

MEMORANDUM

DATE: May 6, 2014
TO: City Council
THROUGH: City Manager Judie Zimomra
FROM: Recreation Director Andrea Miller
RE: Field Lighting at Ball Field Complex

Recently, at the Ball Field Complex, located at 3840 Sanibel Captiva Road, there have been numerous electrical issues resulting in the lights shutting off during evening youth and adult athletic events. The City has been able to perform in-house temporary electrical repairs in an attempt to keep the lights operational. Due to these issues, City Staff contacted our partner Lee County Parks and Recreation who has recommended their current vendor, Musco Lighting.

On the evening of February 23, 2014, Musco Lighting was onsite and executed a "performance evaluation" of our current system. Based upon Industry standards, the minimum average lighting in an infield should be 50 horizontal foot candles and the uniformity value should be no higher than 2. Based on Musco's evaluation, the current lighting on Field 1 was 18 foot candles with a uniformity of 1.9, Field 2 was 29 foot candles with a uniformity of 2.2, Field 3 was 30 foot candles with a uniformity of 3.8 (see attached).

In addition to improving the light ratings, Musco's "SportsCluster Green" lighting package offers a 50% energy savings ("green") which based on the average yearly electrical cost at the ball fields of \$5,403.05 could result in a \$2,701.53 annual savings. The "SportsCluster Green" lighting has 50% less spill and glare (see photo), a ten year warranty as well as remote monitoring & scheduling from a computer, tablet, or smartphone.

Based on City Council's direction and pursuant to the interlocal agreements with the School Board of Lee County and Lee County Board of Commissioners, Staff recommends that a written request be sent to include their 1/3 share (\$100,000) in their respective in fiscal year 2015 budgets. Based on Musco's evaluation, the estimated cost for this project would be as follows:

- All three fields completed at once \$280,000 - \$300,00
- Fields Completed in three separate phases:
 - o Field #1 - \$95,000 - \$110,000 and the ability to remotely control all three fields
 - o Field #2 - \$115,000 - \$130,000
 - o Field #3 - \$95,000 - \$110,000

Consideration will also have to be given to the three active osprey nests on Fields 2 and 3. One nest is located on a platform above the lights whereas the other two nests are on the lights themselves.

CC: Building Director Harold Law
Public Works Director Keith Williams
Finance Director Sylvia Edwards
City Attorney Ken Cuyler

Prior Floodlighting



Photographs taken from Sentinel Peak (A Mountain).
Before and After photographs taken with same camera at same settings and same location:
Nikon D2 camera with 200mm lens; shutter speed - 1/60 sec.; lens aperture - f/2.8; ISO - 2000

Key Points:

- Over 100 kilowatts in energy savings from prior lights – 500,000 kWh estimated reduction over next 25 years
- Increased on-field light levels by 25% to meet NCAA Best Lighting Practices for BCS competition light levels
- Reduced measurable off-site spill light by 75%
- Improved uniformities on-field
- Eliminated maintenance costs for next 25 years

25-Year Life-Cycle Savings: \$113,000

ARIZONA STADIUM, UNIVERSITY OF ARIZONA Tucson, AZ

125 constant horizontal/vertical footcandles; 1.5:1 uniformities

System Energy Consumption:

- | | |
|----------------------------------|----------------------------|
| • Prior Floodlighting – 463.3 kW | • Musco Green™ – 362.8 kW |
| 95 horizontal footcandles | 125 horizontal footcandles |

After Green Generation Lighting®



©2010 Musco Sports Lighting, LLC - Patents issued and pending - Savings based upon customer estimated usage of 200 hours per year at 10¢ per kWh, group relamping, and spot maintenance - 136920 - BP-5960-1



Green Generation Lighting.



**Sanibel Ballfields Relight
Sanibel, FL
Date: April 7, 2014**

Equipment Price – Materials and Turnkey Installation

- (3) Fields - SportsCluster Green™ as described below and delivered to the job site \$280,000 – \$300,000.
- Baseball Field - SportsCluster Green™ as described below and delivered to the job site \$95,000 – \$110,000.
- Multipurpose Field - East - SportsCluster Green™ as described below and delivered to the job site \$115,000 – \$130,000.
- Multipurpose Field - West - SportsCluster Green™ as described below and delivered to the job site \$95,000 – \$110,000.

