

### FRESNO COUNTY ZOO AUTHORITY

### **MEETING AGENDA**

9:00 AM, Wednesday, December 17, 2025

### Fresno Chaffee Zoo

Tonle Classroom located inside of Kingdoms of Asia 894 West Belmont Avenue, Fresno, CA 93728 (559) 498-5910

- 1. Call to Order
- 2. Roll Call
- 3. Approve Agenda
- 4. Public Comments

This portion of the meeting is reserved for persons desiring to address the board on matters within the Board's jurisdiction that are not on the agenda. Attention is called to the fact that the Board is prohibited from taking any action on matters that are not on the agenda. Members of the public are limited to three minutes to speak during Public Comments as well as for each item on the agenda. Before beginning comments, please state for the record your name and affiliation, if any

### 5. Approve Consent Agenda Items

These matters are routine in nature and are usually approved by a single vote. Prior to action by the Board, the public will be given the opportunity to remove any item from the Consent Calendar. Items removed from the Consent Calendar may be heard immediately following approval of the Consent Calendar:

- a. Review and approve minutes of November 19, 2025
- b. Review and approve payment of County of Fresno December 2025 invoice for Professional and Specialized Services in the amount of \$2,923.63 for services through October 2025
- c. Receive Treasurer's Report for November 2025
- 6. Receive Fresno Chaffee Zoo Director's report
- 7. Receive Fresno Chaffee Zoo October 2025 Year-to-Date Financial Report

- 8. Approve Fresno's Chaffee Zoo Corporation's request for Measure Z Capital Funds totaling \$4,311,019.39 for the completion of design and engineering services for the New Entrance project.
- 9. Approve reimbursement of deposit invoice related to solar equipment for the Maintenance Facility for A-C Electric Company (\$224,996.25).
- 10. Review next meeting dates and revise if necessary:
  - January 28, 2026
  - February 25, 2026
  - March 25, 2026
- 11. Receive staff reports
- 12. Chair's comments
- 13. Board Member comments
- 14. Adjourn

All supporting documentation is available for public review in the office of the Fresno County Zoo Authority, 2281 Tulare Street, Room 304, Fresno, 93721, during regular business hours.

For further information, please contact Ronald Alexander, Zoo Authority Coordinator, at 600-1710, email <u>zooauthority@co.fresno.ca.us</u>, or visit <u>www.zooauthority.org</u>. Requests for disability-related modification or accommodation needed in order to participate in the meeting must be made to the Zoo Authority Coordinator no later than 9:00 a.m. on the day prior to the meeting.



### FRESNO COUNTY ZOO AUTHORITY

### **ACTION SUMMARY MINUTES**

9:00 AM, Wednesday, November 19, 2025

### Fresno Chaffee Zoo

Tonle Classroom located inside of Kingdoms of Asia 894 West Belmont Avenue, Fresno, CA 93728 (559) 498-5910

- Call to Order
   VICE CHAIRMAN GARABEDIAN CALLED THE MEETING TO ORDER AT 9:03AM.
- 2. Roll Call

A QUORUM WAS PRESENT WITH MEMBERS GARABEDIAN, GILES, HERZOG, TOSTE, AND WATERHOUSE IN ATTENDANCE.

3. Approve Agenda

MEMBER TOSTE MOVED TO APPROVE THE AGENDA. SECONDED BY MEMBER GILES. THE MOTION PASSED UNANIMOUSLY.

4. Public Comments

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HELD. NONE RECEIVED.

5. Approve Consent Agenda Items

These matters are routine in nature and are usually approved by a single vote. Prior to action by the Board, the public will be given the opportunity to remove any item from the Consent Calendar. Items removed from the Consent Calendar may be heard immediately following approval of the Consent Calendar:

- a. Review and approve minutes of October 29, 2025
- b. Review and approve payment of County of Fresno November 2025 invoice for Professional and Specialized Services in the amount of \$4,801.90 for services through September 2025
- c. Receive Treasurer's Report for October 2025

MEMBER TOSTE MOVED TO APPROVE THE CONSENT ITEMS. SECONDED BY MEMBER WATERHOUSE. THE MOTION PASSED UNANIMOUSLY.

- 6. Receive Fresno Chaffee Zoo Director's report
  RECEIVED. CEO JON DOHLIN REPORTED ON THE NEW ENTRANCE DESIGN, THE NEW
  CALIFORNIA EXHIBIT, AND THE MAINTENANCE FACILITY.
- 7. Receive Fresno Chaffee Zoo September 2025 Year-to-Date Financial Report RECEIVED. CFO NORA CROW PROVIDED A SEPTEMBER 2025 ANALYSIS SUMMARY. REPORTED ON ATTENDANCE, HIGHLIGHTS & LOWLIGHTS, FINANCIAL SUMMARY, AND THE BALANCE SHEET.
- 8. Receive and approve request from Fresno's Chaffee Zoo Corporation to release remaining Measure Z budgeted funds from Reclaimed Water Project back into the Measure Z capital fund in the amount of \$7,730.57 construction funds

  MEMBER TOSTE REQUESTED THAT THE ZOO PROVIDE THE AGREEMENT WITH THE CITY REGARDING THE USE OF RECLAIMED WATER DURING A DROUGHT. JOH DOHLIN STATED HE WOULD OBTAIN WRITTEN DOCUMENTATION. MEMBER WATERHOUSE MOVED TO APPROVE THE RELEASE OF FUNDS. SECONDED BY MEMBER HERZOG. THE MOTION PASSED UNANIMOUSLY.
- 9. Approve Fresno's Chaffee Zoo Corporation's fiscal year 2025 Measure Z Operating funds totaling \$7,442,000, for reimbursement of Animal Care, Commissary, Veterinary, and Maintenance & Horticulture Salaries and Benefits, Animal Feed, Animal Exhibit Supplies, Veterinary Supplies, Water Quality Supplies, Utilities and Bank Fees to wire reimbursement funds to the Zoo, and fiscal year 2026 Measure Z Capital funds totaling \$1,025,503, for animal acquisitions/shipping and facility/exhibit renovations and repairs

  MEMBER WATERHOUSE MOVED TO APPROVE THE OPERATING FUNDS BUDGET.

  SECONDED BY MEMBER TOSTE. THE MOTION PASSED UNANIMOUSLY.
- Approve and adopt the 2026 Zoo Authority regular board meeting calendar as outlined in Attachment A.
  MEMBER TOSTE MOVED TO APPROVE THE CALENDAR WITH THE FOLLOWING REVISIONS GIVEN THE HOLIDAYS: MOVE THE NOVEMBER MEETING TO THE 18<sup>TH</sup> AND MOVE THE DECEMBER MEETING TO THE 16<sup>TH</sup>. SECONDED BY MEMBER HERZOG. THE MOTION PASSED UNANIMOUSLY.
- 11. Review next meeting dates and revise if necessary:
  - December 17, 2025

NO REVISIONS MADE.

12. Receive staff reports

THE COORDINATOR INQUIRED ABOUT WHEN TO AGENDIZE A REVIEW OF THE ZOO AUTHORITY'S POLICIES AND PROCEDURES DOCUMENT, WHICH WAS DECIDED TO GO BEFORE THE BOARD IN JANUARY.

13. Chair's comments

THANKED FOR ALL BEING IN ATTENDANCE. RAISED CONCERNS ABOUT PARKING AND THE NEW ENTRANCE.

14. Board Member comments
NO FURTHER COMMENTS RECEIVED.

### 15. Adjourn

### THERE BEING NO FURTHER BUSINESS BEFORE THE BOARD, VICE CHAIRMAN GARABEDIAN ADJOURNED THE MEETING AT 9:56 AM.

All supporting documentation is available for public review in the office of the Fresno County Zoo Authority, 2281 Tulare Street, Room 304, Fresno, 93721, during regular business hours.

For further information, please contact Ronald Alexander, Zoo Authority Coordinator, at 600-1710, email <u>zooauthority@co.fresno.ca.us</u>, or visit <u>www.zooauthority.org</u>. Requests for disability-related modification or accommodation needed in order to participate in the meeting must be made to the Zoo Authority Coordinator no later than 9:00 a.m. on the day prior to the meeting.



Invoice for Professional Services in Support of the Zoo Authority
Billing Hours and Expenses through October 2025

Invoice Number 12-ZOO-12172025

### **December 17, 2025**

TO: Zoo Authority Board c/o County of Fresno 2281 Tulare St. Room 304 Fresno, CA 93721

Department / Title	Hours	Rates	Cost
ACTTC FR&A			
Accounting & Finance Div Chief	0.25	\$171.00	\$42.75
Accounting & Finance Manager	2.75	\$137.60	\$378.40
Accountant II	13.50	\$110.60	\$1,493.10
Accountant I	0.00	\$98.20	\$0.00
Account Clerk I	0.00	\$68.50	\$0.00
Account Clerk II	10.67	\$94.60	\$1,009.38
Supervising Account Clerk	0.00	\$91.80	\$0.00
County Counsel			
Deputy County Counsel		\$169.00	\$0.00
CAO			
Board Coordinator		\$130.52	\$0.00
Professional Services Total	27.17		\$2,923.63
Office Expense			\$0.00
Invoice Total			\$2,923.63



### Invoice

FOR COUNTY USE ONLY						
ACCOUNT FUND ORG PROGRAM SUBCLASS						
4885	0001	0300	0	10000		

### BILL TO:

Zoo Authority

Email to:

ronalexander@fresnocountyca.gov

(Separate invoice)

Invoice Date	Invoice Number	Due Date
11/26/2025	26112	12/26/2025

### MAKE YOUR REMITTANCE PAYABLE TO:

### FRESNO COUNTY TREASURER

### AND SEND IT TO THE FOLLOWING ADDRESS:

Oscar J. Garcia, CPA

AUDITOR-CONTROLLER/TREASURER TAX COLLECTOR - ADMINSTRATION DIVISION

PO BOX 1247

FRESNO, CA 93715-1247

### PLEASE INCLUDE THE INVOICE NUMBER ON YOUR CHECK OR MONEY ORDER

DESCRIPTION		AMOUNT
ACTTC FR&A (04100300)		
Project Code: 9810ACCT EB 01		
FDS A Association Complete for accomplished and the	40/42/2025	¢ 050.22
FR&A Accounting Services for pay period ending	10/12/2025	\$ 956.33
FR&A Accounting Services for pay period ending	10/26/2025	\$ 1,967.30
	CURRENT AMOUNT DUE	
		<u> </u>
	Total Balance Due	\$ 2,923.63



# Fresno County Zoo Authority Treasurer's Report Unaudited Cash Basis For the Month Ended November 30, 2025

	eeds		
Tax Proceeds Received			
	- Measure Z - Sales Tax Proceeds	\$	1,869,992.5
	Total Proceeds Received:	\$	1,869,992.5
Tax Proceeds Allocated			
	- Allocation to Zoo Authority Fund (2%)		37,399.8
	- Allocation to Trust Fund for Operations and Capital Projects (98%)		1,832,592.7
	Total Proceed Allocations	\$	1,869,992.5
ash Balance by Fund			
oo Authority Fund	>> Administrative Fund 2%		
	Beginning Cash Balance	\$	3,833,081.3
Receipts:	- Measure Z Sales Tax Proceeds		37,399.8
Disbursements:	- ZA Staff Invoice Reimbursement for Professional Services		(20,187.6)
	- PeopleSoft Financial Charges		(77.9
	- ITSD Data Processing Charges		(430.2)
	Net Increase/(Decrease) to Cash		16,704.1
	Ending Cash Balance - Zoo Authority Administrative Fund	\$	3,849,785.4
rust Fund for FCZC Opera	tions and Capital Projects 98%		
rustrunu for r 020 Opera	Beginning Cash Balance	\$	54,671,860.3
	>> Operations Fund	Ψ	34,071,000.5
	Beginning Cash Balance		5,130,965.9
Receipts:	- Measure Z Sales Tax Proceeds		610,864.2
Disbursements:	- FCZC Operations Claim #2025-09		(312,731.0
	- Wire Fees		(20.0)
	Net Increase/(Decrease) to Cash		298,113.1
	Ending Cash Balance - Available for Operations	\$	5,429,079.1
>	>> Capital Facilities Project Fund	¢	E0 414 054 C
Receipts:	Beginning Cash Balance	\$	50,414,954.6
Receipts: Disbursements:	Measure Z Sales Tax Proceeds     FCZC Capital Claim #2025-09C		1,221,728.4 (348,280.7
Disbursements.	Net Increase/(Decrease) to Cash		873,447.7
	Ending Cash Balance - Available for Capital Projects	\$	51,288,402.4
	Ending Cash Balance - Available for Capital Projects		31,200,402.4
	Ending Balance Available for Operations and Capital Projects	\$	56,717,481.5
	Total Interest Received During the Month		
y Staff	Date		

\*Interest receipts are recorded in the month received rather than in the month earned and were calculated on an annual percentage rate of 2.502% as of September 30, 2025.



May

June

Total

### Fresno County Zoo Authority SUMMARY OF MEASURE Z SALES TAX PROCEEDS

**CURRENT FISCAL YEAR** 

#### 2022-23 2023-24 2024-25 2025-26 **ACTUAL** ACTUAL **ACTUAL BUDGETED ACTUAL BUDGET TO ACTUAL** TAX RECEIPTS TAX RECEIPTS TAX RECEIPTS **TAX RECEIPTS TAX RECEIPTS** VARIANCE July 2,050,253 \$ 1,995,098 \$ 1,905,679 1,905,137 \$ 1,946,253 \$ 41,116 2.16% August 0.02% 1,848,761 1,894,187 1,817,945 1,817,428 1,817,777 349 September 1,702,532 1,704,489 1,725,891 1,725,400 1,773,797 48,397 2.80% October 1,857,650 1,828,102 1,603,753 1,603,297 1,850,787 247,490 15.44% November 1,871,323 1,896,677 2,038,199 2,037,620 1,869,993 (167,627)-8.96% December 1,739,869 1,653,448 1,777,368 January 1,599,634 1,608,374 1,560,536 February 2,189,378 2,082,571 2,326,642 March 1,622,972 1,661,989 1,572,217 April 1,518,282 1,519,602 1,422,494

**Prior Fiscal Years** 

1,807,486

1,679,730

21,487,870 \$

1,858,151

1,699,914

21,402,602 \$

TOTAL MEASURE Z PROCEEDS FROM INCEPTION

2,055,676

1,756,814

21,563,214 \$

9,088,882

\$ 296,357,263

9,258,608

169,726

1.87%



## Fresno County Zoo Authority Treasurer's Report Unaudited Cash Basis For the Month Ended November 30, 2025

Summary of Quarterly Interest Receipts							
			4845-10000	4850-10000	485	4850-427000	
			Zoo Authority	FCZC - Operations	FCZC - CP	African River Repmt	Total Interest
Quarter	Allocation	Date Received					
	African River	9/29/2025	_		_	7,233.04	\$ 7,233.04
1st	1st	7/22/2025	767.82	1,385.41	9,306.43	_	\$ 11,459.66
	2nd	9/30/2025	26,138.66	47,163.00	316,815.13		\$ 390,116.79
	African River		_	_	_	_	\$
2nd	1st	10/17/2025	833.96	1,192.96	10,616.64	_	\$ 12,643.56
	2nd		<u> </u>	_	<u> </u>	_	\$
	African River		_	_	_	_	\$ —
3rd	1st		_	_	_	_	\$
	2nd		_	_	_	_	\$
	African River		_	_	_	_	\$
4th	1st		_	_	_	_	\$
	2nd			_	_	_	\$
Total			\$ 27,740.44	\$ 49,741.37	\$ 336,738.20	\$ 7,233.04	\$ 421,453.05

For Fiscal Year Ending June 30, 2026



### Fresno County Zoo Authority Capital Projects Fund Cash Flow For the Month Ended November 30, 2025

Cash Balance as of 11/30/2025	\$	51,288,402
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### **ENCUMBRANCES**

(earmarked projects, FY25-26 expenditures paid through November 2025 claims):

Maintenance Facility-Design - Nov 2024	362,281
Animal Acquisition - Jan 2025	77,725
Exhibit Renovations - Jan 2025	54,947
New Entrance - Aug 2025	295,676
Solar/Maintenance Warehouse - Sep 2025	1,499,975

**Total Encumbrances:** \$ (2,290,604)

**TOTAL**: \$ 48,997,798



# Fresno County Zoo Authority Operations Fund Cash Flow For the Month Ended November 30, 2025

Cash Balance as of 11/30/2025 ENCUMBRANCES

5,429,079

(earmarked projects, FY25-26 expenditures paid through November 2025 claims):

