REQUEST FOR PROPOSALS
(RFP: 2026 – REC1)
SUNSET PARK SPORTS FIELDS
LIGHTING PHASE 1
CITY OF MAULDIN | MAULDIN RECREATION
OCTOBER 1, 2026

1. SUMMARY

The City of Mauldin is seeking qualified offerors to provide a turnkey retrofit of the existing field lighting system at Sunset Park baseball fields. The project will include the design and installation of high-efficiency LED luminaires, integration of a secure wireless lighting control and monitoring system, and comprehensive testing and commissioning. The completed system must meet or exceed applicable UES RP-6-20 sports lighting standards while providing uniform illumination and minimizing glare and light spill. The project is intended to improve safety, field usability, and operational efficiency while reducing energy consumption and supporting the City's sustainability goals. The selected offeror will also be responsible for providing a long-term warranty and performance guarantee for the completed system.

2. BACKGROUND

The City of Mauldin's Sunset Park was constructed in 1999 and serves as one of the City's four municipal parks. Sunset Park is a significant recreational facility that provides a variety of athletic, recreational, and community opportunities for residents and visitors.

The park includes four diamond fields, one Miracle League Field, one multipurpose field approximately 250 yards in length, two shelters, two playgrounds, and a walking trail. Throughout the year, Sunset Park hosts a variety of youth and adult sports programs, athletic tournaments, facility rentals, community events, and general public use.

The existing sports lighting system at Sunset Park is an ageing system that has experienced operational issues, including noticeable buzzing and other concerns associated with the age and condition of the equipment. In addition, advancements in sports lighting technology provide opportunities for improved energy efficiency, lighting quality, control capabilities, and overall performance.

To improve the functionality, efficiency, and long-term reliability of the facility, the City of Mauldin is seeking qualified firms to provide a comprehensive upgrade of the existing lighting system at Sunset Park. The City's goal is to modernize the lighting infrastructure while maintaining the park's ability to accommodate its wide range of athletic programs, tournaments, rentals, and public activities safely and effectively.

3. PROJECT DESCRIPTION

The City of Mauldin is requesting proposals from qualified sports lighting companies to provide a turnkey retrofit of the existing sports lighting systems at the four diamond fields at Sunset Park. The fields currently have (14) poles with (84) halogen lights. The project will replace the existing lighting fixtures with a state-of-the-art, high-efficiency LED sports lighting system designed to improve lighting quality and uniformity for players, spectators, officials, and staff while increasing energy efficiency, reducing operating and maintenance costs, and extending the useful life of the City's sports lighting infrastructure.

The proposed project will include the furnishing and installation of a complete LED sports lighting system for all four diamond fields, including, but not limited to, LED luminaires, mounting hardware, wiring, electrical components, controls, wireless control system, aiming hardware, and all other equipment and materials necessary for a complete and operational system.

The proposed LED system will utilize the existing lighting poles at the Sunset Park diamond fields. The City of Mauldin is not requiring the proposer to provide a structural warranty or guarantee for the existing poles; however, the proposer will identify any apparent structural or mounting concerns discovered during the design or installation process. All proposed new LED fixtures and associated equipment mounted on the existing poles will be compatible with the existing pole infrastructure. New LED fixtures will weigh less than the existing fixtures they replace.

The selected proposer will be responsible for the removal of the existing luminaires, associated lighting equipment, and components being replaced. All removed equipment will be carefully dismantled, transported, and relocated to the City of Mauldin Public Works, 700 East Standing Springs Road, Simpsonville, SC 29680, at a location designated by the City.

The proposed lighting and control system will be designed, furnished, installed, tested, aimed, commissioned, and placed into full operation by the selected proposer. The system will meet or exceed all applicable requirements and performance standards identified in this RFP, including the City's required lighting levels, uniformity, glare control, spill-light limitations, energy-efficiency requirements, wireless control capabilities, and other technical specifications.

The selected proposer will provide all labor, supervision, equipment, materials, transportation, installation, electrical work, controls, testing, aiming, commissioning, cleanup, and other services necessary to deliver a complete and fully operational LED sports lighting system at the four Sunset Park diamond fields.

