

Redevelopment Agency Meeting of
October 19, 2010

Honorable Chair and Members
of the Torrance Redevelopment Agency
City Hall
Torrance, California

Members of the Agency:

**SUBJECT: Redevelopment Agency – Approve installation of decorative lights
on El Prado from Cravens east to courtyard**

RECOMMENDATION

Recommendation of the Executive Director that the Redevelopment Agency appropriate and loan to the Redevelopment Agency \$52,080.04 from the Economic Development Reserve Fund for the installation of permanent decorative lights in the Downtown Business District specifically on El Prado from Cravens to the terminus of El Prado.

Funding

Appropriate \$52,080.04 from the Economic Development Reserve Fund.

BACKGROUND/ANALYSIS

Agency staff has been looking into methods of increasing activity in the Downtown Redevelopment Area in the evening hours. Several ideas have been researched and are on a path to be brought before the Agency for implementation. As a component to enhancing night time activities in the Downtown, Agency staff has been looking into the installation of decorative lights to help frame the Downtown Business District and make it more appealing for evening events and activities. Lighting will also enhance the pedestrian experience as staff looks to develop a walking friendly downtown experience.

The project as proposed would be for the installation of overhead lights that would criss-cross El Prado from Cravens to the terminus of El Prado. Staff is also working on a method to install overhead decorative lights on Sartori between Marcelina and Torrance Boulevard and will be bringing an item in the future to seek approval for installation. A lighting plan is also being developed to enhance the entry areas into the downtown at both the intersection of Torrance and Sartori, and Marcelina and Cabrillo.

The request before you this evening is to begin the first phase of the lighting installation. Staff has received a quote from Horst K Electric to install lighting on El Prado that would utilize the existing palm trees as install points to criss cross the street with decorative LED lights. The cost for the install (Attachment B) is \$19,500.00; installation would be at night so as not to require street closure during business hours. The other cost associated with this is for purchase of materials. A quote for materials is attached (Attachment C); the cost is \$27,426.00 plus tax for a total of \$30,100.04. The combined costs for these transactions are \$49,600.04 plus a 5% contingency of \$2,480.00 for a

total cost not to exceed \$52,080.04. Staff is researching a joint purchase with the City of Redondo Beach which could reduce the cost associated with the LED lights.

LED lights are being recommended as they are low energy use, meet the City's goals of reducing our carbon footprint and due to the long runs required for the lighting, reduce the need to install additional power feeds for lighting.

The request is for a loan to the Redevelopment Agency with the goal of reimbursing the Economic Development Reserve Fund with increased tax increment. As the Agency continues to look for methods of enhancing activity in the Downtown, this in turn will help drive the tax increment and allow for reimbursements.

The next phase of the lighting plan will include Sartori. Staff was working to bring Sartori this evening, however there are challenges to lighting this area that have not been resolved. There are no palm trees or existing infrastructure tall enough to install lights and meet the clearance required for the street. The buildings are also too low and irregular in height to look to for securing the lights. Staff is researching what will be required to develop the infrastructure required to install overhead lights on Sartori and should have that before the Agency on or before the first calendar quarter of 2011.

Respectfully submitted,

LEROY J. JACKSON
Executive Director



By: Brian K. Sunshine
Assistant to the Executive Director

CONCUR:



Jeff Gibson
Deputy Executive Director



LeRoy J. Jackson
Executive Director

Attachments:

- A) Area Map
- B) Horst K. Electric Quote
- C) Walters Wholesale Electric Quote
- D) Promissory Note



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Lines and photos are approximate, not to be used for establishing absolute or relative positions



PROPOSED DECORATIVE LIGHTING AREA



Licensed and Insured
Since 1982.
License #657617

Horst K Electric

1637 W. Pacific Coast Highway
Harbor City, California 90710-2627
310 534-4911/310 534-4795 Fax
Federal ID #33-0002594

PROPOSAL

Date	Proposal #
10/12/2010	2782

Name / Address
City of Torrance Attn: HENRY S. SAKAMITO 3031 Torrance Blvd Torrance, CA 90503

Description	Qty	Rate	Total
<p>Job Site: OVERHEAD LIGHTING ALONG EL PRADO</p> <ul style="list-style-type: none"> -Install three (3) circuits from Torrance owned 1st floor building to roof -Install three (3) sections of overhead LED lighting -Zig-zag approximately 1900 feet of string lights, per attached cut sheets -Run overhead 110 volt power to two (2) other locations on roof -Install three (3) transformers -Install time clock -Install approximately 1900 feet of aircraft cable -Install heavy duty tie straps to support string lights to aircraft cable -Provide one (1) boom lift and one (1) scissor lift <p>TOTAL Labor and 110 volt Material (Not to Exceed):</p> <p>Note: All overhead lights, transformers, aircraft cable and mounting material will be provided by City of Torrance. The transformers will be located on roof of your building only. There will be no attachments to any other buildings. The labor will be mainly night work since "zig-zagging" takes place in the middle of the street.</p>		19,500.00	19,500.00
Total			\$19,500.00

"ARBITRATION OF DISPUTES

Any controversy or claim arising out of or relating to this contract or the breach thereof shall be settled by arbitration in accordance with the Uniform Rules for Better Business Bureau Arbitration, and the judgment upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof."

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Any alterations or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. Prices are good for 30 days unless otherwise noted.

Signature



Date

10/14/10

Signature

PROMISSORY NOTE

\$52,080.04 Torrance, California

Date: _____

The Redevelopment Agency of the City of Torrance, for value received, promises to pay to the City of Torrance, or order, at 3031 Torrance Boulevard, Torrance, California, the sum of Fifty Two Thousand Eighty Dollars and Four Cents (\$52,080.04), with interest at the rate of five percent (5%) per annum, and repayment to be made upon availability of tax increment funds.

ATTEST:

The Redevelopment Agency
of the City of Torrance_____
Sue Herbers, Agency Clerk_____
Frank Scotto, Chair

Approved as to Form:

John L. Fellows III
Agency CounselBy _____
Patrick Q. Sullivan
Assistant Agency Counsel