Maintenance-General Equipment	6,501
Maintenance-Equipment	19,581
Maintenance-Buildings & Ground	225,458
Animal Feed	5,502
Interest/Bank Charges	90

Total Encumbrances: \$ (257,132)

**TOTAL:** \$ 5,171,947



### Fresno County Zoo Authority Administration Fund Cash Flow For the Month Ended November 30, 2025

**Cash Balance as of 11/30/2025** \$ 3,849,785

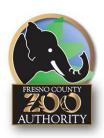
### **ENCUMBRANCES**

(FY 25-26 Remaining budgets, ZA Claims paid through November 2025):

Telephone Charges	250
Office Expense	982
Postage	1,000
PeopleSoft Financials Charges	416
Professional & Specialized Services	125,095
Data Processing Services	3,255
Publications & Legal Notices	500
Trans, Travel & Education	2,500

Total Encumbrances: \$ (133,998)

**TOTAL:** \$ 3,715,787



# Fresno County Zoo Authority Treasurer's Report Unaudited Cash Basis For the Month Ended November 30, 2025

African River Project Agreement for Repayment of Funds						
Quarter	Beginning Balance	Total Payment	Principal	Interest	<b>Ending Balance</b>	
1/1/2025	838,722.70	46,478.08	38,090.85	8,387.23	800,631.85	
4/1/2025	800,631.85	46,478.08	38,471.76	8,006.32	762,160.09	
7/1/2025	762,160.09	46,478.08	38,856.48	7,621.60	723,303.61	
10/1/2025	723,303.60	46,478.08	39,245.04	7,233.04	684,058.57	
1/1/2026	684,058.56	46,478.08	39,637.49	6,840.59	644,421.08	
4/1/2026	644,421.06	46,478.08	40,033.87	6,444.21	604,387.21	
7/1/2026	604,387.19	46,478.08	40,434.21	6,043.87	563,953.00	
10/1/2026	563,952.98	46,478.08	40,838.55	5,639.53	523,114.45	
1/1/2027	523,114.43	46,478.08	41,246.94	5,231.14	481,867.51	
4/1/2027	481,867.49	46,478.08	41,659.40	4,818.68	440,208.11	
7/1/2027	440,208.08	46,478.08	42,076.00	4,402.08	398,132.11	
10/1/2027	398,132.08	46,478.08	42,496.76	3,981.32	355,635.35	
1/1/2028	355,635.32	46,478.08	42,921.73	3,556.35	312,713.62	
4/1/2028	312,713.59	46,478.08	43,350.94	3,127.14	269,362.68	
7/1/2028	269,362.64	46,478.08	43,784.45	2,693.63	225,578.23	
10/1/2028	225,578.18	46,478.08	44,222.30	2,255.78	181,355.93	
1/1/2029	181,355.88	46,478.08	44,664.52	1,813.56	136,691.41	
4/1/2029	136,691.36	46,478.08	45,111.17	1,366.91	91,580.24	
7/1/2029	91,580.19	46,478.08	45,562.28	915.80	46,017.96	
10/1/2029	46,017.91	46,478.14	46,017.96	460.18	_	
	Paid as c	of November 30, 2025	154,664.13	31,248.19		

### **AGENDA ITEM 6**



DATE: December 17, 2025

TO: Fresno County Zoo Authority Board

FROM: Jon Forrest Dohlin, Chief Executive Officer

Fresno Chaffee Zoo Corporation

SUBJECT: Zoo Director's Report

### **RECOMMENDED ACTION:**

Receive Fresno Chaffee Zoo Director's report

### **AGENDA ITEM 7**



DATE: December 17, 2025

TO: Fresno County Zoo Authority Board

FROM: Nora Crow, Chief Financial Officer

Fresno Chaffee Zoo Corporation

SUBJECT: October 2025 Year-to-Date Financial Report

### **RECOMMENDED ACTION:**

Receive Fresno Chaffee Zoo Corporation's October 2025 Year-to-Date Financial Report.

### **ATTACHMENTS**:

October 2025 Financial Report



Financial Report
October 2025
YTD Financial Report

### October 2025 – Analysis Summary

	Actual	Budget	BvA	Actual	YOY
(Amounts in millions)	2025	2025	Change	2024	Change
Self-Generated Revenue	\$ 14.64	\$ 16.19	-10%	\$ 13.45	9%
Expenses	25.40	26.61	-5%	24.58	3%
Operating Surplus (Deficit)	- 10.76	- 10.42	3%	- 11.14	-3%
Operating Surplus (Deficit) w/ Measure Z					
Operating Support	- 3.00	- 2.58	16%	- 4.07	-26%
Net Surplus (Deficit)	- 3.96	n/a	n/a	- 4.63	-15%

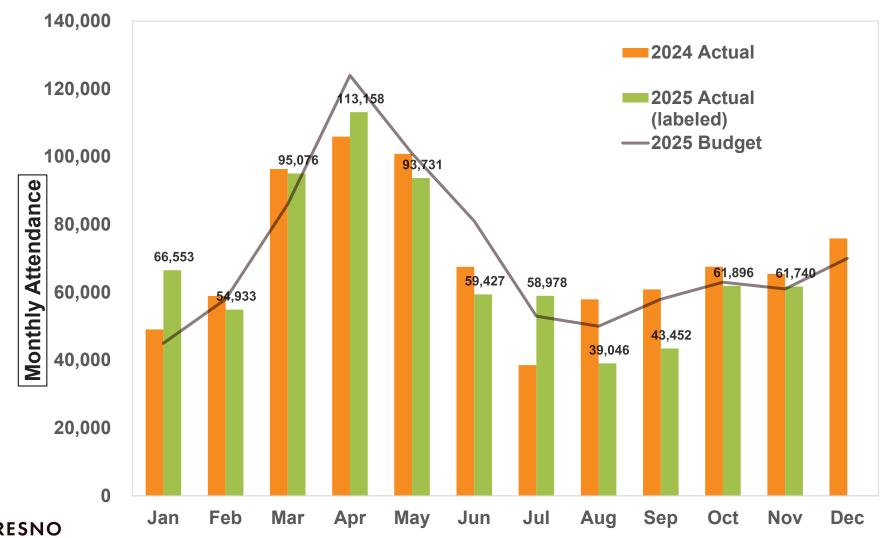
### Takeaways:

- October monthly attendance was near budget
- Zoo Boo was one weekend, and gross revenue was over \$234k

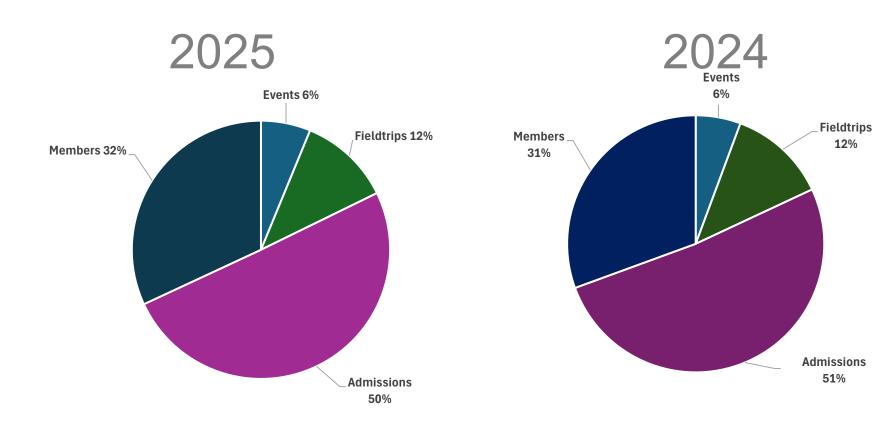


### October 2025 – Attendance

Oct 2025 = 61,896 (92% of 2024, 98% of budget)
Oct YTD attendance = 686,250 (98% of 2024, 95% of budget)
Nov 2025 YTD attendance = 747,990 (97% of 2024, 96% of budget)



# October YTD Admissions Breakdown





### October 2025 YTD – Per Capita

		Actual	Budget	BvA	Actual	YOY
		2025	 2025	Change	 2024	Change
Attendance		686,250	719,000	-5%	703,688	-2%
Admissions	Ş	\$ 8.51	\$ 9.12	-7%	\$ 7.14	19%
Food		1.42	1.26	13%	1.48	-4%
Gift Shop		0.74	0.76	-3%	0.69	7%
Giraffe		1.47	1.37	7%	1.33	11%
Stingray		0.84	0.91	-8%	0.85	-1%
Butterflies & Big Bugs		0.49	0.59	-17%	0.57	-14%
	Ç	\$ 13.47	\$ 14.01	-4%	\$ 12.06	12%



### October YTD – Highlights and Lowlights

	Actual 2025	Budget 2025	BvA Change	Actual 2024	YOY Change
Highlights					
Behind the Scenes	\$ 201,342	\$ 172,725	17%	\$ 121,088	66%
Special Events	\$ 990,547	\$ 921,950	7%	\$ 905,450	9%
Giraffe Feeding	\$ 1,011,515	\$ 986,000	3%	\$ 933,946	8%

	Actual 2025	Budget 2025	BvA Change	Actual 2024	YOY Change
Lowlights					
Butterflies & Big Bugs	\$ 339,534	423,555	-20%	\$ 398,457	-15%
Education	\$ 967,254	1,194,263	-18%	\$ 896,476	2%
Membership	2,181,292	2,645,820	-18%	2,137,244	2%



### October 2025 – Financial Summary

	Actual	Budget	BvA	Actual	YOY
	2025	2025	Change	2024	Change
Attendance	686,250	719,000	-5%	703,688	-2%
Self-Generated Revenues	\$ 14,643,215	\$ 16,187,273	-10%	\$ 13,446,124	9%
Personnel Expenses	15,950,291	16,342,614	-2%	15,307,475	4%
Other Expenses	9,450,071	10,265,606	-8%	9,275,539	2%
Operations Surplus (Deficit)	(10,757,146)	(10,420,947)	3%	(11,136,890)	-3%
Measure Z Operating	7,759,395	7,843,110	-1%	7,063,174	10%
Operations & MZ Op Surplus (Deficit)	(2,997,751)	(2,577,837)	16%	(4,073,715)	-26%
Other Non-Operating Revenues (Expenses)	(958,299)	1,651,779	-158%	(553,547)	73%
Net Surplus (Deficit)	(3,956,050)	(926,058)	327%	(4,627,262)	-15%

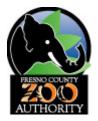


### **FCZC Balance Sheet**

	October	October
	2025	2024
ASSETS		
Current Assets		
Cash	\$856,862	\$1,791,567
Short Term Investments-Retention	\$15,005	\$32,761
Accounts Receivable	\$1,849,157	\$1,593,837
Prepaid Expenses	\$509,984	\$303,909
Total Current Assets	\$3,231,008	\$3,722,074
Other Assets		
Long Term Investments	\$20,375,795	\$19,191,125
Buildings, Equipment, Vehicles, and Furniture (net)	\$5,290,524	\$4,121,086
Exhibits	\$104,705,004	\$101,409,625
Construction in Progress	\$5,572,066	\$14,217,716
Goodwill	\$36,532	\$48,069
Beneficial Use of Land	\$5,037,176	\$5,124,751
Total Other Assets	\$141,017,098	\$144,112,372
TOTAL ASSETS	\$144,248,106	\$147,834,445
LIABILITIES AND NET ASSETS		
Liabilities		
Accounts Payable and Accrued Liabilities	\$2,578,482	\$2,544,443
Deferred Revenue	\$2,091,964	\$1,814,724
Line of Credit/Loan Account	\$4,916,667	\$1,403,065
Retention Payable	\$39,428	\$77,259
Long-Term Liabilities	\$548,543	\$992,815
Total Liabilities	\$10,175,084	\$6,832,306
Net Assets (Equity)		
Fund Balance-Without donor restriction	\$116,009,568	\$124,146,086
Fund Balance-With donor restriction	\$5,955,838	\$6,159,742
Fund Balance-Permanently Restricted	\$104,188	\$90,535
Fund Balance-Board Designated	\$12,003,428	\$10,605,777
Total Net Assets (Equity)	\$134,073,022	\$141,002,140
TOTAL LIABILITIES AND NET ASSETS	\$144,248,106	\$147,834,445



### **AGENDA ITEM 8**



DATE: December 17, 2025

TO: Fresno County Zoo Authority Board

FROM: Jon Forrest Dohlin, Chief Executive Officer

Fresno's Chaffee Zoo Corporation

SUBJECT: Measure Z Capital Funds Request: New Entrance Design Services

### **RECOMMENDED ACTION:**

Approve Fresno's Chaffee Zoo Corporation's request for Measure Z Capital Funds totaling \$4,311,019.39 for the completion of design and engineering services for the New Entrance project.

### **DISCUSSION:**

ZooCorp is requesting the approval of \$4,311,019.39 to award design and engineering services for the New Entrance project. This award will cover the completion of design and engineering services necessary to take the project from the close of the pre-design phase through construction administration.

ZooCorp intends to sign an agreement with EHDD+PH for this design and engineering work for the New Entrance project. The pre-design phase established clear project scope and boundaries, completed early phase programming and schematic work, and provided initial cost estimates. The team of EHDD+PH has performed their work with skill and efficiency in the pre-design phase of work. This groundwork positions EHDD+PH to efficiently move forward with detailed design, engineering, and construction documentation.

The New Entrance project has an estimated construction budget of \$25 million and includes the design and construction of a new entrance facility and a new parking lot with solar canopies. This comprehensive project will transform the guest arrival experience while incorporating sustainable energy infrastructure to support Zoo operations.

EHDD+PH brings together the expertise of EHDD and PHA as architects, along with their established team of specialists including Habitat Design from SHR Studios, Life Support from TJP Engineers, Crowd Control and Ticketing from ORCA Consulting, and Cost Estimating from KPJ Consulting. This team has demonstrated their capabilities during the pre-design phase and has developed a thorough understanding of the project's complex requirements.

The New Entrance project has a very complex program including but not limited to staff spaces, guest amenities and flow, retail spaces, animal habitat considerations, life support systems, logistics considerations both for construction and ongoing operations, and integration with the new parking lot improvements including solar infrastructure. The design services will address all these elements to create a cohesive, functional, and architecturally significant entry experience.

When it is completed, the New Entrance will serve as a landmark that establishes the Zoo's identity and sense of purpose from the moment guests arrive on site. The integration of solar canopies in the parking lot will demonstrate ZooCorp's commitment to sustainability while providing tangible operational benefits through reduced energy costs.

The investment in comprehensive design services is intended to yield accurate construction pricing, minimize change orders during construction, and ensure that the final built project matches the vision established during pre-design.

ZooCorp went back to the top four most qualified firms to solicit pricing for this next phase of work. This included EHDD, Darden Architects, HGW, and Valerio Dewalt Train. The EHDD team is comprised of award-winning design firms with extensive experience designing animal exhibits and iconic cultural institutions. They also have expertise gathering feedback from project stakeholders, including members of the public, in a way which contributes to a sense of community ownership of the final design. Their design philosophy meshes well with ZooCorp's mission and vision by emphasizing the reduction of operational costs, improving long term durability, conserving local habitat, and providing resilience against climate change. By partnering with a local architectural firm, Paul Halijian Architects, EHDD adds familiarity with local regulations, responsiveness, and community building to their team. It has therefore been determined that EHDD+PH represents the best value for this work based on the above qualifications, project efficiencies, proposal cost, and proposed project schedule. Capital Construction staff conducted thorough negotiations with EHDD+PH to arrive at the final pricing for these design services.

The Zoo Authority approved \$302,661.24 for pre-design services for the New Entrance project on August 27, 2025.

The Fresno's Chaffee Zoo Corporation Board of Directors approved this request on December 4, 2025.

### ATTACHMENTS:

New Entrance Design Bid Results New Entrance Design – Project Overview New Entrance Design – Soft Cost Overview EHDD Proposal



### New Entrance Design Bid Result Projected Cost

November 21, 2025

Fresno County Zoo Authority

RE: New Entrance Design Bid Result and Projected Cost

Bids for the New Entrance Design project were received November 21, 2025. The results were as follows:

- EHDD & PHA \$3,405,127.00
- HGW Architecture \$3,411,728.20
- Valerio Dewalt Train \$3,581,000.00

After reviewing the bid results, EHDD & PHA have been selected for this project.

The project costs include bid, a ten percent (10%) design contingency and other design costs that are integral to completing the project.

The total request including design, project costs and project management is \$4,311,019.39. An overall project cost sheet has been attached.

Please contact me if you have any questions.

