

**METROPOLITAN ENTERTAINMENT & CONVENTION AUTHORITY  
REQUEST FOR PROPOSAL 26015  
STADIUM LED SPORT LIGHTING  
AUGUST 1, 2025**

**PART I - INTRODUCTION**

The Metropolitan Entertainment & Convention Authority ("MECA") is requesting proposals from qualified organizations interested in performing all services necessary to upgrade and replace the existing sport lighting system at Charles Schwab Field Omaha ("CSFO"). MECA is responsible for managing the operations of this Facilities.

**1. Anticipated RFP Schedule**

This Request for Proposal (RFP) and the guidelines set forth for responses hereto are intended to provide MECA with significant substantive information early in the negotiating process so that final agreement can be reached quickly. MECA has therefore established the following schedule (times are CST):

RFP Issued	Friday, August 1, 2025
* MANDATORY Pre-bid Meeting	Thursday, August 7, 2025, 10:30 am
Final Questions	Wednesday, August 13, 2025, 11:00 am
Due/Public Opening (time)	Monday, August 25, 2025, 1:00 pm
Post-bid Interviews (if needed)	August 26-29, 2025

\* This is a mandatory pre-bid meeting. All Bidders who may wish to provide a Proposal must be present at this meeting. Bidders must notify MECA at [kshiers@omahameca.com](mailto:kshiers@omahameca.com) of their intention to attend this meeting no later than 2:00 pm Wednesday, August 6, 2025.

**2. Bidder Inquiries**

All inquiries regarding this RFP must be made in writing and addressed to [kshiers@omahameca.com](mailto:kshiers@omahameca.com). Oral explanations or answers shall not be valid. Revisions, clarifications, and/or additional information will be issued to all Bidders in the form of an RFP addendum. All or any RFP addenda issued to the Bidders prior to the bid due date shall become a part of the bidding documents and the cost of such work shall be included in the bids.

**3. Delivery of Proposals**

Two printed copies and one electronic copy of proposals must be submitted and signed by an officer of the company, and delivered before the time set forth in Section 1 to MECA's offices:

MECA  
RE: Bid on Stadium LED Sport Lighting 26015  
455 North 10<sup>th</sup> Street  
Omaha, NE 68102

All proposals received will be publicly opened at MECA's offices at the time set forth in Section 1. Bidders may attend; however, attendance is not required. MECA reserves the right to accept or reject late proposals or to extend the time for response for one or more respondents. If sending a bid electronically, email to: RFP@omahameca.com. Bid will not be accepted to a personal email box.

#### **4. Criteria for Evaluation of Proposals**

##### **4.1 Evaluation of Compliance with RFP Guidelines**

Each proposal received will be evaluated to determine whether it generally supplies the information requested in this RFP. MECA may (at its sole discretion) disqualify any proposal, which it deems incomplete or non-compliant. All proposals shall be valid for acceptance for a period of ninety (90) calendar days.

##### **4.2 Evaluation of Proposals**

Proposals will be evaluated based on the following criteria: (a) the company profile, background, experience, and references of the proposing party; (b) service and support; (c) ability to agree to the requested contractual terms and conditions; and (d) financial considerations. Other criteria may be considered by MECA based on the nature of the proposals received.

##### **4.3 Selection of Respondents**

Based on the foregoing criteria, MECA will select one or more entities for further negotiations. It is possible that based on the responses, MECA will elect to negotiate with more than one respondent. In such event, all selected entities will be informed that others have also been selected for negotiation, although MECA reserves the right to not disclose the identity of the other selected respondents.

MECA will notify the successful Bidder of the acceptance of its proposal. Such notice will be sent to the name and email address of the bidder as stated in its proposal.

##### **4.4 Reservations**

MECA reserves the unqualified right to reject any or all proposals, extend the time for receipt of proposals from all Bidders, waive defects or technicalities, correct discrepancies, advertise for new proposals, or to take any other action that MECA determines, at its sole discretion, to be in its best interest. MECA reserves the right to award the contract to other than the low bidder. Any such determinations or actions may be made without notice. All costs of preparation and submission of a proposal shall be at the risk and expense of the respondent. MECA shall have no liability in connection with a proposal or any respondent.

