said first amendment to continue the construction of the DEC Bulk Storage Tank Addition for Denton Municipal Electric; providing for the expenditure of funds therefor; and providing an effective date (RFP 8267 – providing for an additional first amendment expenditure amount not-to-exceed \$296,000.00, with the total contract amount not-to-exceed \$1,480,000.00).

STRATEGIC ALIGNMENT

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

INFORMATION/BACKGROUND

In late 2021, Denton Municipal Electric (DME) initiated a comprehensive study of options that could be implemented to reduce or eliminate equipment outage risks at the Denton Energy Center (DEC) associated with winter weather. The Public Utility Commission of Texas (PUCT) also established new weatherization requirements applicable to all generating units and transmission equipment across Texas in response to Winter Storm Uri.

The contract was to perform the recommended freeze protection modifications, which included new piping, electrical work, and installation of engine coolant mixture tanks. These modifications will allow for separate antifreeze mixtures for winter and summer seasons, which will provide added antifreeze measures during extreme cold events and will also prevent the derating of equipment during the summer months.

DME is requesting additional funds to cover costs associated with engineering, permitting, administrative tasks, and pre-construction activities required for the procurement of new and modified parts and materials. The request also includes expenses for civil work and construction equipment, such as concrete work and equipment rentals necessary for moving and setting tanks. Additionally, electrical materials and labor are needed to install wiring and components connecting the tanks to the control room.

The project is nearing completion with electrical terminations, distributed control system assignments, and screen building and operation testing remaining. This will require Wartsila, who is the original equipment manufacturer onsite, to assist the contractor in the completion of tasks. The Denton Energy Center plans to

initiate a sole source contract with Wartsila for the DCS system, and screen builds as they are the only approved and authorized service representative for their systems. Following procurement guidelines, we will enter into a separate contract for electrical and wire terminations as well as work side by side with Wartsila to complete the project and ensure all equipment is operating as designed.

The project with J & B Five Point Construction LLC is currently in progress, but has reached its established not-to-exceed limit. This increase will allow us to complete J & B's portion of the contract.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On August 15, 2023, City Council approved a contract with J & B Five Point Construction LLC in the not-to-exceed amount of \$1,184,000 (Ordinance 23-1500).

RECOMMENDATION

Award Amendment No. 1 with J & B Five Point Construction, LLC, to continue the construction of the DEC Bulk Storage Tank Addition for Denton Municipal Electric, in a not-to-exceed amount of \$296,000, for a total amended contract amount of \$1,480,000.

PRINCIPAL PLACE OF BUSINESS

J & B Five Point Construction, LLC
Justin, TX

ESTIMATED SCHEDULE OF PROJECT

This project is ongoing with an estimated completion date of Fall 2026.

FISCAL INFORMATION

These services will be funded from account number 699999501. Purchase Order #204175 will be revised to include the first amendment amount of \$296,000. The total amended amount of this contract is \$1,480,000.

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: Arthur Pando, 940-349-8653.

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