

# Memorandum



CITY OF DALLAS

DATE August 5, 2022

TO Honorable Mayor and Members of the City Council

SUBJECT **August 10, 2022, Council Agenda Item #3: Building Services**

The following agenda item is scheduled for City Council consideration on August 10, 2022 and will enable the Building Services Department (BSD) to complete remaining construction work required at the 2721 Municipal Street facility. The 2721 Municipal Street facility was vacated in November 2021, due to current environmental conditions requiring abatement of mold and asbestos, and to prepare for the planned renovation.

### Agenda Item 3 (22-1589)

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) execute 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 an amount not to exceed \$606,947.67 - 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

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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.

Construction for this project began in June 2022 and is expected to be completed by the end of September 2022.

Should you have any questions, please contact John Johnson, Director of Building Services at [john.johnson2@dallas.gov](mailto:john.johnson2@dallas.gov).



Robert Perez  
Assistant City Manager

c: T.C. Broadnax, City Manager  
Chris Caso, City Attorney  
Mark Swann, City Auditor  
Biliera Johnson, City Secretary  
Preston Robinson, Administrative Judge  
Kimberly Bizer Tolbert, Deputy City Manager  
Jon Fortune, Deputy City Manager

Majed A. Al-Ghafry, Assistant City Manager  
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager  
Carl Simpson, Assistant City Manager  
Jack Ireland, Chief Financial Officer  
Genesis D. Gavino, Chief of Staff to the City Manager  
Directors and Assistant Directors