Respectfully,

Kris Grey

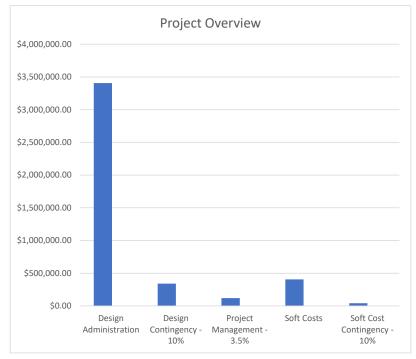
**Director of Capital Construction** 

KGrey@fcz.org

### **New Entrance - DESIGN - Project Overview**

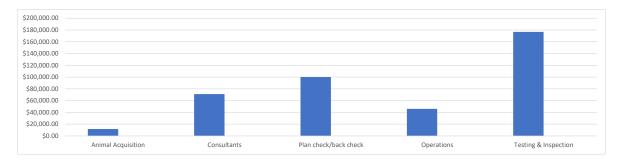
Design Administration
Design Contingency - 10%
Project Management - 3.5%
Soft Costs
Soft Cost Contingency - 10%

		=
<b>Budget:</b>	Expenses:	Balance:
\$3,405,127.00	\$0.00	\$3,405,127.00
\$340,512.70	\$0.00	\$340,512.70
\$119,179.45	\$0.00	\$119,179.45
\$405,636.59	\$0.00	\$405,636.59
\$40,563.66	\$0.00	\$40,563.66
\$4,311,019.39	\$0.00	\$4,311,019.39



### **New Entrance - DESIGN - Soft Cost Overview**

	Budget:	Expenses:	Balance:
Animal Acquisition	\$11,700.00	\$0.00	\$11,700.00
Consultants	\$71,076.91	\$0.00	\$71,076.91
Plan check/back check	\$100,128.18	\$0.00	\$100,128.18
Operations	\$46,000.00	\$0.00	\$46,000.00
Testing & Inspection	\$176,731.50	\$0.00	\$176,731.50
	\$405,636.59	\$0.00	\$405,636.59





14 November 2025

Jon Forrest Dohlin, Chief Executive Officer & Zoo Director Fresno Chaffee Zoo 894 West Belmont Avenue Fresno, CA 93728

Re: Proposal for Architectural Services, Fresno Chaffee Zoo - Entry

Dear Jon,

On behalf of EHDD I am pleased to present this proposal to complete the design, documentation, and construction phase services for the new entry facility and site parking for the zoo. As discussed, our intent is to partner with the zoo leadership, board, and construction manager to deliver the project within the proposed \$25m budget and on the aggressive timeline. I look forward to working with you and your team on this exciting and important project.

Outlined below is our scope of service narratives, fee proposal matrix summary based on our understanding of the project requirements gained through the pre-design process we've completed to date. Please let us know if you have any questions reviewing these materials.

We're very excited to commence with the work.

Sincerely,

Steve Dangermond, Principal

EHDD



#### **PROJECT DESCRIPTION**

The project is to complete architectural design and construction documents for the new entry building and associated site improvements including new on grade parking. The delivery will be contracted with a CM at risk model, utilizing an early demolition and site utility package followed by the main building core and shell and interiors package delivery. The program includes:

- Ticket Kiosks & Service Windows
- Guest Comfort Functions (Restrooms etc.)
- Retail / Gift Shop
- Trout Exhibit & Support Spaces
- Office Spaces

The target Not to Exceed construction budget is \$25M. The project schedule is aggressive and will require intensive support from the design team to meet deliverables. See the enclosed project design and permitting schedule.

The design team has used the following documents as the basis for this proposal:

- Concept Design & Program as developed through workshops held on 9.3.2025 & 10.6.2025. See Attachment A.
- Draft Design & Construction Schedule. See Attachment B.
- Draft Concept Sketches and Space Program. See Attachment C.
- FCZ RFP New Entrance.

### **DESIGN SERVICES**

The documentation will be broken into the following permit and construction package tracks to allow fast tracking of the project schedule. The make-ready package schedule will be front loaded to allow permitting to align with the 100% Design Development package for the building and site design. The tracks run parallel, and it will be critical to have dedicated personnel focus on permitting, bidding, and early construction administration for the fast-track work while later packages (Shell & Core and Interiors are being completed. This has been factored into our fees.

### **Work Package Streams**

- Make Ready Package (Demolition, Grading, and Site Utilities)
- Core & Shell and Interiors



### PROJECT BUDGET MANAGEMENT

The Project Budgeted Direct Construction Cost is \$25,000,000. FF&E is provided outside the proposed construction budget and contract. EHDD and the design team will work closely with our cost estimator to confirm the project that will meet the construction budget. EHDD is experienced in developing necessary materials to provide cost option studies through the design phases when key decisions are critical to meet the budget. We assume the owner's CM will provide a parallel cost estimate at with our cost estimator at 100% SD, and then take ownership of construction cost estimation going forward. If additional estimates are required by KPJ after SD this can be provided for an additional service.

#### **PROJECT DESIGN TEAM**

The team of sub-consultants are carried over from the concept and programming phase, and supplemented as follows.

Architect and Prime Consultant

Local Architect

Exhibits, Habitats, Landscape, Irrigation

Civil Engineer Structural Engineer

Mech/P/FP/Energy Modeling

Electrical/Low Voltage

LSS

Cost Consulting Acoustic Engineer

Graphics (Wayfinding & Interpretive) Lighting (Building, Exterior, Exhibits)

Ticketing Systems, Crowd Flow

**LEED** 

**EHDD** 

Paul Halajian Architects (PHA)

SH | R Studios

Yamabe & Horn Engineering

Provost & Pritchard Lawrence Engineering

Hardin-Davidson Engineering

TJP Engineering
KPJ Consulting
Salter, Inc.
Gecko Group
Lightchitects Studio

ORCA Consulting
AR Green Consulting

#### **PROJECT SCHEDULE**

Project No. 25015

The attached schedule shows concurrent development of 2 fast track packages for permit and construction. Our experience working on fast-track projects with tight schedules will be instrumental in achieving the scheduled milestones. We propose to designate specific team members to focus on each track with adequate oversight of key leadership to ensure coordination across all packages with the design intent and project goals and vision. Permit Packages will be submitted at the 50% Construction Document phase to allow non-permit related work to be completed concurrently with agency review.

### Fresno Chaffee Zoo – Entry



See Attachment B. EHDD assumes all client review & comment periods to run concurrent with work on the next phase of design. (no work pauses for approvals)

#### **MEETINGS**

EHDD is assuming the following meetings during each phase of the project:

- 1. Schematic Design
  - a. A bi-weekly owners meeting. (Assume 2 in person)
  - b. Weekly consultant team meetings and workshops.
  - c. 1 design presentation for final schematic design deliverable.
  - d. AHJ outreach meetings. (Planning, Building, Fire)
  - e. 2 stakeholder workshops.
  - f. 1 Board Meeting.
- 2. Design Development
  - a. A bi-weekly owners meeting. (Assume 2 in person)
  - b. Weekly consultant team meetings and workshops.
  - c. 1 design presentation for final design development design.
  - d. AHJ outreach meetings. (Planning, Building, Fire)
- 3. Construction Documents & Permitting
  - a. An owners meeting every 3 weeks. (Assume 2 in person)
  - b. Weekly consultant team meetings and workshops.
- 4. Bidding / Permitting
  - a. One (1) meeting / bid scope through meeting attended in person by the relevant design professional for the scope of work.
- 5. Construction Phase
  - a. Weekly OAC meeting with PHA as lead. EHDD to attend remotely assume 70% of OAC meetings. Consultant site visits will coincide with code required review of their scope.
  - b. Punch list expected to be 3 full day site visits once construction is completed with an initial list being generated and (2) backchecks.

#### ARCHITECTURAL DELIVERABLES

Project No. 25015

- 1. Issuances EHDD will issue our documents at the following intervals. Document submissions as part of this schedule will be included as part of the base scope. Any permit submittals are assumed to require a maximum of 2 backcheck rounds. Document submissions that require additional or separate printings will be considered as an additional service. (6 main deliverables assumed below, not inclusive of permitting back-check sets)
  - a. Make Ready Package
    - i. 100% SD (Aligned with package below)
    - ii. 100% DD / Permit (Aligned with package below)
    - iii. 100% CD incorporating all back check changes.



- b. Site Design, Core & Shell, Interiors
  - i. 100% SD
  - ii. 100% DD
  - iii. 50% CD / Permit
  - iv. 100% CD incorporating all back check changes.
- c. Compiled for Construction Set
- 2. Specifications Production:
  - a. EHDD specifications will follow CSI format starting at 100% Schematic Design deliverable.

#### **ASSUMPTIONS**

#### Contractual Items:

- 1. The AIA Standard Form of Agreement.
- 2. The owner will obtain and pay for all permits, licenses, and LEED design reviews and certification fees.
- 3. Documentation to be provided by the owner, such as the site survey, underground utility survey mapping, tree surveys, geotechnical reports, etc. are complete and accurate and will be provided no later than the start of Schematic Design phase. Geotechnical services by owner will include site and project specific recommendations for all structural elements. The design team will notify the owner if additional information is required or errors are identified.
- 4. EHDD has assumed that AHJ will accept fast track permit packages as outlined above.
- 5. It is assumed the AHJ will accept either a single full size printed set of each permit submittal, or electronic submittal. If custom breakout of scopes of work are required by different permit divisions an additional service will be required.

### Scope of Work / Responsibility Items:

### Code Approvals and Documentation:

- The design team will provide documentation for California Green Building Standards Code (CalGreen). Limited to mandatory measures unless voluntary measure requirements are publicly documented by AHJ.
- 2. EHDD will be assisting in gaining full planning entitlement for the project. EHDD assumes the owner's land use attorney is taking the lead on the CUP and any associated conservation approval required. EHDD will provide materials needed to assist in this approval. The assumption is a full environmental review will not be required for the entry project. EHDD assumes there are no other encumbrances existing for the project not clearly identified in the RFP or additional materials provided to date. (i.e. CEQA approvals, FEMA, Army Corps of Engineers, Cal Water Approvals or other environmental or habitat permits to allow the project to proceed.)
- 3. Project will be permitted under 2025 California Building Code.

#### Design Phase Work and Deliverables

4. EHDD to lead all design and outreach meetings and provide minutes.



- 5. We assume division 00 and 01 specifications will be provided by the owner / construction manager, with input from the design team to coordinate with the design documents. EHDD will compile these sections as a separate specification book.
- 6. EHDD has assumed bidding will occur utilizing design milestone deliverables as outlined on the attached project schedule. If additional bidding packages are requested, EHDD and consultants will require additional services.
- 7. Renderings: two (2) to four (4) presentation renderings are included in basic services, to be provided during the Concept/SD phase with updates in subsequent phases as an additional service.
- 8. The project will attain LEED certification, with an assumption that we will target Platinum.
- 9. As the interpretive and wayfinding scope in the project is still being defined, the proposal includes an allowance of \$125,000. Should service in excess of this fee be required, it can be provided as an additional service.
- 10. Deferred Submittal / Delegated Design Items:

Acrylic Tank Engineering
PV & BESS Design & Permitting
Fire Alarm Design & Permitting
Irrigation Final Design & Permitting

### **EXCLUSIONS**

EHDD would be happy to provide proposals for the following additional services if noted below:

- 1. Furniture, Furnishings and Equipment design for areas outside of loose furnishings and fixtures in the retail / gift shop space. Fee can be provided if required for office or other spaces.
- 2. PG&E or other utilities for applications and permits unless otherwise agreed.
- 3. Commissioning and Advanced Building Commissioning.
- 4. Agency Review Process –EHDD will coordinate meetings to develop the project to meet agency review requirements. During the agency review stage, EHDD's response to round 1-3 of jurisdictional building permit comments for each submittal package, along with any associated meetings, are considered a part of the scope of basic services.
  - a. Any required additional rounds of agency review comments beyond the third round not due to EHDD's fault or negligence, or any changes requested to previously approved documents, along with any associated meetings, are considered additional services.
- 5. Any scope beyond the original RFP or what has been agreed to be within the scope during the concept design phase qualifies for additional services. These include but are not limited to:
  - a. Revising previously approved work.
  - b. Providing additional professional services made necessary through no fault of the Architect in the performance of the construction contract, including failure to complete the project on time.
  - c. Providing additional professional services made necessary to affect a material change of Project Program requested by the contractor/owner.
- 6. Full documentation, file prep and installation oversight for graphics, signage and interpretives (currently assumed to be in the construction budget)
- 7. Full sprinkler design (currently assumed to be delivered as a design/build scope)



- 8. Full design of the photovoltaic system, including both the panel configuration and the support structure (currently assumed to be delivered as a design/build scope)
- 9. Design of any rainwater or greywater capture system
- 10. Submittal Reviews Fee assumes all submittals will be complete and be able to be closed out in a maximum of 3 reviews. Additional reviews will require an additional service.
- 11. Substitution reviews are an additional service.
- 12. Bid alternates can be provided as an additional service. Early identification of the alternate list will streamline fees and coordination.
- 13. Anchorage and seismic bracing of the MEP (pipes, ducts, conduits, etc.) will be Design-Build items handled by the sub-contractors. Engineering, detailing, and building department approval will be the responsibility of the subcontractors.
- 14. Offsite work outside the site boundary shown in Attachment A, including any required non-standard streetscapes including hardscape, bus shelters, planting etc. Fee can be provided if required.
- 15. Additional renderings (beyond those provided as part of basic services), Third party or professional quality renderings, fundraising or donor materials, models, mock-ups, animations and professional photography.
- 16. Permitting packages other than the packages outlined in the assumptions shown above.
- 17. Energy Incentive Program Assistance including PG&E savings by design.
- 18. Offsite accessibility improvements including parking, path of travel, signage, etc. unless explicitly listed in RFP requirements.
- 19. Re-design to approved Contract Documents due to submittals / substitution requests.
- 20. As-built Drawings. (Contractor will provide as-built information, design team to provide record drawings.
- 21. Post-construction acoustic testing. Construction noise mitigation.
- 22. Contactor will document and complete calculators for all construction phase LEED points.
- 23. Demolition and construction noise evaluation and monitoring, ground-borne and building vibration analysis, or post occupancy sound measurements.
- 24. Fees for additional consultants retained with prior approval including, but not limited to the following:
  - a. Wind Consultant.
  - b. Refuse/Garbage Consultant.
  - c. Traffic Consultant.
  - d. Glare / Daylighting Consultant.
  - e. Exterior Building Maintenance (EBM) Consultant. (if required for PV maintenance)
  - f. Food Service Consultant.
- 25. If design or construction schedule is modified from what is assumed in the proposal, additional services may be required.
- 26. Clarifications, adjustments, modifications, and other changes due to unexpected and unidentified field and other conditions that materially change design resulting in an additional scope of work. Exhibit area sound systems.
- 27. Micro Turbine or Cogen design is excluded.
- 28. Title Reports and supplemental documentation.

#### Fresno Chaffee Zoo – Entry



- 29. Offsite Grading, Traffic Signal Design.
- 30. Analysis of Soil Contamination/ Remediation.
- 31. Encroachment Permit Fees.
- 32. Flow and pressure tests on existing water systems and/or fire hydrants.

#### **AUTHORIZATION**

Should this Agreement meet with your approval, please either sign and return a copy to us for our records or issue an appropriate letter of authorization. This offer and agreement shall be binding if agreed to in writing by the Client within thirty (30) days of the date above. Upon receipt of the signed Agreement, we can begin schematic design on your Project.

Please call if you have any questions concerning this Agreement. We look forward to a good working relationship and to a successful project.