##### **4.5 Proposals**

All bids and proposals submitted by the various Bidders for this work become the property of MECA. Neither MECA nor the Bidders shall disclose the contents of any proposal to the other parties prior to the announcement of the award.

#### **5. Contractual Terms and Conditions**

Review and provide a detailed response whether the following contractual terms and conditions are agreeable. The Bidder's Proposal shall specifically note any requested

modifications to this section, which MECA may take into consideration during the review process, at MECA's discretion.

5.1 Purchase Agreement and Payment

The successful Bidder will be required to execute a MECA Purchase Agreement prior to performing any portion of work required within the specifications of this RFP. A sample MECA Purchase Agreement is available upon request.

Payment terms will be Net 30 days from installation and acceptance by MECA.

5.2 Insurance

The successful Bidder must provide evidence of the following types of insurance during the term of the Agreement. For the avoidance of doubt, such coverage and limits are minimum requirements and shall not be deemed as a limitation on vendor's liability under any provision of any agreement. Approval of the insurance by MECA shall not relieve or decrease the liability of the vendor hereunder. Note any available insurance proceeds in excess of the specified minimum limits and coverage shall be available to an additional insured.

Commercial General Liability Insurance (including premises operation liability, contractual liability and product/completed operations liability) and Automobile Liability coverage (owned, non-owned and hired coverages) with minimum limits of \$1,000,000 Combined Single Limit (Auto Liability), and \$1,000,000 Per Occurrence, and \$2,000,000 General Aggregate. Commercial General Liability aggregate limit will apply on a "per location" basis. The insurance must protect the Bidder and MECA from claims for personal injury (including bodily injury and death) and property damage which may arise from or in connection with the performance of the Bidder's services hereunder or from or out of any negligent act or omission of the Bidder, its officers, directors, agents or employees.

Workers' Compensation Insurance as required by applicable law. Policy shall be endorsed to include Waiver of Subrogation against MECA, the City of Omaha, their employees, officers and legal representatives.

Employer's Liability Insurance with minimum limits of:

\$500,000 Each Accident—Bodily Injury by Accident

\$1,000,000 Policy Limit—Bodily Injury by Disease

\$500,000 Each Employee—Bodily Injury by Disease

Umbrella or Excess Liability: additional \$5,000,000. Coverage is to apply to excess of Commercial General, Employer's Liability, and Automobile Liability policies.

All such insurance required above shall be with companies and on forms acceptable to MECA and shall provide that the coverage thereunder may not be reduced or canceled unless thirty (30) days unrestricted prior written notice thereof is furnished to MECA. All insurance shall be primary and not contributory. All insurance shall be written by companies with a Best's Key Rating Guide (Property-Casualty, United States) rating of A or better and a Best's Financial Size Category of Class VI or better. Within thirty (30) days of the date on which

coverage is to be provided hereunder, the successful Bidder shall furnish to MECA certificates of insurance along with copies of endorsements evidencing compliance to the above requirements. Such certificates and insurance policies shall name MECA and the City of Omaha as additional insureds on a primary basis, and contain a waiver of subrogation, in which the insurer waives any claim or right to recover against MECA, the City of Omaha, their officers, agents or employees. The additional insured requirement does not apply to Workers' Compensation.

5.3 Indemnification

Bidder does hereby covenant and agree to indemnify, defend and hold harmless MECA, and the City of Omaha, their officers, directors, employees, agents and representatives, from and against all claims, demands, losses, suits, damages, liabilities, costs and expenses (including reasonable attorneys' fees) arising out of or relating to any claim, demand or judgment for property loss or damage (including loss of use of the Facilities), and/or personal injury, including death, arising out of the Products and Services furnished hereunder by Bidder and Bidder's Personnel except to the extent same is caused by the negligence or reckless conduct of MECA or its employees or agents.

MECA is not responsible for any equipment, furnishings, supplies or other property or products owned by Bidder and used or stored at the Facilities, nor is it responsible for damage resulting from power failure, flood, fire, explosion or other similar causes.