Equipment Description

SportsCluster Green™ System delivered to your site

- Factory aimed and assembled pole top luminaire assemblies
- 1500-watt metal halide fixtures
- UL Listed remote electrical component enclosures
- Mounting hardware for the pole top units and electrical component enclosures
- Pole length wire harness
- Disconnects

Also includes:

- Energy savings of more than 50% over a standard lighting system
- 50% less spill and glare light than Musco's prior industry leading technology
- Musco Constant 10™ product assurance & warranty program that eliminates 100% of your maintenance costs for 10 years, including labor and materials on Musco manufactured product.
- Guaranteed constant light level of 50 foot candles on the infield, 30 foot candles on the outfield for 10 years
- One group re-lamp at the end of the lamps' rated life, 5000 hours
- Control Link® Control & Monitoring System for flexible control and solid management of your lighting system
- Lighting Contactors sized for voltage and phasing at site

Poles, sales tax, and permitting costs are **not** included as part of this budget estimate.

Pricing furnished is effective for 60 days unless otherwise noted and is considered confidential.

Payment Terms

Payment of 25% of the contract price is required with order. The contract balance is due Net 30.

Musco will make every effort to coordinate shipment so that delivery corresponds with the customer's payment schedule. We will expect payment within the terms described above unless there is a written statement from Musco's corporate headquarters stating the acceptance of different terms.

Delivery to the job site from the time of order, submittal approval, and confirmation of order details including voltage and phase, pole locations is approximately 30-45 days. Due to the built-in custom light control per luminaire, pole locations need to be confirmed prior to production. Changes to pole locations after the product is sent to production could result in additional charges.

Notes

Quote is based on:

- Shipment of entire project together to one location
- System will be manufactured to existing voltage and phasing at site
- Confirmation of pole locations prior to production

Scope of work includes:

Owner Responsibilities:

- 1) Provide total access to the site and pole locations for construction. Equipment must be able to move from location to location on standard rubber tires – no towing required.
- 2) Provide reference points (one per field) for sighting in lighting cross-arms.
- 3) Remove any trees, limbs, shrubs, etc. for total access to pole locations.
- 4) Removal, replacement, and repair of all fencing necessary for construction.
- 5) Repair and/or replace any field turf, asphalt, curbs, and concrete inadvertently damaged during installation.
- 6) Locate and mark existing irrigation systems prior to the commencement of construction.
- 7) Pay for all permitting costs.
- 8) Provide existing electrical design and site plan as necessary.

Musco Responsibilities / Musco Subcontractor Responsibilities:

- 1) Provide layout of pole locations, aiming diagram, and associated designs.
- 2) Provide pole inspection and survey of existing poles for height, size, and location.
- 3) Provide required Musco Sportscluster Green™ equipment.
- 4) Provide Project Management and assistance as needed.
- 5) Provide light test under owner supplied lighting system.
- 6) Remove and dispose of existing lighting fixtures and electrical enclosures on (4) existing poles. This will include the recycling of lamps, aluminum reflectors, ballast and steel as necessary.
- 7) Leave the existing grounding wires and power feed in place for reattachment to the new Sportscluster Green™ product.
- 8) Provide adequate trash container for cardboard waste and packing debris.
- 9) Provide storage containers for material, including ballast enclosures.
- 10) Provide adequate security to protect Musco delivered products from theft, vandalism or damage during the installation.
- 11) Provide equipment and materials to off load equipment at jobsite per scheduled delivery.
- 12) Obtain any and all required permits.
- 13) Provide electrical design or as-built drawings as required.
- 14) Provide materials and equipment to upgrade existing electrical service panels as required or necessary. This needs to be defined in the electrical design.
- 15) Provide materials and equipment to install all underground conduit, wiring, pull boxes, switchgear, etc. and terminate wiring as required per electrical design.
- 16) Provide materials and equipment to install the Musco supplied Lighting Contactor Cabinet(s). Installation of Musco supplied surge protection is also required.
- 17) Subcontractor to commission Control Link once the entire system is energized.

- 18) Ground the new product on poles per NFPA 780 and NEC code. This will include grounding of the electrical enclosures and remote light fixture cross arms. Existing lightning protection to be verified and repaired as needed to comply with Musco warranty.
- 19) Install Musco electrical enclosures and fixtures on existing poles and terminate power feed. Power feed may need to be reworked to adapt to the new Musco lighting equipment.
- 20) Provide materials and equipment to wire and terminate ballast for Sportscluster Green™ fixtures.
- 21) Keep all heavy equipment off of playing fields and surfaces whenever possible. Use due care to minimize damages when playing surface access is required.
- 22) Jobsite to be returned to condition existing prior to construction of lighting system.
- 23) Locate existing underground utilities and irrigation system so as to avoid damage from construction equipment. Repair any such items damaged during construction.
- 24) Conduct system startup and additional aiming as required to provide a complete and operating sports lighting system.

