ITEM NO. 8

STAFF REPORT

CITY OF OCEANSIDE

DATE: September 24, 2014

TO: Honorable Mayor and City Councilmembers

FROM: Development Services Department

SUBJECT: **REFURBISHMENT OF THE CIVIC CENTER FOUNTAIN**

SYNOPSIS

Staff recommends that the City Council approve the plans and specifications for the Civic Center Fountain Refurbishment project; and authorize the City Engineer to call for bids.

BACKGROUND

The Civic Center Fountain, at the northeast corner of Pier View Way and North Coast Highway, was built in 1988 in conjunction with the construction of the Civic Center Plaza. The fountain is currently in poor condition; the majority of the mechanical equipment either has failed or is about to fail and the existing ceramic tile and waterproofing finishes have failed in several areas.

On October 14, 2011, a Professional Services Agreement was entered into with Aquatic Design Group to evaluate the condition of the Civic Center Fountain and prepare a memorandum outlining observations and recommendations to refurbish the fountain. The memorandum is attached as Exhibit 'A'.

In August 2012 a 2" potable waterline valve split and flooded the underground vault, causing serious damage to the control equipment. The main circulation pump and filter pump came back online, but the jets that send arcs of streaming water into the air were no longer operational.

On November 18, 2013, a Professional Services Agreement was entered into with Aquatic Design Group to prepare plans and specifications for the Civic Center Fountain based on the recommendations identified within the memorandum referenced above.

The plans and specifications for the Civic Center Fountain have been reviewed by staff and are ready for approval.

ANALYSIS

On August 6, 2014, the City Council adopted resolution No. 14-R0465-1, declaring a Drought Response Level 2 – Drought Alert Condition, and Ordinance 08-OR0439-1 amending Chapter 37 of the Oceanside City Code by adding Article VII. Article VII requires that reclaimed water is used for the operation of the Civic Center Fountain. The fountain is currently serviced by a 2" waterline supplying approximately 480 gallons of potable water per week; there is no on-site reclaimed water source to service the fountain

Compliance with the provisions of Article VII provides staff the opportunity to perform much needed maintenance. Staff will drain the Civic Center Fountain this fall in preparation for the refurbishment project. Staff will secure the area to prevent damage and unintended use and place signage to inform residents of the City's drought compliance effort and upcoming repairs.

The scope of work for the Civic Center Fountain includes removing the existing tile and waterproof membrane on all surfaces, replacing them with unglazed ceramic mosaics and flexible waterproofing, replacing the existing vault manhole cover, and modifying the underground vault structure, including the piping, electrical, and ventilation systems. The scope of work also includes the addition of pumps, filters, drains, removal and replacement of palm trees, repair of wall and deck concrete spalling, replacement of bulbs in existing perimeter lights, and flushing of all pipelines.

After completion of the refurbishment project in spring 2015, the following two operations and maintenance options are available to staff:

- If Drought Response Level 1 is in effect at the completion of construction, staff will use the existing 2" waterline typically used to fill and maintain the water level in the fountain.

- If Drought Response Level 2 continues to be in effect, reclaimed water from the San Luis Rey Waste Water Treatment Plant (only source within City limits) will be trucked in. Staff anticipates it may take approximately 3 weeks to refill the fountain using available City equipment.

The refurbishment project will reduce but cannot eliminate the weekly demand for water. Water losses due to evaporation, minor leakage through the waterproof membrane, and human and animal contact will be monitored by staff. Depending on the demand and Drought Response Level, the fountain water levels will be maintained with supply from the existing potable waterline, trucked-in reclaimed water, or contracted water trucking services.

Staff is considering long term solutions to supply reclaimed water. The Water Utilities Department is currently negotiating with officials at Camp Pendleton to secure reclaimed water from the Camp Pendleton sewer outfall line that runs along Cleveland Street and Tremont Street. A connection to this line would supply the Civic Center

Fountain with a permanent source of reclaimed water and may provide additional opportunities (i.e., irrigation for the Civic Center Plaza). It is anticipated that it may take approximately four years to secure the rights from Camp Pendleton and build the reclaimed waterline.

