



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,

A handwritten signature in blue ink that reads "Kris Grey".

Kris Grey
Director of Capital Construction
KGrey@fcz.org

ADMINISTRATION

1250 West Olive Avenue
Fresno, CA 93728

MAIN ENTRANCE

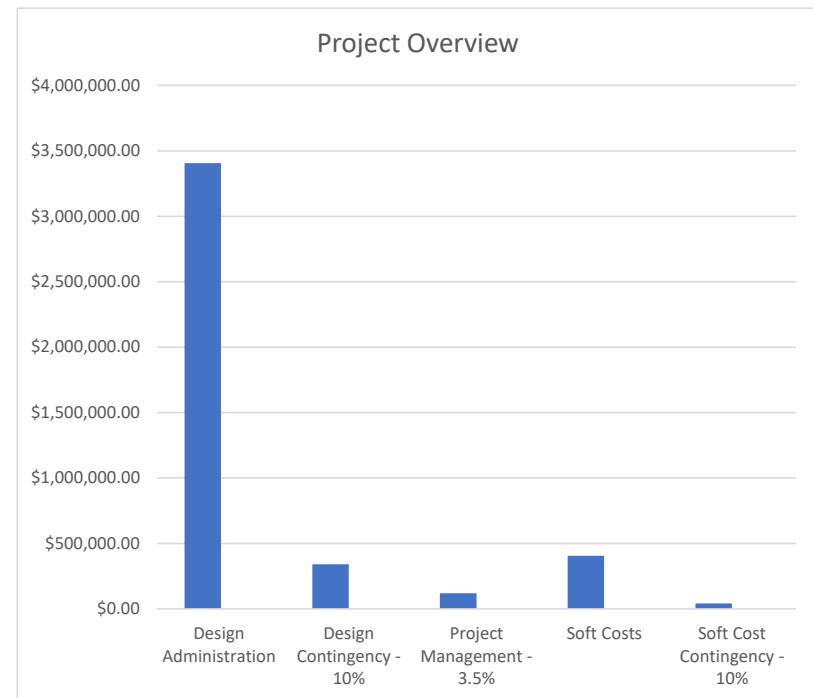
894 West Belmont Avenue
Fresno, CA 93728

(559) 498-5910
fresnochaffeezoo.org

New Entrance - DESIGN - Project Overview

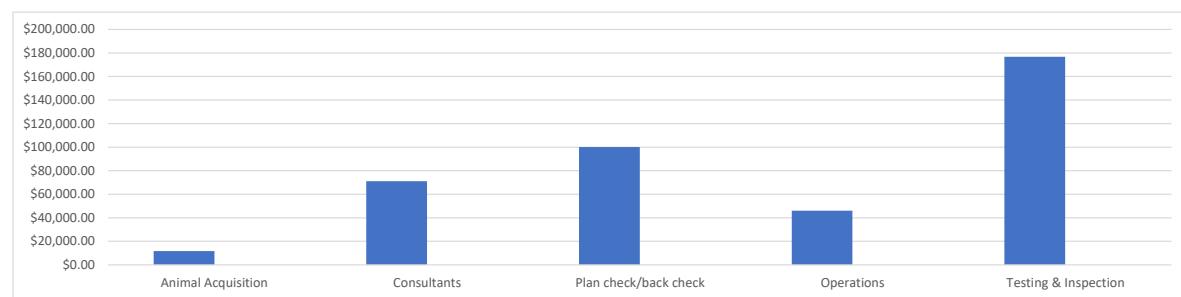
Design Administration
Design Contingency - 10%
Project Management - 3.5%
Soft Costs
Soft Cost Contingency - 10%

	Budget:	Expenses:	Balance:
Design Administration	\$3,405,127.00	\$0.00	\$3,405,127.00
Design Contingency - 10%	\$340,512.70	\$0.00	\$340,512.70
Project Management - 3.5%	\$119,179.45	\$0.00	\$119,179.45
Soft Costs	\$405,636.59	\$0.00	\$405,636.59
Soft Cost Contingency - 10%	\$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	EHDD
Local Architect	Paul Halajian Architects (PHA)
Exhibits, Habitats, Landscape, Irrigation	SH R Studios
Civil Engineer	Yamabe & Horn Engineering
Structural Engineer	Provost & Pritchard
Mech/P/FP/Energy Modeling	Lawrence Engineering
Electrical/Low Voltage	Hardin-Davidson Engineering
LSS	TJP Engineering
Cost Consulting	KPJ Consulting
Acoustic Engineer	Salter, Inc.
Graphics (Wayfinding & Interpretive)	Gecko Group
Lighting (Building, Exterior, Exhibits)	Lightchitects Studio
Ticketing Systems, Crowd Flow	ORCA Consulting
LEED	AR Green Consulting

PROJECT SCHEDULE

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.

