



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Procurement
CFO: Cassey Ogden
DATE: November 15, 2022

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 CBS Mechanical Services, Inc., dba CMS Mechanical Services, Inc., amending the contract approved by the City Council on November 5, 2019, in the not-to-exceed amount of \$2,500,000.00; said first amendment to continue to provide HVAC repairs, replacement, and preventive maintenance in City of Denton buildings for the Facilities Management Department; providing for the expenditure of funds therefor; and providing an effective date (IFB 7127 – providing for an additional first amendment expenditure amount not-to-exceed \$625,000.00, with the total contract amount not-to-exceed \$3,125,000.00).

INFORMATION/BACKGROUND

In November 2019, CMS was awarded the City contract for the supply of heating, ventilation, and air conditioning maintenance, repairs, and replacement services. Since that date, COVID-19 cost impacts have depleted the contract allowance by an unanticipated \$270,000 for ionizers that were purchased and installed to improve air quality. In the past year, CMS has responded to 200+ service calls assisting Facilities staff with HVAC repair and maintenance to ensure the comfort and safety of City facilities. The additional contract amount will allow us to move forward with the HVAC replacements and preventative maintenance as approved in the FY 2022-23 Capital Maintenance budget.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On November 5, 2019, City Council approved a contract with CBS Mechanical Services, Inc., dba CMS Mechanical Services, Inc., in the not-to-exceed amount of \$2,500,000 (Ordinance 19-2577).

RECOMMENDATION

Award Amendment No. 1 with CBS Mechanical Services, Inc., dba CMS Mechanical Services, Inc., to continue to provide HVAC repairs, replacement, and preventive maintenance in City of Denton buildings for the Facilities Management Department, in a not-to-exceed amount of 625,000, for a total amended contract amount of \$3,125,000.

PRINCIPAL PLACE OF BUSINESS

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

ESTIMATED SCHEDULE OF PROJECT

This contract expires on November 5, 2024.

FISCAL INFORMATION

These services will be funded from Facilities Operating budget, account 880200.6545. Requisitions will be entered into the Purchasing software system on an as-needed basis. The total amount of this contract is \$3,125,000.

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: Trevor Crain, 940-349-7426.

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