The provisions requiring the furnishing of personal injury liability or property damage liability insurance shall not be construed to affect or impair the generality of the foregoing.

The successful Bidder shall warrant in the contract that the components of this RFP to be purchased for the Facilities shall not violate or infringe upon any patent, copyright, trademark, trade secret or other intellectual or proprietary right of any third party. The Bidder shall agree to defend, protect and hold harmless MECA and its related parties from and against any and all liabilities, actions, losses, awards, damages, costs, claims or expenses including reasonable attorneys' fees incurred by them as a result of any claim that the components of this RFP to be purchased for the Facilities are illegal or infringe upon any third party patent, copyright, trademark, trade secret or other intellectual or proprietary right.

5.4 RFP and Bidder's Proposal

This RFP and the Bidder's proposal thereto shall become part of any contract that may be entered as a result of this RFP.

5.5 Warranty

The Bidder shall warrant in the contract that the components of this RFP to be purchased for the Facilities shall be new and of good and workmanlike quality and fit for the use intended. The Bidder shall further warrant that during the manufacturer's warranty period that the components will operate in accordance with the manufacturer's specifications. The manufacturer's warranty period shall be specified on the Bidder's proposal and shall begin on the date of MECA's acceptance of the installation. All other specific promises and warranties made

by Bidder in the RFP Response or bid process generally shall also be included in the final contract.

5.6 Scope, Quality of Work Guarantee

The successful Bidder shall furnish all equipment, labor, and personnel necessary to perform and complete the work.

5.7 Conduct of Personnel

No business, other than that specifically outlined in the RFP, may be conducted by personnel of the Bidder while on the premises of the Facilities.

The Bidder shall be responsible for all actions of its employees, while they are assigned to the Facilities. The employees shall at all times comply with applicable laws, ordinances, and regulations of local, state, and federal agencies, along with all regulations, policies, and procedures of MECA.

Bidder certifies and agrees that, with respect to its staff and employees who will participate in the performance of this Agreement, the Bidder shall maintain a workplace free of drugs and alcohol during the term of this contract.

If, for whatever reason, MECA determines that personnel assigned to the Facilities are unsatisfactory, the Bidder shall replace the individual immediately or as mutually agreed upon.

5.8 Sales Tax

All federal, state and local taxes, including without limitation sales, use, excise, privilege, transactional, gross receipts, ad valorem or any other transactional tax or customs and duties ("Tax" or "Taxes") paid or payable by Bidder, however designated, levied or based on amounts payable to Bidder under or in connection with the RFP have been included in the pricing set forth on Attachment A – Proposal Form as required by the relative taxing authorities.

MECA is a sales taxable entity and as such, Bidder warrants that sales tax is included in the price provided on Attachment A – Proposal Form. Notwithstanding anything in the Agreement to the contrary, the successful Bidder shall indemnify and defend MECA for any sales tax audit assessment against MECA relating to the amount of Nebraska sales tax charged under this Agreement.

## **PART II - SCOPE OF PROJECT**

This project is to upgrade and replace the existing sport lighting system at Charles Schwab Field Omaha. This will include removal and proper disposal of existing fixtures and any other equipment and installation for an LED Sport Lighting System to include any required fixtures, electrical enclosures, mounts, hardware, wire harnesses, control cabinets and wireless controls, as well as any structural modifications or additions to support the new lighting system.

Bids must include all labor, materials, equipment (including rentals), parts, cabling, system commissioning services, system programming and training for a full and complete turn- key system. A warranty of 25 years should be included.

Bidder must provide all information indicated on Attachment C – Required submittal information for all Bidders to be considered. Bidders must also provide fixture layout and aiming diagram with their bids.

- **Base Bid - White LED Sports Lighting Fixtures (non-tunable):**
- Playing surfaces shall be lit to an average target illumination level and uniformity as specified in the chart below.
- Remote lighting control system
- Remote monitoring system
- Dimming (high/med/low/blackout)

**Option 1 – Theatrical Light Show (in addition to Base Bid):**

- (1) master control cabinet
- (6) pre-programmed, theatrical light shows applied to facility lighting design
- (4) minutes of light show programming set to supplied and licensed music
- (1) touch screen to control light shows
- Remote lighting controls to take UDP commands from Daktronics system.