Sincerely,	Reviewed and accepted by:
TO TO	
Steve Dangermond, Principal EHDD	Jon Forrest Dohlin Chief Executive Officer & Zoo Director Fresno Chaffee Zoo  Dated:

#### Enclosed:

Attachment A: FCZNE Concept Package, dated 11.14.25 Attachment B: Compensation Matrix, dated 11.14.25

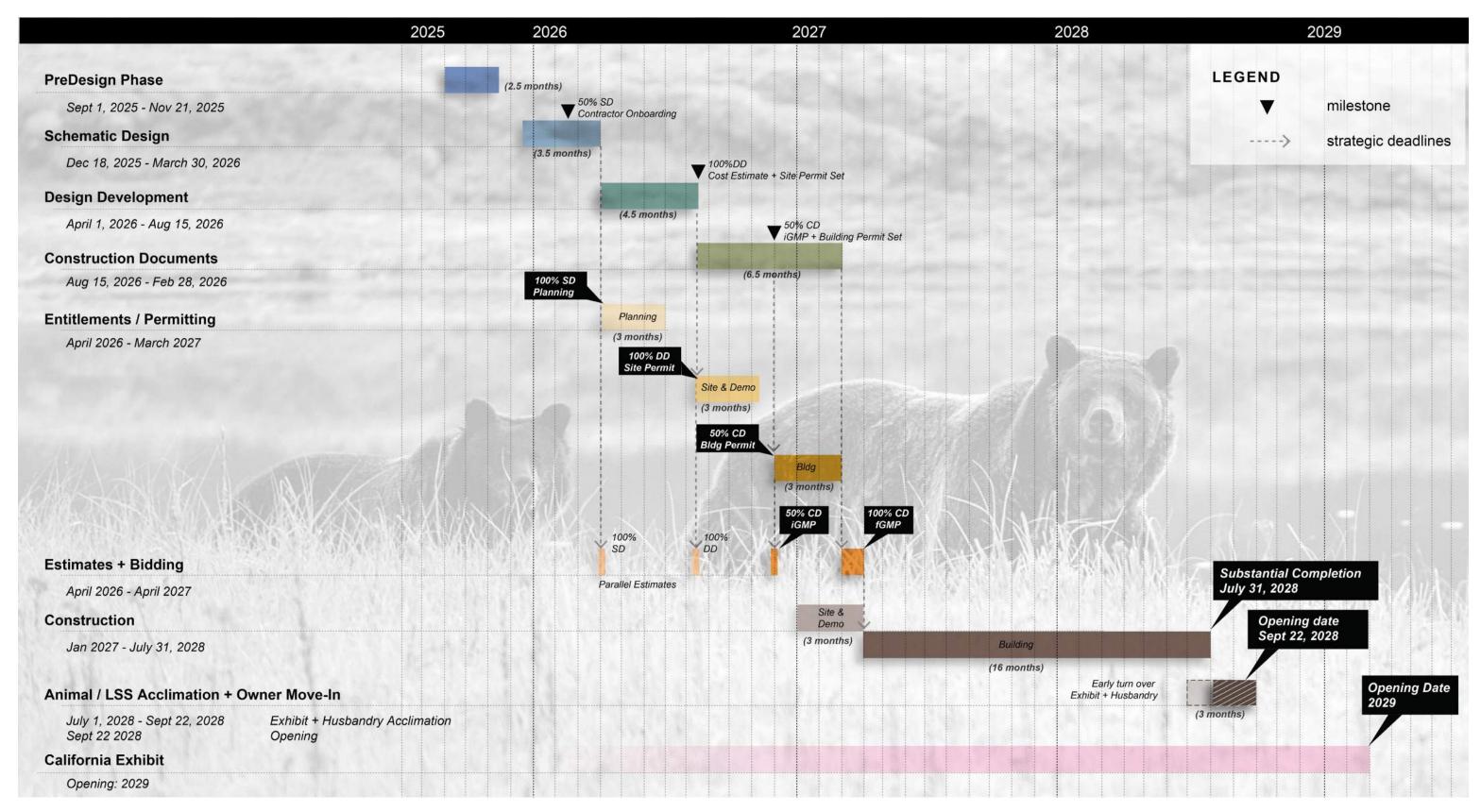
**Attachment C: Standard Hourly Rates** 







# Project Schedule









### **Project Cost and Budget**

# HARD COSTS SOFT COSTS

**Physical Building Construction** 

Habitats, Interactives and Interpretives

Sitework and Utilities

**Design Contingency** 

**Built-In Furniture, Fixtures and Equipment** 

### **Alternate Funds**

- Retail Fit Out
- Sitework outside of property boundary (ex. connection through Maple Grove)
- Solar Panels (if leased)
- Utility relocation?
- Renovations to existing buildings (pump house, historic restrooms etc)

**Design Costs** 

**Construction Manager + Owner Consultants** 

**Cost of Content Development** 

Fundraising + Opening

**Entitlements + Permitting** 

**Moveable Furniture + Equipment** 

**Collection Acquision + Pre-Opening Holding** 

Ticketing and Security vendor supplied equipment and software



### **Demolition**

Scope + Extents

Site Boundary

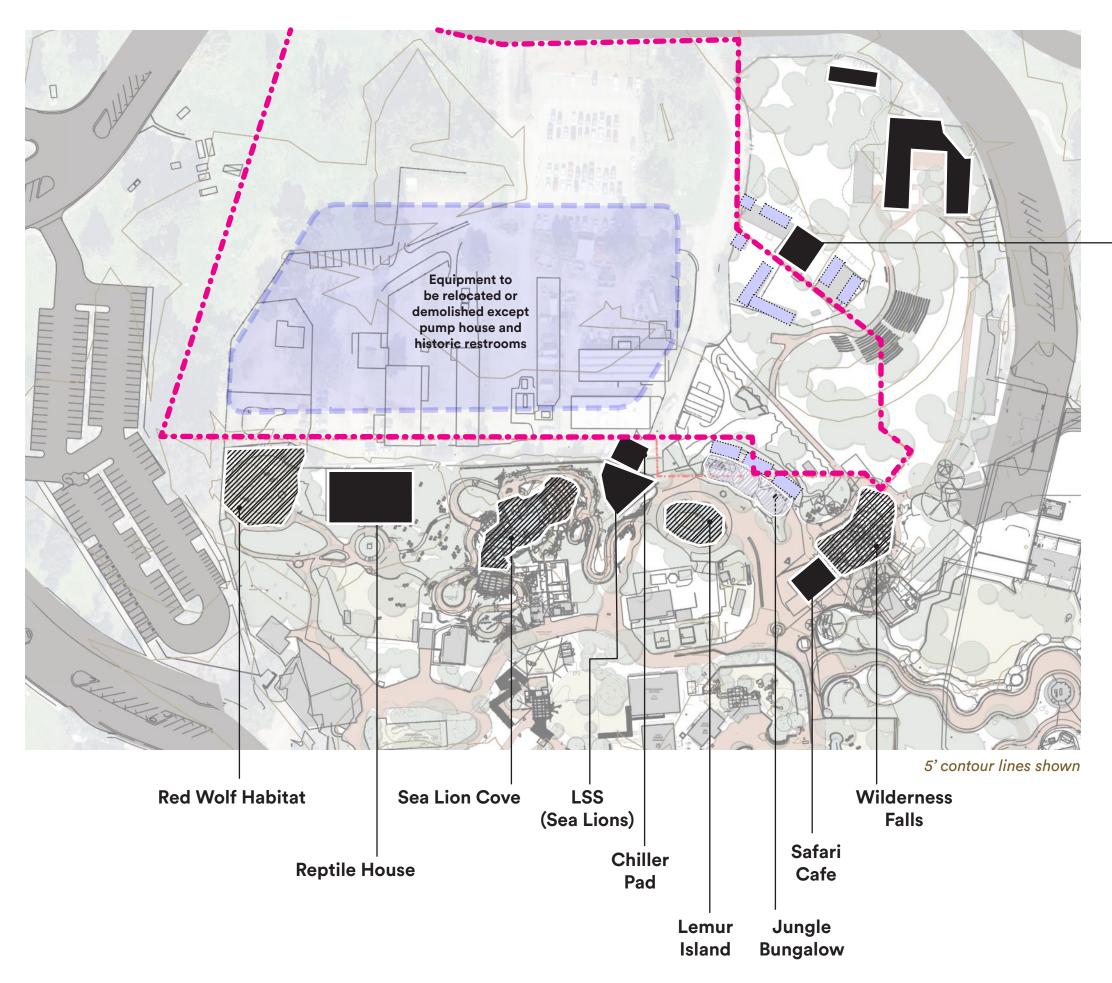
(E) Buildings to remain

(E) Habitats to remain

(E) Bldgs to demolish

(E) Habitats to demolish

**Project Scope** 



Historical Bandstand to remain

Ancillary bldgs and seating possible to be demo'd



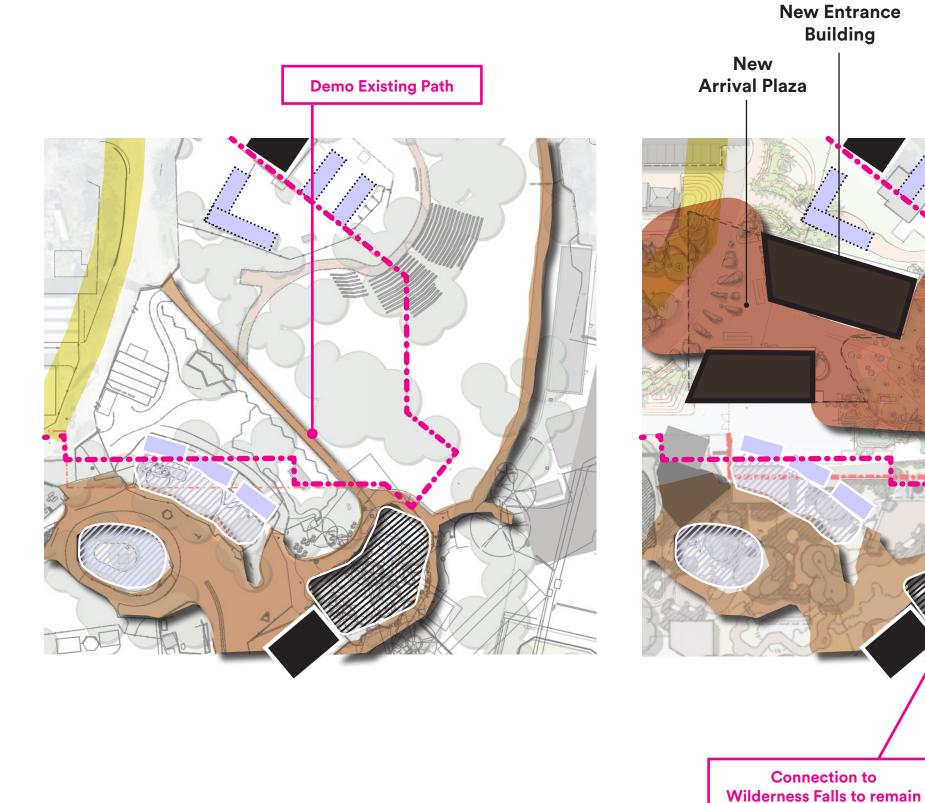




# **Critical Connections During Constrution**

**Site Boundary** (E) Buildings to remain (E) Habitats to remain (E) Bldgs to demolish (E) Habitats to demolish **Pedestrian Path Gathering Spaces New Entrance Building** 

Fire Lane Access







during construction

**Connection to** 

**Education to remain** 

during construction

New

**Orientation Plaza** 





# **Tree Relocation** and Replacement

### **Project Scope:**

- Highlighted areas indicate trees to be replaced per Table 5-4
- Oaks and Palms within highlighted area to be relocated (rather than replaced) pendition conditions assessment report

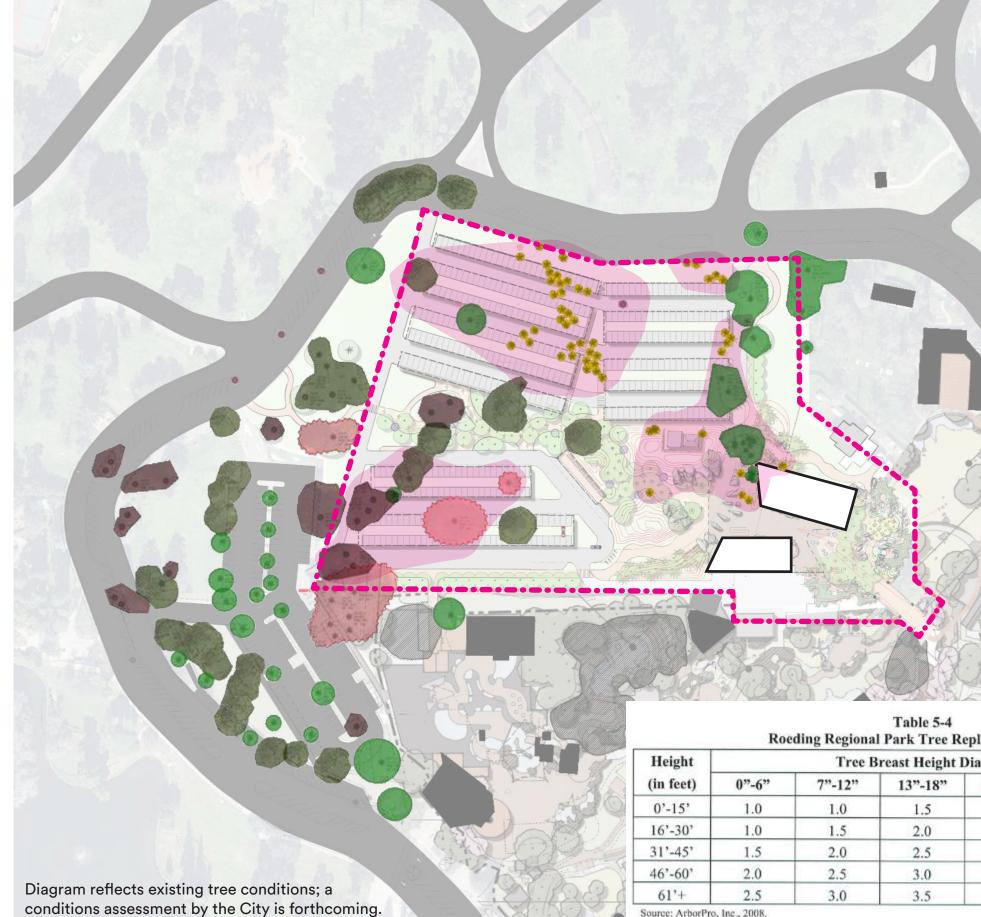












Roeding Regional Park Tree Replacement Ratios

Height (in feet)	Tree Breast Height Diameter (in inches)								
	0"-6"	7"-12"	13"-18"	19"-24"	25"-30"	30"+			
0'-15'	1.0	1.0	1.5	2.0	2.5	3.0			
16'-30'	1.0	1.5	2.0	2.5	3.0	3.5			
31'-45'	1.5	2.0	2.5	3.0	3.5	4.0			
46'-60'	2.0	2.5	3.0	3.5	4.0	4.5			
61'+	2.5	3.0	3.5	4.0	4.5	5.0			

Source: ArborPro, Inc., 2008.







