

Ellerslie Fountain Committee Analysis

(Prepared by Dave Osborne)

Issue: Ellerslie fountain is deteriorating, leaking water and in need of repair or replacement

Information:

BACKGROUND

- fountain is the centerpiece of the entrance to the community
- installed at the beginning of the development, ~15yrs old
- old technology of fountains did not contain “plugs” to allow water to drain during the winter, creating freeze-thaw situations every winter (our fountain falls into this category)
- leaking issues have been persistent, previously addressed, with short-term improvement

TERMINOLOGY basin, surround, bowls, pedestal,

CURRENT SITUATION

fountain - leaking/ damage comes from various reasons

- **deterioration** of the rubber lining of the basin
- rubber lining lasts 2-4yrs and must be scratched/ removed and replaced to remain effective. Ours is seriously deteriorated
- executing this now will not solve all issues (see below)
- multiple **cracks** in the surround mortar & leaks are visible around the base
- joints in the base of the fountain are made of mortar not flexible.
- expansion and contraction during winter creates cracks (no plugs, so water remains in the basin/ bowls from rainfall and snow)
- current technology uses a flexible caulk vice mortar
- **cracks** in each of the three bowls
- two cracks in the lower bowl (icicle hanging beneath one) which will get worse over the winter (standing water in the bowl will freeze and expand).
- one crack in each the second (middle) and third (top) bowls – same issue as above
- **leaks** in the joints between each of the three bowls and the pedestal

- the issues above make disassembly/ repair/ reassembly a very high-risk operation with no guarantee of success

landscaping

- goose feature uses a single copper pipe that shoots the water high (when water is available), the water is blown onto the boxwoods and combines with the leaks in the basin, the plants basically drown.
- it's very difficult to walk near the fountain due to the large number of boxwoods that have grown together.
- several boxwoods are dead from water, nearly all others have grown together
- if relocated, mature boxwoods have a high risk of failure
- boxwoods that grow together die in the area where they merge
- as part of the Hillenmeyer landscaping contract, we pay for the maintenance of all these shrubs

OPTIONS MOVING FORWARD

PRESERVE

- retain current structure without water feature (no water at all)
- drill holes in the bowls and basin, drain/dry to prevent further damage
- re-landscape and add lighting on the existing fountain structure
- approximate cost \$20,000-25,000
- annual maintenance of \$1,000

RESTORE (expect 5-7yrs service life)

- drill holes and add plugs to bowls and basin for winterization
- drain and repair current structure
- add pump house and chlorinator to add stability to water flow and minimize maintenance
- cracks in bowls and pedestal can be sealed. No guarantee of perfect color match or long-term success (expect 3-5yrs for resealing)
- new landscape and add lighting
- contract to open and close fountain each year (\$500/ spring & fall)
- scratch, clean, coat and reseal every 2-3 years (~\$2,500)
- approximate cost \$40,000-\$45,000
- annual maintenance, open and close 2X/ yr (\$1,000/yr), then scratch, clean, coat, reseal every 2-3yrs (\$2,500)

REPLACE (expect 20+ years of service life)

- remove existing fountain and landscaping
- install new fountain with interior jets and lighting
- install pump house and chlorinator to maintain water flow and minimize maintenance
- add new landscaping
- contract to open and close fountain each year (\$500/ spring & fall)
- approximate cost \$50,000-\$60,000
- annual maintenance budget of \$1,000-\$2,000

LEX OPTION (50+ years of service life depending on option)

- remove existing fountain and landscaping
 - install a low-maintenance object, such as a large stately horse (Ellerslie was a farm before it became a community)
 - landscape and light the feature
 - cost
 - ~ \$1,000 for a concrete base
 - ~ \$4,000 for a painted fiberglass horse (20+yrs)
 - paint maintenance every 5-7yrs
 - bronze horse, ~\$12,000 + base (50+yrs)
 - virtually no maintenance
 - <https://www.custommade.com/bronze-standing-thoroughbred-horse/by/glassart/>
 - remove and replace landscaping, add lighting ~ \$20,000
 - annual maintenance of \$500
- all options will have landscaping maintenance negotiated within the current contract