



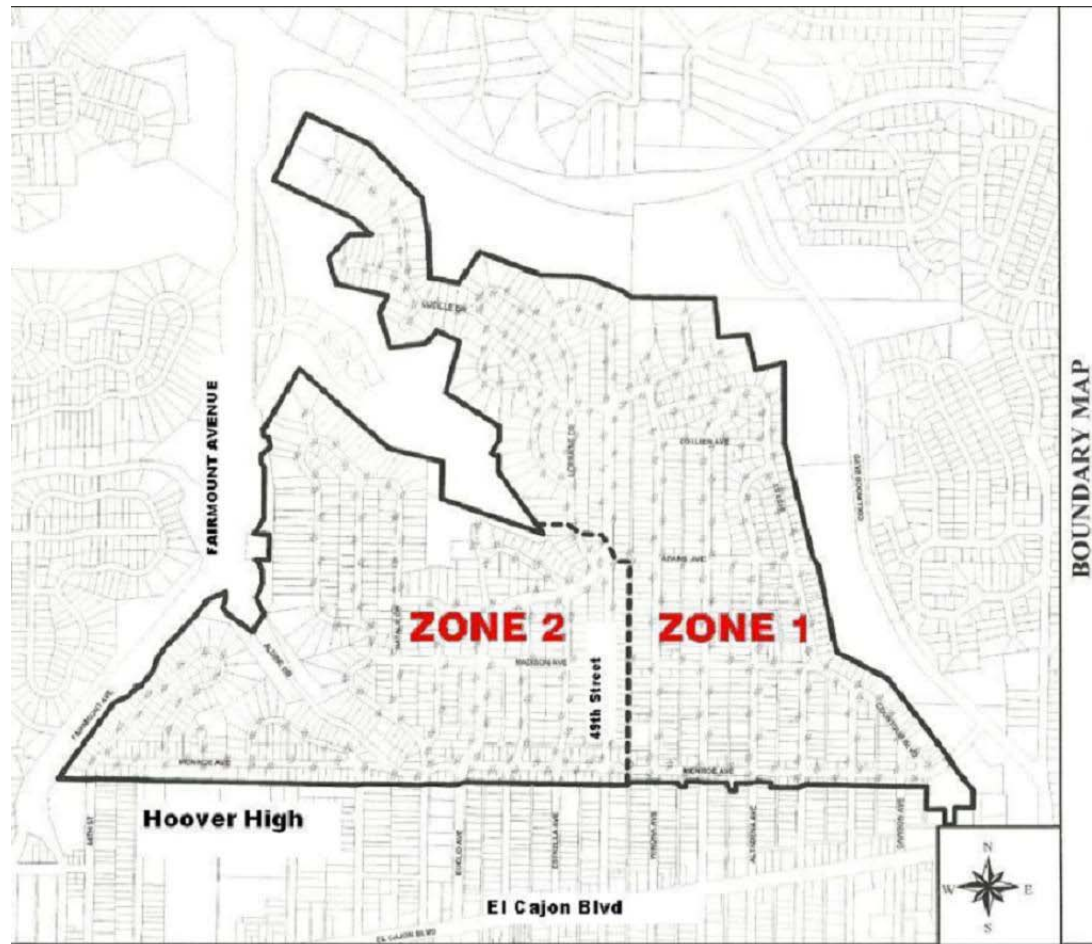
TALMADGE LIGHTING PROJECT

7 February 2012

The Project In a Snapshot

- Zone 1 Eastern Talmadge
 - ▣ Installation of **209** 13-foot Aegean style lights.
 - ▣ 120 working days — Starting Mid-January 2012
 - ▣ 6 calendar months — Completion Aug 2012
- Zone 2 Western Talmadge
 - ▣ Refurbishment and/or replacement of existing lights.
 - ▣ Installation of additional 13-foot and 10-foot Aegean style lights.

