



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 13

Agenda Date: March 21, 2024

In Control: City Council A Session

DEPARTMENT: Office of Sustainability

DEPARTMENT HEAD: Douglas Melnick

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

Job Order Contract (Task Order): City Tower Parking Garage Lighting Retrofit

SUMMARY:

Ordinance approving a task order to a Job Order Contract with HJD Capital Electric, Inc. in the amount of \$709,610.52 of which, \$688,942.25 is vendor contract and \$20,668.27 is capital administration costs for the City Tower Parking Garage Lighting Retrofit project located in Council District 1. Funds are available from the Energy Efficiency Fund FY 2024 Adopted Budget.

BACKGROUND INFORMATION:

Project Background

The City Tower Parking garage was built in 1962 and was one of two structures completed as part of the Frost Bank Tower complex. The parking garage is an eight-story, 344,245-square-foot facility used for both employee and public parking. The original 1960s light fixtures were retrofitted by Frost Bank in 2012. The inefficient T-12 fluorescent lamps and magnetic ballast were replaced with T-8 fluorescent lamps and electronic ballast. Incandescent lamps were also replaced with compact fluorescent lamps (CFLs). Newer lighting technology, such as LEDs, will reduce energy consumption and reduce costs while maintaining lighting quality and output.

This task order will provide for the retrofit of existing light fixtures within the parking garage. Over 1,100 fixtures will be retrofitted with new LED light fixtures. This project was approved in the FY24 Adopted Budget and will be funded through the Energy Efficiency Fund (EEF). The EEF is a special revenue fund designed to implement energy efficiency projects within municipal facilities and reduce the utility expenditure.

Procurement of Services

This task order utilizes the Job Order Contracting (JOC) approved through Ordinance 2022-02-17-0107 by the City Council on February 17, 2022. The JOC delivery method provides the City with on-call construction, renovation, and maintenance services for City buildings and facilities. Assignment of JOC contractors to a specific job is based on the contractor's current workload, overall capacity, familiarity with a specific facility, expertise in completing a specific task, and/or managing a specific trade needed to perform the requested repair or rehabilitation. Of the eight contractors approved as part of the JOC, HJD Capital Electric, Inc. has been selected.

This contract will be awarded in compliance with the Small Business Economic Development Advocacy (SBEDA) Program, which requires contracts to be reviewed by a Goal Setting Committee to establish a requirement and/or incentive unique to the particular contract to maximize the amount of small, minority, and women-owned business participation on the contract. The Goal Setting Committee set a 24% Minority/Women Business Enterprise (M/WBE) subcontracting goal and a 3% African American Business Enterprise subcontracting goal. HJD Capital Electric, Inc. has committed to meeting subcontractors' participation and goals.

The Contracts Disclosure Form is attached, as required by the City's Ethics Ordinance, for all projects where subjective criteria are used to select the contractor or consultant rather than by low bid.

ISSUE:

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Construction is anticipated to begin in March 2024 and be completed by September 2024.

ALTERNATIVES:

Alternatively, the City Council could recommend that staff deliver this project using another method. However, considering the additional time required for the solicitation process, this would adversely affect the project's timely completion.

FISCAL IMPACT:

This ordinance approves a task order to a Job Order Contract with HJD Capital Electric, Inc. in the amount of \$709,610.52 of which, \$688,942.25 is vendor contract and \$20,668.27 is capital administration costs for the City Tower Parking Garage Lighting Retrofit project located in Council District 1. Funds are available from the Energy Efficiency Fund FY 2024 Adopted Budget.

RECOMMENDATION:

Staff recommends approving a task order to a Job Order Contract with HJD Capital Electric, Inc. in the of \$709,611.00 for the City Tower Parking Garage Lighting Retrofit project.