

CITY OF YUBA CITY  
STAFF REPORT

**Date:** March 3, 2020

**To:** Honorable Mayor & Members of the City Council

**From:** Public Works Department

**Presentation by:** Diana Langley, Public Works Director

---

**Summary**

**Subject:** Plumas Street Water Tower Refurbishment

**Recommendation:** Adopt a Resolution approving the graphic design and painting specifications for the refurbishment of the Plumas Street Water Tower and authorizing advertisement for bids on the project.

**Fiscal Impact:** \$180,000 – Account No. 971268-65501 (Plumas Water Tower Maintenance)  
 \$125,000 – Maintenance and Painting  
 \$35,000 – Vinyl Signage  
 \$20,000 – Construction Management

---

**Purpose:**

To improve the appearance and reputation of the City.

**Background:**

The Plumas Street Water Tower is an historical structure that is a landmark for the City, but has been in disrepair for many years. The existing fiberoptic lighting/signage is inoperable, obsolete, and non-repairable. The structure needs fresh paint and updated signage to reestablish its presence in the community and take advantage of its high visibility from both the 5<sup>th</sup> and 10<sup>th</sup> Street Bridges to welcome residents and visitors to Yuba City.

In 2009, the City completed a \$14 million streetscape project of Plumas Street. The Water Tower is a landmark structure at the south end of the project area at the corner Plumas Street and Bridge Street. At that time, there were preliminary discussions about refurbishing the Tower; however, with the downturn in the economy in 2008, the decision was made to postpone the work. Staff considers the Water Tower to be a prominent community feature and recommend that Council consider initiating the project once again.

**Analysis:**

Attachment 2 is a letter from the Plumas Streetscape architect recommending a classic, traditional vision for the Tower. An excerpt is included below:

**1. The Water Tower as a landmark.**

Water towers are small-town icons in California’s Central Valley. They are often the tallest structures in town and can be seen for a mile or more across the flat terrain; they are a piece of community and civic infrastructure that connotes the presence of a settlement; and they also are part of the agricultural landscape of the Valley – along with the silos, elevators, and other large mechanical assemblies that punctuate the horizon...Yuba City’s water tower is intimately and enjoyably accessible, in being located alongside Plumas Street where you nearly drive right under it as you pass through downtown Yuba City. One can get right underneath it and feel its looming scale, relative to the one and two story buildings of Plumas Street.

**2. Color and finish.**

Metallic silver paint is the “classic” look of a Central Valley water tower. The shiny silver finish gleams in the sunlight and conveys cleanliness and mechanical kinship with the grain elevators and the Valley’s other agricultural infrastructure. We would recommend keeping this traditional look.

**3. Signage.**

City names often proudly emblazon the sides of small-town water towers, and boldly state the community’s identity from a long distance...The body of the tank should remain silver with a high-contrast sign.

The Tower refurbishment would include removal of existing fiberoptic materials and equipment, patching, cleaning and preparing the entire structure (legs and tank) for new paint, painting, and installation of vinyl signage on the north and south sides of the tank. The vinyl signage is considered permanent by the manufacturer and has a warranty of five years.

Public Works Staff enlisted the expertise of consultants to develop the graphic design, painting specifications, and cost estimate for the refurbishment of the Plumas Street Water Tower (Attachments 1a and 1b). With Council approval of the design, specifications, and authorization advertise for bids, staff proposes the following schedule:

Advertise for Bid:	March 2020
Award Contract:	April 2020
Construction Start:	June 2020
Completion:	August 2020

**Fiscal Impact:**

The estimate project cost \$180,000, which includes construction, project management, and permitting costs. There is currently \$135,000 budgeted in CIP Account No. 971268 (Plumas Water Tower Maintenance) for this project. Staff will return to Council with options for supplemental funding from the General Fund at the time of award based on actual costs.

**Alternatives:**

1. Approve only the maintenance and painting of the Tower in order to stay within the current budget.
2. Delay the project until next fiscal year.
3. Cancel the project.

**Recommendation:**

Adopt a resolution approving the graphic design and painting specifications for the refurbishment of the Plumas Street Water Tower and authorizing advertisement for bids on the project.