**Option 2 – Color Changing Light Fixtures Theatrical Light Show (in addition to Base Bid):**

- RGB lighting fixture(s) capabilities/performance: To ensure proper color saturation, a minimum of 600,000 lumens of green, 525,000 lumens of amber, 240,000 lumens of blue and red must be provided.
- (1) master control cabinet
- (6) pre-programmed, theatrical light shows applied to facility lighting design
- (4) minutes of light show programming set to supplied and licensed music
- (1) touch screen to control light shows
- Remote lighting controls to take UDP commands from Daktronics system.

**Specifications:** *(lighting equipment must meet or exceed these specifications)*

- All high and low voltage cabling pulls should be subcontracted and included in this proposal.
- Guaranteed Light Levels: light levels should be guaranteed to not drop below specified target values for a period of 25 years.
- Life-cycle Cost: To reduce the operating budget, the preferred lighting system shall be energy efficient and cost effective to operate. All maintenance costs shall be eliminated for the duration of the warranty.
- Minimum of 100,000-hour lamp life, instant on/off capabilities, and DMX Dimming Capabilities. The dimming interface shall be via a hard wire connection. Wireless controls are not permitted.
- All luminaires, visors, and cross-arm assemblies shall withstand 150 mi/h winds and maintain luminaire aiming alignment.
- Control and Monitoring: MECA requires a remote on/off control system for the lighting system.
  - The system should be proactively monitored to detect luminaire outages over a 25-year life cycle.

- The system shall have capability to remotely diagnosis any individual driver outage and detect remotely power loss to the fixtures. All communication and monitoring costs for a 25-year period shall be included in the bid.
- Current Wattstopper relay panels will be used to provide power to fixtures in groupings.

**Lighting Performance:**

- Illumination Levels and Design Factors: Playing surfaces shall be lit to an average target illumination level and uniformity as specified in the chart below. Lighting calculations shall be developed, and field measurements taken on the grid spacing with the minimum number of grid points specified below.
- Appropriate light loss factors shall be applied and submitted for the basis of design. Average illumination level shall be measured in accordance with the IESNA LM-5-04 (IESNA Guide for Photometric Measurements of Area and Sports Lighting Installations). Illumination levels shall not to drop below desired target values in accordance to IES RP-6-15 and Maintained Average Illuminance and shall be guaranteed for the full warranty period.
- Color: The lighting system shall have a minimum color temperature of 5,700K and a CRI of 75.
- Light Control Luminaires: All luminaires shall utilize spill light and glare control devices including, but not limited to, internal shields, louvers and external shields. No symmetrical beam patterns are accepted.
- To ensure the underside of the ball has light; a minimum of 5,120,000 lumens need to be pointed up.
- The first page of a photometric report for all luminaire types proposed showing horizontal and vertical axial candle power shall be provided to demonstrate the capability of achieving the specified performance. Reports shall be certified by a qualified testing laboratory with a minimum of five years experience or by a manufacturer's laboratory with a current accreditation under the National Voluntary Laboratory Accreditation Program for Energy Efficient Lighting Products. A summary of the horizontal and vertical aiming angles for each luminaire shall be included with the photometric report.

Area of Lighting	Average Target Illumination Levels	Maximum to Minimum Uniformity Ratio	Grid Points	Grid Spacing
Baseball Field	150 FC - Infield 130 FC - Outfield	1.2:1 Infield 1.7:1 Outfield	25 Infield 106 Outfield	30' X 30' Infield 30' X 30' Outfield
Field Emergency	1 FC Average. .1 FC Min	N/A	N/A	N/A
Bullpens	50 FC	2.0:1	N/A	8' X 30'
High Home Camera	90 FC - Infield 50 FC - Outfield	N/A	25 Infield 106 Outfield	30' X 30' Infield 30' X 30' Outfield

First Base Camera	90 FC - Infield 50 FC - Outfield	N/A	25 Infield 106 Outfield	30' X 30' Infield 30' X 30' Outfield
Third Base Camera	90 FC - Infield 50 FC - Outfield	N/A	25 Infield 106 Outfield	30' X 30' Infield 30' X 30' Outfield

**Structural:**

Bidder must provide any additional costs and design related to modified or additional structure needed to mount new lights.

