



## Legislation Text

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File #: 22-1589, Version: 1

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**STRATEGIC PRIORITY:** Transportation & Infrastructure  
**AGENDA DATE:** August 10, 2022  
**COUNCIL DISTRICT(S):** 7  
**DEPARTMENT:** Building Services Department  
**EXECUTIVE:** Dr. Robert Perez

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### **SUBJECT**

Authorize **(1)** ratification of payment in the amount of \$203,684.65 for work performed to the facility located at 2721 Municipal Street under the existing Job Order Contract previously approved on December 8, 2021, by Resolution No. 21-1934 for construction services with Nouveau Technology Services, L.P. dba Nouveau Construction and Technology Services, L.P. (Nouveau Technology Services) for renovation and reconstruction to the facility located at 2721 Municipal Street; and **(2)** a contract for a job order under the existing Job Order Contract previously approved on December 8, 2021, by Resolution No. 21-1934 for construction services with Nouveau Technology Services for renovation and reconstruction to the facility located at 2721 Municipal Street in the amount of \$606,947.67 - Total not to exceed \$810,632.32 - Financing: Capital Construction Fund (\$475,354.44) and General Fund (\$335,277.88)

### **BACKGROUND**

The 2721 Municipal Street facility is the primary office location for the Department of Code Compliance. The facility has not been significantly updated since its construction over forty years ago and requires major renovation. Additionally, the facility is not in compliance with the Americans with Disabilities Act, suffers water intrusion, and its heating, ventilation, and air conditioning systems require updates to comply with new standards established during the COVID-19 pandemic.

In November of 2021, the Building Services Department recommended the facility be vacated due to current environmental conditions requiring abatement of mold and asbestos, and to prepare for the planned renovation project. Code Compliance staff based out of 2721 Municipal Street have been required to work remotely and/or are being housed in various City facilities until the renovations are completed, which is expected in September 2022.

Job Order Contracting (JOC), established by Texas Local Government Code, Section 271.120, is an alternative contracting method that provides an efficient means to address construction, repair, rehabilitation, and alterations at City-owned buildings. In many cases, utilization of a JOC provides a more expedient process to address critical than other types of construction delivery methods. Approval from the governing body is required for each job or purchase order that exceeds \$500,000.00.

This action will authorize a work order under the existing Job Order Contract previously approved on December 8, 2021, by Resolution No. 21-1934 for an amount exceeding \$500,000.00 with Nouveau Technology Services for critical renovations and reconstruction to the facility located at 2721 Municipal Street, and ratify payment for demolition of electrical, plumbing, and framing required as a result of mold remediation and asbestos abatement.

**ESTIMATED SCHEDULE OF PROJECT**

Began Construction            June 2022  
Complete Construction        September 2022

**PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

On December 8, 2021, City Council authorized a two-year construction services contract with two one-year renewal options with Nouveau Technology Services to provide job order contracting services for facility projects by Resolution No. 21-1934.

[City Council was briefed by memorandum regarding this matter on August 5, 2022. < https://dallascityhall.com/government/citymanager/Documents/FY%2021-22%20Memos/Upcoming%20Agenda%20Item-%20BSD%20Agenda%20Item.pdf >](https://dallascityhall.com/government/citymanager/Documents/FY%2021-22%20Memos/Upcoming%20Agenda%20Item-%20BSD%20Agenda%20Item.pdf)

**FISCAL INFORMATION**

Fund	FY 2022	FY 2023	Future Years
Capital Construction Fund	\$475,354.44	\$0.00	\$0.00
General Fund	\$335,277.88	\$0.00	\$0.00
Total	\$810,632.32	\$0.00	\$0.00

**M/WBE INFORMATION**

In accordance with the City’s Business Inclusion and Development Policy adopted on September 23, 2020, by Resolution No. 20-1430, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Procurement Category	M/WBE Goal	M/WBE %	M/WBE \$
\$810,632.32	Construction	32.00%	29.61%*	\$240,000.00

• \* Prime M/WBE certified. This does not meet goal.

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| <ul style="list-style-type: none"><li>• Nouveau Technology Services, L.P. dba Nouveau Construction and Technology Services, L.P. Local; Workforce - 4.76% Local</li></ul> |
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**OWNER**

**Nouveau Technology Services, L.P.**  
**dba Nouveau Construction and Technology Services, L.P.**  
2441 Lacy Lane  
Carrollton, Texas 75006

Miles Koon, Chief Executive Officer

**MAP**

Attached