Thank you for considering Musco for your sports-lighting needs. Please contact me with any questions.



Jason Frucht
Field Sales
Musco Sports Lighting, LLC
Phone: 954-732-5674
E-mail: jason.frucht@musco.com
Fax: 866-930-6190

MEMORANDUM

DATE: May 6, 2014
TO: City Council
THROUGH: City Manager Judie Zimomra
FROM: Recreation Director Andrea Miller
RE: Ball Field Complex Accessory Structures

Background

To our knowledge, the ball fields, located at 3840 Sanibel Captiva Road, were first developed in the 1970's for school and community use. This was followed by the construction two structures (the "Snack Shack" and a storage/electrical building) by volunteers. From the time of construction, the "Snack Shack" was operated by league volunteers until it was transferred to The Sanibel School PTA in 2009 for their operation for school fundraising. The storage/electrical building has always been used by the leagues (baseball, softball, soccer and flag football) for equipment and to house the breakers for the ball field lights.

Status

On March 31, 2014, the City received correspondence (see attached) from school district staff stating that they would be interested in turning the "Snack Shack" facility and operation over to the City. Over the years, it has become a challenge for The Sanibel School PTA to adequately staff and operate it at ball field events. Additionally, the structure (see photo) is beyond repair and is no longer compliant with the Florida Health Department requirements. The correspondence states that the school district does not have plans to repair or utilize the "Snack Shack" in the future; however, they would require a new interlocal agreement for the construction, maintenance, repair and operation if it was acquired by another entity.

Currently, the storage/electrical building(see photo), which is used by all of the leagues (baseball, softball, soccer and flag football)for storage and houses the breakers for all of the ball field lights, has issues with flooding, mold and has exceeded its useful life.

Options

1. Demolish the current "Snack Shack" and do not replace it.
2. Demolish the current "Snack Shack" and rebuild only a storage/electrical building for league equipment and to house breakers for ball field lights. Preliminary quotes for this type of a new precast building are approximately \$14,000 - \$20,000 not including permits and site prep.
3. Demolish the current "Snack Shack," rebuild only a storage/electrical building for league equipment and to house breakers for ball field lights, and have a temporary location for ball field concessions.

4. Demolish the current "Snack Shack" and rebuild one structure that would house concession and storage/electrical facilities. Preliminary quotes for a new precast building that would consolidate the concession and storage into one structure are approximately \$130,000 - \$150,000 not including permits and site prep.
 - a. Options for operations of concession facility:
 - i. City Operated
 - ii. Vendor Contract
 - iii. League Operated

Recommendation

Contact current Sanibel youth league organizations to see if there is any interest in acquiring the concessions for fundraising purposes. If there is no interest from any of the youth league organizations, then the City would reassess the options and move forward based on City Council's direction at that time.

CC: Building Director Harold Law
Public Works Director Keith Williams
Finance Director Sylvia Edwards
City Attorney Ken Cuyler

Andrea L. Miller

From: Von Harten, Barbara <BarbaraVO@LeeSchools.Net>
Sent: Monday, March 31, 2014 12:37 PM
To: Andrea L. Miller
Subject: Snack Shack

Hello Andrea,

The PTA has decided that it is no longer interested in running the Snack Shack. After conversation with Dr. Adkins, we are in agreement that if Parks and Rec is interested, you are welcome to assume full responsibility for both the facility and the operations of the Snack Shack. Since the school does not anticipate ever using the Snack Shack, a new facility or repairs to the existing facility would require a new Interlocal Agreement with Parks and Recreation being solely responsible for construction, maintenance, repairs, and upkeep. Of course you would also be entitled to all revenue generated by the Snack Shack.

Please let me know if you are interested.

Barbara Von Harten

Principal
The Sanibel School
3840 Sanibel Captiva Road
Sanibel, Florida 33957
(239) 472-1617









Andrea L. Miller

From: Von Harten, Barbara <BarbaraVO@LeeSchools.Net>
Sent: Monday, April 28, 2014 5:00 PM
To: Andrea L. Miller
Subject: FW: Emailing: Snack Shak at The Sanibel School_02_07_2014_RO_36_48_1370794_10_30_11_15
Attachments: Snack Shak at The Sanibel School_02_07_2014_RO_36_48_1370794_10_30_11_15.PDF

Here is the Feb. Inspection report. The district was able to take correction action to get us through the follow up inspection and to last us until the end of the school year only. The snack shack will be out of business by June 1, 2014. Let me know if you have any other questions.

