

**APPROVED**  
**MAR 14 2012**

REPORT OF GENERAL MANAGER

NO. 12-059

DATE March 14, 2012

BOARD OF RECREATION  
and PARK COMMISSIONERS

C.D. ALL

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: AS-NEEDED ELECTRICAL CONSTRUCTION AND RETROFIT OF OUTDOOR  
FIELD LIGHTING, FACILITIES AND SOLAR POWER SYSTEM SERVICES –  
AWARD OF CONTRACTS

R. Adams

H. Fujita

V. Israel

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K. Regan

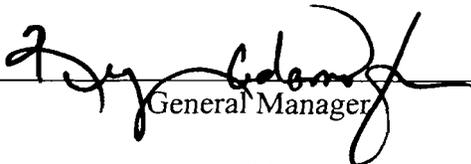
\*M. Shull

N. Williams

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General Manager

Approved \_\_\_\_\_

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

RECOMMENDATIONS:

That the Board:

1. Find, in accordance with Charter Section 1022, that the Department does not have, available in its employ, personnel with sufficient time or necessary expertise to undertake electrical construction and retrofit of outdoor field lighting, facilities and solar power systems in a timely manner, and it is more feasible, economical and in the Department's best interest, to secure these services by contract with several contractors to perform this work as-needed and on an occasional, but frequent basis, without engaging in a new competitive bidding process for each individual project to be performed;
2. Find, in accordance with Charter Section 371(e)(2) and Los Angeles Administrative Code Section 10.15(a)(2), that a competitive bidding is not practicable or advantageous as it is necessary for the Department to be able to call on contractors to perform this work as-needed and on an occasional, but frequent, basis without engaging in a new competitive process for each individual project to be performed; however, from among as-needed contractors each individual project is assigned on the basis of availability of an as-needed contractor to perform the work, the price to be charged and the unique expertise of the as-needed contractor; and,
3. Find, in accordance with Charter Section 372, that obtaining competitive proposals or bids for each individual project for which work may be performed pursuant to this agreement is not reasonably practicable or compatible with the Department's interests of having available as-needed contractors who are assigned various projects on the basis of availability, price,

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and expertise, and that it is therefore necessary to have several as-needed contractors for this type of service available when called upon by the Department to perform services;

4. Approve and direct staff to prepare Personal Services Contracts (Contracts) between the City of Los Angeles, Department of Recreation and Parks (Department) and the following firms for Electrical Construction and Retrofit of Outdoor Field Lighting, Facilities and Solar Power Systems specifying the terms and conditions for a two (2) year contract, with one (1) one (1) year renewal, subject to approval of the Mayor and the City Attorney as to form;

Contractors:

Electro Construction Corp.

Fluoresco Lighting-Sign Maintenance Corp.

5. Direct the Board Secretary to transmit the Contracts to the Mayor in accordance with Executive Directive No. 3 and, concurrently to the City Attorney for review and approval as to form;
6. Approve the selection process for the selection of qualified firms; and,
7. Authorize the Board President and Secretary to execute the contracts upon receipt of the necessary approvals.

### SUMMARY:

The Department of Recreation and Parks (Department) requires as-needed electrical construction and retrofit contracts in order to perform current and future construction projects such as the installation of new and/or retrofit old sports field lighting. Many of our park facilities require continued electrical upgrades and modifications, in order to maintain a safe, productive and efficient operation. The minimum qualifications as described in more detail below were established to address the highest and most complex needs of the Department.

It is imperative that the Department develop and award these contracts in order to continue its general facility electrical upgrades and new construction demands. Currently the Department does not have the expertise and equipment to install new sport field lighting equipment and although we may be able to perform some facility electrical construction and retrofit, we are severely under staffed and currently cannot perform such work at of our park facilities. Having access to on-call, pre-qualified contractors who specialize in this type of work will help ensure our facilities are maintained in a safe operating condition with reduced interruption to public use when electrical construction and retrofit is needed. The pre-qualified contractors will be required to competitively bid amongst those on the list as outlined in this Report and will work as support to the Department's Planning, Maintenance and Construction staff and be called upon on an as-needed basis.

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The Department operates over four hundred (400) park properties of which one hundred and twenty (120) throughout the City have sports field lighting amenities, servicing more than a million patrons every year, with approximately two-thirds of them being more than forty (40) years old. Our park facilities and sports lighting infrastructure is in constant need of electrical improvements, updating and/or rehabilitation. Our Department's electrical construction staff does not have the skill, knowledge and/or equipment to perform mid- to large-scale electrical construction and retrofit projects.

The proposed electrical Contractors have demonstrated the required special electrical knowledge and skills that are required for new installation and/or retrofit of our Park lighting infrastructure, which includes but is not limited to baseball, football, soccer field lighting and towers, lighting controllers, facility gym lighting, sports field lighting fixtures up to 70 feet high and electrical knowledge and skills of recreation facility infrastructure.