### **Utilities**

Site Boundary

(E) Buildings to remain

(E) Habitats to remain

(E) Bldgs to demolish

(E) Habitats to demolish

Electrical

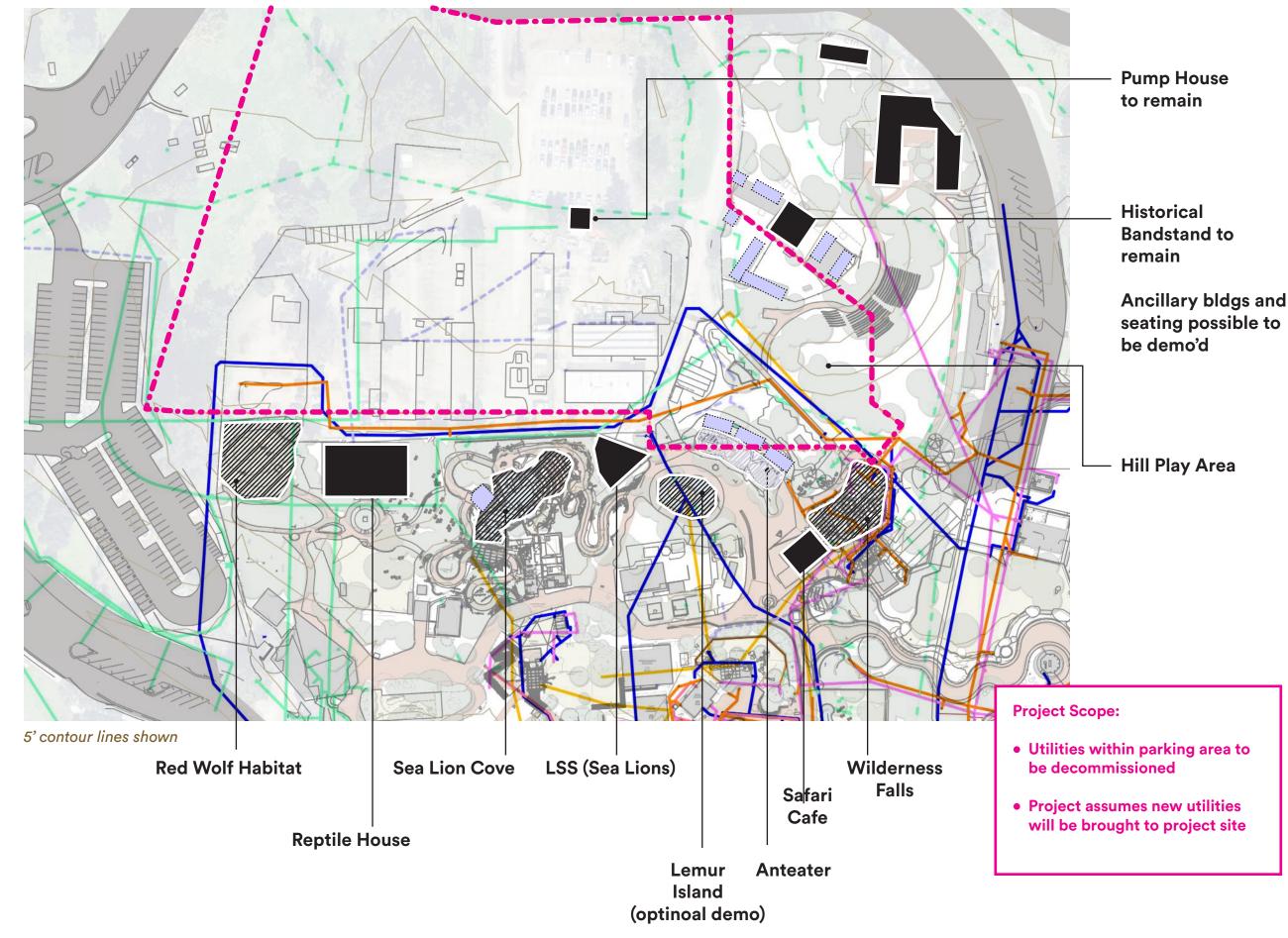
Gas

Water

Storm

---- Irrigation

Sewer









# Program

SPACE TYPE	Room Type	Count	NSF each	Total NSF	L1 (sf)	L2 (sf)	Exterior (sf)	Capacity	Questions/assumptions
ENTRY LOGISTICS	Service Window (with POS)		5 80	400	400			6	5 existing
	Membership Window (with POS)		2 80	160	160			3	2 existing
	Secure Cash Room		1 80	80	80				one for FCZ, separate one for retail (SSA); includes
	Security Monitoring Workstation		200	200	200				with security monitoring desk, weapons safe, valuables safe, Lost & Found Storage Cabinet
	Gun Safe			0	0				Access by multiple teams
	Lost and Found			0	0				Access by multiple teams
	Staff Lockers		1 20	20	20				Accommodate how many staff?
	GSO Storage		1 80	80	80				
	Stanchion Storage		1 80	80	80				Cabinets for temporary staff items
	Subtotal			1,020	1,020				
GUEST COMFORT	Family Restroom Mother's Room		2 500 2 100 1 80	1000 200 80	1,000 200 80				15 fixtures / 5 sinks (gender neutral) OR 9 fixtures / 4 sinks (womens) + 7 fixtures / 3 sink (mens) include adult changing table
	Drinking Fountain/Bottle Filler First Aid + Medical Room		1 40 1 150	40 150	40 150				first aid, resting spot for heat illness, lost child pick up point, include medical device storage?
	Subtotal			1,470	1,470				
RETAIL	General Retail		2,000	2,000	2,000			up to 230	Retail fit out TBD
	Retail (exterior)		3,500	3,500			3,500		
	POS + Queue Space		4 50	200	200				
	Stock Room/Storage		1,200	1,300	1,300				
	Retail Office		1 150	150	150				2 workstations
	Retail Secure Cash Room		1 80	80	80				one for FCZ, separate one for retail (SSA)
	Stroller/Wagon/Wheelchair Rental		1 100	100	100				
	Stroller/Wagon/Wheelchair Storage		1 250	250	250				include hose down area and charging stations for elec wheelchairs, room for ~50 vehicles total
	Subtotal			7,580	4,080		3,500		







SPACE TYPE	Room Type	Count	NSF each	Total NSF	L1 (sf)	L2 (sf)	Exterior (sf)	Capacity	Questions/assumptions
			.11						
EXHIBIT	Wet Exhibits		1 300	300	300				Indoor portion only?
	Tank Access		1 200	200	200				
	Dry Exhibit/Service Access		1 300	300	300				Pending design - dry side exhibit or tank access
	Tank Access	-	1 300	300	300				
	Subtotal			1,100	1,100				
HUSBANDRY/ BOI	H Food Prep		1 100	100	100				counter + refrigerator; 1 large husbandry space for all functions
SUPPORT	Holding	-	1 600	600	600				Includes tank access, ample tool storage, breeding?
	Husbandry Storage		1 50	50	50				Assuming benches, shelves + lockers, wader storage, no Shower or wet
	Water Quality Lab		1 100	100	100				suit storage,  Doubles as conference room
	Husbandry Office	-	1 100	100	100				Doubles as conference room
	Life Support Systems (L1)	-	1 550	550	550				32' x 17' (downstairs)
	Life Support Systems (L2)		1 70	70	550	70			7'x10' (upstairs) for 5' diameter DAT
	Life Support Systems (£2)		1 250	250		70	250		near stream with 10' abv wetlands
	Life Support Systems (wetlands)	-	2 200	400			400		TBD
	Subtotal		200	2,220	1,500	70	<b>650</b>		IBD
					,,,,,,	-			
STAFF	Director Offices	3	3 150	450		450			1x Director of Guest Services + 1x EHS Director + 1x SSA
WORKPLACE	Shared Office (4 work stations)	:	1 250	250		250		2	Guest Services Manager and Guest Services Assistant Manager; 4 workstations
	Shared Office (2 work stations)		1 200	200		200		2	1x EHS Supervisor w/ 2 WS
	Workstations (Open Office 14 work stations)	:	1 1,200	1,200		1,200		14	14 WS total; 8 GSO Field Trips/Operation Assistants; 5x safety and
	Medium Conference Room/Training Room		1 350	350		350			security, includes growth capacity; 1 combined area  10 people which will double Training Space for CPR, IC, de-escalation, etc
	Staff Restroom	-	1 80	80		80			confirmed, 1 GNR
	Storage	-	1 100	100		100			
	AV / IT Room		1 100	100		100			
	Subtotal			2,730		2,730			







SPACE TYPE	Room Type	Count	NSF each	Total NSF	L1 (sf)	L2 (sf)	Exterior (sf)	Capacity	Questions/assumptions
SERVICE + UTILITIES	Trash, Recycle	1	100	100			100		exterior, located in serivce yard
	Janitor's Closet	1	70	70	70				
	Workshop/Maintenance Storage	1	200	200	200				Fix locks, make keys, storage for fire extinuguishers; ok to keep in service area
	Elevator	2	100	200	100	100			Service area
	Elevator Machine Room	1	100	100	100				
	Stair	2	150	300	150	150			
	MDF/AV	1	150	150	150				
	Electrical Room	1	200	200	200				
	Mechanical Room	2	350	700	350	350			1x DOAS unit for each building
	Generator/Battery	_	200	200			200		size for 24 hour outage, located in service yard
	Subtotal			2,220	1,320	600	300		
SITE	Arrival Plaza	] [1	9,000	9,000			9,000		needs shade and cooling
	Queueing + Ticket Scanning		,				,		2 people per station
	Security Checkpoint								Assume pop-up, integrated with check-point. discrete security, explor portable security technologies, part of arrival plaza?
	Orientation Plaza	1	14,000	14,000			14,000		needs shade and cooling; bigger than the space in front of Africa
	Orientation / Plan Your Day								
	Engagement / Interpretive Program Space								animal ambassador station
	Meeting Point/Shaded Seating								at entry & exit, part of arrival plaza and orientation plaza, and at restrooms
	Retail Spill Out								
	Coffee Cart Location	_ 1	200	200			200		in Orientation Plaza
	Donor Recognition								Hall of Fame (historic + artifacts), centennial campaign, Donors in perpetuity, wall of heros (staff), LEED donor opportunity
	Site Power Spots								
	Separate Group Entry	_ 1	300	300			300		
	Mustering Space	_							Before and After Gate
	Pedestrian Promenade/Collector	_							
	Bus Drop								
	Vendor Pop Up Space Bike Parking	_							
	Historical Donor Recognition								
	Vehicular drop off	+ -							
	security cart parking	1							locate in service yard? Covered outdoor space, 3 spaces w/ charging
	Subtotal (not included in total)			23,500			23,500		
	EC7 Entry Subtotal NSE				10 400	2.400	27.050		
	FCZ Entry Subtotal NSF Efficiency Ratio			0.84	<b>10,490</b> 0.84	<b>3,400</b> 0.84	27,950		
	FCZ Entry Total GSF			0.04	12,488	4,048	27,950		



