

**I. PROJECT TITLE:** (m) Como Park Campus Maintenance

**Project Manager:** Victor L. Camp

**Affiliation:** Saint Paul's Como Zoo  
Division of Parks and Recreation  
City of Saint Paul

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JUN - 6 2002

**Total Biennial Project Budget:**

<b>\$LCMR</b>	\$ 500,000.00	<b>\$Match:</b>	0.00
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**Amount Spent:**

<b>\$LCMR</b>	\$ 500,000.00	<b>\$Match</b>	0.00
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**Balance:**

<b>\$LCMR</b>	-0-	<b>\$Match</b>	0.00
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**A. Legal Citation:** ML 1999, Chap. 231, Sec 16, Subd. 4m

Carryforward Language: The availability of the appropriation for the following project is extended to June 30, 2002: ML 2001, 1<sup>st</sup> Special Session, Ch. 2, Sec. 14, Subd. 18, paragraph (a): 004m, Como Park Maintenance. \$500,000.00 is from future resources fund to the department of finance for a grant to the City of Saint Paul for a subsidy for the maintenance and repair of live plant and animal exhibits for the zoo and the conservatory at the Como Park Campus.

**B. Status of Match Requirement:** Not applicable

**II. PROJECT SUMMARY AND RESULTS:**

This project will repair, restore, or retrofit deteriorating physical structures and utility systems necessary to sustain and provide access to live plant and animal collections at the zoo and conservatory campus in Como Park.

add to abstract

**III. PROGRESS SUMMARY:** See Attachment A

**IV. OUTLINE OF PROGRESS RESULTS:** The following costs/budgets for each result area are based upon actual costs to date and estimates from engineers and/or contractors, and as such, are subject to change when bidding occurs. Variations will be reported to LCMR staff upon receipt of bids and amendments requested.

**Result 1:** Replace North Zoo Perimeter Fence

LCMR Budget:	\$ 33,400.00	Match:	\$ 0.00
Balance:	\$ 0.00	Match Balance:	\$ 0.00
Completion Date:	July 2000 (done)		

**Result 2:** Replace fiberglass reinforced concrete facade on front of Conservatory

LCMR Budget:	\$ 192,046.43	Match:	\$ 0.00
Design, Engineering and Inspection:	\$ 46,095.58		
Construction	\$ 145,950.85		
Balance:	\$ 0.0	Match Balance:	\$ 0.00
Completion Date:	June 2002 (done)		

**Result 3:** Install emergency generator and wiring in Primate Facility

LCMR:	\$ 37,387.54	Match:	\$ 0.00
Balance:	\$ 0.00	Match Balance:	\$ 0.00
Completion Date:	June 2000 (done)		

**Result 4:** Re-line condensate/vacuum tank for heating system

LCMR:	\$ 9,595.00	Match:	\$ 0.00
Balance:	\$ 0.00	Match Balance:	\$ 0.00
Completion Date:	July 2000 (done)		

**Result 5:** Replace heating system tubes in boiler #3

LCMR:	\$ 9,897.00	Match:	\$ 0.00
Balance:	\$ 0.00	Match Balance:	\$ 0.00
Completion Date:	May 2000 (done)		

**Result 6:** Replace heating system tubes in boilers #1 and #2

LCMR:	\$ 19,920.00	Match:	\$ 0.00
Balance:	\$ 0.00	Match Balance:	\$ 0.00
Completion Date:	May 2000 (done)		

**Result 7:** Repair and resurface zoo pathway system

LCMR:	\$ 78,972.38	Match:	\$ 0.00
Balance:	\$ 0.00	Match Balance:	\$ 0.00
Completion Date:	September 2000 (done)		

**Result 8:** Replace polycarbonate on Conservatory Growing Range, Dormant House, and Bonsai Room

LCMR:	\$ 118,781.65	Match:	\$ 0.00
Balance:	\$ 0.00		
Completion Date:	December 2000 (done)		

- V. **DISSEMINATION:** Signage will be placed on site during construction acknowledging LCMR participation in the project.

