



# CITY OF SANTA BARBARA

## JOINT COUNCIL AND REDEVELOPMENT AGENCY AGENDA REPORT

**AGENDA DATE:** June 21, 2011

**TO:** Mayor and Councilmembers  
Chair and Boardmembers

**FROM:** Engineering Division, Public Works Department  
Housing and Redevelopment Division, Community Development  
Department

**SUBJECT:** Sole Source Purchase Orders For The Lower West Downtown  
Lighting Project, Phase 1

### RECOMMENDATION:

- A. That Council and the Redevelopment Agency (Agency) Board approve and authorize the General Services Manager to issue a Sole Source Purchase Order to Ameron Pole Products for \$160,802.60 for the purchase of City-standard streetlight poles, and a Sole Source Purchase Order to Prudential Lighting Products for \$127,569 for fixtures, each for the Lower West Downtown Lighting Project, Phase 1; and
- B. That Council adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Approving and Adopting the Findings Required by Health and Safety Code Section 33445 for the Funding of Capital Improvements for the Lower West Downtown Lighting Project, Phase 1.

### DISCUSSION:

Numerous Lower West Downtown residents have expressed safety and security concerns regarding a lack of adequate street lighting in their neighborhood. The Public Works Engineering Division and Agency staff engaged in discussions with the Lower West Downtown residents to address this issue. The result of these efforts was the development of the Lower West Downtown Lighting Project (Project), a proposed three-phase Project to increase street and pedestrian level lighting in the neighborhood. The entire Project area is bounded by Highway 101, Ortega Street to the north, and Chapala Street to the east (Attachment). Project design was funded by a \$50,000 Community Development Block Grant. In December 2009, the Public Works Department initiated a Purchase Order with Smith Engineering to provide a preliminary design of the Project. In January 2010, Council awarded a contract for the Project's final design. In order to

meet expected capital revenues available for construction, the Project area was divided into three phases. Each phase has an estimated construction price tag of approximately \$750,000. The entire Project has already been designed.

On June 29, 2010, the Agency Board appropriated \$750,000 for construction of Phase 1 of the Project. Phase 1 is bounded by Haley Street to the north, Chapala Street to the east, and Highway 101, as shown on the Attachment. Work under Phase 1 consists of installing 64 pedestrian lights along the sidewalks, street lighting at intersections and mid-block locations, and installing underground conduit, electrical circuits, and related components.

Streetlight poles and fixtures generally have a very long lead-time from order to delivery of the final product. Staff is proposing to pre-order the streetlight poles and fixtures to accelerate the completion date of Phase 1 of the Project for the neighborhood residents. Pre-ordering will enable the contractor to begin construction approximately three months earlier, once the construction contract is awarded. Staff will return to Council for authorization for the construction contract once bids are received.

The light poles and fixtures selected by staff for the Project conform to the City's Streetlight Design Guidelines and are in compliance with City Standard Details for streetlights. These styles have previously received approval from City Boards and Commissions, including the Architectural Board of Review. These City-standard street and pedestrian lights are vendor-specific and only available from a single source.

### ESTIMATED TOTAL PHASE I PROJECT COST

*\*Cents have been rounded to the nearest dollar in this table.*

Preliminary Design Contract (includes Brinkerhoff)	\$24,920
Final Design Contract	\$25,000
Project Management (by City Staff)	\$8,500
<b>Subtotal</b>	<b>\$58,420</b>
Construction Contract	\$267,000
Construction Change Order Allowance	\$34,572
Construction Management/Inspection (by Contract)	\$10,000
<b>Subtotal</b>	<b>\$311,572</b>
Material Acquisition	\$288,372
Construction Management/Inspection (by City Staff)	\$91,636
<b>Subtotal</b>	<b>\$380,008</b>
<b>TOTAL PHASE 1 PROJECT COST</b>	<b>\$750,000</b>

**BUDGET/FINANCIAL INFORMATION:**

There are sufficient appropriated funds in the Agency's Lower West Downtown Lighting Project account to cover the cost of these purchases.