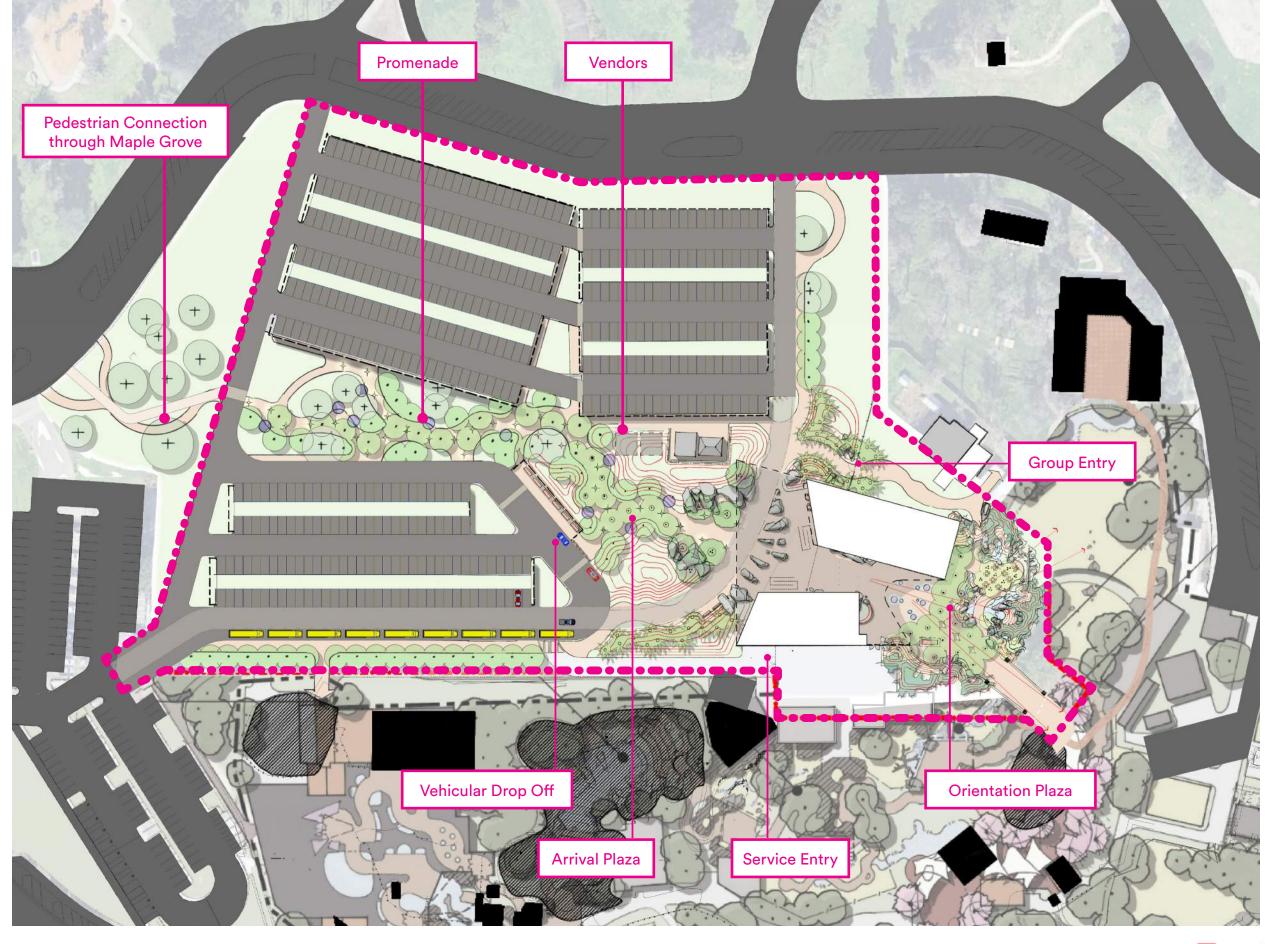




# **Site Plan**

Boundary + Scope

Site Boundary







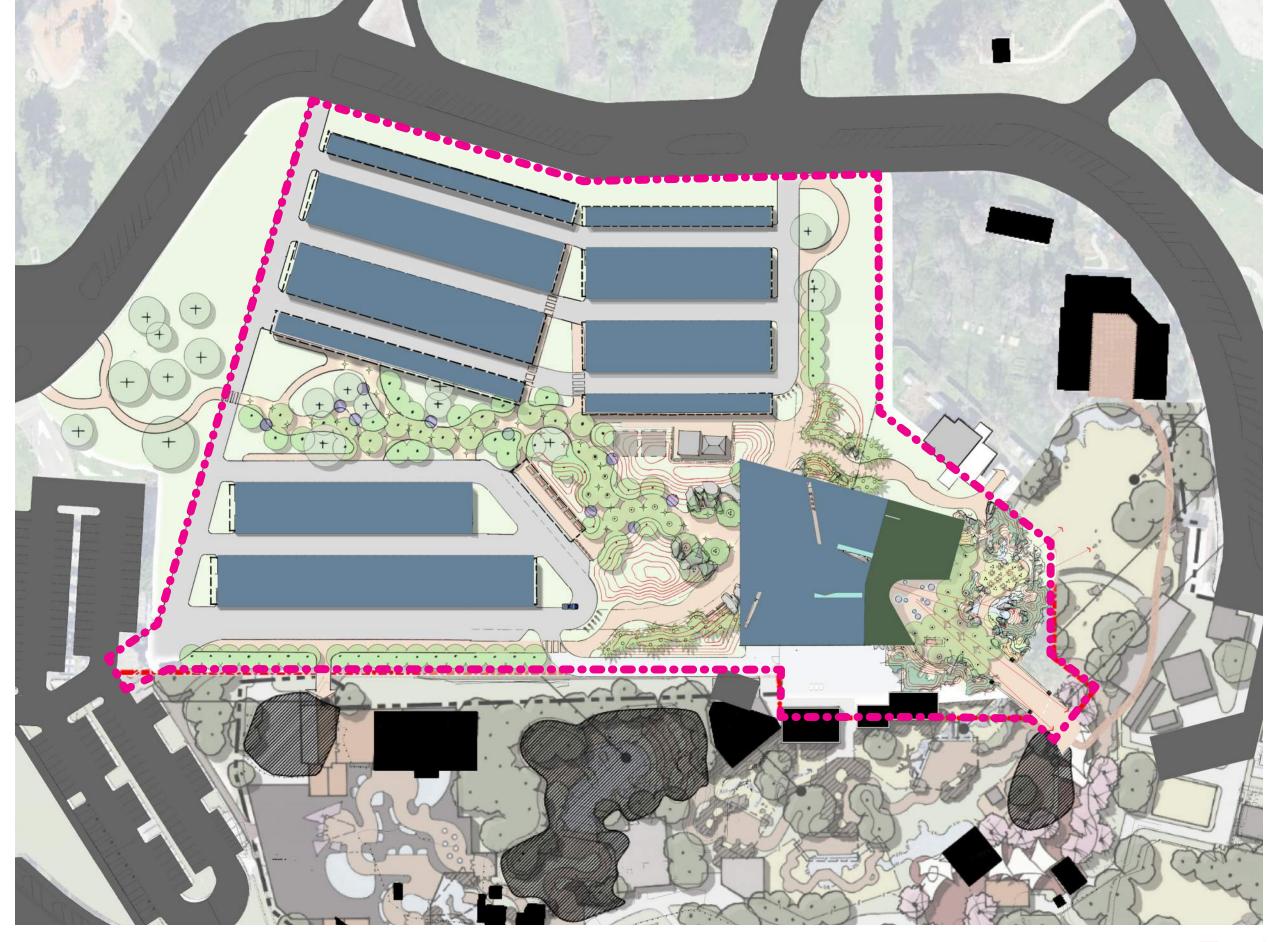


# **Roof Plan**

Site Boundary

PV Array

Green Roof





















# **Site Approach**

Site Boundary

Future Parking Garage

Anticipated Bus Route

---- Alternate Bus Route

(N) Pedestrian Bridge

(N) Pedestrian Path

(E) Bus Yard

(N) Plaza

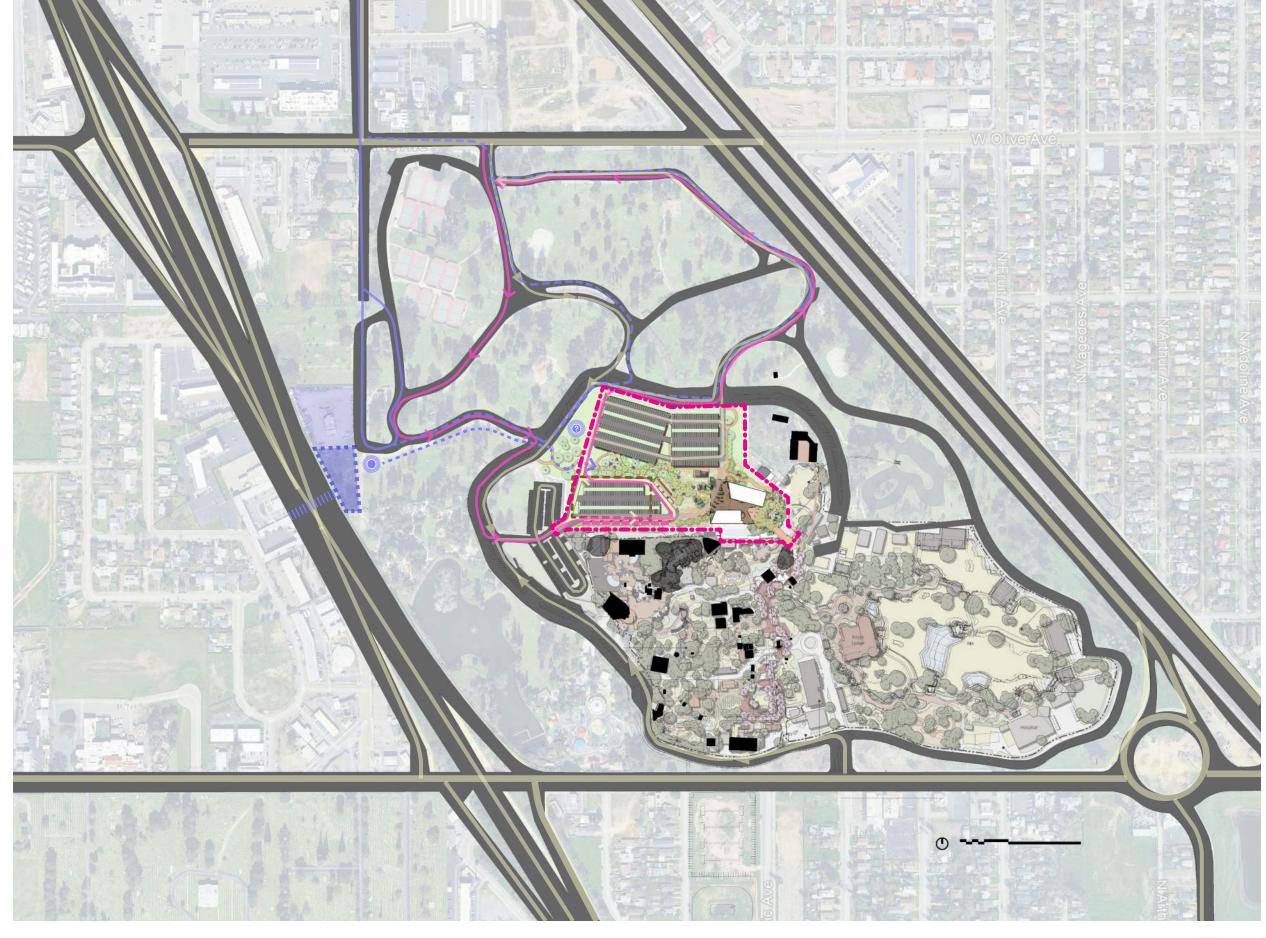
**Bus Stop** 

School Bus

School Bus Drop Off

Vehicles

--- Vehicular Drop Off







### **Site Flow**

Site Boundary

Future Parking Garage

---- Alternate Bus Route

Bus Stop

Pedestrian Path (city bus)

School Bus

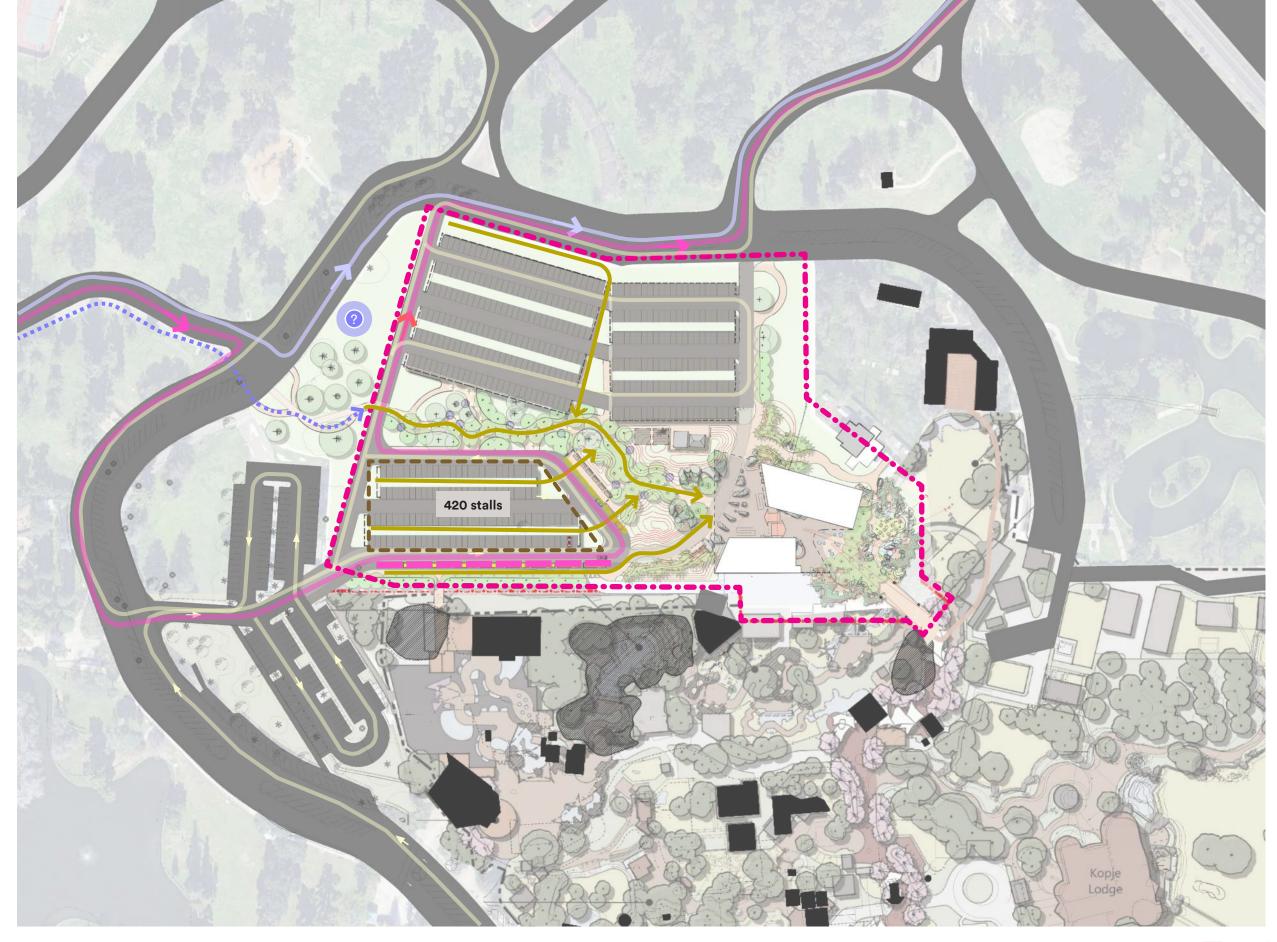
School Bus Drop Off

Pedestrian Path (school bus)

Vehicles

---- Vehicular Drop Off

Pedestrian Path (vehicles)