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

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:**

- 1. 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. Contractor 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.

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:

~~Exhibit J~~

Steve Dangermond, Principal
EHDD

Jon Forrest Dohlin
Chief Executive Officer & Zoo Director
Fresno Chaffee Zoo

Dated:

Enclosed:

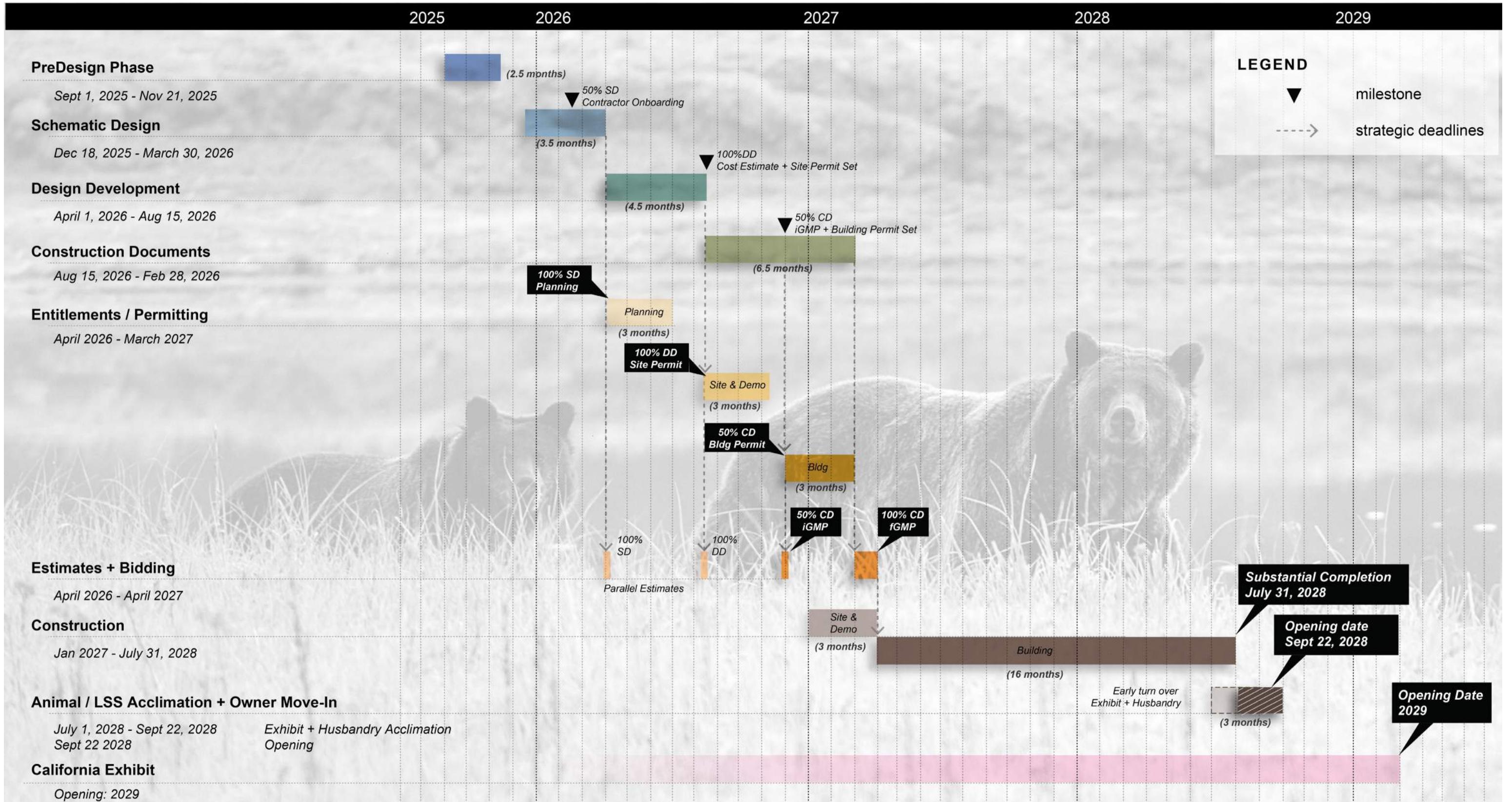
- Attachment A: FCZNE Concept Package, dated 11.14.25
- Attachment B: Compensation Matrix, dated 11.14.25
- Attachment C: Standard Hourly Rates