**SUSTAINABILITY IMPACT:**

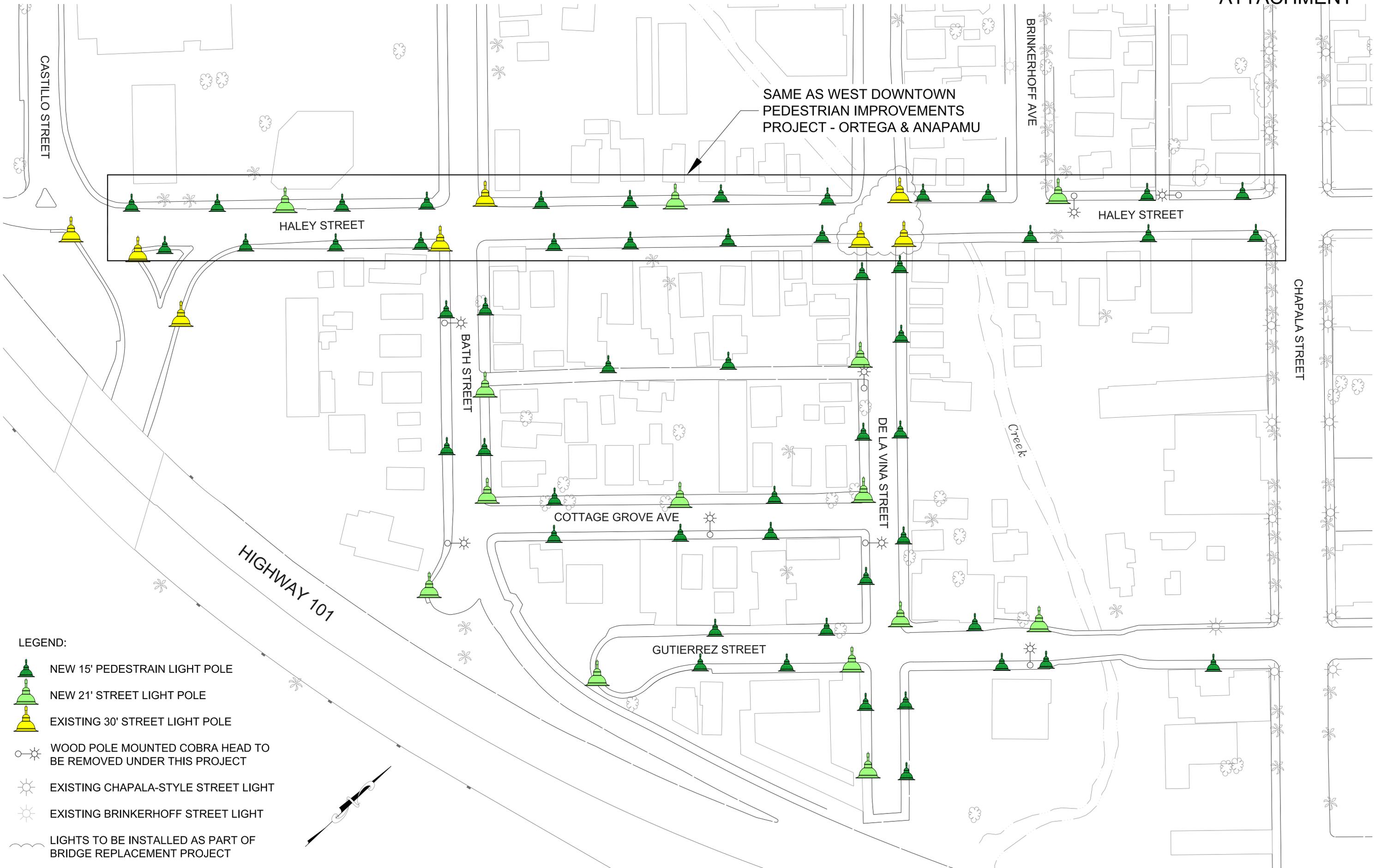
The light fixtures proposed for the project utilize the latest Light Emitting Diode (LED) technology available on the market for streetlights. The newest generations of LED light engines produce energy savings of up to 44% over conventional High Pressure Sodium (HPS) light fixtures. Additionally, LED lights operate three times as long as HPS lamps. This increased life span reduces the number of mercury-containing HPS lamps sent for disposal, and saves on fuel consumed during street lighting maintenance.

In addition to being energy and waste efficient, the proposed light fixtures are aligned with objectives of the International Dark-Sky Association. All fixtures are full cut-off fixtures that minimize direct upward light emission. Finally, fixture size and locations have been designed to prevent glare and minimize light trespass.

**HEALTH AND SAFETY CODE SECTION 33445**

Health and Safety Code section 33445 provides that a redevelopment agency may pay for the installation and construction of public improvements on public property if the legislative body consents to the use of funds and makes certain findings. The Project meets all of the required findings in Section 33445 because the proposed improvements are of benefit to the Central City Redevelopment Project Area, as the Project will improve safety and security in the Project Area through the addition of street and pedestrian level lighting. No other reasonable means of financing the improvements are available. In addition, the improvements to the street will eliminate blighting conditions by encouraging safer pedestrian activity in and around the area. An increase in these activities improves the vitality of the project area by encouraging economic activity by locals and visitors, which leads to additional public and private improvements, and thereby eliminates blight and the conditions that lead to blight.

- ATTACHMENT:** Map of Lower West Downtown Lighting Project, Phase 1
- PREPARED BY:** John Ewasiuk, Principal Civil Engineering/PS/cc  
Brian Bosse, Housing and Redevelopment Manager, Community Development Department
- SUBMITTED BY:** Christine F. Andersen, Public Works Director  
Paul Casey, Assistant City Administrator/  
Community Development Director
- APPROVED BY:** City Administrator's Office



SAME AS WEST DOWNTOWN  
PEDESTRIAN IMPROVEMENTS  
PROJECT - ORTEGA & ANAPAMU

- LEGEND:
-  NEW 15' PEDESTRAIN LIGHT POLE
  -  NEW 21' STREET LIGHT POLE
  -  EXISTING 30' STREET LIGHT POLE
  -  WOOD POLE MOUNTED COBRA HEAD TO BE REMOVED UNDER THIS PROJECT
  -  EXISTING CHAPALA-STYLE STREET LIGHT
  -  EXISTING BRINKERHOFF STREET LIGHT
  -  LIGHTS TO BE INSTALLED AS PART OF BRIDGE REPLACEMENT PROJECT