

OAKMONT  
HOA  
LIGHTING



**REDCREST**  
ILLUMINATION

## PERSONAL INTRODUCTION

- Jason Gladden
  - Owner of Redcrest Illumination
  - 20+ years landscape lighting experience
  - Member of the International Landscape Lighting Institute
    - 2-time mentor and Advanced Photography graduate
  - Designer/Lead contractor for Oakmont | 14<sup>th</sup> Street Corridor landscape redevelopment
  - Licensed Irrigator and Backflow Tester



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Area of Discussion  
118<sup>th</sup> Street and Uxbridge Ave.



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Mower Damaged Light



Mineral Stained Lenses



Broken Lenses



Cut Wires



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Buried Wire Nut Connection



Corrosion on Wiring



Mower Damaged Wiring



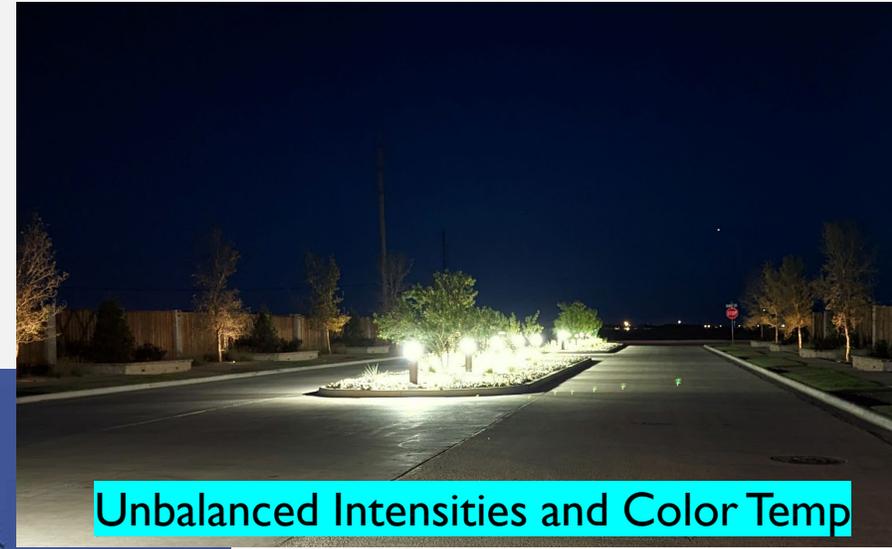
Pest and Dirt Intrusion



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Poor Coverage – Fixture Intensity Issue



Unbalanced Intensities and Color Temp



Poor Coverage – Fixture Placement Issue

## Design Issues to Avoid



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Canopy w/ Single Flxture = Unfilled



Canopy w/ Three Flxtures = Filled



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**Canopy Comparison Under Street Light**



