



Legislation Text

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File #: 21-54, Version: 1

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**STRATEGIC PRIORITY:** Government Performance and Financial Management

**AGENDA DATE:** February 24, 2021

**COUNCIL DISTRICT(S):** 7

**DEPARTMENT:** Building Services Department

**EXECUTIVE:** Joey Zapata

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**SUBJECT**

Authorize Supplemental Agreement No. 1 to the professional services contract with McCoy Collaborative Preservation Architecture, PLLC for final design plans and specifications, bid documentation and construction administration for the restoration of the Juanita J. Craft Civil Rights House located at 2618 Warren Avenue - Not to exceed \$151,997.00, from \$49,911.00 to \$201,908.00 - Financing: Juanita Craft Civil Rights House & Memorial Garden Fund

**BACKGROUND**

The Juanita J. Craft Civil Rights House was originally constructed in 1926 and donated to the City of Dallas by the Honorable Juanita J. Craft. The house is designated a City of Dallas Landmark in honor of the woman who made many contributions to the civil-rights movement. The house was last restored in the 1990s and was operated as a museum by the Office of Arts and Culture.

In 2018, a burst fire sprinkler system pipe led to the need for repairs and in 2019 an asbestos abatement project was completed which resulted in the removal of all drywall components as well as wood trim. Other items were removed, labeled, and stored for future restoration.

The City of Dallas was awarded a \$500,000.00 grant from the African American Civil Rights Grant Program toward the rehabilitation and repair of the Juanita J. Craft Civil Rights House and adjoining garden located near the Wheatley Place Historic District. This program documents, interprets, and preserves sites and stories related to the African American struggle to gain equal rights as citizens in the 20th Century. City Council accepted an additional grant of \$50,000.00 on January 27, 2021 from the Hillcrest Foundation for the Juanita Craft House - A Restoration and Celebration Project, to be used for the restoration efforts.

The restoration of the Juanita J. Craft Civil Rights House is the first step in the larger initiative to re-open the Juanita J. Craft Civil Rights House and Memorial Garden for use as a public historic site open to the public on a regular basis under the management of the Office of Arts and Culture. It will be the only publicly accessible house museum to honor Ms. Craft, a former City Council member and grass-roots community organizer who had a profound influence on her community, and the South as a whole.

A Request for Qualifications and subsequent Request for Proposals were advertised to solicit a team of qualified design professionals to assist with renovation of this historic landmark. A Selection Committee reviewed the proposals of three firms and recommended the contract be awarded to McCoy Collaborative Preservation Architecture, PLLC.

On August 26, 2020, Administrative Action No. 20-5977 authorized a professional services contract with McCoy Collaborative Preservation Architecture, PLLC to perform site survey investigation, geotechnical and foundation testing, sewer and pipe condition survey, probes and testing for the access to the crawl space, paint analysis and accessibility compliance pertaining to the Americans with Disabilities Act, and provide the schematic design and probable construction cost.

This action will authorize Supplemental Agreement No. 1 to the professional services contract with McCoy Collaborative Preservation Architecture, PLLC to provide final design plans and specifications, bid documentation and construction administration for the restoration of the Juanita J. Craft Civil Rights House.

### **ESTIMATED SCHEDULE OF PROJECT**

Began Design Services	August 2020
Complete Design Services	May 2021
Begin Construction Services	September 2021
Complete Construction Services	May 2022

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

On June 20, 2019, the Arts and Culture Advisory Commission was briefed on the status of the Juanita J. Craft House and the Historic Structures Report.

On October 8, 2019, City Council authorized the acceptance of the FY 2018 African American Civil Rights Grant by Resolution No. 19-1586.

The Quality of Life Committee was briefed on the Juanita J. Craft Civil Rights House on November 18, 2019.

The Quality of Life Committee was briefed on the Juanita J. Craft Civil Rights House Update on September 21, 2020.

On January 27, 2021, City Council authorized acceptance of the Hillcrest Foundation Care of Communities Foundation of Texas Grant by Resolution No. 21-0236.

**FISCAL INFORMATION**

Fund	FY 2021	FY 2022	Future Years
Juanita Craft Civil Rights House & Memorial Garden Fund	\$151,997.00	\$0.00	\$0.00

Professional Services Contract \$ 49,911.00  
Supplemental Agreement No. 1 (this action) \$151,997.00

Total \$201,908.00

**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 \$
\$151,997.00	Professional Services	36.30%*	81.51%	\$123,877.00
• *This item reflects previous Business Inclusion and Development Policy M/WBE goal.				
• This contract exceeds the M/WBE goal.				
• Supplemental Agreement No. 1 - 81.51% Overall M/WBE participation				
• McCoy Collaborative Preservation Architecture, PLLC - Local; Workforce - 83.00% Local				

**OWNER**

**McCoy Collaborative Preservation Architecture, PLLC**  
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Dallas, TX 75226

Nancy McCoy, FAIA, FAPT, Principal

**MAP**

Attached