**Attachments:**

1. Resolution
  - a. Painting Specifications
  - b. Proposed Graphics
2. Recommendation Letter from Freedman, Tung and Bottomley

**Prepared by:**

**Submitted by:**

*/s/ Claire Shawver*

Claire Shawver  
Project Manager

*/s/ Diana Langley for Michael Rock*

Michael Rock  
City Manager

**Reviewed by:**

Department Head

DL

Finance

SM

City Attorney

SLC by email

# ATTACHMENT 1

**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY  
APPROVING THE PLANS AND SPECIFICATIONS FOR THE PLUMAS  
STREET WATER TOWER REFURBISHMENT PROJECT AND AUTHORIZE  
ADVERTISEMENT FOR BIDS ON THE PROJECT**

BE IT RESOLVED AND ORDERED by the City Council of the City of Yuba City that the plans and specifications for the Plumas Street Water Tower Refurbishment Project be approved.

BE IT FURTHER RESOLVED AND ORDERED by the City Council of the City of Yuba City that the Public Works Department is hereby authorized and directed to advertise for bids for the Plumas Street Water Tower Refurbishment Project.

The foregoing resolution was duly and regularly introduced, passed, and adopted by the City Council of the City of Yuba City at a regular meeting thereof held on the 3<sup>rd</sup> day of March 2020.

AYES:

NOES:

ABSENT:

\_\_\_\_\_  
Shon Harris, Mayor

ATTEST:

\_\_\_\_\_  
Patricia Buckland, City Clerk

APPROVED AS TO FORM  
COUNSEL FOR YUBA CITY:

\_\_\_\_\_  
Shannon Chaffin, City Attorney  
Aleshire & Wynder, LLP

Attachment(s):

- 1a. Painting Specifications
- 1b. Proposed Graphics

# ATTACHMENT 1a

# Plumas Street Water Tower Improvements

## EXHIBIT A

### SECTION 09900 – FINISHES

#### Part 1 GENERAL

##### 1.1 SECTION INCLUDE

A) Exterior paints and coatings systems including: paints, stains, transparent coatings, and opaque finishes.

##### 1.2 RELATED SECTIONS

A) Section 05210 – Steel Joists: Shop priming.

B) Section 05500 – Metal Fabrications: Shop priming.

C) Section 06200 – Finish Cabinetry: Back priming of trim and paneling.

D) Section 07190 – Water Repellants.

E) Section 09960 – High-Performance Coatings.

F) Section 09930 – Stains and Transparent Finishes.

G) Section 09670 – Fluid Applied Flooring for Concrete.

H) Section 15075 – Mechanical Identification: Markers and color-coding.

I) Section 16075 – Electrical Identification: Markers and color-coding.

##### 1.3 SUBMITTALS

A) Submit under provisions of Section 01330, Submittal Procedures.

B) Product Data: Manufacturer's data sheets on each paint and coating product should include:

1 Product characteristics

2 Surface preparation instructions and recommendations

3 Primer requirements and finish specification

4 Storage and handling requirements and recommendations

5 Application methods

6 Cautions

C) Selection Samples: Submit a complete set of color chips that represent the full range of manufacturer's color samples available.

D) Verification Samples: For each finish product specified, submit samples that represent actual product, color, and sheen.

##### 1.4 DELIVERY, STORAGE, AND HANDLING

A) Delivery: Deliver manufacturer's unopened containers to the work site. Packaging shall bear the manufacturer's name, label and the following list of information:

1 Product name, type (description)

2 Application & use instructions

3 Surface preparation

4 VOC content

5 Environmental issues

6 Batch date

7 Color number

B) Storage: Store and dispose of solvent-based materials in accordance with requirements of local authorities having jurisdiction. Store materials in an area that is within the acceptable temperature range, per manufacturers instructions. Protect from freezing.

C) Handling: Maintain a clean, dry storage area, to prevent contamination or damage to the coatings.

##### 1.5 PROJECT CONDITIONS

## SECTION 09900 – FINISHES

### Part 1 GENERAL

#### 1.1 SECTION INCLUDE

- A) Exterior paints and coatings systems including: paints, stains, transparent coatings, and opaque finishes.