VI. **CONTEXT**

- A. **Significance:** These projects/Result Areas will eliminate further deterioration of identified physical structures and utility systems and subsequently extend their life expectancies. In the case of the projects associated with the zoo they will improve the safety and management of the animal collection as required in the standards of the Federal government, as defined within the Animal Welfare Act, and assist in meeting and sustaining the standards for continued accreditation of Saint Paul's Como Zoo with the American Zoo and Aquarium Association. In the case of the projects associated with the conservatory they will improve and sustain the environments necessary for state-of-the-art plant propagation, growth and display.
- B. **Time:** Projects/Result Areas 1 and 3-8 are completed. Project/Result Area 2 is intended for completion by the June 30, 2002 deadline.

C. **Budget Context:**

1. The City of Saint Paul's identified capital maintenance needs on the Como Campus are in excess of \$1.8 million. The City recognizes the importance of maintaining its physical structures and utility systems and has appropriated capital maintenance funds from 1996 through 2002 for the following projects:

1996:	\$ 23,000	Repaired condensate return lines in Zoological Building
1996:	\$150,000	Replaced steam line from Zoological Building to Aquatic Animal Building
1997:	\$ 9,000	Added expansion tanks to conservatory heating system
1998:	\$ 13,500	Replaced "Sparky the Sea Lion" show deck
1997	\$ 40,000	Retrofitted Old Hoofed Stock Barn heating system
1998	\$ 6,000	Replaced exhaust fan in Large Cat Facility
1998:	\$ 9,700	Replaced Conservatory tempered water tank
1998:	\$ 48,750	Rebuilt exterior zoo exhibit public barrier fencing
1999:	\$110,000	Replace steam line from Zoological Building to Primate Facility
2000:	\$ 40,000	Replace polycarbonate on Conservatory Growing Range, Dormant House, and Bonsai Room
2000:	\$ 55,000	Replace Primate Facility roof
2000:	\$ 13,500	Restore structural walls in Primate Facility
2001:	\$ 28,600	Replace metal doors and jambs in Aquatic Animal Building
2001:	\$149,000	Retrofit Seal Island pool plumbing
2002:	\$520,000	Replace/Restore Conservatory Facade
Total:		\$1,366,050

2. 1999-2001 LCMR Projects: Summary of Estimated Project Costs

Contracts:	\$432,306.14
Engineering and Inspection:	\$ 67,693.86
Total:	\$500,000.00

**VII. COOPERATION:** Not Applicable

**VIII. LOCATION:** Ramsey County, City of Saint Paul, Como Park, Como Zoo and Conservatory (see Attachment B in original work plan for Map of Locations of 1999-2001 LCMR projects).

**IX. Reporting Requirements:** A final work program submitted by June 30, 2002, or by the completion date as set in the appropriation extension.

## Attachment A

### Progress Summary December 28, 2001

ML 2001, 1<sup>st</sup> Special Session, Ch. 2, Sec. 14, Subd. 18, paragraph (a): 004m, Como Park Maintenance. (ML 1999, Chapter 231, Section 16, Subd. 4m Como Park Campus Maintenance)

1. The following result areas have been completed:

*Result 1: Replace North Zoo Perimeter Fence*

*Result 2: Replace Fiberglass Reinforced Concrete Facade on front of Conservatory*

*Result 3: Install Emergency Generator and Wiring in Primate Facility*

*Result 4: Re-Line Condensate/Vacuum Tank for Heating System*

*Result 5: Replace Heating System Tubes in Boiler #3*

*Result 6: Replace Heating System Tubes in Boilers #1 and #2*

*Result 7: Repair and Resurface Zoo Pathway System*

*Result 8: Replace Polycarbonate on Conservatory Growing Range, Dormant House, and Bonsai Room*

2. *Construction Continues on: Result 2: Replace Fiberglass Reinforced Concrete Facade on Front of Conservatory.* The City and the St. Paul Foundation have combined to add \$670,000.00 to this work so that the entire facade can be replaced under one contract. The LMCR funded portion of this work has been completed with the entire project to be completed in the fall of 2002.