

Memorandum



CITY OF DALLAS

DATE December 8, 2022

TO Honorable Mayor and Members of the City Council

SUBJECT **Upcoming Agenda Item, December 14, 2022 City Council Agenda Meeting – Authorize Increase in Construction Services Contract with Nouveau Technology Services L.P., dba Nouveau Construction and Technology Services L.P.**

The following item is scheduled for consideration by the City Council on the December 14, 2022 Agenda:

File ID 22-2270: Authorize an increase to the construction services contract with Nouveau 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. to provide Job Order Contracting (JOC) services at City facilities. JOC is an alternative contracting method that is used to provide construction, repair, rehabilitation, and alterations at City owned buildings for various type projects and systems.

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.

Current Issue

Additional capacity of these JOC services is needed as, in addition to BSD's planned capital improvement projects, over the past year, the City has purchased buildings that require renovations and various systems enhancements. Furthermore, the impact of several extreme weather events caused damage to City facilities, which increased the number of environmental abatement projects and partnering departments have requested assistance in using BSD's 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.

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

Where many of the unplanned events have 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.

Prior Action

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	\$ <u>11,250,000.00</u>

If you have any questions or need additional information, please contact John Johnson, Director of Building Services at john.johnson2@dallas.gov.



Robert M. Perez, Ph.D.
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