

## MEMORANDUM

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March 4, 2010

TO: Board of Mayor and Aldermen

FROM: Mark Hilty, Water Management Director  
Eric J. Gardner, P.E., Director of Engineering  
David Parker, P.E., CIP Project Executive  
Eric S. Stuckey, City Administrator

SUBJECT: Fieldstone Farms Pedestrian Tunnel and Stormwater Pump Station Operation and Maintenance Agreement Discussion

### **Purpose**

The purpose of this memorandum is to present to the Board of Mayor and Aldermen (BOMA) information pertaining to operation and maintenance resources required for the stormwater pump station located near the pedestrian tunnels.

### **Background**

The Fieldstone Farms Development, as a part of their overall pedestrian pathway system, installed pedestrian tunnels under Hillsboro Road between the KinderCare Learning Center and the Walgreens located on the corner of Hillsboro Road and Fieldstone Parkway and under Fieldstone Parkway approximately one hundred (100) feet west of Hillsboro Road. To remove stormwater from the low area between the two pedestrian tunnels, a stormwater pump station was constructed on the west of the Hillsboro Road pedestrian tunnel.

The Development has approached the City requesting transfer of the ownership and maintenance responsibilities of the two (2) pedestrian tunnels and the stormwater pump station to the City. This request was discussed by the CIP committee in March 2009.

Staff recommends that the level of service of the pedestrian tunnels be evaluated relative to access during wet weather events. The pump station historically has not always prevented stormwater from entering the tunnels due to either pump failure or storm events beyond the pump station capacity. Operation of the tunnels should be carefully considered to address concerns of public safety for when this occurs in the future.

### **Financial Impact**

The Water Management Department has evaluated costs associated with operations and maintenance of the stormwater pump station. The table below presents the proposed maintenance frequency and an estimate of the associated costs.



<b>Labor and Equipment</b>	<b>Frequency per Year</b>	<b>Opinion of Cost</b>
Preventative Maintenance Inspection/Maintenance	12	\$1,320
Wet Weather Inspection/Maintenance	8	\$1,760
Cleaning	2	\$660
Service Truck Deployment (Inspection/Maintenance)	20	\$1,000
Service Truck Deployment (Cleaning)	2	\$ 156
Sewer Vacuum Truck Deployment (Cleaning)*	2	\$450
Electrical Consumption (Annual Estimate)	NA	\$1,750
<b>OPINION OF ANNUAL MAINTENANCE COSTS</b>		<b>\$7,096</b>

### **Recommendation**

Staff recommends that for the City to assume operation and maintenance of the stormwater pump station along with the tunnels, the level of service of the pedestrian tunnels be evaluated relative to access during wet weather events. The pump station historically has not always prevented stormwater from entering the tunnels due to either pump failure or storm events beyond the pump station capacity. Operation of the tunnels should be carefully considered to address concerns of public safety for when this occurs in the future.

Options that staff will present after evaluating the tunnels during a wet weather event will likely include requiring the Fieldstone Farms HOA to pay the City a one-time cost (to be determined) or an annual cost for a period of at least three years to cover the operations and maintenance of the pump station. Board input is requested regarding the expected level of service and the level of cost recovery to be obtained from the Fieldstone Farms HOA.