On June 6, 2011, the Board approved a Request for Qualifications (RFQ), which was released June 22, 2011. On August 2, 2011, the Department received three (3) proposals in response to the Request for Qualifications for Electrical Construction and Retrofit of Outdoor Field Lighting, Facilities and Solar Power Systems.

- 1)      Electro Construction Corp.  
         3021 Rowena Avenue  
         Los Angeles, California 90039
  
- 2)      Fluoresco Lighting-Sign Maintenance Corp.  
         5505 S. Nogales Highway  
         Tucson, Arizona 85706
  
- 3)      Taft Electric Company  
         1694 Eastman Avenue  
         Ventura, California 93003

Responders were required to provide evidence of their qualifications and were required to meet at least one of the four minimum requirements listed below.

- 1)      Outdoor Sports Field Lighting: Qualified Responders must have provided minimum of 10 years of installation experience for baseball, football, soccer and other fields lighting. Responder must have performed lighting tower installations 70 feet high. All sports field lighting installation must have been performed 100% by Responders.

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- 2) RAP Facility: Responders must have provided a list of 10 indoor gymnasium lighting installations over the last 10 years. Responders must have performed 100% of the gymnasium lighting installations.
- 3) Solar Power Systems Installation: Responders must have provided a list of 5 solar power system installations with a minimum generating power of 25 kilowatts per project. All solar power systems must be 100% installed by Responder. All qualified listed projects must have been installed in the United States over the last five (5) years.
- 4) Outdoor Lighting, Park Pathways and Parking Lots: Responders must have provided a list of 10 outdoor lighting projects over the last five (5) years. All projects must include the installation of at least 10 concrete bases, 10 lighting poles 25 feet high or less and electrical power race ways. Projects must be 100% installed by Responders. All qualified listed projects must have been installed in Los Angeles County.

All three (3) Responders met at least one of the four qualifications on this RFQ, but one (1) of the responders failed to meet the City's requirements for the Good Faith Effort (GFE) Sub-Contractor Outreach contract provision. The following responder was disqualified because it failed to make a passing score of 75% or higher on their GFE outreach requirement:

Taft Electric Company  
1694 Eastman Avenue  
Ventura, California 93003

The following responders met the minimum qualifications for Outdoor Sports Field Lighting specified above:

Electro Construction Corp.  
3021 Rowena Avenue  
Los Angeles, California 90039

Fluoresco Lighting-Sign Maintenance Corp.  
5505 S. Nogales Highway  
Tucson, Arizona 85706

The following responder met the minimum qualifications for RAP Facilities specified above:

Fluoresco Lighting-Sign Maintenance Corp.  
5505 S. Nogales Highway  
Tucson, Arizona 85706

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No proposals were submitted by the Responders that qualified for the Solar Power Systems Installation portion of this RFQ.

The following responder met the minimum qualifications for Outdoor Lighting, Park Pathways and Parking Lots specified above:

Electro Construction Corp.  
3021 Rowena Avenue  
Los Angeles, California 90039

RFQ responses were evaluated solely for the minimum qualifications (as stated in RFQ Document). The minimum qualifications as set forth will determine the responder's knowledge and experience to perform the terms and specifications of this Contract. It was found through review and verification by Department Staff that the above listed responders met and/or exceeded the minimum qualifications as set forth in the RFQ.

Once it was determined that the responders had met all of the minimum qualifications the staff verified with the respondents' provided references. Questions were posed regarding respondent's ability to produce a quality product that met all necessary standards, in a timely manner. They were also asked if the respondent was timely and effective in their correspondence with governing agencies. All of the references for the respondents who met our minimum qualifications responded favorably to these questions and highly recommend the respective respondent. It was then determined that the above listed Respondents should be selected as a pre-qualified electrical maintenance and repair contractor and eligible to bid on future Department projects.

All responders performed a valid good faith effort sub-contractor outreach (GFE) and scored the required 75% or higher on their GFE submittal except for Taft Electric Company. Although Taft Electric Company was able to meet the work qualifications of the RFQ, they failed to obtain a passing score on the City's GFE. Taft's overall GFE score was a 54%.

We are seeking authorization to direct staff to prepare contracts for each of the two (2) responders and authorize the Board President and Secretary to execute these contracts, subject to City Attorney and Mayor approval. The selected pre-qualified contractors will be recommended to the Board for a two (2) year contract, with one (1), one-year options to renew, at the sole discretion of the General Manager, in an amount not to exceed an annual expenditure of \$7,000,000 per contract. The contract amount is an estimate, and the Department does not guarantee that the contract maximum amount will be reached. The construction services that the Department is requesting shall be on an as-needed basis; the Department, in entering into an agreement, guarantees no minimum amount of business or compensation. Contracts awarded through this RFQ shall be subject to funding availability and early termination by Department, as provided in the Standard Provisions for City Contracts.

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Funding for projects will be provided from various funding sources including to but not limited to Proposition K, Quimby, and Proposition 40.

FISCAL IMPACT STATEMENT:

The execution of these as-needed contracts has no impact to the Department's General Fund.

This report was prepared by Jim Newsom, Management Analyst II, Planning, Construction and Maintenance Division.