Zoo Entrance

Concept Design
11.14.25

Project Schedule



Project Cost and Budget

HARD 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)

SOFT COSTS

Design Costs

Construction Manager + Owner Consultants

Cost of Content Development

Fundraising + Opening

Entitlements + Permitting

Moveable Furniture + Equipment

Collection Acquisition + 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

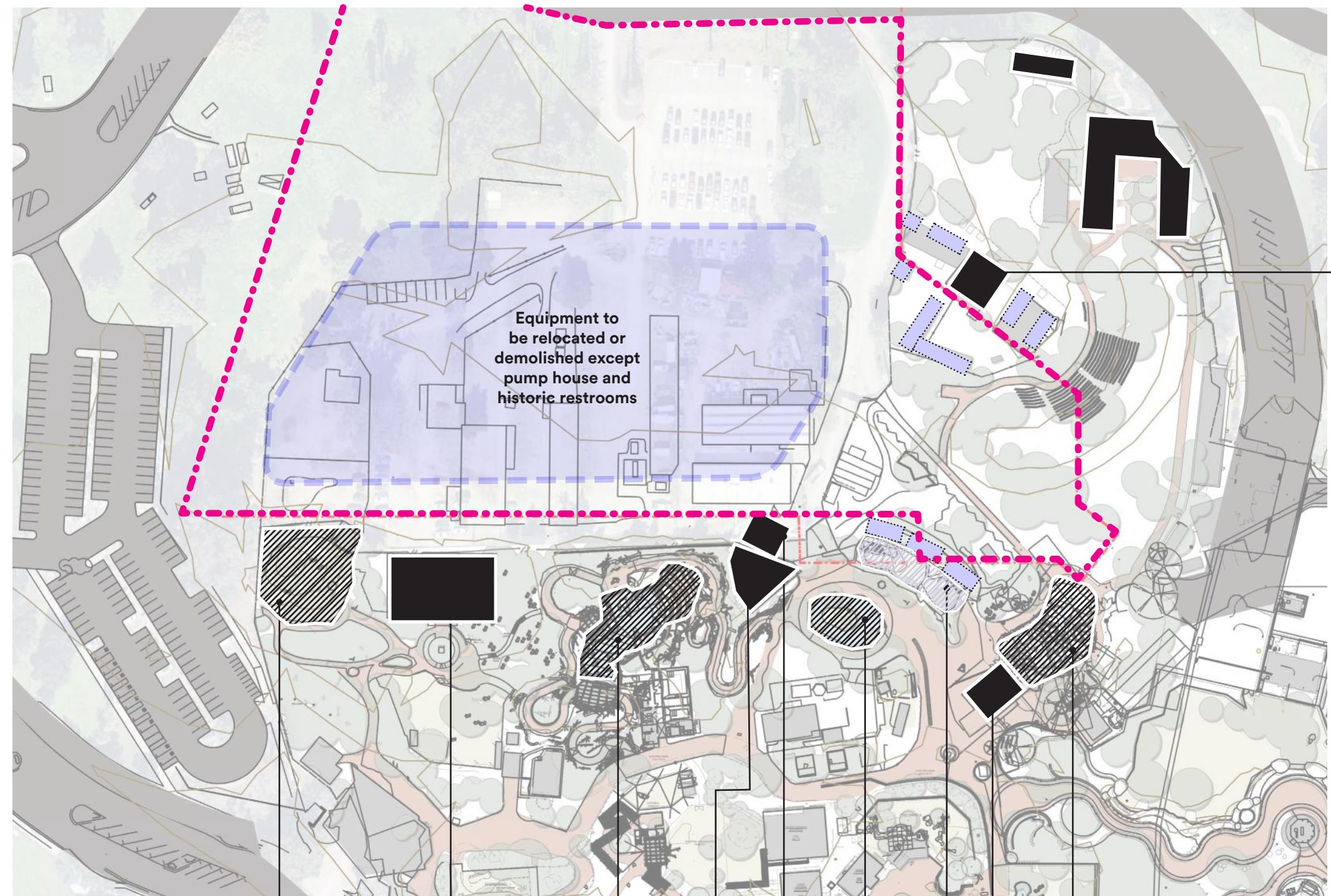
▨ (E) Habitats to demolish

Project Scope

Equipment to be relocated or demolished except pump house and historic restrooms

Historical Bandstand to remain

Ancillary bldgs and seating possible to be demo'd



Red Wolf Habitat

Sea Lion Cove

LSS
(Sea Lions)

