

REPORT OF GENERAL MANAGER

APPROVED
NOV 21 2012

NO. 12-317

DATE November 21, 2012

BOARD OF RECREATION
& PARK COMMISSIONERS

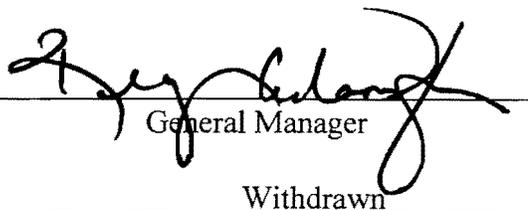
C.D. ALL

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 CONTRACT

R. Adams	_____	K. Regan	_____
H. Fujita	_____	*M. Shull	<u><i>MS</i></u>
V. Israel	_____	N. Williams	_____

as amended



General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

That the Board as the contract awarding authority:

1. Find, in accordance with Charter Section 371(e)(2) and Los Angeles Administrative Code Section 10.15(a)(2), that the services to be provided are professional and special services of a temporary and occasional character for which competitive bidding is not practicable or advantageous as it is necessary for the Department of Recreation and Parks (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;
2. Find in accordance with Charter Section 371(e)(10), that use of competitive bidding would be undesirable, impractical or impossible or is otherwise excused by the common law and the Charter because, unlike the purchase of a specified product, there is no single criterion, such as price comparison, that will determine which proposer can best provide the services required by the Department to provide as-needed electrical construction and retrofit of outdoor field lighting, facilities and solar power systems;
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

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as-needed contractors who are assigned various projects on the basis of availability, price, 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. Find as the contract awarding authority, in accordance with Charter Section 1022, that the work can be performed more economically or feasibly by independent contractors than by City employees because the Department does not have, available in its employ, personnel with sufficient time or necessary expertise to electrical construction and retrofit of outdoor field lighting, facilities and solar power systems and related work projects in a timely manner, and therefore it is more feasible, economical and in the Department's best interest, to secure these services by contract with multiple 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;
5. Approve the proposed contract substantially in the form on file in the Board Office and instruct staff to award a contract to the following firm for electrical construction and retrofit of outdoor field lighting, facilities and solar power systems for a term of eighteen (18) months, the expiration of which to coincide with the existing awarded as-needed electrical construction and retrofit of outdoor field lighting, facilities and solar power systems contracts that have already been awarded, with one (1), one (1) year renewal option;
 - 1) Solar-G Electric Corporation
15621 Sombra Avenue
Lawndale, CA 90260
6. Direct the Board Secretary to transmit the Contract to the Mayor in accordance with Executive Directive No. 3 and, concurrently to the City Attorney for review and approval as to form; and,
7. Authorize the Board President and Secretary to execute the Contract upon receipt of the necessary approvals.

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SUMMARY:

The Department of Recreation and Parks (Department) requires as-needed electrical construction and retrofit of outdoor field lighting, facilities and solar power systems 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 electrical 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 this contract 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 contractor 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, Construction, and Maintenance staff and be called upon on an as-needed basis.

The Department operates over four hundred (400) park properties of which one hundred 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 field lighting infrastructure are in constant need of electrical improvements, updating and/or rehabilitation. The Department's electrical construction staff do not have the skill, knowledge and/or equipment to perform mid-to large-scale electrical construction and retrofit projects.

The proposed electrical contractor has 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 the March 14, 2012, the Board approved the award of the electrical construction and retrofit contracts to Electro Construction Corp. and Fluoresco Lighting-Sign Maintenance Corp. Although Department staff is currently pleased with the qualifications of our existing contractors, we need to have more than three (3) Electrical Contractors on our pre-qualified list. Department staff feels that in order to obtain more competitive bids for Department projects, it will be more beneficial to have

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additional electrical contractors added to our pre-qualified list of electrical contractors. On July 19, 2012, the Board approved the re-issue of the Request for Qualifications (RFQ) which was released August 22, 2012. On October 23, 2012, the Department received one (1) proposal in response to the RFQ for electrical construction and retrofit of outdoor field lighting, facilities and solar power systems.

- 1) Solar-G Electric Corporation
15621 Sombra Avenue
Lawndale, CA 90260

Responder was required to provide evidence of their qualifications by meeting at least one (1) of the four (4) minimum requirements as stated below:

1. Outdoor Sports Field Lighting:
Qualified Responders must have provided minimum of ten (10) years of installation experience for baseball, football, soccer and other fields lighting. Responder must have performed lighting tower installations 70-feet high. Responders must have been performed 100% of sports field lighting.
2. Department Facility:
Responders must have provided a list of ten (10) indoor gymnasium lighting installations over the last ten (10) years. Responders must have performed 100% of the gymnasium lighting installations.
3. Solar Power Systems Installation:
Responders must have provided a list of five (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 ten (10) outdoor lighting projects over the last 5 years. All projects must include the installation of at least ten (10) concrete bases, ten (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.

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The responder listed below met the minimum qualifications for this RFQ for electrical construction and retrofit of outdoor field lighting, facilities and solar power systems specified above:

- 1) Solar-G Electric Corporation
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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 determined through review of the submittals and verification of references by Department staff that the above listed responders have met and/or exceeded the minimum qualifications as set forth in the RFQ.

When staff checked the respondent's references, questions were posed regarding the respondent's ability to produce a quality product that met all necessary standards, in a timely manner. References were also asked if the respondent was timely and effective in their correspondence with governing agencies. All of the references for the responder who met our minimum qualifications responded favorably to these questions and highly recommend the respective respondent. Staff then determined that the responder listed above should be selected as pre-qualified electrical construction and retrofit of outdoor field lighting, facilities and solar power systems contractor eligible to bid on future Department projects.

The qualified responder performed and passed the City's Business Inclusion Program (BIP) outreach.

an eighteen (18) month

The Department is seeking authorization to direct staff to prepare a contract for the qualified responder and authorize the Board President and Secretary to execute this contract, subject to City Attorney and Mayor approval. The selected pre-qualified contractor is recommended to the Board for a two (2) year contract with one (1), one (1) year renewal option but will be awarded a contract term expiration that will coincide with the existing awarded electrical construction and retrofit of outdoor field lighting, facilities and solar power systems contracts that are already in place, 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.

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

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FISCAL IMPACT STATEMENT:

Executing this as-needed contract has no impact to the Department's General Fund.

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