#### 1.2 RELATED SECTIONS

- A) Section 05210 – Steel Joists: Shop priming.
- B) Section 05500 – Metal Fabrications: Shop priming.
- C) Section 06200 – Finish Cabinetry: Back priming of trim and paneling.
- D) Section 07190 – Water Repellants.
- E) Section 09960 – High-Performance Coatings.
- F) Section 09930 – Stains and Transparent Finishes.
- G) Section 09670 – Fluid Applied Flooring for Concrete.
- H) Section 15075 – Mechanical Identification: Markers and color-coding.
- I) Section 16075 – Electrical Identification: Markers and color-coding.

#### 1.3 SUBMITTALS

- A) Submit under provisions of Section 01330, Submittal Procedures.
- B) Product Data: Manufacturer's data sheets on each paint and coating product should include:
  - 1 Product characteristics
  - 2 Surface preparation instructions and recommendations
  - 3 Primer requirements and finish specification
  - 4 Storage and handling requirements and recommendations
  - 5 Application methods
  - 6 Cautions
- C) Selection Samples: Submit a complete set of color chips that represent the full range of manufacturer's color samples available.
- D) Verification Samples: For each finish product specified, submit samples that represent actual product, color, and sheen.

#### 1.4 DELIVERY, STORAGE, AND HANDLING

- A) Delivery: Deliver manufacturer's unopened containers to the work site. Packaging shall bear the manufacturer's name, label and the following list of information:
  - 1 Product name, type (description)
  - 2 Application & use instructions
  - 3 Surface preparation
  - 4 VOC content
  - 5 Environmental issues
  - 6 Batch date
  - 7 Color number
- B) Storage: Store and dispose of solvent-based materials in accordance with requirements of local authorities having jurisdiction. Store materials in an area that is within the acceptable temperature range, per manufacturers instructions. Protect from freezing.
- C) Handling: Maintain a clean, dry storage area, to prevent contamination or damage to the coatings.

#### 1.5 PROJECT CONDITIONS



A) Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturer for optimum results. Do not apply coatings under environmental conditions outside manufacturer's absolute limits.

## Part 2 PRODUCTS

### 2.1 MANUFACTURERS

A) Acceptable Manufacturer:  
The Sherwin-Williams Company  
101 Prospect Avenue  
Cleveland, OH 44115  
Tel: (800) 321-8194  
Fax: (216) 566-1392  
www.sherwin-williams.com

#### B) Substitutions:

Requests for substitutions will be considered in accordance with provisions of Section 01600 Product Requirements. When submitting request for substitution provide complete product data specified under above Submittals, for each substitute product.

### 2.2 APPLICATIONS/SCOPE

A) Use this article to define the scope of painting if not fully desired in a Finish Schedule or on the drawings. This article must be carefully edited to reflect the surfaces actually found on the project. In some cases, it may be enough to use the first paragraph that says, in effect, "paint everything" along with a list of items not to paint, without exhaustively defining all the different surfaces and items that must be painted.

B) If the project involves repainting some but not all existing painted surfaces, be sure to indicate the extent of the repainting

C) The descriptions of each system can also be used to further refine the definition of what is to be painted, stained, or clear finished.

#### D) Surfaces To Be Coated:

- 1) METAL – (Galvanized)
- 2) WOOD – (Shingles (Non-Roof) Shakes, Rough-Sawn Lumber)

### 2.3 SCHEDULE

#### High Performance Coatings

##### METAL – (Galvanized)

##### Acrylic Finish (Water Based)

##### Semi-Gloss Finish

Coat 1: S-W DTM Acrylic Primer/Finish, B66W1 (2.5 – 5.0 mils dry per coat)

Coat 2: S-W DTM Acrylic Semi-Gloss Coating, B66-200 Series (2.5 – 4.0 mils dry per coat)

Coat 3: S-W DTM Acrylic Semi-Gloss Coating, B66-200 Series (2.5 – 4.0 mils dry per coat) Second coat of DTM is applied on an as needed basis only.

Primer will be used on bare surfaces only. DTM should be used on all art work and reflective coating applied after DTM has cured completely.

Use DTM for logo application. Colors are to be determined.

## **Logo Design**

### **Alkyd Finish (Solvent Based)**

#### **Clear Finish**

Coat 1: Alert Reflective Coating (Painted over Logo).

Apply at 1 Mil after DTM has completely cured. Product is available in black, bright white, silver white, and yellow. Follow data page instructions for application directions.

