



Legislation Text

File #: 22-2270, **Version:** 1

STRATEGIC PRIORITY: Transportation & Infrastructure

AGENDA DATE: December 14, 2022

COUNCIL DISTRICT(S): All

DEPARTMENT: Building Services Department

EXECUTIVE: Dr. Robert Perez

SUBJECT

Authorize an increase in the construction services contract with Nouveau Technology Services L.P., dba Nouveau Construction and Technology Services, L.P., for job order contracting services at City facilities - Not to exceed \$2,250,000.00, from \$9,000,000.00 to \$11,250,000.00 - Financing: Capital Construction Fund (subject to annual appropriations)

BACKGROUND

On December 8, 2021, City Council authorized a two-year construction services contract with two one-year renewal options with Nouveau Technology Services, L.P., dba Nouveau Construction and Technology Services, L.P. (Nouveau) to provide job order contracting (JOC) services for City facilities.

JOC is an alternative contracting method that is used to address construction, repair, rehabilitation, and alterations at City owned buildings established by Texas Local Government Code Chapter 2269, Subchapter I, Section 2269.401. JOC provides a method for completing work that is typically faster than other types of construction delivery methods. No funds are encumbered, and no quantity or value of work is guaranteed to the contractor.

JOC services are provided at any City facility: fire stations, police stations, administration buildings, recreation centers, arts and cultural facilities, City Hall, etc. JOC Services of a Job Order may include one or more of the following systems or component categories: accessibility components, interior building envelopes, heating, ventilation, and air-conditioning systems, electrical systems, plumbing systems, interior finishes, exterior finishes, and roofing systems.

In addition to planned capital improvement projects, over the past year the City has purchased buildings that require significant renovations and various systems enhancements. The impact of several extreme weather events caused damage to city facilities, which increased the number of environmental abatement projects. Other departments have requested using the JOC to complete some of their required projects, such as the installation of electric vehicle charging stations managed

by the Department of Equipment & Fleet Management. These events resulted in higher usage of JOC services than projected. This Change Order will enable the Building Services Department to optimize the JOC contract by increasing it 25 percent.

ESTIMATED SCHEDULE OF PROJECT

Began Services December 2021
Complete Service December 2023

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On December 8, 2021, City Council authorized a two-year contract with two one-year renewal options for Job Order Contracting with Nouveau through Sourcewell Contract TX-NT-101619-NCT, to provide Job Order Contracting services for City facilities by Resolution No. 21-1934.

FISCAL INFORMATION

Fund	FY2023	FY2024	Future Years
Capital Construction Fund	\$2,200,000.00	\$50,000.00	\$0.00

Construction Contract	\$ 9,000,000.00
Change Order No. 1 (this action)	\$ <u>2,250,000.00</u>
Total	\$11,250,000.00

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
\$2,250,000.00	Construction	32.00%
M/WBE Subcontracting %	M/WBE Overall %	M/WBE Overall Participation \$
32.00%	32.00%	\$720,000.00
• Job Order Contracting Services at City Facilities have a 32.00% M/WBE goal.		
• Nouveau Technology Services, L.P. - Local; Workforce - 21.00% Local		

OWNER

Nouveau Technology Services, L.P., dba Nouveau Construction and Technology Services, L.P.

Miles Koon, Chief Executive Officer