

CAPISTRANO BAY DISTRICT
AGENDA REPORT
September 27, 2011

Managers Reports

ITEM J.2

Community Entry Area Maintenance Report

LIGHTING

The entire accent lighting system is experiencing premature bulb burnout. It is suspected that the individual low-voltage transformer circuits are carrying too much electrical load. Bemus was directed to conduct a voltage study of all 6 transformers and all 70 light fixtures. This will ferret out the problem by process of elimination. The sales rep at Aurora Lighting says the halogen bulbs we are using should be lasting up to 3 years – they continue burning out – 2 to 3 every few weeks.

LED bulbs have been considered. Our project is lighted with halogen fixtures. While a “retrofit” LED bulb is available to drop right into the halogen sockets to allow for a quick change-out, the mfg’s do not guarantee the life expectancy of the retrofit LED bulbs. An option would be to pull out ALL the halogen fixtures and install all new LED fixtures. This option would ensure that the LED bulbs would last for 6-7 years as opposed to the “retrofit” option that provides no guarantee. With retrofit LED bulbs costing upwards of \$35 each we could end up chasing bulbs forever.

The great advantage to LED in any case is the huge electricity savings. For now we will conduct a voltage survey of the entire system to stabilize the halogen bulb burnout issue. After this is complete it might be useful to set up a planter test-section, install a bunch of the LED retrofit bulbs and see how they perform over time. It could very well be that the mfg is just trying to get us to buy all new light fixtures. After completion of the voltage survey and stabilization of the system it will be appropriate to develop a cost analysis comparing the savings on electricity to the cost of a wholesale change in light fixtures vs retrofit LED bulbs.

MAINTENANCE of LANDSCAPING

The six dying trumpet vines along the visitor driveway fence have been replaced with star jasmine. There are also 10 dead trumpet vines along the RR fence near the grade crossing behind the open drainage ditch. The sprinkler bubblers are working just fine and we don’t know the cause of the failure as there are 3 vines along that run that are green and healthy. The vines may have been impacted too much by last winter’s heavy rain fall. The dead ones will be replaced as soon as possible.

A white fly infestation is taking hold within the hibiscus along the parking area and will be sprayed on Monday 9-26.

WOODWORK MAINTENANCE

Re-oiling of selected areas of woodwork got underway on this week. The sunny side of all the wood gates and guard bldg is requiring double the maintenance as the shady side. The time period for the gates and bldg is about 3 months. However, some woodwork is going to need attention on a monthly basis – this is where the irrigation sprinklers are slightly overspraying on nearby wood. This can be controlled only to a certain point given the proximity of wood to moisture.