

CAPISTRANO BAY DISTRICT
AGENDA REPORT
July 29, 2014

Security Reports

ITEM F.4

Progress Report: Leaving Vehicle Exit Gates Open During Busy Hours (Breeding)

Purpose: To extend the lifespan of the gate motors and decrease the resulting repair and maintenance costs by reducing the usage.

Replacement Cost: Approx. \$4600 per motor (includes labor)

Results After Two Weeks

This was not implemented until after the Fourth of July Holiday as there was a security concern on the part of traffic control with the huge volume of vehicles, cyclists and pedestrians passing through the entry portals.

The exit gates are now being left open for the periods of 6:00 to 9:00 AM and 3:00 to 6:00 PM, Monday through Friday.

During the summer season the gates will remain closed on the weekends, however after Labor Day it is intended to leave the exit gates open on the weekends as well.

During this initial period there have been no reports of vehicles speeding through the gates with pedestrians in the immediate area nor has there been any instance of a vehicle trying to enter through the open exit gate portal. This was definitely a safety concern and out of an abundance of caution Securitas was hesitant to implement this program.

The District Manager is pleased and relieved to report that there have been no hazardous occurrences observed.

Comments on Recent Entry Gate Problems

Each gate half is set up with its own battery backup unit similar to the battery backup for your computer. The purpose of which is to provide enough auxiliary power during a power outage to move the gates to the open position so vehicles can continue to pass through. We've learned that the battery packs are good for about three years and with the three year mark coming up the battery for the entry gate half on the right side burned out and damaged the electronic controller in the process. Over a period of several frustrating days the technician worked to get the system back up and running properly. For the past week now, there have been no

operational failures so we think the system is now working properly and don't expect problems with the exception of the battery packs on the other three gate halves which will eventually burn out.

Battery Backup Replacement (Inverter)

It turns out that the manufacturer, Doreen, does not make the same low-profile battery back up units any longer so for now, the entry gate half nearest the guard shack (the right half as you're entering) is not fitted with a battery pack. So, if there is a power outage this side would not open automatically. We looked at a procedure for unbolting the mechanical arm – it's a bit complicated and some of the officers are not mechanically apt so in an outage the gate may be in the closed position until one of the more mechanically minded staff can get here to unbolt the gate arm and swing it open.

There is a battery/inverter pack available to retrofit to the gate system but it is not the same low-profile pack and will not fit inside the existing neutral-colored plastic battery cover that sits next to the gate motor housing in the planter behind the gate. The new inverter pack is much taller and will be much more noticeable when installed (*see next page for diagram*).

A decision has not been made yet to purchase and install the new inverter pack. Since the new equipment is larger there will be an undesirable visual impact of the inverter cabinet in the adjacent planter. There is also an undesirable cost impact. The inverter unit plus installation expenses will cost about \$1700.

The Manager's recommendation is to get the new inverter unit installed, paint it nice to blend in, nurture the adjacent plants to grow taller – all to ensure that our property owners are receiving the type of quality service that is expected from their investment in the community entry improvements.