TMAD Boundaries



History of the Formation of TMAD

1996 - 2000

- **1996** – Mid-City Communities Plan calls for traffic circle at Adams Avenue and 49th Street.
- **1998** – Flying Saucer Landing Pad installed.
- **1999** – TMAD formed.
 - ▣ **52% support** from all property owners.
 - ▣ **67% support** from single family homeowners.
- **2000** – First assessments collected.

The Lighting Plan

2004

- Drafting of Conceptual Lighting Plan
 - ▣ Continue existing lighting style (**Aegean**, 13 foot) from western Talmadge to eastern Talmadge.
 - ▣ Continue existing ratio of 1 light every 5 houses (every 75 feet - staggered).
 - ▣ To comply with modern lighting standards, TMAD agrees to install **2** Aegean lights on diagonal corners of intersections to remove need for higher lumen cobra head lights.



The Lighting Plan

Continued

2004

□ Drafting of Conceptual Lighting Plan

- Current lighting levels did not meet City standards. Rather than install cobra heads, City agreed to contribute the cost of the required cobra heads towards the decorative lighting project.
- City agrees to pay for conversion of 5000v series (Christmas Tree) circuits to bring them up to current City standards.



THE CITY OF SAN DIEGO

February 2, 2005

George Diefenthal
Chair, Talmadge Maintenance Assessment District
4834 Lila Drive
San Diego, CA 92115

Dear Mr. Diefenthal:

This is in response to your email of June 29, 2004 requesting that the City allow the use of traditional/ornamental lighting fixtures both for intersection and mid-block lighting. In general, cobra-style lighting is used at intersections in order to achieve adequate illumination levels at intersections. However, certain communities, including Talmadge, have ornamental lights installed at intersections which are paid for by the City.

In order to achieve safe illumination levels, as well as maintain community aesthetics, alternative light fixtures may be used as long as the following conditions are satisfied:

1. The community has an assessment district in place, and
2. The illumination provided by the lights meets or exceeds the lighting requirements laid out in the City's Street Design Manual, and
3. The community, through the assessment district, pays for the additional costs of maintaining the lights over and above the cost of standard City light fixtures, and
4. The light fixtures are designed so as to minimize light pollution.

This use of alternative light fixtures will only apply to:

1. Residential streets, or
2. Collector streets up to 52' wide and carrying less than 10,000 ADT
3. Unsignalized intersections.

In addition, the community would pay for the cost of installing alternative light fixtures at both mid-block and intersection locations. In cases where City funding has been programmed for street light installation in the area, such as under the Utilities Undergrounding program, the City will give a credit towards the cost of installation. This credit would be determined by a review of recent construction costs for similar work.



Traffic Engineering Division • Transportation
1010 Second Avenue, Suite 800 • San Diego, CA 92101

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George Diefenthal
February 2, 2005

Maintenance costs will be assessed based on the latest Street Division costs for maintenance. If additional light fixtures are required to meet intersection illumination levels, the community will bear the full maintenance costs for the additional lights. For example, if the community proposes two ornamental light fixtures to replace one City standard fixture at an intersection, the community will pay all the maintenance costs for one ornamental fixture, plus the difference in maintenance costs between the ornamental fixture and the City standard fixture.

Similarly, for mid-block lighting the City will pay the standard fixture maintenance cost for each light that meets the City's street light spacing criteria. The District will pay the additional maintenance cost for each of these lights, as well as the full maintenance cost of additional "fill-in" lights, if any.

We hope that this will meet your organization's desire to maintain the character of your community, while at the same time meeting the City's requirement to provide safe and cost-effective street lighting. If you have any questions regarding street lighting, please contact Duncan Hughes at (619) 533-3757. If you have any questions regarding maintenance assessment districts, please contact Andrew Field at (619) 533-6778.