## **Exterior Finishes**

### **WOOD – (Shingles (Non–Roof) Shakes, Rough–Sawn Lumber)**

#### **Acrylic Finish (Water Based)**

##### **Eggshell / Satin / Gloss Finish**

Coat 1: S–W A–100® Exterior Stain Blocking Primer, Y24 Series (4 mils wet, 2.2 mils dry)

Coat 2: S–W A–100® Exterior Latex Satin / Gloss, A82 Series (4 mils wet, 1.4 mils dry per coat)

END OF SECTION

## **2.4 MATERIALS – GENERAL REQUIREMENTS**

### **A) Paints and Coatings – General:**

1) Unless otherwise indicated, provide factory–mixed coatings. When required, mix coatings to correct consistency in accordance with manufacturer's instructions before application. Do not reduce, thin, or dilute coatings or add materials to coatings unless such procedure is specifically described in manufacturer's product instructions

2) For opaque finishes, tint each coat including primer coat and intermediate coats, one–half shade lighter than succeeding coat, with final finish coat as base color.

### **B) Primers:**

1) Where the manufacturer offers opinions on primers for a particular substrate, use primer categorized as "best" by the manufacturer.

## **2.5 ACCESSORIES**

### **A) Coating Application Accessories:**

1) Provide all primers, sealers, cleaning agents, cleaning cloths, sanding materials, and clean–up materials required per manufacturers specifications.

## **PART 3 EXECUTION**

### **3.1 EXAMINATION**

A) Do not begin application of coatings until substrates have been properly prepared. Notify Architect of unsatisfactory conditions before proceeding.

B) If substrate preparation is the responsibility of another installer, notify Architect / City of unsatisfactory preparation before processing.

C) Proceed with work only after conditions have been corrected and approved by all parties, otherwise application of coatings will be considered as an acceptance of surface conditions.

### 3.2 SURFACE PREPARATION

A) Proper product selection, surface preparation, and application affect coating performance. Coating integrity and service life will be reduced because of improperly prepared surfaces. Selection and implementation of proper surface preparation ensures coating adhesion to the substrate and prolongs the service life of the coating system.

B) Selection of the proper method of surface preparation depends on the substrate, the environment, and the expected service life of the coating system. Economics, surface contamination, and the effect on the substrate will also influence the selection of surface preparation methods.

C) The surface must be dry and in sound condition. Remove oil, dust, dirt, and loose rust, peeling paint or other contamination to ensure good adhesion.

D) Remove mildew before painting by washing with a solution of 1 part liquid household bleach and 3 parts of warm water. Apply the solution and scrub the mildewed area. Allow the solution to remain on the surface for 10 minutes. Rinse thoroughly with clean water and allow the surfaces to dry 48 hours before painting. Wear protective glasses or goggles, waterproof gloves, and protective clothing. Quickly wash off any of the mixture that comes in contact with your skin. Do not add detergents or ammonia to the bleach/water solution.

E) No Exterior painting should be done immediately after a rain, during foggy weather, when rain is predicted, or when the temperature is below 50 degrees F unless the coating is specifically designed for those conditions.

F) Methods:

**WARNING!** Removal of old paint by sanding, scraping or other means may generate dust or fumes that contain lead. Exposure to lead dust or fumes may cause brain damage or other adverse health effects, especially in children or pregnant women. Controlling exposure to lead or other hazardous substances requires the use of proper protective equipment, such as a properly fitted respirator (NIOSH approved) and proper containment and cleanup. For more information, call the National Lead Information Center at 1-800-424-LEAD (in US) or contact your local health authority.

#### 1) Power Tool Cleaning

Power Tool Cleaning removes all loose mill scale, loose rust, and other detrimental foreign matter. It is not intended that adherent mill scale, rust, and paint be removed by this process. Mill scale, rust, and paint are considered adherent if they cannot be removed by lifting with a dull putty knife. Before power tool cleaning, remove visible oil, grease, soluble residues, and salts by the methods outlined in SSPCSP1. For complete instructions, refer to Steel Structures Paint Council Surface Preparation Specification No.3.(SSP-PC3)

#### 2) Power Tool Cleaning to Bare Metal

Metallic surfaces that are prepared according to this specification, when viewed without magnification, shall be free of all visible oil, grease, dirt, dust, mill scale, rust, paint, oxide corrosion products, and other foreign matter. Slight residues of rust and paint may be left in the lower portions of pits if the original surface is pitted. Prior to power tool surface preparation, remove visible deposits of oil or

grease by any of the methods specified in SSPC-SP1, Solvent Cleaning, or other agreed upon methods. For complete instructions, refer to Steel Structures Paint Council Surface Preparation Specification No.11. (SSPC-SP11)

### 3) Wood (Exterior)

Must be clean and dry. Prime and paint as soon as possible. Knots and pitch streaks must be scraped, sanded, and spot primed before a full priming coat is applied. Patch all nail holes and imperfections with a wood filler or putty and sand smooth.

