

# Memorandum



CITY OF DALLAS

DATE January 7, 2022

TO Honorable Mayor and Members of the City Council

SUBJECT **Upcoming Building Services Department Agenda Items for January 12, 2022**

On January 12, 2022 City Council will consider the following agenda items:

**Agenda Item No. 2:** 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)

This item authorizes the restoration of the Juanita J. Craft Civil Rights House, which 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 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 (OAC). On November 10, 2021, City Council approved a contract for the fabrication and installation of an interpretive museum. Upon completion of the museum, this 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 country as a whole.

The City was awarded a \$500,000 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. In addition, 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. A donor fund entitled "OAC Juanita Craft House and Garden Fund of Community Foundation of Texas" has been established enabling private donors to provide funding as well, in accordance with the City of Dallas Cultural Plan and Policy.

**Agenda Item No. 3:** Authorize a construction services contract for waterproofing and roof replacement for the Audelia Road Branch Library located at 10045 Audelia Road with

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Garland/DBS, Inc. through OMNIA Cooperative Purchasing Contract No. PW1925 - Not to exceed \$464,608.00 - Financing: Capital Construction Fund

The Audelia Road Branch Library's roof has developed leaks and water infiltration has been detected inside of the building causing wet wall and ceiling tiles. The Audelia Road Branch Library has undergone two roof assessments that support the need for roof replacement including new roof drains, new metal coping and waterproofing as necessary along the exterior storefront windows to protect the interior of the library from water and moisture entry.

**Agenda Item No. 4:** Authorize a two-year construction services contract, with two one-year renewal options for job order contracting for waterproofing and roofing repairs, replacements, alterations and improvements with Chamberlin Dallas, LLC through The Interlocal Purchasing System Contract No. 21060302 - Not to exceed \$4,000,000.00 - Financing: Capital Construction Fund (subject to annual appropriations)

Job order contracting (JOC) is an alternative contracting method authorized by the state legislature that provides an option to address construction, repair, rehabilitation, and alterations at City owned buildings. JOC in many cases allows projects to be initiated and completed faster than traditional construction delivery methods. No quantity or value of work is guaranteed to the contractor. This contract is focused on roofing and waterproofing.

**Agenda Item No. 5:** Authorize ~~Supplemental Agreement No. 1 to the service~~ [a service](#) contract with LJ Power, Inc. for facility electrical infrastructure upgrades and sitework for the installation of eight generators at designated City facilities through The Local Government Purchasing Cooperative Contract No. ~~577-18~~ [657-21](#) - Not to exceed \$1,651,461.00, ~~from \$1,627,633.50 to \$3,279,094.50~~ - Financing: Capital Construction Fund

This item authorizes the facility electrical infrastructure upgrades and sitework needed to support the installation of eight generators at City facilities that were designated to be warming/cooling centers for residents impacted by power outages during extreme weather events. The locations were identified by staff using equity, demographic and other data along with input from the City Council. The locations provide a warming/cooling centers within relatively close proximity to all areas of the city. The generator purchases were approved by City Council on September 9, 2021, in consideration of the lengthy manufacturing lead times. These locations provide a warming/cooling site within proximity to all areas of the city:

- Audelia Road Branch Library, 10045 Audelia Road - 200 kW generator
- Beckley-Saner Recreation Center, 114 West Hobson Avenue - 400 kW generator
- Jaycee Zaragoza Recreation Center, 3114 Clymer Street - 300 kW generator
- Kleberg-Rylie Branch Library, 1515 Edd Road - 150 kW generator
- Marcus Park Recreation Center, 3003 Northaven Road - 250 kW generator
- Mountain Creek Library, 6102 Mountain Creek Parkway - 150 kW generator
- Pleasant Oaks Recreation Center, 8701 Greenmound Avenue - 350 kW generator

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- Timberglen Recreation Center, 3810 Timberglen Road - 250 kW generator

Please contact me or Errick Thompson, Director of the Building Services Department, if you have any questions or concerns.



Joey Zapata  
Assistant City Manager

c: Honorable Mayor and Members of the City Council  
T.C. Broadnax, City Manager  
Chris Caso, City Attorney  
Mark Swann, City Auditor  
Biliera Johnson, City Secretary  
Preston Robinson, Administrative Judge  
Kimberly Bizzor Tolbert, Chief of Staff to the City Manager

Jon Fortune, Assistant City Manager  
Majed Al-Ghafry, P.E., Assistant City Manager  
Joey Zapata, Assistant City Manager  
Dr. Eric A. Johnson, Chief of Economic Development and Neighborhood Services  
M. Elizabeth Reich, Chief Financial Officer  
M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion  
Directors and Assistant Directors