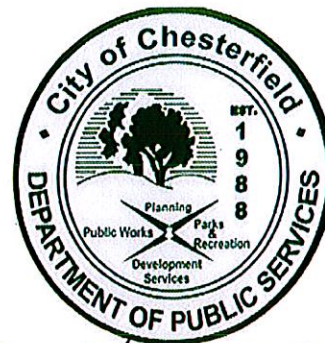


**Memorandum
Department of Public Services**

To: Mike Herring, City Administrator
From: Mike Geisel, Director of Public Services
Date: July 28, 2014
Re: City Hall Fountain Repair



✓ MGH
7/28/14
OK'R to FORWARD TO R/PD COMMITTEE

As you know, in conjunction with the construction of City Hall in 2001, the decorative fountain was constructed at the Swingley Ridge\Chesterfield Parkway intersection. This fountain construction was funded by a \$300,000 donation from Sachs Properties. The fountain provides a dramatic and prominent visual impact for the overall City Hall site. Although the fountain requires considerable care and ongoing maintenance, it has functioned consistently, without major disruptions during the first ten years of operation.

As you would typically expect, we have recently experienced significant maintenance expenditures to keep the fountain operable. In 2011, we repaired a water leak in the drain piping between the fountain structure and the sidewalk, at a cost of approximately \$5,000. In 2012, we completed major masonry improvements involving a complete tuck pointing, re-setting of all limestone caps, sealant, and lighting repairs, at a cost of \$47,000.

As we attempted to open the fountain this spring 2014, it was readily apparent that we were losing water at a rapid rate. We were unable to locate the leak through camera investigation or a pressure test. We ultimately excavated the line for further exploration in order to identify the leak location. As a result of our review, we have discovered that there are actually two leaks on the supply side of the fountain. The first leak is located between the sidewalk and the fountain, and can be repaired rather easily and economically. The second leak is located under the upper reservoir of the fountain adjacent to the Larry Grosser Memorial Plaza.

To repair this leak, a contractor will have to saw the concrete bottom of the reservoir, excavation approximately 6 feet down, expose the supply manifold, identify the location of the defective pipe and replace it. The repaired pipe will have to be re-set, braced, and backfilled. The basin bottom would have to be replaced and re-sealed. In order to maximize the life of the repair and reduce the probability of future failures we plan on replacing the sub-structure pipe within the fountain structure, and upgrade from 8-inch PVC pipe to 8-inch HDPE pipe. This is obviously a complex and potentially expensive repair. Since it is below and hidden by existing structure, we simply do not what complications may arise. While we have isolated the area where the leak is occurring, we do not know its exact location or the extent of the repair needed. This excavation, repair, and restoration are difficult to estimate given the

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number of unknowns. **We believe the repair and restoration costs could be as high as \$50,000, and will have to be done on a time and materials basis.**

Please be advised that once the repairs are made, the fountain will continue to require regular and on-going maintenance costs as it ages. This repair is not a regular, typical maintenance activity. While we have no ability to determine the cause of the leaks, and we are not suggesting that there is a direct causal relationship; it is reasonable to associate such leaks in a supply line to the substantial amount of construction in the area resulting in vibration and movements through the base rock which characterize the City Hall site.

Given that the Fountain is a prominent landmark associated with City Hall and insofar as it has performed consistently for 13 years, **I believe it is important to repair and restore its function.** As was frequently discussed during the design and construction of City Hall, it functions as an example of the high architectural standards and environmental sensitivity that Chesterfield expects from development within the City. The fountain, the tiered ponds, ornamental fencing, vegetated retaining wall, underground detention, and structured parking combine to create a visually pleasing yet functional site. An inoperable fountain or a re-purposed fountain would simply create an entirely undesirable response.

Accordingly, **I am requesting that this information be forwarded to the Planning and Public Works Committee.** Rather than request an immediate fund transfer, **I recommend that the City Council authorize the project to be initiated on a time and materials basis, that the Department of Public Services provide an expense summary after completion of the work, and that City Council authorize a transfer from General Fund - Fund Reserves to reimburse those expenditures.** As previously stated, we are unable to accurately discern the magnitude of the work since it is below the fountain structure. However, we estimate that this work effort could be \$50,000.

If you have any questions or require additional information, please advise.

Cc Jim Eckrich, Public Works Director\City Engineer