Sincerely,

Patti K. Boekamp
Director

DRH:lm

cc: Deborah Van Wansele, Deputy Director, Transportation Engineering Division
Mario X. Sierra, Deputy Director, Street Division
Mauro Garcia, Assistant Deputy Director, Park and Recreation Department
Andrew Field, Maintenance Assessment Districts Business Mgr, Park and Recreation Department
Roland LuQue, Superintendent, Street Division
Duncan Hughes, Senior Traffic Engineer, Transportation Engineering Division
Eddie Flores, Associate Engineer - Traffic, Transportation Engineering Division
Frank Yates, Associate Engineer - Traffic, Transportation Engineering Division
Tom Cartier, Project Officer, Environmental Services Division

February 2, 2005 Letter

The City commits **IN WRITING** to contribute the cost of cobra heads required to meet minimum city standards.

TMAD & Undergrounding

2005

TMAD and City agree to work collaboratively to prepare for both the undergrounding and lighting projects.

- SDG&E agrees to install pull boxes, and to trench and lay conduit at no additional cost.
- AT&T is reluctant to participate. Progress is delayed while issue is resolved.
- Estimated money savings: **\$2 million.**
- Estimated time savings: **20 years.**

City's Financial Crisis

2006

- In response to bonding limitations, the City began thorough review of financial and accounting practices citywide.
- Parks & Rec flagged TMAD for over-accumulation of funds beyond the 10% reserve or 6 months of operating budget allowed by law.
- Issue resolved by transfer of “excess” funds into Capital Improvement Program (CIP) account.
- Issue took **2 years** to resolve.

Procurement Issues

2009 – 2011

- ❑ In 2010 TMAD drafted specifications for light poles & fixtures.
- ❑ Purchasing Department process to generate Purchase Orders – 8 months.
- ❑ Internal City process to take Bid Request to Contract Award – 6 months.
- ❑ Over the 2 year period, TMAD reviewed several iterations of City Engineering Documents to correct concerns.

Beginning Construction

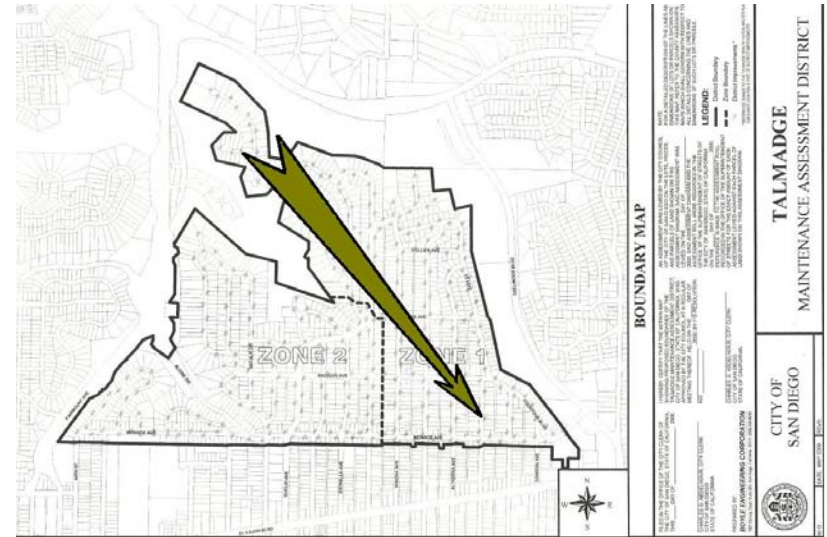
Contractor: Palm Engineering



Zone 1


Beginning Construction

- Notice to Proceed issued January 19, 2012
- Installation to proceed from **Northwest to Southeast** because of complexity of power line distribution issues.



Zone 1

Beginning Construction

- 108 poles stored at Chollas Lake facility.
- Remainder stored on-site. 
- Fixtures (globes, sensors, finials etc) stored off-site.



Engineering Issues

Need for **CHANGE ORDERS**

#1 Location of gas mains not consistent

- Every time a dig begins, something unexpected could be under the ground.
- Gas mains are old – **Tubes of Rust.**
- Small patches and work-arounds can lead to significant length-wise fracturing of gas mains.