The lighting and control system will adhere to all requirements and specifications set forth in this RFP.

4. SCOPE OF WORK

4.1 Project Location

Sunset Park
211 Fowler Circle
Greenville, SC, 29607

The project includes the existing sports lighting systems serving four (4) diamond fields.

4.2 LED Sports Lighting System

The Contractor will provide and install a complete LED sports lighting system for all four (4) diamond fields.

The proposed system will include, at a minimum:

1. LED sports lighting luminaires suitable for outdoor athletic facilities.
2. Mounting brackets, adapters, and associated mounting hardware.
3. Electrical wiring and associated electrical components necessary for the installation.
4. Wireless lighting control system.
5. Control panels, switches, communication equipment, and related components.
6. Fixture aiming and adjustment hardware.
7. Surge protection and other equipment required for proper system operation.
8. All required connectors, fasteners, junction boxes, and ancillary materials.
9. Any other equipment or components necessary to provide a complete and operational system.

All proposed equipment will be new, commercially available, and specifically designed for the intended sports lighting application.

4.3 Existing Lighting Poles

The proposed LED lighting system will utilize the existing lighting poles at the four Sunset Park diamond fields.

The Contractor will be responsible for verifying field conditions and confirming that the proposed luminaires, mounting hardware, electrical connections, and control equipment are compatible with the existing pole configuration.

The City does not require the Contractor to provide a structural warranty or guarantee concerning the existing structural condition of the lighting poles. However, the Contractor will notify the City of any visibly apparent structural, mounting, electrical, or other conditions that may affect the proposed installation.

New LED luminaires will weigh less than the existing luminaires being replaced. The proposer will identify the proposed fixture weight and, if requested by the City, provide documentation demonstrating the weight of the existing and proposed fixtures.

4.4 Removal and Relocation of Existing Equipment

The Contractor will remove the existing luminaires and associated components being replaced as part of the retrofit.

Removal will include, as applicable:

- Existing lighting fixtures/luminaires
- Associated mounting hardware
- Wiring and electrical components being replaced
- Existing control components being replaced
- Other components identified by the city or determined by the Contractor to require removal as part of the installation.

The Contractor will exercise reasonable care during removal and will prevent damage to City property and existing infrastructure.

All removed equipment designated by the City will be transported and relocated to:

City of Mauldin Public Works
700 E. Standing Springs Road
Simpsonville, SC 29680

The Contractor will coordinate the delivery and placement of the removed equipment with the City. The city will identify the designated storage location at the City of Mauldin Public Works.

4.5 Wireless Lighting Control System

The Contractor will provide a complete wireless control system capable of controlling and monitoring the sports lighting system for all four (4) diamond fields.

The control system will provide the City with the ability to operate the lighting system efficiently and conveniently and will include, at a minimum, the capabilities identified elsewhere in this RFP.

The proposer will provide a detailed description of the proposed control system, including:

- System architecture
- Wireless communication method
- User interface
- Remote access capabilities
- Individual field control capabilities
- Scheduling capabilities
- System monitoring and reporting capabilities
- Fault or system-status notifications
- User access and security features
- Required software or subscription services.
- Any recurring licensing, software, or service fees.

Any recurring costs associated with the proposed control system will be clearly identified in the proposal.

4.6 Lighting Design and Performance

The Contractor will provide a lighting design demonstrating that the proposed system will meet or exceed the City's required sports lighting performance criteria.

The lighting system will be designed to provide appropriate illumination and uniformity for the intended use of the four diamond fields while minimizing glare, light spill, and unnecessary illumination outside the playing areas.

The proposed system will meet or exceed the applicable requirements of IES RP-6-20, Recommended Practice: Lighting Sports and Recreational Areas, as applicable to the intended use of the facilities.

The Contractor will provide photometric calculations and lighting layouts as part of its proposal. Calculations will identify, at a minimum:

- Average maintained illumination
- Minimum illumination
- Maximum illumination
- Uniformity ratios
- Fixture locations and mounting heights
- Fixture aiming information
- Light-spill information
- Any other information necessary for the city to evaluate the proposed lighting design.

