



London N. Breed, Mayor
Philip A. Ginsburg, General Manager

Date: September 6, 2018

To: Recreation and Park Commission

Through: Philip A. Ginsburg, General Manager
Dennis Kern, Operations Division Director

From: Stephen Flannery, Infrastructure Manager, Operations

Subject: MUSCO Sports Lighting, LLC – Extension of Existing Service Contracts: Award of Sole Source Contract - Staff Report

Agenda Wording

Discussion and possible action to adopt a resolution awarding a Sole Source Contract in the amount of \$422,330 to MUSCO Sports Lighting, LLC, to extend the service warranty for re-lamping and controls work at Silver Terrace, Franklin Square, Crocker Amazon, South Sunset, Potrero Del Sol, Kimball, Garfield, Mission Playground, Minnie & Lovie, and Beach Chalet, by an additional 10,000 usage hours (not to exceed 10 years).

Strategic Plan Reference

Strategy One: Inspire Place: *Keep today's parks safe, clean, and fun; promote our park's historic and cultural heritage; and build the great parks for tomorrow*

Objective 1.2 Strengthen the quality of exiting parks and facilities

Strategy Three: Inspire Investment: *Through community engagement, advocacy and partnerships, cultivate more financial resources to keep San Francisco's parks and programs accessible for all.*

Objective 3.1 Increase public investment to better align with infrastructure needs and service expectations

Background / Description

The San Francisco Recreation and Park Department (SFRPD) currently operates approximately seventeen (17) sports fields, outfitted with MUSCO sports field lighting fixtures, security



lighting, path lighting, and/or lighting control elements (CLC) , which enables athletic recreation in the evenings.

Much of the sports lighting work accomplished, in recent years, has been with the financial assistance of the 2008 GOBond, the 2012 GOBond, City Fields Foundation, and other civic philanthropic partnerships.

MUSCO Sports Lighting, LLC, was the original lighting sub-contractor for most of these sites and is currently performing monitoring / lamp replacement on the new field projects, under a series of warranties initiated at time of completion.

MUSCO is a nationally and internationally known supplier of recreational facility sports lighting. The lighting units are typically large stadium type lighting, fastened to colossal steel poles. The SFRPD has a shortage of sports fields to match the demand for usage. This lighting provides the public the opportunity to utilize its sports fields into the evening hours, greatly easing the scarcity of available fields.

Listed below are the seventeen (17) different SFRPD property locations where MUSCO sports lighting are currently in use:

Silver Terrace, Franklin Square, Crocker Amazon Fields, South Sunset Playground, Potrero Del Sol Skate Park, Kimball Playground, Garfield Square, Mission Playground, Minnie and Lovie Ward Fields, West Sunset Playground, Beach Chalet Soccer Fields, Joe DiMaggio Playground, Moscone Recreation Center, James P. Lang Field, Jackson Playground, Kezar Stadium, and Excelsior Field.

Approximately ten (10) of the seventeen (17) fields have been significantly upgraded, renovated, or replaced with new MUSCO infrastructure, poles, and fixtures. The other seven (7) fields have been upgraded in some degree or are being remotely monitored by MUSCO 'Control Link' (CLC), which reports lighting usage/outages at some of the Dept's older sports fields. Of these remaining seven fields, two fields, Joe Di Maggio and West Sunset, have LED fixtures for primary lighting and the other five (5) have a variation of lighting controls and bulb warranties. LED lighting, in general, provides long lasting service due to technological advances and is to be considered in the future as best practices.

At the time of individual project completion, which was competitively bid, MUSCO offered, as part of their bid package, extended service agreements which provided daily monitoring (CLC) and lamp replacements based on *5000 hours* of usage or up to 10 years. Service agreements for Crocker, Franklin, and Silver Terrace were purchased in 2008, 2007, and 2006, respectively, with Franklin and Silver Terrace expiring around 2016(1). Crocker has less than a year remaining.

According to my calculations (1), six (6) of the sites lamp life are either expended or very close to being expended. Additionally, another round of original service contracts will be expiring soon, depending on usage. To ensure all the sports fields continue to have reliable, adequate and monitored night lighting, a consistent vendor with knowledge of the lighting system is endorsed.

Important: All of MUSCO's warranties are based on the metric of one year of coverage is equal to 400 hours of lamp usage, annually. This allowance is based on a typical high school football/soccer, etc. field usage. Due to SFRPD's high facility usage, the SFRPD uses over 1000 hours+ annually at many sites. The hours vary from site to site, depending on facility demand. This high usage equates into the lamp lifecycle being expended in approximately 6 years-8 years.

Contractual Details / Description

Currently, when there is a lighting issue with any MUSCO lights on sports fields, MUSCO notifies the SFRPD Property Management Division. SFRPD sends a representative from the Structural Maintenance Corporation Yard out to do an initial visual investigation and minor trouble-shooting. The Corp. Yard electrical representative then reports back to SFRPD Property Management, whom is tasked with being MUSCO's point of contact. SFRPD Property Management is the contact entity because this Division grants permits and field assignments to park users. The permit holders are most affected if there is a lighting problem or issue and likely contact Property Management first. Typically, the problem stems for replacement of a light bulb lamp high above the playing surface. Lamp outage is confirmed and MUSCO direct hire work personnel (C25) supply the material, labor, and hi-lift equipment for repairs.