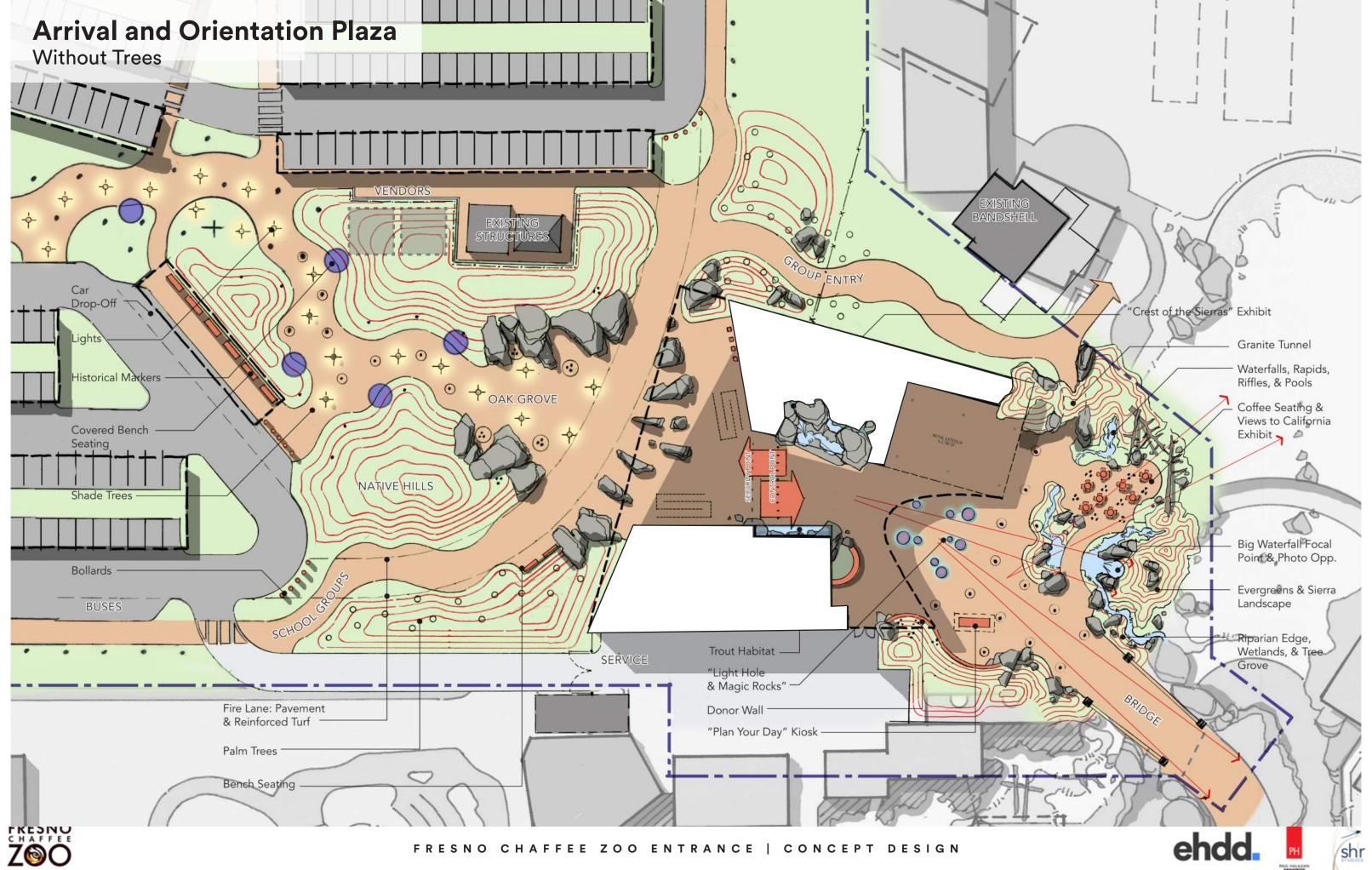
















# Level 1

**Site Boundary** 

Closure point

**Control Point** 

**Roof Overhang** 



Restrooms

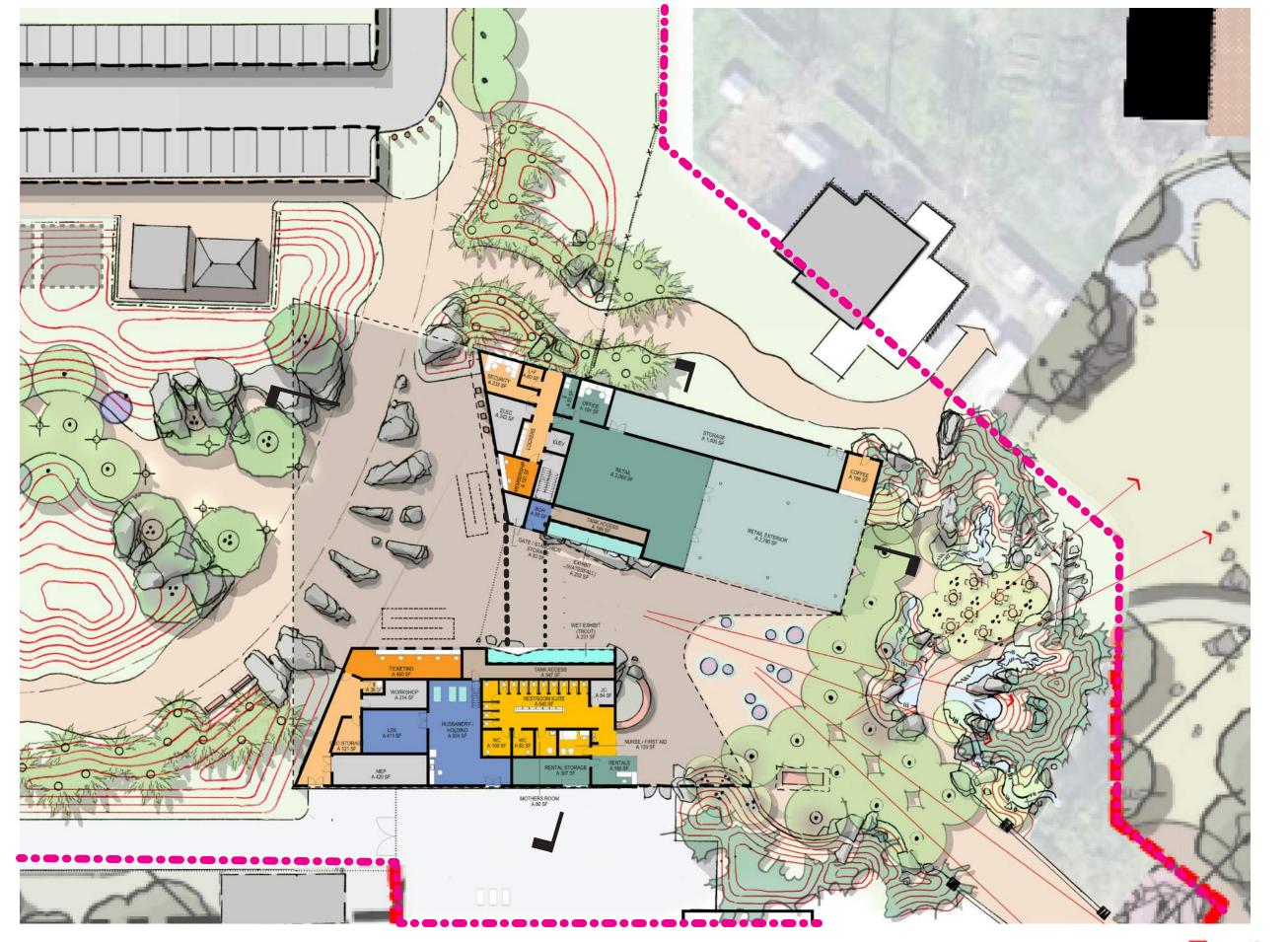








Support







# Level 2

Site Boundary

Closure point

Control Point

Roof Overhang



Restrooms

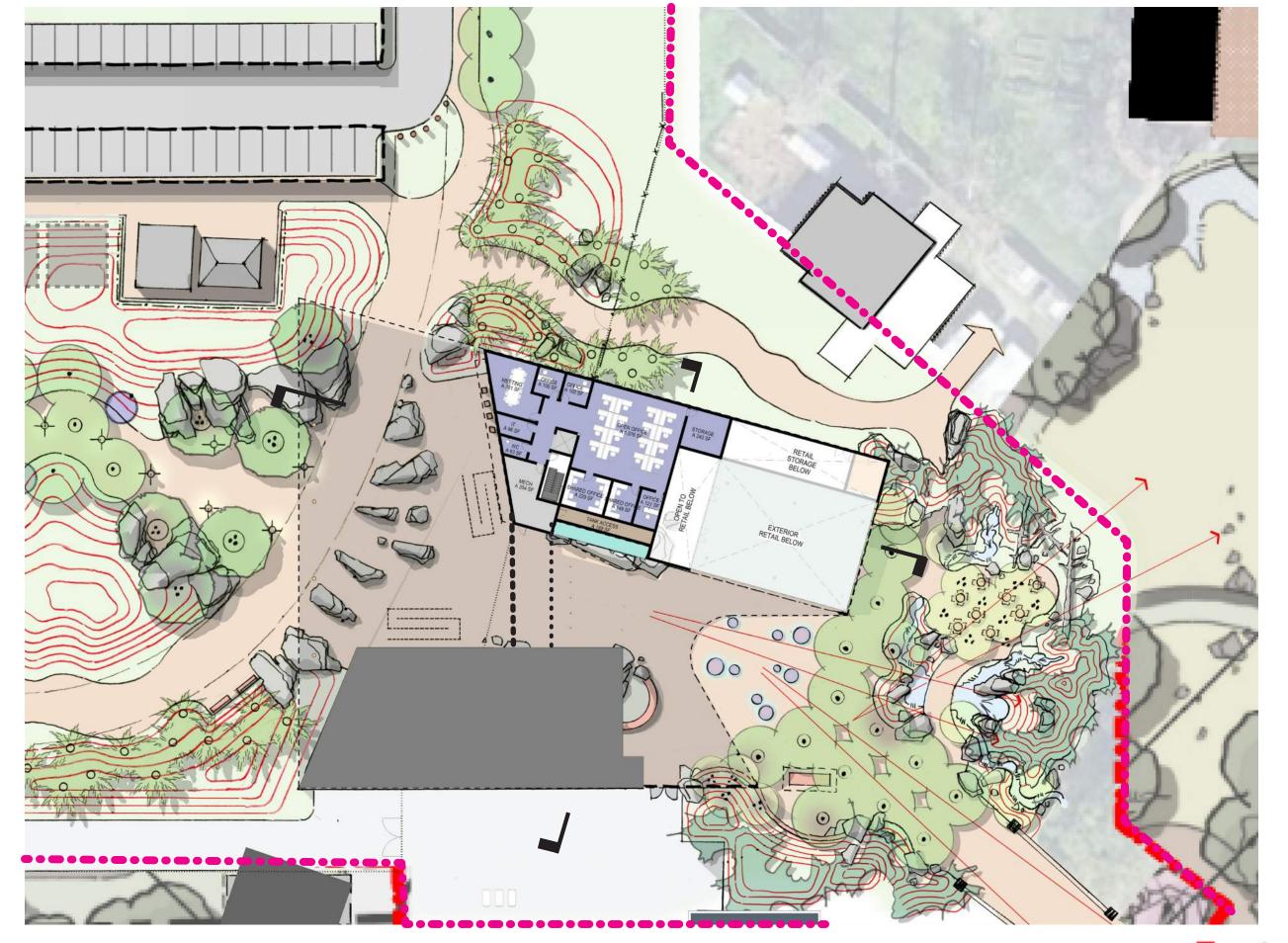


Habitat



Work Space

Support

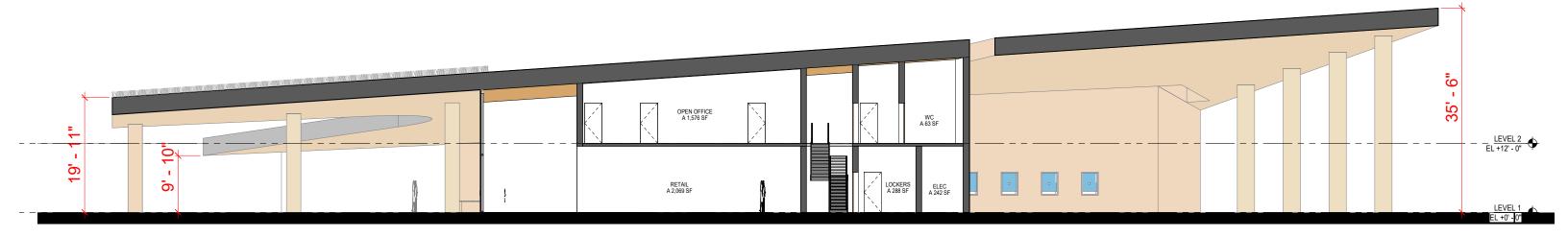




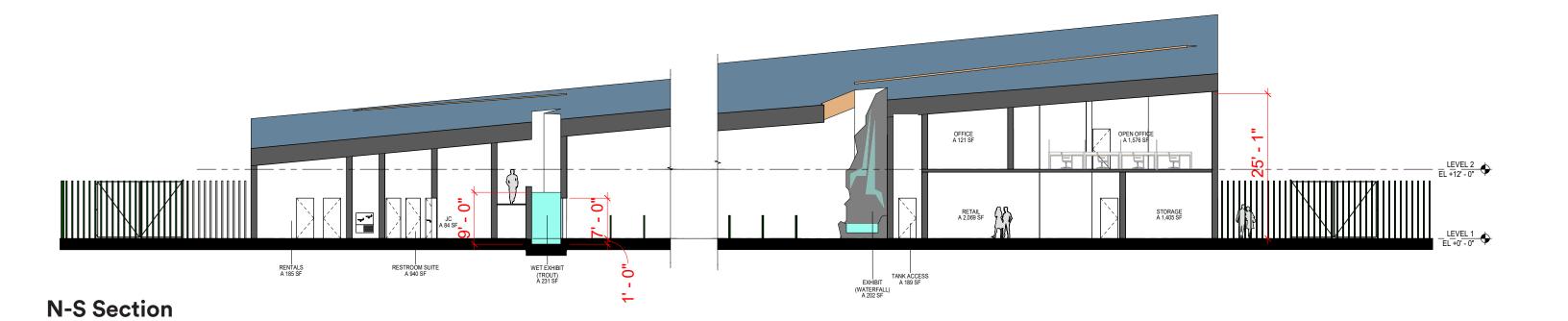




# **Building Sections**



**E-W Section** 







# **Approach**







# **Drop Off**







# **Exhibit**







# **Orientation Plaza**







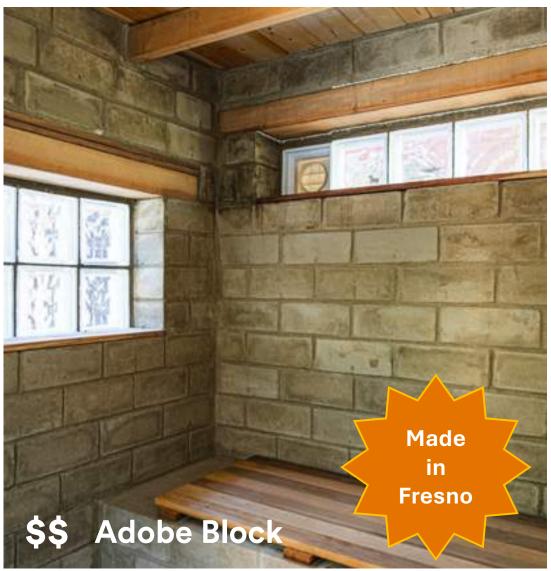




**Concrete Block** 

Fresno

















### **Visitor Flow**

# General Admission Windows	3 windows	5 windows	6 windows
	all credit transactions are required to use a self-service kiosk or online purchase (signs would be positioned in the entry area with a QR code that launches the ticketing web site on their smart phones)	1 M attendance	1.4 M attendance
	windows only need to handle cash transactions	>1M attendance shift of group admissions to a dedicated entrance	existing operation without any demand shift

# Membership Windows	2 windows
	Only a small portion of members will need to use these windows, but sufficient capacity is needed for members needing to purchase additional tickets, membership renewals (for those who prefer to renew onsite), and new memberships.
	This demand should be very low, but two windows are recommended for redundancy

To provide better quantitative backup for this recommendation, provide percentage of members that stop at a window before entering for some type of service assistance (renew/change memberships, ticket purchases for their guests, etc.)







# **Visitor Flow**

# Lanes	(2x)	(3x)	(4x)
	6' wide lanes	6' wide lanes	6' wide lanes
6' wide lanes, each capable of supporting two scanning positions – during lower attendance periods, one ticket scanner per lane is used	1.4M attedance	1.4M attedance	1.4M attedance
	Peak Day peak hour arrivals	most days can be handled with 2 scanning	4 scanning positioned
	(2800 per hour at 1.4 M)	positions, 3 are needed for the Design Day	would be used at Peak Day levels
	existing attendance level 2 lanes will be used for the Design Day	existing attendance level 3 lanes will be used for the Peak Day	

	Existing (2024/25)		<u>Future</u>			
Annual Attendance:	832,600	1,000,000	1,200,000	1,400,000	<u>Factor</u>	
<u>Daily Attendance</u>						
Design Day	4,800	5,700	6,900	8,000	0.57%	
Peak Day	6,400	7,700	9,200	10,700	0.77%	
Peak Hour Arrivals (Saturdays, 9-10 AM)						
Design Day	1,300	1,500	1,800	2,100	26%	
Peak Day	1,700	2,000	2,400	2,800	2090	
Peak Hour Exits (Saturdays, 1-2 PM)						
Design Day	1,000	1,200	1,500	1,700	2104	
Peak Day	1,400	1,600	2,000	2,300	21%	
Peak Hour Arrivals+Exits (12-1 PM)						
Design Day	1,600	1,900	2,300	2,600	33%	
Peak Day	2,100	2,500	3,000	3,500	3370	







# **Parking Capacity**

Peak Day	Existing data (2024 -2025)	Reported Peak Day	Attendance increase to 1.4M annually
Assumptions:	6,300 visitors	7,000 - 9,000 visitors	10,600 visitors
<ul> <li>95% via private vehicle for Design and Peak days</li> <li>Assume 3 hour stay time</li> <li>3.5 visitors / vehicle     note:     avg 4.9 tickets per transaction (2024)     avg 4.4 tickets per transaction (2025)</li> </ul>	800 stalls needed		1,400 stalls needed

Need more information / verification of assumptions to make a recommendation.

### Other consideratoins:

- # of zoo visitors that park offsite
- availability of overflow parking areas





### **MEP Basis of Design**

For Concept Design Pricing

### Mechanical

- 1x DOAS unit for each building (2 total)
- radiant floor heating + cooling w/ single heat pump
- Ceiling fans in unconditioned zones (retail and restrooms)

### Option 1

- separate building + LSS heating and cooling
- 2-pipe radiant system (switch over system)
- air cooled chiller for LSS

### Option 2A (preferred alternate):

- combined building + LSS heating and cooling
- 4-pipe radiant system (allows for heat + cool simultaneously)
- 2 module (for redundancy) air source heat pumb with heat recovery

### Considerations:

- energy savings
- potentially lower operational costs
- higher capital costs
- fewer pieces of equipment to maintain

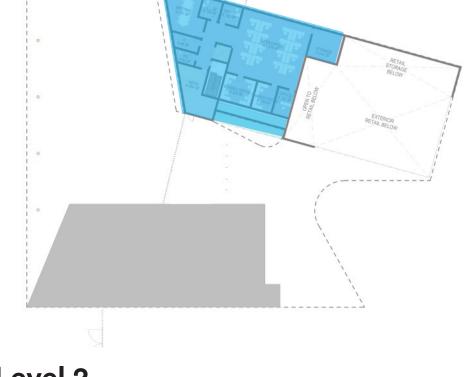
### Option 2B (possible alternate):

- similar to Option 2A
- ground source heat pump feasiblility TBD with a life cycle cost comparison

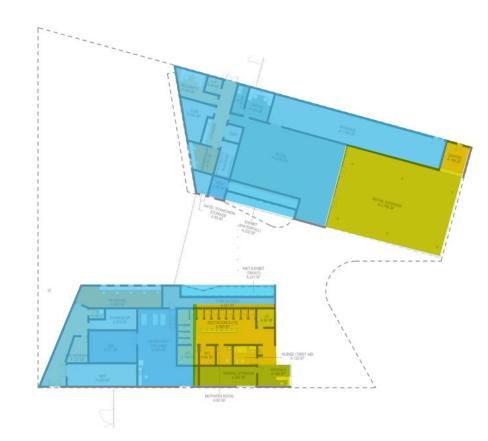
similar space requirements for both options

### **Electrical**

- Assume 24 hour back up
- Battery back up (preferred)
- Natural gas generater on site (alternate)
- Size to provide pwoer to LSS and ticketing



Level 2



Level 1











### LSS Basis of Design

### For Concept Design Pricing

### **Exhibit (trout)**

- 15,000 gal
- 58-62F (ideal); not exceed 70-72F
- High moving high oxygenated cold water

### **Exhibit (waterfall)**

### **Exhibit (stream)**

- 12,700 gal
- dump and fill with refresh water

### **Backwash Water Options**

### Option 1:

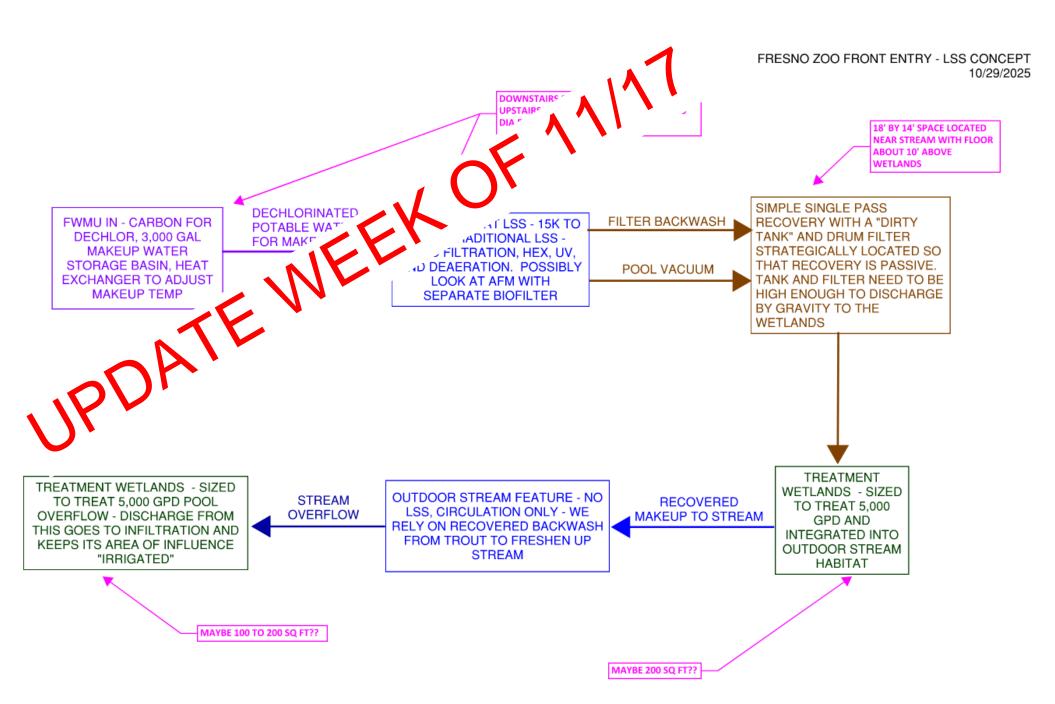
Reuse in stream with single pass with wetlands

### Option 2:

Reuse in stream with single pass with no wetlands

### Option 3:

Reuse for irrigation







LOW MAINTENANCE DESIGN

	BASELINE GOALS:	STRETCH GOALS:
CERTIFICATION	LEED BD+C v4 SILVER EQUIVALENT	LEED BD+C v4 PLATINUM Or
WATER	LOW FLOW FIXTURES + RECLAIMED WATER TIE-IN	ZERO EXHIBIT + LAVATORY, AND STORMWATER SENT TO SEWER
ENERGY	ALL-ELECTRIC DESIGN	NET ZERO ENERGY USING ON-SITE GENERATION
MATERIALS	REDUCE EMBODIED CARBON BY 50% FROM A BASELINE	100% CARBON NEUTRAL DESIGN
LANDSCAPE	NATIVES + NO POTABLE WATER IRRIGATION	HIGH CARBON CAPTURE PART OF SPECIES SELECTION CRITERIA



GENERAL



**RADICALLY PASSIVE DESIGN** 

# **Preliminary LEED Scorecard**

Project Name: Fresno Chaffee Zoo New Entry

Date: 11.5.25

Y	?	N	_			
1			Credit	Integrative Process	:	L

6	3	7	Locat	tion and Transportation	16
			Credit	LEED for Neighborhood Development Location	16
		1	Credit	Sensitive Land Protection	1
2			Credit	High Priority Site and Equitable Development	2
2	1	2	Credit	Surrounding Density and Diverse Uses	5
	2	3	Credit	Access to Quality Transit	5
1			Credit	Bicycle Facilities	1
		1	Credit	Reduced Parking Footprint	1
1			Credit	Electric Vehicles	1