### 4) Previously Coated Surfaces

Maintenance painting will frequently not permit or require complete removal of all old coatings prior to repainting. However, all surface contamination such as oil, grease, loose paint, mill scale, dirt, foreign matter, rust, mold, mildew, mortar, efflorescence, and sealers must be removed to assure sound bonding to the tightly adhering old paint. Glossy surfaces of old paint films must be clean and dull before repainting. Thorough washing with an abrasive cleanser will clean and dull in one operation, or, wash thoroughly and dull by sanding. Spot prime any bare areas with an appropriate primer.

Recognize that any surface preparation short of total removal of the old coating may compromise the service length of the system. Check for compatibility by applying a test patch of the recommended coating system, covering at least 2 to 3 square feet. Allow to dry one week before testing adhesion per ASTM D3359. If the coating system is incompatible, complete removal is required.

### 5) Water Blasting NACE Standard RP-01-72

Removal of oil grease dirt, loose rust, loose mill scale, and loose paint by water at pressures of 2,000 to 2,500 psi at a flow of 4 to 14 gallons per minute.

### 6) Hand Tool Cleaning

Hand Tool Cleaning removes all loose mill scale, loose rust, and other detrimental foreign matter. It is not intended that adherent mill scale, rust, and paint be removed by this process. Mill scale, rust, and paint are considered adherent if they cannot be removed by lifting with a dull putty knife. Before hand tool cleaning, remove visible oil, grease, soluble residues, and salts by the methods outlined in SSPCSP1.

For complete instructions, refer to Steel Structures Paint Council Surface Preparation Specification No. 2 (SSPC-SP2)

## 3.3 INSTALLATION

- A) Apply all coatings and materials with manufacture's specifications in mind. Mix and thin coatings according to manufacture's recommendation.
- B) Do not apply to wet or damp surfaces.
- C) Apply coatings using methods recommended by manufacturer.
- D) Uniformly apply coatings without runs, drips, or sags, without brush marks, and with consistent sheen.
- E) Apply coatings at spreading rate required to achieve the manufacturer's recommended dry film thickness.
- F) Dark Coats and Deep Clear Colors: Regardless of number of coats specified, apply as many coats as necessary for complete hide.
- G) Exterior Woodwork: If final painting must be delayed more than 2 weeks after installation of woodwork, apply primer within 2 weeks and final coating within 2 weeks.
- H) Inspection: The coated surface must be inspected and approved by the architect or engineer just prior to each coat.

### 3.4 PROTECTION

- A) Protect finished coatings from damage until completion of project
- B) Touch-up damaged coatings after substantial completion, following manufacturers recommendation for touch up or repair of damaged coatings. Repair any defects that will hinder the performance of the coatings.

END OF SPECIFICATION

# ATTACHMENT 1b



4119 S. Market Court  
Suite F / 10  
Sacramento, CA 95834  
(916) 419-8101  
CA CONTRACTOR LICENSE NO.  
960668

Notice to the Customer  
The above information was prepared by YESCO. YESCO does not warrant the accuracy of the information. YESCO is not responsible for any errors or omissions. YESCO is not a contractor and does not provide any services. YESCO is not a contractor and does not provide any services.

© 2018  
All rights reserved

YESCO. The name YESCO. and the YESCO. logo are trademarks of YESCO. YESCO. is not responsible for any errors or omissions. YESCO. is not a contractor and does not provide any services. YESCO. is not a contractor and does not provide any services.

