



**DATE:** November 13, 2018

**CATEGORY:** Consent

**DEPT.:** Public Works

**TITLE:** **Downtown Lighting Study, Project 15-34 – Authorize Professional Design Services Contract**

### **RECOMMENDATION**

Authorize the City Manager to execute a professional services agreement with Kimley-Horn and Associates to develop the Downtown Lighting Study in a not-to-exceed amount of \$128,230.

### **BACKGROUND**

In response to concerns received regarding the lack of adequate lighting in the downtown area, the City Council approved the Downtown Lighting Study (Study), Capital Improvement Project 15-34. The purpose of the Study is to assess existing lighting conditions and provide recommendations to improve lighting levels in the downtown study area, which includes the central downtown Mountain View area from Evelyn Avenue to El Camino Real, and from Franklin Street to View Street (Attachment 1). The Study will include all streets within the study area with emphasis on Castro Street and the City Hall/Center for the Performing Arts plaza area.

The lighting in the downtown area consists of a mixture of old and new light types, including incandescent, high-pressure sodium, and energy-efficient light-emitting diode (LED) bulbs. Many of the streetlights are also decorative post-top light fixtures that produce up-lighting (resulting in light pollution/glare). The Study will provide the City with a comprehensive evaluation of the downtown lighting system, including an inventory of uneven/inadequate lighting spots, options/solutions for proper lighting levels, a photometric analysis (accurate measurement of each light fixture's lighting levels as perceived by the human eye), identification of obstructions to address in order to improve existing lighting, modifications to existing streetlight infrastructure (e.g., wattage, distribution, etc.), and criteria for new infill streetlights.

The Study's lighting technical guidelines and recommendations will comply with the Illuminating Engineering Society of North America (ESNA) Roadway Lighting RP-84,

American Association of State Highway and Transportation Officials (AASHTO) Roadway Lighting Design Guide, International Dark Sky recommendations, and Federal Highway Administration (FHWA) Lighting Handbook.

## ANALYSIS

In July 2018, a Request for Proposals (RFP) was issued to seven firms. One proposal was received from Kimley-Horn. Staff reviewed the proposal, interviewed the Kimley-Horn project manager, and deemed Kimley-Horn qualified based on the merits of their proposal, experience, and demonstrated competence with similar projects.

Kimley-Horn's proposed scope of services and fees for the Study are provided in Attachment 2. A brief description of the tasks to be completed is provided below.

### Task 1: Project Management

Kimley-Horn will coordinate and oversee all work, conduct quality assurance of work products, and facilitate coordination between City staff and stakeholders.

### Task 2: Existing Conditions Analysis

A technical report of the lighting network and conditions within the downtown area will be prepared to confirm the existing streetlight types, nearby obstructions to lighting, proximity to pedestrian paths and roadways, and pedestrian traffic patterns.

### Task 3: Proposed Criteria for Lighting

The recommended lighting performance specifications for the City's downtown area will include photometric requirements for both the retrofit of existing light fixtures and the installation of a new streetlight system to supplement or replace existing streetlight systems, taking into consideration street classification, land use patterns, and pedestrian/bike/transit use in the area.

### Task 4: Identify Preliminary Opportunities

The recommendations to improve street lighting levels in the downtown area will include opportunities to upgrade the existing light locations (e.g., enact "quick fix" measures such as tree trimming and replacing light bulbs on existing poles) as well as investigate installation of new streetlight poles, either at gaps in existing lighting or for improving overall light spacing.

#### Task 5: Community Engagement

Kimley-Horn will assist the City with outreach to the community throughout the project.

#### Task 6: Downtown Lighting Study

The Final Study will include a summary of the existing lighting conditions, including light types, wattages, and locations; recommended improvements, including fixture conversions and new light locations; and concept plans for future lighting improvements.

#### Task 7: City Council Sessions

Kimley-Horn will prepare materials and participate in up to two (2) City Council sessions (if necessary) to present the results of the Downtown Light Study.

#### Task 8: Additional Services

Kimley-Horn, if requested and authorized by the City, will perform additional services, including, but not limited to, attendance of additional meetings, development of construction documents, and design for proposed light poles. A budget for additional services is provided in the recommended contract for these services. The scope of these services will depend on the recommendations in the Study.

With Council's approval of this contract, staff will execute a professional services agreement with Kimley-Horn. The Study is anticipated to be completed in fall 2019.

### **FISCAL IMPACT**

The Downtown Lighting Study, Project 15-34, is funded with \$150,000 from the Construction/Conveyance Tax Fund. The recommended contract amount of \$128,230 includes \$116,230 for basic services and reimbursable expenses and \$12,000 for additional services. There are sufficient funds in the project budget to fund the recommended agreement, and staff considers the fee to be fair and reasonable.

### **ALTERNATIVES**

1. Do not approve the recommended contract and direct staff to reissue a Request for Proposal to solicit new proposals.

2. Provide other direction.

**PUBLIC NOTICING** – Agenda posting.

Prepared by:

Helen Kim  
Transportation Planner

Ria Lo  
Transportation Manager

Dawn S. Cameron  
Assistant Public Works Director

Approved by:

Michael A. Fuller  
Public Works Director

Audrey Seymour Ramberg  
Assistant City Manager

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Attachments: 1. Downtown Lighting Study Area Map  
2. Kimley-Horn Proposed Scope of Services and Fee Proposal