



DATE: January 9, 2023

TO: Honorable Mayor and Members of the City Council through City Manager

FROM: Josh Minshall, PE – Senior Civil Engineer, Public Works and Utilities (PW&U)
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SUBJECT: Resolution Accepting Completion of the Lucchesi Turf Field Project: LED Lighting Upgrade, Project Number: C16501412 by SacTown Contractors Corp and Authorizing Release of the 10% Retention and Finding This Action is Not a “Project” Pursuant to CEQA Guidelines Section 15378(b)(5)

RECOMMENDATION

It is recommended that the City Council approve a Resolution accepting completion of the Lucchesi Turf Field Project: LED Lighting Upgrade, project number: C16501412 by SacTown Contractors Corp and authorizing release of the 10% retention and finding this action is not a “Project” pursuant to CEQA Guidelines Section 15378(b)(5).

BACKGROUND

Lucchesi Park consists of nearly 30 acres located between North McDowell Boulevard and Maria Drive to the west and east and the Petaluma Valley Hospital and Novak Drive to the north and south, respectively. Lucchesi Park is designated as a community park in the City’s General Plan, with amenities designed to serve a citywide population including two playgrounds, four tennis and pickleball courts, three little league baseball fields, a lighted synthetic multi-use turf field lined for soccer and lacrosse, restrooms, handball courts, a pond, a Community Center, a Senior Center, the Miracle League ballfield, and large and small group picnic areas.

The previous lighting system at the Lucchesi soccer/lacrosse turf field consisted of a light pole system that used 1500-Watt Metal Halide “Sports Lighter Flood Light” fixtures. The previous lighting system suffered from several issues: the system experienced a slow start time; color shifting issues; inadequate lighting intensity and coverage; and low energy efficiency. Many of the light fixtures reached the end of their useful life and parks maintenance staff had been individually replacing light fixtures as they burned out in order to maintain sufficient lighting for evening play, and had also replaced lights preemptively on a scheduled basis, which increased waste. This

maintenance was not time efficient or cost-effective, nor did it address myriad core issues with the aging system. The new LED system is intended to provide better quality and more reliable lighting, reduce annual energy costs for running the lights (by as much as 50 percent), and reduce maintenance time and costs.

DISCUSSION

On December 6, 2021, City Council approved Resolution No. 2021-191, which authorized the award of a contract for the Lucchesi Turf Field Project: LED Lighting Upgrade to SacTown Contractors Corp.

The project included the design and installation of an upgraded lighting system at the Lucchesi Park Turf Field. The LED lighting system used the existing light poles which were refurbished by repainting them black to match other metal structures and fencing around the park. An upgraded light controller was installed to provide a programmable and adjustable system, which may be operated remotely through an internet connection.

The new lighting system was designed to meet the lighting requirements of the Lucchesi Park Turf Field by having an average foot-candle (fc) coverage across the field within the range of 30 to 50 fc, a color temperature between 3500 Kelvin (K) and 4500 K, and a 100,000-hour L85 design life (or better) with a 5-year minimum warranty. The controller unit includes dimming features and can operate lights individually, which allows for customization.

There are no disputed claims, and the project was completed satisfactorily without any significant incidents.

PUBLIC OUTREACH

Public outreach regarding the construction of the project was primarily through City staff to the recreation users. The nature and goals of this project have been discussed over the past year with the Recreation, Music, and Parks Commission (RMPC), including a discussion on the inclusion of the project in the City's Capital Improvement Program (CIP) budget. The award of contract resolution for this project was approved at the December 6, 2021, City Council meeting, which was a publicly noticed meeting. Additionally, this item appeared on the tentative agenda for the November 7, 2022, City Council meeting and was subsequently rescheduled for January 9, 2023.