PRINT NAME / LOCATION ADDRESS



ADDRESS  
Pumbe St & Fremont St  
Yuba City, CA

ACCOUNT EXECUTIVE  
Scott Zuber

SALES  
R. Tucker

DATE  
8/28/18

ESTIMATING  
DATE

SALES  
DATE

LANDING  
DATE

CUSTOMER  
DATE

APPROVAL

DESIGN NUMBER  
ART 25883

ARCHIVE NUMBER

SHEET  
CV-Cover Page



# Water Tower

PHASE 1 - INSTALL NEW GRAPHICS TO TOWER, INSTALL NEW COLOR CHANGING LIGHTS

YUBA CITY, CA.

SHEET INDEX

- CV - Cover Page
- SP - Site Plan 1 of 1
- Sheet - S 1.0
- Sheet - S 2.0



4119 S. Market Court  
 Suite F / 10  
 Sacramento, CA 95834  
 (916) 419-8101  
 CA CONTRACTOR LICENSE NO  
 980698

Notice to the Customer  
 This drawing was created by YESCO as a preliminary  
 design. This drawing is not to be used for  
 construction or other purposes without the  
 approval of YESCO.

© 2019  
 All rights reserved

NO. The information on this drawing is  
 provided for your information only and does not  
 constitute a contract. The information on this  
 drawing is subject to change without notice.  
 The user of printed information on any  
 drawing shall be responsible for the accuracy  
 of the information. YESCO shall not be  
 liable for any errors or omissions on this  
 drawing.

FIRM NAME (LOCATION ADDRESS)



ADDRESS:  
 Plumas St. & Fremont St.  
 Yuba City, CA

ACCOUNT EXECUTIVE:  
 Scott Ziefert

DESIGNER:  
 R. Tucker

DATE:  
 8/29/19

APPROVAL:

CUSTOMER DATE

LANDING DATE

SALES DATE

ESTIMATING DATE

DRAWING DATE

DESIGN NUMBER  
**ART 25883**

ADDITIVE NUMBER

SHEET  
**SP 1 of 1**



SITE PLAN



VICINITY MAP

METHOD OF ATTACHMENT



**\*\*\* FIELD SURVEY REQUIRED FOR ACTUAL DIMENSIONS \*\*\***



**1** NEW GRAPHIC  
(Externally Illuminated)  
Two (2)

**ColorBlast Powercore**  
30° Beam Angle, Warm-White, Multi-Color, CRI 90+.

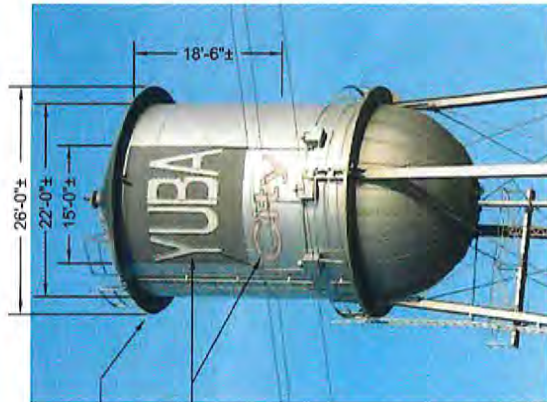
**QUANTITY:**  
Six (6) to Eight (8) Fixtures  
total required

The world's leading exterior LED wash fixture with intelligent color light.

ColorBlast Powercore high-performance LED fixtures combine rich, vibrant color with high efficiency and long life. They are designed for mounting on buildings, bridges, monuments, and other structures. ColorBlast Powercore offers an array of options for wash, wash, grazing, flood, and spotlighting, along with the efficiency and cost-effectiveness of Powercore technology in a rugged 4-in.-x-4-in. aluminum housing.

**2** NEW LIGHTING  
Color-changing LED light fixtures  
(exact number of fixtures to be determined)

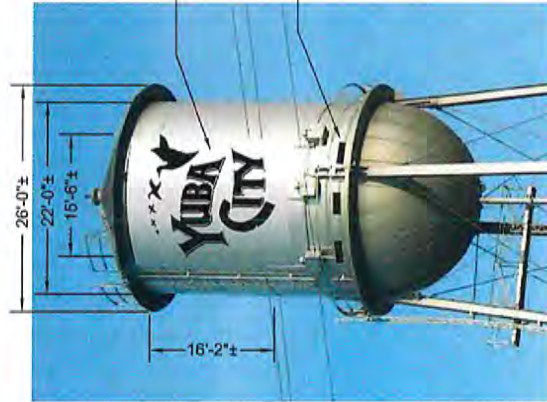
**NEW GRAPHICS AND LIGHTING FOR EXISTING WATER TOWER**  
QUANTITY: One (1) Existing Water Tower, Provide and Install New Graphics and External Light Fixtures



