

***THIS IS A PROPOSED DRAFT AND WILL BE REPLACED BY THE FINAL, SIGNED  
ORDINANCE OR RESOLUTION ADOPTED BY THE CITY COUNCIL***

**AN ORDINANCE**

**APPROVING A TASK ORDER TO A JOB ORDER CONTRACT WITH HJD CAPITAL  
ELECTRIC, INC. IN THE AMOUNT NOT TO EXCEED \$709,610.52 FOR THE CITY  
TOWER PARKING GARAGE LIGHTING RETROFIT LOCATED IN COUNCIL  
DISTRICT 1. FUNDS ARE AVAILABLE FROM THE ENERGY EFFICIENCY FUND  
FY 2024 ADOPTED BUDGET**

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**WHEREAS**, 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; and

**WHEREAS**, this task order utilizes the Job Order Contracting (JOC) approved through Ordinance 2022-02-17-0107 by City Council on February 17, 2022. Using the JOC delivery method provides the City with on-call construction, renovation and maintenance services for City buildings and facilities and Ordinance 2023-11-02-0780 which increased the threshold for City Council approval from \$250,000.00 to \$500,000.00, and

**WHEREAS**, 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; and

**WHEREAS**, HJD Capital Electric, Inc. has committed to meeting the Small Business Economic Development Advocacy (SBEDA) Program and the Goal Setting Committee recommendation of a 24% Minority/Women Business Enterprise (M/WBE) subcontracting goal and a 3% African American Business Enterprise (AABE) subcontracting goal; and

**WHEREAS**, this Ordinance authorizes a task order to a JOC with HJD Capital Electric, Inc. in an amount not to exceed 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; **NOW THEREFORE:**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** The City Manager or designee, or the Director of the Public Works Department or designee, is authorized to issue a Task Order to the Job Order Contract with HJD Capital Electric, Inc. in an 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.

**SECTION 2.** Funding for this ordinance will be identified when work orders are issued. If funding for any work orders is not previously appropriated, funding will be identified and appropriated through subsequent City Council action. Payment is limited to the amounts budgeted in the Operating, Grants, and/or Capital Budget funding sources identified. All expenditures will comply with Operating, Grants, and/or Capital Budgets for current and future fiscal years.

**SECTION 3.** Payment not to exceed \$709,610.52 of which, \$688,942.25 is vendor contract and \$20,668.27 is capital administration costs is authorized to be encumbered with purchase orders and made payable to HJD Capital Electric, Inc. for the retrofit of existing light fixtures within the parking garage. Payment is in support of Project 80-00005 FY 2024 EEF Capital Projects using WBS elements 80-00005-01-01 and 80-00005-01-03 with GL Accounts 5201140 and 5402030. Funding is provided by the Energy Efficient Fund and is in the FY 2024 - FY 2029 CIP Budget.

**SECTION 4.** The financial allocations in this Ordinance are subject to approval by the Deputy Chief Financial Officer, City of San Antonio. The Deputy Chief Financial Officer may, subject to concurrence by the City Manager or the City Manager's designee, correct allocations to specific Fund Numbers, Project Definitions, WBS Elements, Internal Orders, Fund Centers, Cost Centers, Functional Areas, Funds Reservation Document Numbers, and GL Accounts as necessary to carry out the purpose of this Ordinance.

**SECTION 5.** This Ordinance shall be effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

**PASSED and APPROVED** this 21<sup>st</sup> day of March, 2024.

**M A Y O R**  
Ron Nirenberg

**ATTEST:**

**APPROVED AS TO FORM:**

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Debbie Racca-Sittre, City Clerk

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Andrew Segovia, City Attorney