COUNCIL GOAL ALIGNMENT

The project as completed supports the following Council Goals and Workplan Items as identified on December 6, 2021: Our Environmental Legacy OBJECTIVE 1: Preserve and Protect Petaluma's Environment with Smart and Efficient Use of Resources #63. Reimagine maintenance practices for managing City parks and open spaces. A Safe Community That Thrives OBJECTIVE 3: Support A Healthy Community by Encouraging Active Living, Increasing Recreational Opportunities, and Enacting Policies That Promote Well-Being. #93. Create and promote multi-cultural and multi-generational recreation and wellness programs that support community connection, physical well-being, and opportunities for play. #98. Create more diverse recreational,

social, and cultural opportunities for youth. An Economy That Prospers OBJECTIVE 2: Promote Petaluma as a Destination for Both Locals and Visitors. #116. Maximize use of current parks and recreation infrastructure, and other City-owned facilities and properties for the hosting of recreational, sports, cultural, and entertainment events that attract visitors to Petaluma. Spaces and Places That Inspire OBJECTIVE 5: Improve Existing Parks, Park Infrastructure, and Reimagine New Spaces for Play. #151. Upgrade parks facilities, including restroom repairs, new benches, and trash receptacles; make lighting improvements including LED sports lighting project at Lucchesi Park.

CLIMATE ACTION/SUSTAINABILITY EFFORTS

The installed LED lighting has the benefit of reduced frequency of lighting maintenance, decreased energy usage compared to the previous lighting, and adds to the safety and visibility at the Lucchesi Park Turf Field which allows for extended hours of play to maximize the use of the field.

ENVIRONMENTAL REVIEW

Environmental compliance with the California Environmental Quality Act (CEQA) was completed on December 4, 2021, which awarded the contract, when City Council found that this LED sports light project at Lucchesi Park was exempt from CEQA pursuant to CEQA Guidelines Section 15302 (Replacement or Reconstruction). Additionally, this action is not a “project” pursuant to CEQA Guidelines Section 15378(b)(5) as accepting completion for a project and releasing retention is an organizational activity that won’t have any direct or indirect impact on the environment.

FINANCIAL IMPACTS

In the FY 22/23 Operating and Capital Improvement Budget, City Council approved maintaining the LED Streetlight and Facility Lighting Retrofit Project C16501412 to fund additional lighting retrofit projects at sports fields to replace lighting at the end of its useful service life and to reduce energy usage.

The Engineer’s Estimate for the existing light fixture replacement was \$150,000. This estimate includes the purchase of the new LED fixture heads, conversion of the lighting controller panel for the new lighting technology, light pole refurbishing, and installation costs. For comparison, the estimated yearly cost of running and maintaining the existing lights is \$3,000 (Labor & Equipment) + \$720 (Parts - \$20/bulb x 36 bulbs, bulbs burn out yearly) + \$15,176.28 (electricity costs based on April 2021 PG&E Statement extrapolated over 12 months) for a total of \$18,896.28 annually.

Based on staff’s previous experience with LED retrofit projects the total yearly energy usage will be approximately 50% of the previous year’s total. The bulb and maintenance staff hours cost to replace the existing bulbs on a nearly yearly cycle will be removed completely. Staff time savings will be recognized from remote control capabilities once that service is activated. The approximate yearly \$11,308.14 savings from energy, maintenance, and bulb replacement costs will be used to pay the annual debt service on the existing interfund loan financed by the wastewater enterprise fund.

SacTown Contractors Corp. was the lowest responsive bidder for a total bid of \$92,610.00. No change orders, additions, or deductions have been made. The contingency of \$15,000 was not used. The project cost matches the construction contract amount as budgeted at the time of award of the contract.

Funding for this project is provided through an existing interfund loan which is repaid to the Wastewater Enterprise Fund by the General Fund and Streets Fund over 10 years. A table presentation of funding and construction contract information is provided below:

Phase	Approved		Final Estimated Project Contract Cost
	22/23 CIP Budget		
Construction Contract	\$533,000		\$92,610
Contingency			
TOTAL	\$533,000		\$92,610

Note: budget numbers are rounded to the thousand, and the contract numbers are to the dollar.

ALTERNATIVES

The project was completed satisfactorily by the contractor. Not accepting completion would likely lead to a contractual dispute with the contractor.

ATTACHMENTS

1. Resolution
2. Site photos