Wilderness
Falls

Reptile House

Chiller
Pad

Safari
Cafe

Lemur
Island

Jungle
Bungalow

5' contour lines shown

Critical Connections During Construction

----- Site Boundary

■ (E) Buildings to remain

■ (E) Habitats to remain

■ (E) Bldgs to demolish

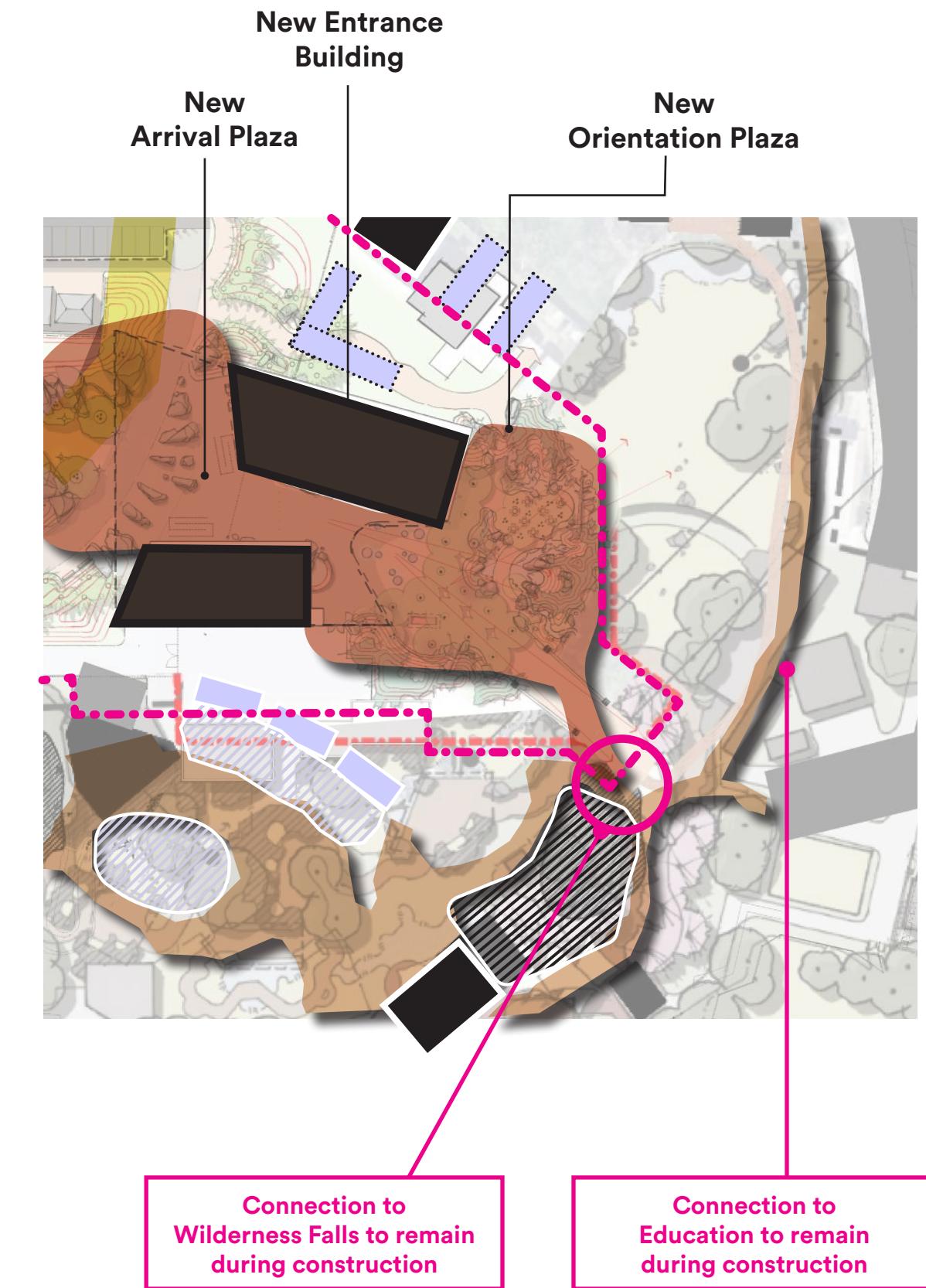
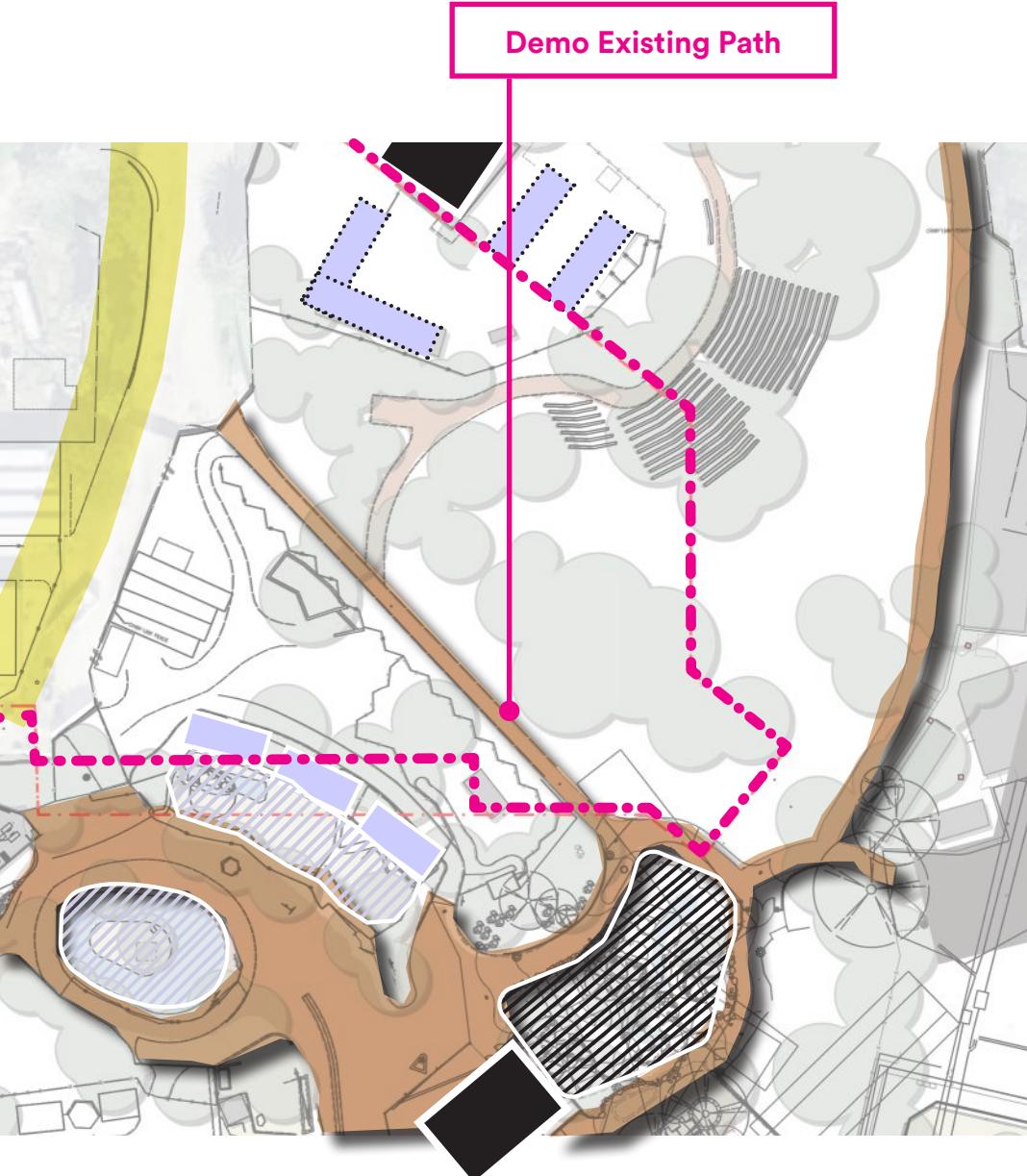
■ (E) Habitats to demolish

