



## Legislation Text

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File #: 22-168, Version: 1

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**STRATEGIC PRIORITY:** Government Performance and Financial Management  
**AGENDA DATE:** January 12, 2022  
**COUNCIL DISTRICT(S):** 7  
**DEPARTMENT:** Building Services Department  
**EXECUTIVE:** Joey Zapata

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### **SUBJECT**

Authorize a construction services contract for interior and exterior restoration of the Juanita J. Craft Civil Rights House located at 2618 Warren Avenue with Nouveau Technology Services. L.P. dba Nouveau Construction and Technology Services, L.P. through Sourcewell Contract TX-NT-101619-NCT - Not to exceed \$1,137,298.03 - Financing: Juanita Craft Civil Rights House & Memorial Garden Fund (\$272,372.00), Capital Construction Fund (\$350,879.96), Park and Recreation Facilities Fund (2006 General Obligation Bond Fund) (\$54,046.07), and Gifts & Donations Fund (\$460,000.00)

### **BACKGROUND**

This action will authorize a construction services contract for the interior and exterior restoration of the Juanita J. Craft Civil Rights House, accessibility improvements, structural work to remedy excessive settlement of the foundation, grading to improve drainage and landscape design. These services support the fabrication and installation of an interpretive museum that the City Council approved on November 10, 2021.

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 (OAC).

The City of Dallas was awarded a \$500,000.00 African American Civil Rights (AACR) Preservation Grant toward the rehabilitation and repair of the Juanita Craft House and adjoining garden located near the Wheatley Place Historic District. The AACR documents, interprets, and preserves sites and stories related to the African American struggle to gain equal rights as citizens in the 20th Century. The grants are funded by the Historic Preservation Fund and administered by the National Park Service. This competitive grant program provides grants to states, tribes, local governments, and nonprofits to fund a broad range of planning, development, and research projects for historic sites.

The Junior League of Dallas (JLD) established a partnership with OAC to restore the Juanita J. Craft Civil Rights House and Memorial Garden as their Centennial Anniversary project. This partnership has also led way to the creation of a donor fund entitled “OAC Juanita Craft House and Garden Fund of Community Foundation of Texas” which enables private donors the ability to provide funding to the City of Dallas, in accordance with the City of Dallas Cultural Plan and Policy. The JLD Centennial Committee has worked with OAC staff to write and submit grant applications to raise funds for the rehabilitation of the Juanita J. Craft Civil Rights House.

The OAC plans 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. It will be the only publicly accessible house museum to honor Mrs. Craft, a grass-roots community organizer who had a profound influence on her community, and the country as a whole.

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.

On February 24, 2021, City Council authorized 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.

On October 20, 2021, Administrative Action No. 21-6415 authorized Supplemental Agreement No. 2 to the professional services contract with McCoy Collaborative Preservation Architecture, PLLC for additional design services and construction permitting services for the restoration of the Juanita J. Craft Civil Rights House.

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 Construction Data price book. Nouveau Technology Services, L.P (Nouveau) was selected as a general contractor for the North Texas region.

Nouveau is a Dallas County-based, woman-owned company that has significant experience in restoration of historic facilities in North Texas. They have been providing construction and job order contracting services to private and public entities in North Texas since 1997. Nouveau was recently awarded the contract for job order contracting services with the City of Dallas.

## **ESTIMATED SCHEDULE OF PROJECT**

Begin work                      January 2022  
Complete work                August 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. 19-1477.

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 February 24, 2021, City Council authorized 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 by Resolution No. 21-0355.

On November 10, 2021, City Council authorized the fabrication and installation of an interpretive museum for the Juanita J. Craft Civil Rights House by Resolution No. 21-2003.

## **FISCAL INFORMATION**

Fund	FY 2022	FY 2023	Future Years
Juanita Craft Civil Rights House & Memorial Garden Fund	\$ 272,372.00	\$0.00	\$0.00
Capital Construction Fund	\$ 350,879.96	\$0.00	\$0.00
Park and Recreation Facilities Fund (2006 General Obligation Bond Fund)	\$ 54,046.07	\$0.00	\$0.00
Gifts & Donations Fund	\$ 460,000.00	\$0.00	\$0.00
Total	\$1,137,298.03	\$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 \$
\$1,137,298.03	Construction	N/A	100.00%	\$1,137,298.03
• 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 - 14.28% 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

## **MAP**

Attached