**Electrical:**

Current structures use 480/277v 3-phase electrical service panels. These may be viewed at the mandatory pre-bid meeting. Bidder must provide materials and equipment to reuse existing electrical wiring as permitted, and provide additional cost to modify or add electrical.

Successful Bidder must provide as built drawings on completion of installation.

**Construction Specifications and Requirements:**

- All components shall be designed and manufactured as a system. All luminaries, wire harnesses, drivers and other enclosures shall be factory assembled, aimed, wired and tested.
- All exposed components shall be constructed of corrosion resistant material and/or coated to help prevent corrosion. All exposed carbon steel shall be hot dip galvanized per ASTM A123. All exposed aluminum shall be powder coated with high performance polyester or anodized. All exterior reflective inserts shall be anodized, coated, and protected from direct environmental exposure to prevent reflective degradation or corrosion. All exposed hardware and fasteners shall be stainless steel of 18-8 grade or better, passivated and coated with aluminum-based thermosetting epoxy resin for protection against corrosion and stress corrosion cracking. Structural fasteners may be carbon steel and galvanized meeting ASTM A153 and ISO/EN 1461 (for hot dipped galvanizing), or ASTM B695 (for mechanical galvanizing). All wiring shall be enclosed within the cross-arms, pole, or electrical components enclosure.

**General Information:**

1. Product must be installed in accordance with manufacturer specifications.
2. The successful Bidder shall adhere to all codes, ordinances, or other regulatory requirements covering the scope of this project.
3. The successful Bidder must obtain all necessary permits and licenses for the Work.
4. All system components shall be UL listed for the appropriate application.
5. The successful Bidder must receive product from the manufacturer at its facility. Storage is not available at CSFO, however, MECA will work with the successful Bidder to identify a temporary staging area when the project begins.
6. The successful Bidder is responsible for keeping Work areas in a safe and orderly manner.



7. The successful Bidder is responsible for cleaning Work area upon completion each day.
8. The successful Bidder must remove all materials and debris from the premises. MECA will not provide dumpsters.
9. The successful Bidder must protect all adjacent areas not receiving Work under the project and repair any damage to these areas at their own expense.
  - A. Must keep all heavy equipment off playing field. Damage to playing field, including indentations caused by heavy equipment, ruts, and sod damage caused by equipment on playing field will be repaired at Bidder's expense.
10. The successful Bidder must provide sufficient safety and pedestrian barriers while Work is in progress.
11. The successful Bidder should advise if software licenses are needed annually and if any software or firmware upgrades will be required during the next five years and at what cost.
12. The successful Bidder will provide training at a time mutually agreed upon at the completion of work.

**Training:**

Bidders must include in their proposals manufacturer on-site training for MECA staff on system basic operations, trouble-shooting and maintenance. Bidders must provide information in their proposals on the qualifications of the trainers and how the on-site training will be conducted. Travel costs for training must be included in Bidders' proposals.

**Project Closeout and Quality Control:**

Testing and troubleshooting of new lighting system shall be conducted after 30 days after acceptance by MECA. See below.

1. Illumination Measurements: Upon substantial completion of the project and in the presence of the Contractor, Project Engineer, Owner's Representative, and Manufacturer's Representative, illumination measurements shall be taken and verified. The illumination measurements shall be conducted in accordance with IESNA LM-5-04.
2. Field Light Level Accountability
  - a. Light levels are guaranteed not to fall below the target maintained light levels for the entire warranty period of 25 Years.
  - b. The contractor/manufacturer will be held responsible for any and all changes needed to bring these fields back to compliance for light levels and uniformities. Contractor/Manufacturer will be held responsible for any damage to the fields during these repairs.
3. Correcting Non-Conformance: If, in the opinion of the Owner or his appointed Representative, the actual performance levels including foot-candles and uniformity ratios are not in conformance with the requirements of the performance specifications and submitted information, the Manufacturer shall be required to make adjustments to meet specifications and satisfy Owner.