The seventeen (17) different sites where MUSCO Sports Lighting is utilized and by combining them all, provides illumination for, sports fields, playgrounds, security lights, skate parks, parking lots, pathway lighting, and entrance lights. As usage occurs daily, more upcoming warranty extensions will required-this proposal addresses this need also. This contract will include an additional ten years of MUSCO 'Control-Link Central' site monitoring services. Project Hard Costs and Project Contingency of 2% are included. This is a service contract, providing construction services.

Service/Construction Contract Includes:

Performance and payment Bond
Prevailing wage reporting
Standard City of S.F. Insurance

Listed below are the five (5) different types of MUSCO Service Products:

EXP-Constant 25 (25-year), Constant 25, Constant 10 (10-year), and Control Link Retrofit (Monitoring). Utilizing MUSCO for this service extension and subsequent work will warrant continued high-quality service for night time recreation.

The proposed scope for the Lighting Service Extension and Lamp Replacement, along with Associated Work includes:

Entering into an extended service agreement, for varying lamp lifecycle extensions, extending up to ten years (10) the existing 5000-hour lamp life, when applicable, for the purpose of continued evening lighted fields, at selected sports fields. Utilizing MUSCO for this work will eliminate

loss of use of proprietary monitoring data and systems, continue re-lamping capabilities- minimizing additional costs, prevent loss of manufacturers original product warranties, and eliminate expiration of current service agreements, that would not be expected to be recovered through competition. There would likely be substantial duplication of cost to engage with another vendor. In addition, there would be expected delays of continued lighting service monitoring and service due to a new vendor bid process and possibly preventing RPD from providing functional lighting at these public spaces, in a timely manner. With delays, there is risk of potential lighting loss to ongoing sports leagues, which the SFRPD provides for. Loss of the manufacturer’s warranty for the various components, as a whole, would be a factor. Due to the variance of different site project completion dates, there is risk of potential loss of service agreements on certain aspects of individual site elements, already in place, particularly the CLC monitoring system. SFRPD is approaching this proposal as a sole source construction contract under 6.73c(2).

Community Engagement:

The sports and recreation community, along with other City stakeholders, have embraced the concept of evening sports programs and its added value to the community.

Bid Information:

MUSCO Sports Lighting, LLC, provided price estimates for the scope of work dated August 15, 2017, August 18, 2017 and August 29, 2018.

These price estimates were reviewed by RPD contracts staff, including a staff landscape architect, a staff electrician supervisor, and two staff property managers, and were determined to be competitive and reasonable for the scope of work described. Furthermore, there are no mobilization or demobilization costs from MUSCO as they are already monitoring the lighting through the CLC system, which presents a reliable service to the City.

Project Cost and Source of Funding:

Sources:

SFRPD Maintenance Funds	\$422,330
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Total Funds	\$422,330

Uses:

Hard Costs	\$414,049
Project Contingency (2 Percent) –	\$ 8,281
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Total Uses	\$422,330

Anticipated Project Schedule

Continuation of current and upcoming service agreements: September-2018 thru various 5000 additional lamp hours coverage.

Environmental Review:

The Planning Department's Office of Environmental Review completed the environmental review for the various original project sites and issued a Categorical Exemption status under, Class 1 (California Environmental Quality Act (CEQA) in 2015 (Case No. 2015-005727COA).

Recommendation:

Staff recommends that Commission awards a Sole Source Contract for Service Agreement Extensions and Associated Work at ten (10) sites to MUSCO Sports Lighting, LLC, in the amount of \$ 422,330.

Supported By:

San Francisco Recreation and Parks Department.

Opposed By:

None known.

Attachments:

EXHIBIT A: SFRPD – MUSCO EXTENDED WARRANTY PRICING -OVERVIEW- Dated: August 29,2018 (Staff: Stephen Flannery)

EXHIBIT B: SFRPD – MUSCO EXTENDED SERVICE CONTRACT EXTENSION-FINANCE JUSTIFICATION -Dated: September 6, 2018 - (Philip Ginsburg / Derek Chu)

EXHIBIT C: MUSCO LIGHTING 'CLC'REPORT FOR OWNER – Dated: June 22,2018 (MUSCO Sports Lighting, LLC)

EXHIBIT D: MUSCO SERVICE CONTRACT QUOTES – Silver Terrace, Franklin Square, and Crocker Amazon – Dated August 29, 2018. MUSCO QUOTES – South Sunset, Potrero Del Sol, Kimball, Garfield, Mission Playground, Beach Chalet, Minnie & Lovie. – Dated August 29, 2018. (MUSCO Sports Lighting, LLC)

EXHIBIT E: MUSCO 10 YEAR WARRANTY-GENERIC EXAMPLE (MUSCO Sports Lighting, LLC)

EXHIBIT F: SAN FRANCISCO ADMINISTRATION CODE: Section 6.73 reference (CCSF Administration Code 6.73)

EXHIBIT G: MUSCO CONTROL-LINK CENTRAL-GENERIC INFORMATION (MUSCO Sports Lighting, LLC)

EXHIBIT H: CALIFORNIA ENVIRONMENTAL QUALITY ACT-CATEGORICAL EXEMPTION INFORMATION (CEQA-State of California)

EXHIBITS: A thru H of Staff Report