Engineering Issues

Need for **CHANGE ORDERS**

#2 Pull box misplacement

- SDG&E, AT&T, & Cox got first pick of locations in the Public Right-of-Way.
- Pull boxes were relegated to second choice spots.
- As construction begins, not all pull boxes are within 5 feet of the intended locations of the new light poles.

Engineering Issues

Need for **CHANGE ORDERS**

#3 No fish hook at pull box

- SDG&E did not always include a fish hook with the pull boxes they installed during the 2006-2009 period.
- Difficult to request SDG&E to remediate this problem since they did the original work for free.

Engineering Issues

Need for **CHANGE ORDERS**

#4 Some locations completely missed

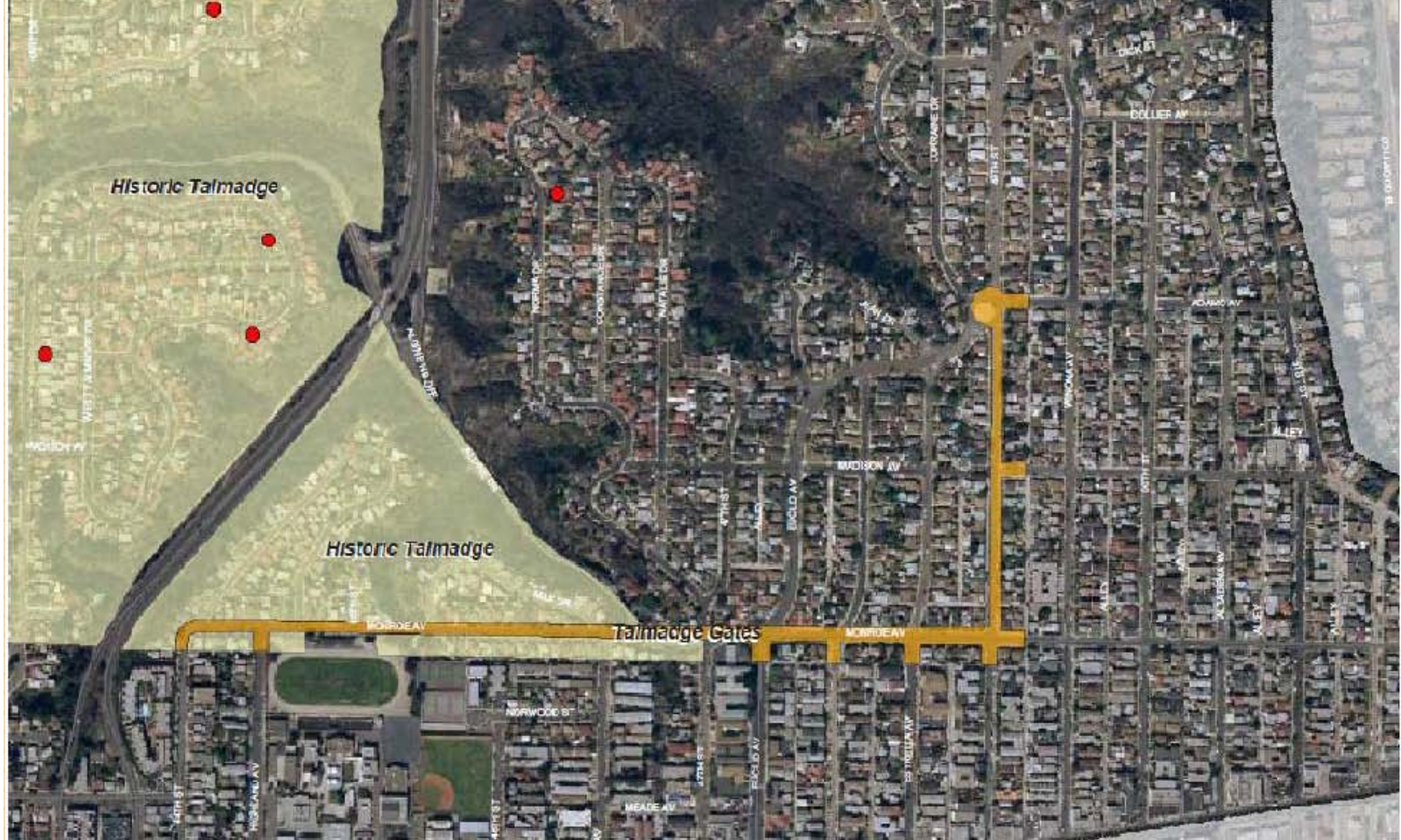
- **Madison & Contour Avenue** no trenching or pull boxes were installed at all.
- Difficult to request SDG&E to remediate this problem since they did the original work for free.