Canopy w/ Single Fixture = Unfilled

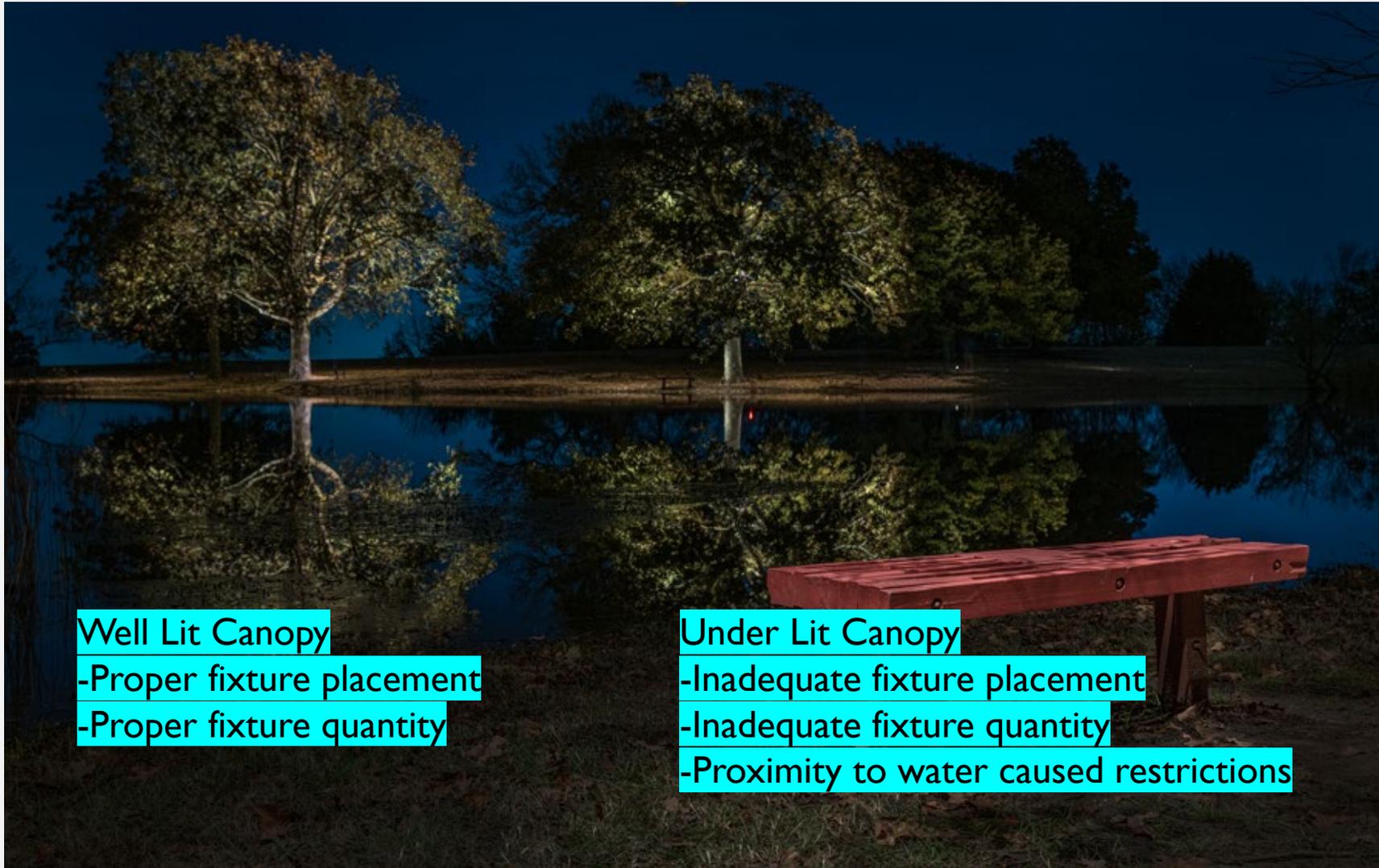


Canopy w/ Three Fixtures = Filled



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**Canopy Comparison Dim Accent Tree**



Well Lit Canopy

- Proper fixture placement
- Proper fixture quantity

Under Lit Canopy

- Inadequate fixture placement
- Inadequate fixture quantity
- Proximity to water caused restrictions



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## Canopy Comparison Tree Access Issues

## SYSTEM RECOMMENDATIONS

- New infrastructure and fixtures on all trees
  - 60 trees total from Slide Road to 114<sup>th</sup> Street
  - Design will anticipate future lighting needs of all trees
  - 3 fixtures per tree is recommended
  - Consider appropriate design as shown on previous slides
- Utilize existing infrastructure where possible
  - Existing power locations and transformers will be used
  - Possible to use some existing sleeve locations
- Install specifier grade product to promote longevity
- Recommend long-term service plan for all lighting

- Equipment           **\$77,653.04**
  - 180 Well light fixtures w/ protective grates and glare shields
  - All wiring, connections, and transformers
- Color Change Upgrade   **\$6,180.30**
- Labor   **\$24,040.00**
  - Includes all trenching, backfill, aiming and tuning of fixtures
  - Complete system 1 year warranty. Existing infrastructure excluded
  - 10-year manufacturers warranty on fixtures

**LIGHTING  
SYSTEM  
PRICING  
\$107,873.34**



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Reduce from 3 to 2 lights per tree

Less canopy coverage and reduced perspective views

Will need additional lights in the future as trees mature

Approximately \$22,000 price reduction



Selectively leave trees without lights

Difficult to establish a consistent pattern for this design

Optionally could reduce lights within median trees but fully illuminate trees at median intersections



Research a phased approach to allow long-term budgeting

POSSIBLE VALUE  
ENGINEERING

## 118<sup>th</sup> Street From Slide Road to Vicksburg



-  = Mature Trees
-  = Young Trees
-  = Street Light

**Difficult to establish a skip pattern based on driveway and light pole locations. Recommend lighting all trees.**



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# Uxbridge Avenue From 114<sup>th</sup> Street to Vicksburg Avenue



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- = Mature Trees
- = Young Trees
- = Street Light

**Difficult to establish a skip pattern based on driveway and light pole locations. Recommend lighting all trees.**



114<sup>th</sup> Street Corridor Examples  
Seasonal Changes Available in 12 Colors  
Same Equipment On Proposed Design



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