**Warranty:**

Winning Bidder must provide 25-Year Warranty to include the following:

1. 25-Year Warranty: Each manufacturer shall supply a signed warranty covering the entire system for 25 years from the date of shipment. Warranty shall

guarantee specified light levels. Bidder shall maintain specifically-funded financial reserves to assure fulfillment of the warranty for the full term. Warranty will not cover weather conditions events such as lightning or hail damage, improper installation, vandalism or abuse, unauthorized repairs or alterations, or product made by other manufacturers.

2. Maintenance: Bidder shall monitor the performance of the lighting system, including on/off status, hours of usage and luminaire outage for 25 years from the date of equipment shipment. Parts, labor, and required equipment shall be covered such that individual luminaire outages will be repaired when the usage of any field is materially impacted. Owner agrees to check fuses in the event of a luminaire outage.
3. Winning Bidder must provide full site inspection annually prior to the College World Series for the duration of the warranty.

**Timeline:**

It is anticipated that a signed Agreement will be in place by September 17, 2025.

All work must be scheduled with MECA to accommodate the event schedule. This may require that the work be completed in phases. It is anticipated that all work should be able to be performed during normal business hours, Monday through Friday. However, this project may require work during evenings and weekends. This will be discussed further during the pre-bid meeting.

- The successful Bidder must make every attempt to complete all work by March 1, 2026.
- The successful Bidder must provide MECA a detailed schedule for completion of the Work.
- The successful Bidder must provide MECA weekly status reports with and updated schedule.
- The successful Bidder must provide MECA the name and cell phone number of the lead installer that will be on site every day.

**PART III - Information to be Supplied by Bidder**

For ease of evaluation and given the fast-track that MECA desires to pursue to reach final agreement, MECA requests that each proposal submitted incorporate the same general structure. Proposals must include the following sections:

**1. Attachment A - Proposal Form**

Attachment A – Proposal Form, must be completed, signed and submitted as the first page of the Proposal. Proposal must include all costs associated with a complete, turn-key installation.

**2. Company Profile**

The Bidder should provide information about the company, including the following information:

- A. Company name, address, telephone number and contact person.
- B. Brief company history, which can be in the form of a company brochure.

**3. Subcontractors**

In order that MECA may be assured that only qualified and competent subcontractors will be retained for the service, each Bidder shall submit with his/her name a list of all subcontractors that the Bidder intends to use. No change shall be made in the list of subcontractors after the receipt of proposals, unless agreed to in writing by MECA.

**4. References**

Bidders shall supply a list of three references that you have provided similar product/service for, including names and telephone numbers of the customer's contact person. Provide a brief description of product/service for each reference listed.

**5. Resumes**

Bidder shall provide resumes or bios of key staff assigned to the project highlighting qualifications and experience. Information must include all relevant certifications and/or training.

**6. Project Narrative**

For Scope of Project listed in Part II, Bidder shall provide detailed information including the typical approach for installing a lighting system similar to the scope of this project.

**7. Specification Sheets**

Bidder shall provide detailed specification sheets and photos of product/system being proposed, including locations similar to ours where this system/these products are already installed and in use as well as a fixture layout and aiming diagram.

**8. Warranty and Support Information**

Bidders must provide warranty information for equipment and services.

**9. Deviations from Scope of Project**

Bidders must document all deviations from the specifications outlined in the Scope of Project in Part II.

**10. Contractual Terms and Conditions**

The Bidder shall review and provide a response whether the contractual terms and conditions set forth in Part 1, Section 5 are agreeable. A detailed response is required if a bidder is not agreeable to one or more of the terms and conditions set forth in Part 1, Section 5.

**11. Bidder's Nebraska Contractor Option Number.**

Bidder must indicate their Nebraska Contractor Option number (1, 2 or 3) on Attachment A – Proposal Form. Bidder warrants that sales tax has been incorporated in its bid amounts as required by the State of Nebraska in accordance with its Contractor Option.