Barbara Von Harten

*Principal
The Sanibel School
Nationally Recognized Blue Ribbon School*

FOOD SERVICE

STATE OF FLORIDA DEPARTMENT OF HEALTH COUNTY HEALTH DEPARTMENT FOOD SERVICE INSPECTION REPORT

GPS 26.446781/-82.114992



PURPOSE:

- ROUTINE REINSPECTION
 CONSTRUCT. CHANGE OF OWNER
 COMPLAINT CONSULTATION
 QA SURVEY EPIDEMIOLOGY (see other)
 OTHER

TYPE: School (more than 9 months)

NAME Snack Shak at The Sanibel School
ADDRESS 3840 Sanibel Captiva Road **CITY** Sanibel
OWNER The School District of Lee County * **ZIP** 33957
PERSON IN CHARGE Sanibel School PTA **PHONE** (239) 472-1617
EMAIL maureenmk@leeschools.net

RESULTS:

- Satisfactory
 Incomplete
 Unsatisfactory
 OUT OF BUSINESS

Correct Violations by

- Next Inspection
 8:00 AM on

BEGIN TIME	END TIME	DATE ASSESSED	POSITION #	EXISTING FACILITIES - PERMIT NUMBER
10:30	11:15	02/07/2014	54489	36-48-1370794

RE-INSPECTION DATE

02/28/2014

Items marked below violate the requirements of Chapter 64E-11 of the Florida Administrative Code and must be corrected. Continued operation of this facility without making these corrections is a violation of Chapter 64E-11, Florida Administrative Code and Chapters 381 and 386, Florida Statutes. Violations must be corrected by the date and time indicated in the Results section above or an administrative fine or other legal action will be initiated.

FOOD SUPPLIES

1. Sources etc.

FOOD PROTECTION

2. Stored temperature
 3. No further cooling/rapid cooling
 4. Thawing
 5. Raw fruits
 6. Pork cooking
 7. Poultry cooking
 8. Other animal cooking
 9. Least contact/reheating
 10. Food container
 11. Buffet requirements
 12. Self-service condiments
 13. Reservice of food

14. Sneeze guards
 15. Transportation of food
 16. Poisonous/toxic materials

PERSONNEL

17. Exclusion of personnel
 18. Cleanliness
 19. Tobacco use
 20. Handwashing
 21. Handling of dishware

EQUIPMENT/UTENSILS

22. Refrigeration facilities/Therm.
 23. Sinks
 24. Ice storage/counter-protector
 25. Ventilation/Storage/Sufficient equip.
 26. Dishwashing facilities

27. Design and fabrication
 28. Installation and location
 29. Cleanliness of equipment
 30. Methods of washing

SANITARY FACILITIES AND CONTROLS

31. Water supply
 32. Ice
 33. Sewage
 34. Plumbing
 35. Toilet facilities
 36. Handwashing facilities
 37. Garbage disposal
 38. Vermin control

OTHER FACILITIES AND OPERATIONS

39. Other facilities and operations
TEMPORARY FOOD SERVICE EVENTS
 40. Temporary food service events
VENDING MACHINES
 41. Vending machines
MANAGER CERTIFICATION
 42. Manager certification
CERTIFICATES AND FEES
 43. Certificates and fees
INSPECTION/ENFORCEMENT
 44. Inspection/Enforcement

COMMENTS AND INSTRUCTIONS

Violation #22 Amana refrigerator out of temp- stop sale issued
 Violation #29 interior of microwave dirty(1 of 2)
 Violation #39 ceiling over entry door not sealed properly- new electrical conduit installed
 Violation #39 floor under wall fan in disrepair- repeat
 reach-in- 41F, 55F, hamburger-51F, hot water>100F throughout

INSPECTION CONDUCTED BY: Michael Nedzweckas

PHONE: (239) 690-2100 ex.

INSPECTION COND SIGNATURE: M. Nedzweckas

PHONE 2: (239) 690-2100 ex.

COPY OF REPORT RECEIVED BY: X/Maureen McThomas

DATE: 02/07/2014

STATE OF FLORIDA
DEPARTMENT OF HEALTH
COUNTY PUBLIC HEALTH UNIT
Food Establishment



Name: **Snack Shak at The Sanibel School**

Date: **02/07/2014**

Identification No: **36-48-1370794**

Comments and Instructions (Continued from Page 1):

Copy of Report
Received By:

Inspector **Michael Nedzweckas**

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