8	1	1	Susta	Sustainable Sites							
Y			Prereq	Construction Activity Pollution Prevention	Required						
1			Credit	Site Assessment	1						
	1	1	Credit	Protect or Restore Habitat	2						
1			Credit	Open Space	1						
3			Credit	Rainwater Management	3						
2			Credit	Heat Island Reduction	2						
1			Credit	Light Pollution Reduction	1						

8	2	1	Water	: Efficiency	11
Y			Prereq	Outdoor Water Use Reduction	Required
Y	Y		Prereq	Indoor Water Use Reduction	Required
Y	Prereq		Prereq	Building-Level Water Metering	Required
2			Credit	Outdoor Water Use Reduction	2
3	2	1	Credit	Indoor Water Use Reduction	6
2			Credit	Optimize Process Water Use	2
1			Credit	Water Metering	1
			•		

24	9	0	Energ	gy and Atmosphere	33
Y			Prereq	Fundamental Commissioning and Verification	Required
Y			Prereq	Minimum Energy Performance	Required
Y	Prereq		Prereq	Building-Level Energy Metering	Required
Y			Prereq	Fundamental Refrigerant Management	Required
3	3		Credit	Enhanced Commissioning	6
12	6		Credit	Optimize Energy Performance	18
1			Credit	Advanced Energy Metering	1
2			Credit	Grid Harmonization	2
5			Credit	Renewable Energy	5
1			Credit	Enhanced Refrigerant Management	1

6	5	2	Mater	Materials and Resources						
Y			Prereq	Storage and Collection of Recyclables	Required					
2	1	2	Credit	Building Life-Cycle Impact Reduction	5					
1	1		Credit	Environmental Product Declarations	2					
1	1		Credit	Sourcing of Raw Materials	2					
1	1		Credit	Material Ingredients	2					
1	1		Credit	Construction and Demolition Waste Management	2					

9	5	2	Indoo	r Environmental Quality	16
Y			Prereq	Minimum Indoor Air Quality Performance	Required
Y			Prereq	Environmental Tobacco Smoke Control	Required
	2		Credit	Enhanced Indoor Air Quality Strategies	2
3			Credit	Low-Emitting Materials	3
		1	Credit	Construction Indoor Air Quality Management Plan	1
	1	1	Credit	Indoor Air Quality Assessment	2
1			Credit	Thermal Comfort	1
2			Credit	Interior Lighting	2
2	1		Credit	Daylight	3
	1		Credit	Quality Views	1
1			Credit	Acoustic Performance	1

6	0	0	Innova	novation					
5			Credit	Innovation	5				
1			Credit	LEED Accredited Professional	1				

	2	2	0	Regional Priority	4
	1			Credit Regional Priority: Optimize Energy Perf.	1
Γ	1			Credit Regional Priority: Daylight	1
		1		Credit Regional Priority: Specific Credit	1
		1		Credit Regional Priority: Specific Credit	1

70 27 13 TOTALS	Possible Points:	110

.ed: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80











PROJECT NAME: Presno Chaffee Zoo New Entrance DATE: [11.14.2025] JOB NO. 25015

,											•	•		,			
1.0 BASE SERVICES	Ph 1 -Schem	Ph 2 oncept		Ph 3 Schem	D	Ph 4 esign Dev	(	Ph 5 Const Doc		Ph 6 Bidding		Ph 7 C A		Ph 8 Post CA	Ph 9 FF+E		Total
Architectural EHDD & PHA	\$ -	\$ -	\$	190,000	\$	262,600	\$	398,000	\$	24,600	\$	346,000	\$	12,000	\$ -	\$	1,233,200
Specifications SpecWest	\$ -	\$ -	\$	-	\$	11,000	\$	22,000	\$	-	\$	-	\$	-	\$ -	\$	33,000
Structural	\$ -	\$ -	\$	37,345	\$	93,363	\$	168,053	\$	14,938	\$	56,018	\$	3,735	\$ -	\$	373,450
Provost & Pritchard Mechanical Engineering Lawrence Engineering	\$ -	\$ -	\$	33,440	\$	36,300	\$	48,950	\$	6,270	\$	52,250	\$	2,090	\$ -	\$	179,300
Electrical Engineering	\$ -	\$ -	\$	42,680	\$	48,015	\$	101,365	\$	-	\$	32,010	\$	-	\$ _	\$	224,070
Hardin-Davidson Engineering Cost Estimating			-						-		<del>                                     </del>		$\vdash$			<u> </u>	
KPJ Consulting	\$ -	\$ -	\$	26,730	\$	-	\$	-	\$	-	\$	-	\$	-	\$ -	\$	26,730
Civil Engineering Yamabe & Horn Engineering	\$ -	\$ -	\$	15,792	\$	55,345	\$	23,719	\$	-	\$	19,526	\$	14,191	\$ -	\$	128,574
<b>Basic Professional Services Fee</b>	\$ -	\$ -	\$	345,987	\$	506,623	\$	762,087	\$	45,808	\$	505,804	\$	32,016	\$ -	\$	2,198,324
1.1 Special Consultants	Ph 1 -Schem	Ph 2 oncept		Ph 3 Schem	D	Ph 4 esign Dev	(	Ph 5 Const Doc		Ph 6 Bidding		Ph 7 C A		Ph 8 Post CA	Ph 9 FF+E		Total
Exhibits and Landscape Architecture SH R Studios	\$ -	\$ -	\$	89,841	\$	181,753	\$	206,224	\$	10,617	\$	68,491	\$	-	\$ -	\$	556,926
LSS Engineering TJP Engineering	\$ -	\$ -	\$	21,255	\$	31,989	\$	40,290	\$	2,134	\$	28,329	\$	-	\$ -	\$	123,996
Acoustics / Noise Control Salter	\$ -	\$ -	\$	12,804	\$	7,469	\$	9,070	\$	1,601	\$	16,005	\$	6,402	\$ -	\$	53,350
Interpretive & Wayfinding Allowance Gecko Group	\$ -	\$ -	\$	38,610	\$	44,402	\$	57,024	\$	-	\$	-	\$	-	\$ -	\$	140,036
Lighting Lightchitects Studio	\$ -	\$ -	\$	27,635	\$	23,687	\$	27,635	\$	-	\$	12,804	\$	-	\$ -	\$	91,762
LEED AR Green Consulting	\$ -	\$ -	\$	-	\$	2,750	\$	11,000	\$	-	\$	22,913	\$	1,650	\$ -	\$	38,313
Ticketing Systems & Crowd Control ORCA	\$ -	\$ -	\$	30,360	\$	12,540	\$	-	\$	-	\$	-	\$	-	\$ -	\$	42,900
FF&E/Interiors - Excluded EHDD/PHA	\$ -	\$ -	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$ -	\$	-
Retail + Graphics EHDD	\$ -	\$ -	\$	5,000	\$	10,000	\$	20,000	\$	-	\$	15,000	\$	-	\$ -	\$	50,000
Daylighting + LCA Modeling EHDD	\$ -	\$ -	\$	6,000	\$	12,000	\$	5,000	\$	-	\$	-	\$	-	\$ -	\$	23,000
Other [Firm Name]	\$ -	\$ -	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$ -	\$	-
Special Consultants Fees	\$ -	\$ -	\$	231,505	\$	326,589	\$	376,243	\$	14,351	\$	163,542	\$	8,052	\$ -	\$	1,120,283
Subtotal All Consultants	\$ -	\$ -	\$	387,492	\$	570,612	\$	740,330	\$	35,559	\$	323,345	\$	28,068	\$ -	\$	2,085,406
1.2 Total Base A/E Design Fee	\$ -	\$ -	\$	577,492	\$	833,212	\$	1,138,330	\$	60,159	\$	669,345	\$	40,068	\$ -	\$	3,318,606
1.3 Estimated Reimbursables	\$ -	\$ -	\$	17,903	\$	16,478	\$	14,245	\$	550	\$	35,035	\$	2,310	\$ -	\$	86,521
1.4 TOTAL COST BASE SERVICES	\$ -	\$ -	\$	595,394	\$	849,690	\$	1,152,575	\$	60,709	\$	704,380	\$	42,378	\$ -	\$	3,405,127



1. Architectural Services will be billed at the following hourly rates:

Principal	\$ 345 - \$ 395 per hour
Vice President of Construction	\$ 345 per hour
Director of Interior Design	\$ 345 per hour
Director of Marketing	\$ 345 per hour
Director of Climate Strategy	\$ 345 per hour
Director of Information Technology	\$ 240 per hour
Senior Project Manager/Architect IV	\$ 260 per hour
Project Manager/Architect III	\$ 240 per hour
Architect II	\$ 215 per hour
Architect I	\$ 185 per hour
Designer IV	\$ 220 per hour
Designer III	\$ 185 per hour
Designer II	\$ 165 per hour
Designer I	\$ 145 per hour
Interior Designer IV	\$ 260 per hour
Interior Designer III	\$ 240 per hour
Interior Designer II	\$215 per hour
Interior Designer I	\$ 190 per hour
Design Technologist	\$ 220 per hour
Contracts Manager	\$ 195 per hour
Information Technology Manager	\$ 185 per hour
Marketing	\$ 185 per hour
Graphic Designer	\$ 175 per hour
Graphic Specialist	\$ 175 per hour
Research Specialist	\$ 145 per hour
Data Engineer	\$ 145 per hour
Construction Administrator	\$ 135 per hour
Office Support	\$ 120 per hour
Project Assistant	\$120 per hour
Intern	\$ 115 per hour

- 2. Reimbursable and consultant costs shall be billed at cost plus 10% and include the following:
  - a. Cost of printing or duplication of drawings, CADD plotting, specifications, reports and cost estimates;
  - b. Lodging, subsistence, and out-of-pocket expenses for authorized travel in connection with the work;
  - c. Airfare, car rental, and local travel when applicable at mileage rates per current IRS guidelines, plus tolls and parking fees;
  - d. Postage, express mail, messenger and delivery charges;
  - e. Cost of models, special renderings, photography, special process printing, special printed reports or publications;
  - f. Fees for consultants retained with approval of the client.

Our invoices for the above will be billed monthly and are due upon presentment. Unpaid amounts accrue interest at the maximum legal rate from the  $45^{th}$  day following the date of the invoice.

The billing rates shown above are for the time spent on the project. The rates are subject to annual increase averaging 5%.

#### **AGENDA ITEM 9**



DATE: December 17, 2025

TO: Fresno County Zoo Authority Board

FROM: Nora Crow, Chief Financial Officer

Fresno's Chaffee Zoo Corporation

SUBJECT: Request for Reimbursement of Deposit on Maintenance Facility Solar Project

#### **RECOMMENDED ACTION:**

Approve reimbursement of deposit invoice related to solar equipment for the Maintenance Facility for A-C Electric Company (\$224,996.25).

#### **DISCUSSION:**

Per Section II.C.3 of the Fresno County Zoo Authority Procedures for Approving and Administering Measure Z Funds as adopted November 11, 2005, and revised on January 30, 2019:

"Reimbursement shall be requested for incurred expenses only. No prepaid expenses or deposits on goods/services will be reimbursed, unless authorized through an Authority Board action at a public meeting."

The Zoo Authority approved funding of \$1,499,975 for the solar and associated infrastructure related to the Maintenance Facility project on September 11, 2025. The purchase and installation of the solar and associated infrastructure was sought separately from the primary construction project in order to maximize ZooCorp's ability to claim federal solar tax credits on the equipment, projected at \$450,000.

The One Big Beautiful Bill Act (OBBBA) signed on July 4, 2025, put into effect timelines to eliminate solar credit for commercial projects. In addition, OBBBA creates uncertainty in the eligibility of solar projects for tax credits when equipment is purchased from Foreign Entities of Concern (FEOC). IRS Notice 2025-24 preserved a safe harbor provision for smaller commercial projects that exempts the projects and credits from impact from FEOC Rules.

In order to qualify with the safe harbor provisions, ZooCorp is seeking to prove "beginning of construction" (BOC) by spending no less than 5% of total project costs prior to December 31, 2025. Our vendor, A-C Electric Company has identified equipment of \$224,996.25 that can be procured by year-end in order to preserve our best opportunity to apply for the tax credits.

As this electrical equipment is not anticipated to be installed until the second half of 2026, which ZooCorp management interprets as failing to qualify as "incurred expenses" per the procedures noted above, ZooCorp is seeking formal approval to submit this invoice in advance of installation for reimbursement from approved Measure Z capital funds.

#### **ATTACHMENTS**:

A-C Electric Company invoice

#### **Application and Certificate For Payment**

To Owner:	FRESNO CHAFFEE ZOO 894 W BELMONT AVENUE FRESNO, CA 93728	Project:	FCZ MAINTENANCE BLD SOLAR 894 W BELMONT FRESNO, CA 93728	Application No: Period To: Architect's	1 Date: 12/09, 12/09/25	/2025			
From (Contractor):	A-C ELECTRIC COMPANY BOX 81977	Contractor Job Number:	FR0987	Project No: Contract Date:					
,	BAKERSFIELD, CA 93380-1977	Via (Architect):							
Phone:	661 410-0000	Contract For:							
Contractor's	s Application For Payment								
Change Order	Summary Additions	Deductions	Original contract sum		1,499,975.00				
Change orders previous mont			Net change by change orders		0.00				
	Date Number Approved		Contract sum to date		1,499,975.00				
Change	Number Approved		Total completed and stored to date		224,996.25				
orders approved			Retainage						
this month			5.0% of completed work		11,249.81				
Totals			0.0% of stored material		0.00				
Net change by	change orders		Total retainage		11,249.81				
The undersigned	Contractor certifies that to the best of the Contractor's knowled	ge, information, and	Total earned less retainage		213,746.44				
Contract Docume Certificates for f	covered by this Application for Payment has been completed in ents, that all amounts have been paid by the Contractor for wor Payment were issued and payments received from the Owne	k for which previous	Less previous certificates of paymer	nt	0.00				
payment snown i	herein is now due.		0.000% of taxable amount		0.00				
Contractor:									
	Date:		Current sales tax		0.00				
	County of:								
	r). Notary public:		Current payment due		213,746.44				
My commission e	expires		Balance to finish, including retainag	e	1,286,228.56				
Architect's	Certificate for Payment								
In accordance data comprisin best of the An indicated, the	with the Contract Documents, based on on-site obsige the above application the Architect certifies to the chitect's knowledge, information and belief the Work is quality of the Work is in accordance with the Contract is entitled to payment of the Amount Certified.	Owner that to the nas progressed as	Architect:  By:  Date:  Date:  Date:  Date:  Date:  Date:  Date:  Date:  This Gertification is not negotiable. The Amount Certified is payable only to the Contractor named herein. It payment, and acceptance of payment are without prejudice to any rights of the Owner or Contractor uncontract.  DON FORREST ZOHL!  CED, WESNO CHAFFEE LOD						

#### Application and Certificate For Payment -- page 2

To Owner:

FRESNO CHAFFEE ZOO From (Contractor): A-C ELECTRIC COMPANY

Project:

FCZ MAINTENANCE BLD SOLAR

Application No: 1

Date: 12/09/25

FR0987

Period To: 12/09/25

Contractor's Job Number: Architect's Project No:

			Work Completed		Materials	Completed and				
Item Number	Description	Scheduled Value	Previous Application	This Period	Presently Stored	Stored to Date	%	Balance to Finish	Retention	Memo
001	CONTRACT EXECUTION	224,996,25	0.00	224,996.25	0.00	224,996.25	100.00	0.00	11,249,81	
002	SUBMISSION OF BUILDING PERMIT	224,996.25	0.00	0.00	0.00	0.00	0,00	224,996.25	0.00	
003	ORDER OF PV MODULES	449,992.50	0.00	0.00	0.00	0.00	0.00	449,992.50	0.00	
004	MOBILIZATION	299,995.00	0.00	0.00	0.00	0.00	0.00	299,995,00	0.00	
005	COMPLETION OF RACKING SYST STR	149,997.50	0.00	0.00	0.00	0.00	0.00	149,997,50	0.00	
006	SUBSTANTIAL COMPLETION	149,997.50	0.00	0.00	0.00	0.00	0.00	149,997.50	0.00	
			ww							
P	Application Total	1,499,975.00	0.00	224,996.25	0.00	224,996.25	15.00	1,274,978.75	11,249.81	