4.7 Glare and Light Spill

The proposed lighting system will incorporate technology and aiming practices designed to minimize glare to players, officials, spectators, neighboring properties, roadways, and other areas outside the playing fields.

The Contractor will provide information regarding the proposed system's glare-control capabilities and will identify any measures incorporated into the design to minimize light spill and unwanted illumination.

4.8 Electrical Work

The Contractor will provide all electrical work necessary to complete the LED lighting retrofit, including, but not limited to:

- Electrical connections
- Wiring and cabling

- Disconnects and associated equipment
- Control components
- Surge protection
- Grounding and bonding
- Terminations and connectors
- Other electrical components required for a complete installation.

All electrical work will comply with applicable federal, state, and local codes, ordinances, and regulations.

The Contractor will obtain and coordinate any permits or inspections required for its work unless otherwise specified by the City.

4.9 Installation and Construction

The Contractor will provide all equipment, labor, tools, lifts, vehicles, and other resources necessary to complete the installation.

The Contractor will:

1. Coordinate all work with the city.
2. Protect existing facilities and infrastructure.
3. Maintain a safe work environment throughout the project.
4. Minimize disruption to park operations.
5. Properly secure all equipment and materials during construction.
6. Remove construction debris and unused materials from the site.
7. Restore any areas disturbed by the Contractor's work.
8. Complete all work in accordance with the approved project schedule.

The Contractor will not begin installation activities until the City's approval of the proposed lighting design and project approach has been obtained.

4.10 Fixture Aiming and Commissioning

Following installation, the Contractor will perform all necessary fixture aiming and adjustment to achieve the approved lighting design.

The Contractor will be responsible for:

- Initial fixture aiming
- Field adjustments
- System testing
- Control-system testing
- Verification of proper operation
- Correction of installation deficiencies
- Final commissioning

The Contractor will demonstrate operation of the lighting and control systems to designated City staff prior to final acceptance.

4.11 Testing and Acceptance

Upon completion of installation, the Contractor will test the system to verify that the proposed lighting system performs in accordance with the approved design and the requirements of this RFP.

The city may require field verification of lighting levels and uniformity following installation.

If the installed system does not meet the approved performance requirements, the Contractor will make the necessary adjustments, repairs, fixture aiming corrections, or other modifications at no additional cost to the City.

Final acceptance will be subject to the City's determination that the work has been completed in accordance with the contract documents, approved design, and applicable requirements.

4.12 Warranty and Lifecycle Commitment

- Minimum of (10) yeas full parts and labor warranty covering all components
- All monitoring and communication costs must be covered under the warranty period.

Any proposed performance guarantee will be clearly described in the proposal.

4.13 Energy Efficiency

The proposed LED lighting system will be designed to significantly improve energy efficiency compared with the existing lighting system.

The proposer will provide estimated energy consumption for the proposed system and identify the expected energy savings compared with the existing system.

4.14 Maintenance and Serviceability

The proposed system will be designed to provide reliable operation and facilitate future maintenance.

The proposer will identify anticipated maintenance requirements, expected useful life of the LED luminaires, recommended inspection intervals, replacement procedures, and availability of replacement parts.

The proposer will also identify any ongoing maintenance, software, licensing, monitoring, or subscription costs associated with the proposed system.

4.15 Project Documentation

Upon completion of the project, the Contractor will provide the City with complete project documentation, including, as applicable:

- Final lighting plans
- Photometric calculations
- Fixture specifications
- Fixture locations and aiming information
- Electrical diagrams
- Control-system documentation
- Manufacturer operation and maintenance manuals
- Warranty documentation
- Product data sheets
- Testing and commissioning documentation
- Training documentation
- Final equipment inventory

All final documentation will be provided in electronic format unless otherwise requested by the City.

4.16 Staff Training

The Contractor will provide training to designated City staff on the operation and use of the wireless lighting control system.