Zone 2 Lighting Plan

□ Zone 2

- Contract for Zone 2 is still in negotiation/bidding process.
- The best of the original light poles will be moved to the **Talmadge Gates Historic District** corridor.



City of San Diego Historic Resource #422

Zone 2 Lighting Plan

- A Historic Resource consultant may be required to ensure that work within the Historic Corridor follows the City's and the **Secretary of the Interior's Standards** for Historic Preservation.
- The remaining poles outside of the historic district will be replaced or refurbished.
 - ▣ Until work begins it is not known how many poles will be replaced and how many refurbished.

Zone 2 Lighting Plan

- ❑ Mismatched poles (10 foot **Delphis**) will be replaced, additional poles will be added at intersections.
- ❑ The Talmadge MAD has paid for the casting of a 10 foot **Aegean** style mold for use behind Hoover and in the area between 47th Street and Norma Drive.
- ❑ Mold will be available for use by other San Diego neighborhoods

Current Financial Structure

- Approximately 5% of the budget pays for City management: Budget preparation, oversight, and personnel costs.
- Approximate annual cost for electricity and very basic maintenance is \$40 per pole, per year.
- Remainder of funds continue to accumulate in CIP account for future projects.
- *Budget reports delayed over the past 2 years (2009 – 2011) because of the failure of the City's SAP accounting system.*

Lighting Plan

By The Numbers

PROJECT FUNDING	DOLLAR AMOUNTS	NOTES
TALMADGE CONTRIBUTION		
Zone 1 Assessments (east)	\$ 833,466	
Zone 2 Assessments (west)	\$ 276,286	
Total TMAD Contribution	\$ 1,109,752	
GOVERNMENT CONTRIBUTION		
Undergrounding 3EE	\$ 349,089	In kind contribution
Undergrounding 3FF	\$ 121,114	In kind contribution
Undergrounding Monroe (49 th east to Collwood)	\$ 39,308	In kind contribution
City - Street Circuit Upgrade	\$ 650,000	Letter of February 2, 2005
Total Government Contribution	\$1,159,510	
Total Available Funding	\$2,269,263	

Lighting Plan

By The Numbers

PROJECT EXPENSES	DOLLAR AMOUNTS	NOTES
Poles (13 ft Aegean) Qty 252	\$ 513,300	Wesco Distribution
Poles (10 ft Aegean) Qty 15 Fixtures Qty 252	\$ 309,687	Stresscrete West Coast Lighting King Luminaire
Zone 1 (Installation only)	\$ 388,938	Palm Engineering
Zone 2 (Installation & Refurbishment)	\$ 272,299	Streetlight Restoration Specialists Inc.
Zone 2 (Trenching)	\$ 149,270	Palm Engineering
Overhead	\$ 289,866	Engineering, Purchasing, Field Engineering, Parks & Rec, etc.
Total Project Costs	\$1,923,360	
Total Available Funding Less Project Costs	\$ 345,903	TMAD Funds remaining after project completion



The Before (50th Street)

Without Decorative Streetlights



The After (49th Street)

With Decorative Streetlights

Let's See That Again!

Without Lights



With Lights

