



## Legislation Text

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**File #:** 21-1305, **Version:** 1

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**STRATEGIC PRIORITY:** Mobility Solutions, Infrastructure, and Sustainability  
**AGENDA DATE:** December 8, 2021  
**COUNCIL DISTRICT(S):** All  
**DEPARTMENT:** Building Services Department  
**EXECUTIVE:** Joey Zapata

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### **SUBJECT**

Authorize a two-year construction services contract with two one-year renewal options for Job Order Contracting with Nouveau Technology Services, L.P. through Sourcewell Contract TX-NT-101619-NCT - Not to exceed \$9,000,000.00 - Financing: Capital Construction Fund (subject to annual appropriations)

### **BACKGROUND**

This action will authorize a two-year construction services contract with two one-year renewal options with Nouveau Technology Services, L.P. (Nouveau). This action does not encumber funds. Upon approval of a job order, the funds for services are to be encumbered from project funds, operating funds of a project, or funds from the Department receiving services.

Job Order Contracting (JOC) is an alternative contracting method that provides an option to address construction, repair, rehabilitation, and alterations at City owned buildings, established by Texas Local Government Code, Section 271.120. JOC provides a method for completing work that is in many cases faster than other types of construction delivery methods. No quantity or value of work is guaranteed to the contractor.

JOC services will be provided at the following city facilities: community centers, cultural facilities, fire stations, libraries, police stations, service centers, historical facilities, and City Hall. Services will be performed on one or more of the following building systems: accessibility components, building envelopes, heating, ventilation, and air-conditioning systems, electrical systems, plumbing systems, interior finishes, exterior finishes, and roofing systems.

Texas Local Government Code, Chapter 271, Subchapter F, Section 271.102, authorizes a local government to participate in a Cooperative Purchasing Program with another local government or a local cooperative organization.

Sourcewell provides services for cooperative purchasing for education, local governments, and non-profits. Sourcewell completed the competitive procurement process for Job Order Contracting Services in 2019. All proposals were based on an Indefinite Quantity Construction Contract (IQCC) Construction Data price book. Nouveau was selected as a general contractor for the North Texas region.

Nouveau is a Dallas County-based, woman-owned company. They have been providing construction and job order contracting services to private and public entities in North Texas since 1997.

Nouveau Technology Services, L.P. has had no contractual activities with the City of Dallas in the past three years.

### **ESTIMATED SCHEDULE OF PROJECT**

Begin Services      December 2021  
Complete Services   December 2023

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

This item has no prior action.

### **FISCAL INFORMATION**

Fund	FY 2022	FY 2023	Future Years
Capital Construction Fund	\$4,000,000.00	\$5,000,000.00	\$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 \$
\$9,000,000.00	Construction	32.00%	100.00%	\$9,000,000.00
• The Business Inclusion and Development Policy does not apply to Cooperative Purchasing Agreements, however, the prime contractor is a certified M/WBE.				
• Nouveau Technology Services, L.P. - Local; Workforce - 14.00% Local				

### **PROCUREMENT INFORMATION**

Cooperative Purchasing Agreement	• Cooperative purchasing agreements enable the City to associate with State agencies, other local governments, or local cooperative organizations comprised of other state and local governments, to leverage market buying power and enable the City to purchase goods or services at lower prices.
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**OWNER**

**Nouveau Technology Services, L.P.**

2441 Lacy Lane

Carrollton, Texas 75006

Miles Koon, Chief Executive Officer