Training will include, at a minimum:

- System startup and shutdown

4.17 Contractor Responsibilities

The selected Contractor will be responsible for furnishing all services, labor, materials, equipment, supervision, transportation, engineering, installation, testing, commissioning, and other incidental work necessary to provide a complete and operational sports lighting system.

The Contractor will coordinate its work with the City and will comply with all applicable laws, codes, regulations, safety requirements, and City policies.

Any item or service necessary to complete the project in accordance with the intent of this RFP will be considered part of the Contractor's scope, whether specifically identified herein or not, unless specifically excluded in the proposal.

CONTRACTOR QUALIFICATIONS

All bidders must meet the following minimum qualifications:

- **Business License**: The contractor must hold (or obtain upon award) a valid business license to operate in the City of Mauldin.
- **Insurance**: The contractor must provide proof of general liability insurance, with minimum coverage amounts of $1,000,000 per occurrence and bonded.
- **Workers' Compensation Insurance**: The contractor must also provide proof of worker's compensation insurance as required by South Carolina State law. The City does not provide worker's compensation insurance for Contractor or Contractor's employees.
- **Subcontractors:** Any subcontractors used for this contract must have the same requirements as listed above and disclose to the City.

SUBMITTAL INSTRUCTIONS

All submissions should include the following information and any additional information necessary to summarize the overall qualifications of the company:

- Cover letter that includes the name, address and telephone number of the company and primary contact.

- List of (3) projects completed at similar facilities with a minimum of (5) years' experience in providing similar services.

- Project Timeline and Availability

- Maintenance, Service, and Testing
    - Details on Customer Service, Testing

- Recommended Solution, Technical Approach, and Control System Capability

- Warranty and Lifecycle Services

- Pricing Proposal
    - All unit prices, lump sum prices, and other pricing submitted in response to this solicitation will be fully inclusive of all costs required to complete the work. Pricing will include, but is not limited to, applicable taxes, labor, materials, equipment, tools, supervision, mobilization and demobilization, delivery and pickup, freight, permits, insurance, overhead, profit, disposal fees, and any other costs necessary to complete the project in accordance with the Contract Documents.
    - No additional charges will be permitted for costs that should reasonably have been anticipated or included in the Contractor's submitted pricing.

EVALUATION CRITERIA

CRITERIA	POINTS
Company Qualifications & Experience with Sports Field Lighting	15
Proposed Solution & Technical Approach	15
Project Timeline and Availability	20
Cost Proposal	20
Warranty and Lifecycle Services	20
Maintenance, Service, and Testing	10
TOTAL	**100**

A committee of City staff will review, score and rank all proposals and make a recommendation to the City Administrator for consideration.

INITIAL PROJECT TIMELINE

The following tentative schedule is anticipated for selection, contract negotiations and contract award.

RFP Issuance	October 1, 2026
Deadline to submit all questions	October 20, 2026
Proposals due	November 2, 2026, at 3:00 PM
Notice of Award	November 9, 2026
Project Start Date	Immediately following Notice of Award

SUBMISSION OF PROPOSALS

All proposals should be addressed and submitted via the following methods:

By Mail or In-Person*
Cindy Miller – Sunset Park Sports Field Lighting Phase 1
5 E. Butler Street
Mail: P.O. Box 249 Mauldin, SC 29662

*Provide 4 hard copies if submitting in person or by mail

Electronic submissions:
Subject line: "RFP – Sunset Park Sports Field Lighting Phase 1
Cindy Miller
cmiller@mauldincitysc.com

It is the company's sole responsibility to ensure submissions are received by the City prior to the closing date and time. Proposals received after the closing date and time may not be accepted or considered.

Bid opening will take place at Mauldin City Hall Courtroom immediately after proposal due date on November 2, 2026.

Questions should be emailed to Willie Stewart, Assistant Recreation Director, at wstewart@mauldinrecreation.com

General Terms and Conditions

- The City of Mauldin reserves the right to reject any or all proposals and to make awards in the best interest of the City.
- To be eligible for consideration, proposals must comply with the laws of the State of South Carolina and the Procurement Policy of the City of Mauldin, South Carolina.
- Proposals submitted remain valid without change for the duration of the contract period unless stipulated in the proposal.