Repaint entire water tower and structure gray/white BY OTHERS

Remove two (2) sets of existing letters/lighting

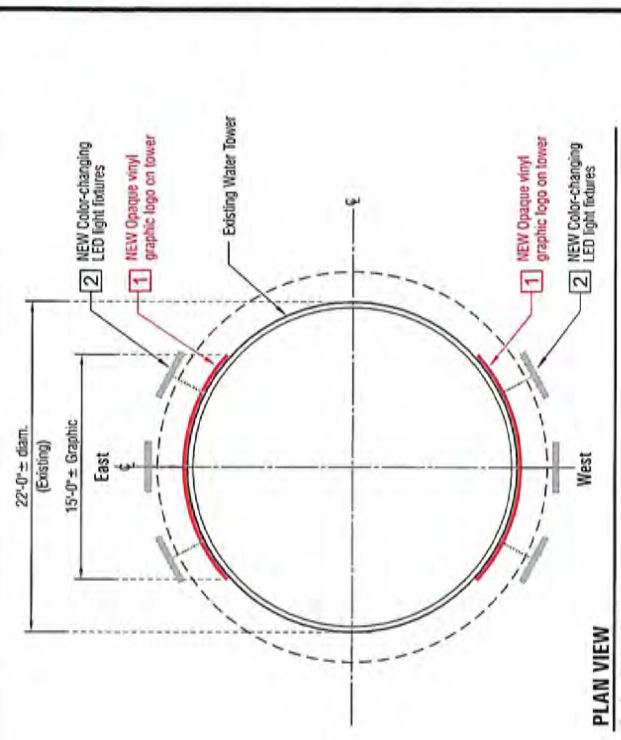
EXISTING WATER TOWER



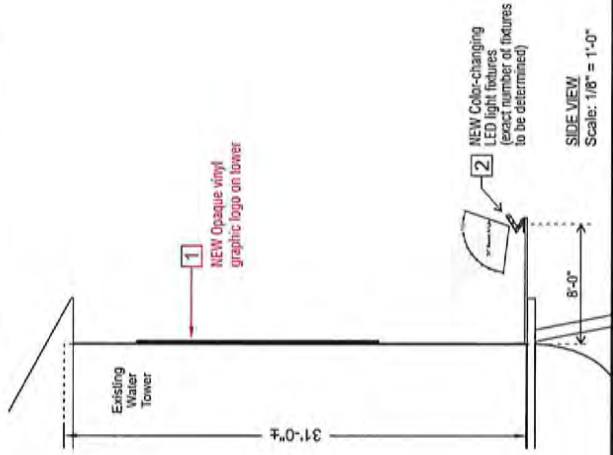
**1** New vinyl copy and logo

**2** New ColorBlast color-changing LED up-lights to illuminate tower and city logo (exact number of fixtures required to be determined)

PROPOSED WATER TOWER



PLAN VIEW  
Scale: 1/8" = 1'-0"



SIDE VIEW  
Scale: 1/8" = 1'-0"

<p><b>YESCO.</b> <b>SACRAMENTO BRANCH</b> 4119 S. Market Court Suite F / 10 Sacramento, CA 95834 (916) 419-8101 CA CONTRACTOR LICENSE NO. 986898</p>		<p>Notice to the Customer: The customer has agreed to purchase a product from YESCO. The customer has agreed to pay for the product and any associated costs. The customer has agreed to pay for the product and any associated costs.</p> <p>© 2019 All rights reserved.</p>	
<p>YESCO. is a registered trademark of YESCO. All other trademarks are the property of their respective owners. The use of graphics, text, and images on this document is for informational purposes only. The use of graphics, text, and images on this document is for informational purposes only. The use of graphics, text, and images on this document is for informational purposes only.</p>		<p>FORM NAME / LOCATION ADDRESS Plumas St. &amp; Fremont St. Yuba City, CA</p>	
<p>ACCOUNT EXECUTIVE Scott Zulek</p>		<p>APPROVAL</p>	
<p>REVISIONS R. Tucker 8/29/19</p>		<p>CUSTOMER DATE</p>	
<p>LANDSCAPE DATE</p>		<p>SALES DATE</p>	
<p>ESTIMATING DATE</p>		<p>SURETY DATE</p>	
<p>SECTION NUMBER <b>ART 25883</b></p>		<p>ARCHIVE NUMBER</p>	
<p>SHEET <b>S 1.0</b></p>			