FISCAL IMPACT

The Engineer's Estimate for the Civic Center Fountain Refurbishment project is $355,440. The FY 2014-2015 Capital Improvement Program (CIP) budget includes $375,000 in new project funds in account 912138600581. The funding source for this CIP item is the General Fund Unallocated Reserve. Sufficient funds are available to complete the Civic Center Fountain project.

The project's construction costs are estimated as follows:

Construction Contract	$260,334
Construction Contingency	$28,926
Administration	$13,125
Inspection and Testing	$41,760
City Construction Management	$11,295
Total	$355,440

The ongoing yearly maintenance cost for operating and maintaining the fountain is approximately $29,000 for Drought Response Levels 1 and 2. Both levels require typical fountain maintenance and electrical usage charges. Drought Response Level 1 specifically includes water usage charges associated with the use of the existing waterline to maintain water levels. Drought Response Level 2 includes the staff time, fuel, and vehicle maintenance costs required to supply reclaimed water from the San Luis Rey Wastewater Treatment Plant to maintain water levels.

INSURANCE REQUIREMENTS

The City's standard insurance requirements will be met.

COMMISSION OR COMMITTEE REPORT

Does not apply.

CITY ATTORNEY ANALYSIS

The referenced documents have been reviewed by the City Attorney and approved as to form.

RECOMMENDATION

Staff recommends that the City Council approve the plans and specifications for the Civic Center Fountain Refurbishment project; and authorize the City Engineer to call for bids.

PREPARED BY:

Gary Smith
Associate Engineer

SUBMITTED BY:

Steven R. Jepsen
City Manager

REVIEWED BY:

Michelle Skaggs Lawrence, Deputy City Manager

James Riley, Financial Services Director

Scott O. Smith, City Engineer

Cari Dale, Water Utilities Director

Hans K. Koger, Public Works Division Manager

Tony Visco, Maintenance Supervisor

Attachments:
Exhibit 'A'- Memorandum outlining observations and recommendations to refurbish the Civic Center Fountain

EXHIBIT 'A'

AQUATIC DESIGN GROUP

MEMORANDUM

TO: Tony Visco
City of Oceanside

FROM: Randy Mendioroz

RE: Oceanside Civic Center Fountain

Pursuant to your request, please be advised of the following as it relates to the above referenced project:

1. The existing ceramic tile and waterproofing finishes have failed in many areas and need to be removed and replaced. We would recommend the use of unglazed ceramic mosaics (such as Dal-Tile Keystones- cut sheets attached), and AquaFin-2K/M flexible cementitious waterproofing (specifications and references attached) to restore the fountain finishes.
2. The existing main drains should be replaced to conform with the Virginia Graeme Baker Pool and Spa Act (which prevents suction entrapment, and we recommend for all fountains, both decorative and interactive).
3. The existing manhole access to the fountain equipment vault does not comply with Cal-OSHA standards and the vault needs to be modified to allow for the installation of a new hinged access door and rung ladder that meet current codes.
4. Miscellaneous piping revisions will be required both outside and inside the fountain equipment vault to accommodate the new fountain equipment.
5. The existing fountain filters are worn and in need of replacement.
6. A new fountain equipment vault ventilation system should be installed to enhance safety for staff or vendors working on the fountain mechanical systems.
7. New vault sump pumps should be installed to mitigate nuisance water within the vault due to routine maintenance (such as cleaning of pump strainers).
8. With the replacement of the fountain booster pumps (see item 9), new pump strainers should be installed to maximize space to work within the fountain equipment vault.

2226 Faraday Ave., Carlsbad, CA 92008
760.438.8400 760.438.5251
www.aquaticdesigngroup.com

9. The existing fountain booster pumps (weir flow and nozzle jet pumps) are worn and terribly inefficient- they should be replaced with new booster pumps that are more durable and have considerably higher energy efficiency.

10. Electrical modifications will be necessary as a result of replacement of existing fountain equipment and the installation of new safety measures.

I hope this information is helpful. Please call if you have further questions.

CC: Project File