## ATTACHMENT 2

## PRINCIPALS

Michael Freedman · Gregory Tung · Ellen Greenberg · Hiroyuki Sasaki

## Memorandum

Date: January 11, 2007  
To: George Musallam  
Cc:  
From: Michelle Gaines  
Via: E-mail  
Re: Yuba City downtown water tower painting and signage treatment

Dear George,

We have been requested by you to prepare brief comments about the current aesthetic treatment of the Yuba City water tower that presides over Plumas Street in downtown Yuba City, from our perspective as urban designers and having experience and knowledge about the character of downtown Yuba City going back to the preparation of the 1992 Central City Specific Plan and Revitalization Strategy. Here are our comments:

- 1. The Water Tower as a landmark.** Water towers are small-town icons in California's Central Valley. They are often the tallest structures in town and can be seen for a mile or more across the flat terrain; they are a piece of community and civic infrastructure that connotes the presence of a settlement; and they also are part of the agricultural landscape of the Valley - along with the silos, elevators, and other large mechanical assemblies that punctuate the horizon. A water tower's form is anthropomorphic and memorable to a child, with its bulbous head, spindly legs, and conical cap. Yuba City's water tower is intimately and enjoyably accessible, in being located alongside Plumas Street where you nearly drive right under it as you pass through downtown Yuba City. One can get right underneath it and feel its looming scale, relative to the one and two story buildings of Plumas Street.
- 2. Color and finish.** Metallic silver paint is the "classic" look of a Central Valley water tower (or for that matter, of water towers across the Midwest as well). The shiny silver finish gleams in the sunlight and conveys cleanliness and mechanical kinship with the grain elevators and the Valley's other agriculture infrastructure. We would recommend keeping this traditional look.
- 3. Signage.** City names often proudly emblazon the sides of small town water towers, and boldly state the community's identity from a long distance. We believe that the typeface of the signage proclaiming "Yuba City" could and should be stronger (thicker) -

the stroke width of the letters is relatively slender and does not convey as much visual strength and legibility as it might. We think the face should also have a bit more "civic formality" and the letter size and spacing be made more uniform. The body of the tank should remain silver; a high-contrast sign panel (for instance, white letters on a dark rectangular background at one or two locations on the cylinder of the tank) could be painted or applied to the tank cylinder surface.

There is an opportunity to use the "venue" of the water tower location as a way to tie it in with the City's or downtown's identity program in terms of logo, stationery, and/or city seal.

**4. Signage illumination.** The previous signage illumination utilized a "Fiberstars" system of internally illuminated fiber optic tubes or tubules. These were a lower-cost way of emulating a kind of illumination outlining of letters somewhat like classic neon tube lighting, albeit with lower brightness. However, the initial installation eventually suffered impaired performance and remained darkened for a number of years. The Fiberstars product has been improved but we would recommend that two long-life and good brightness alternatives be considered:

A. One alternative would be to use external uplighting rather than neon-like outline lighting. But a good uplighting installation on arms could produce excellent long life lighting through use of induction lamps with up to 100,000 hours of life (in either cool or warm white color), with an energy efficiency similar to that of metal halide high-intensity discharge lighting. These lamps are often used for billboard uplighting.

B. Another alternative would be to use rows of LED (Light Emitting Diode) lamps to outline the letters, if outline letter lighting is preferred. LED lighting also has a lifespan of around 100,000 hours per lamp, is quite efficient, and can be selected in almost any color. The initial cost may be higher though prices on LED's have come down dramatically in reason years, just as color choices have expanded. It may be that some architectural outlining of the form of the tank or of the tower could also be incorporated, which would make more of the tower's presence and role in the downtown.

We believe that the services of a professional lighting designer would be well worth the money, to research and develop a superior sign lighting approach and assure the City of well-designed, low maintenance, and reliable performance on the part of the Water Tower lighting.

Please do not hesitate to call us for any questions.

Sincerely yours,

Michelle Gaines