■ Pedestrian Path

■ Gathering Spaces

■ New Entrance Building

■ Fire Lane Access



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) per conditions assessment report



Oaks



Deciduous



Palms



Pines



Eucalyptus

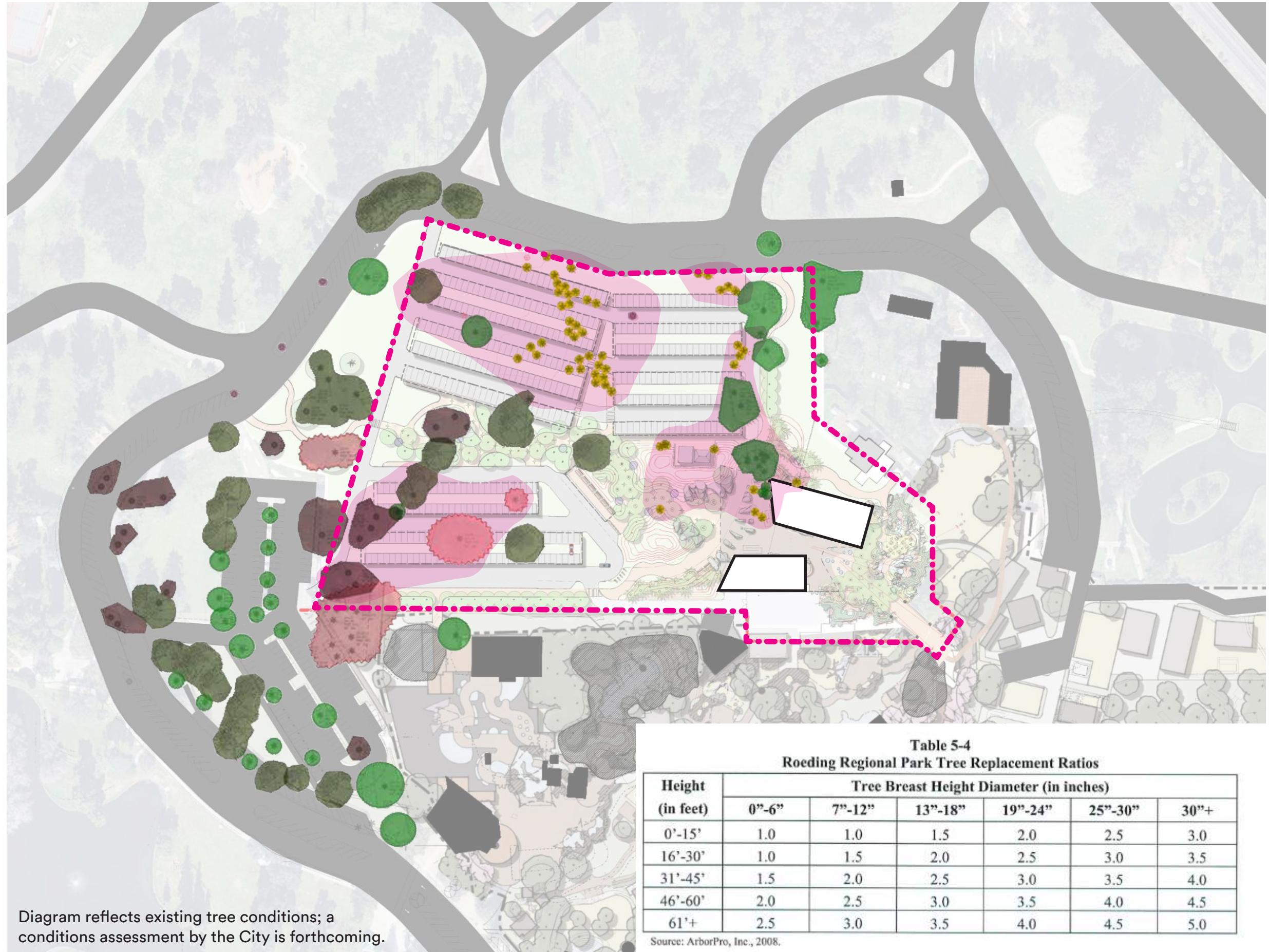


Table 5-4
Roeding Regional Park Tree Replacement Ratios

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

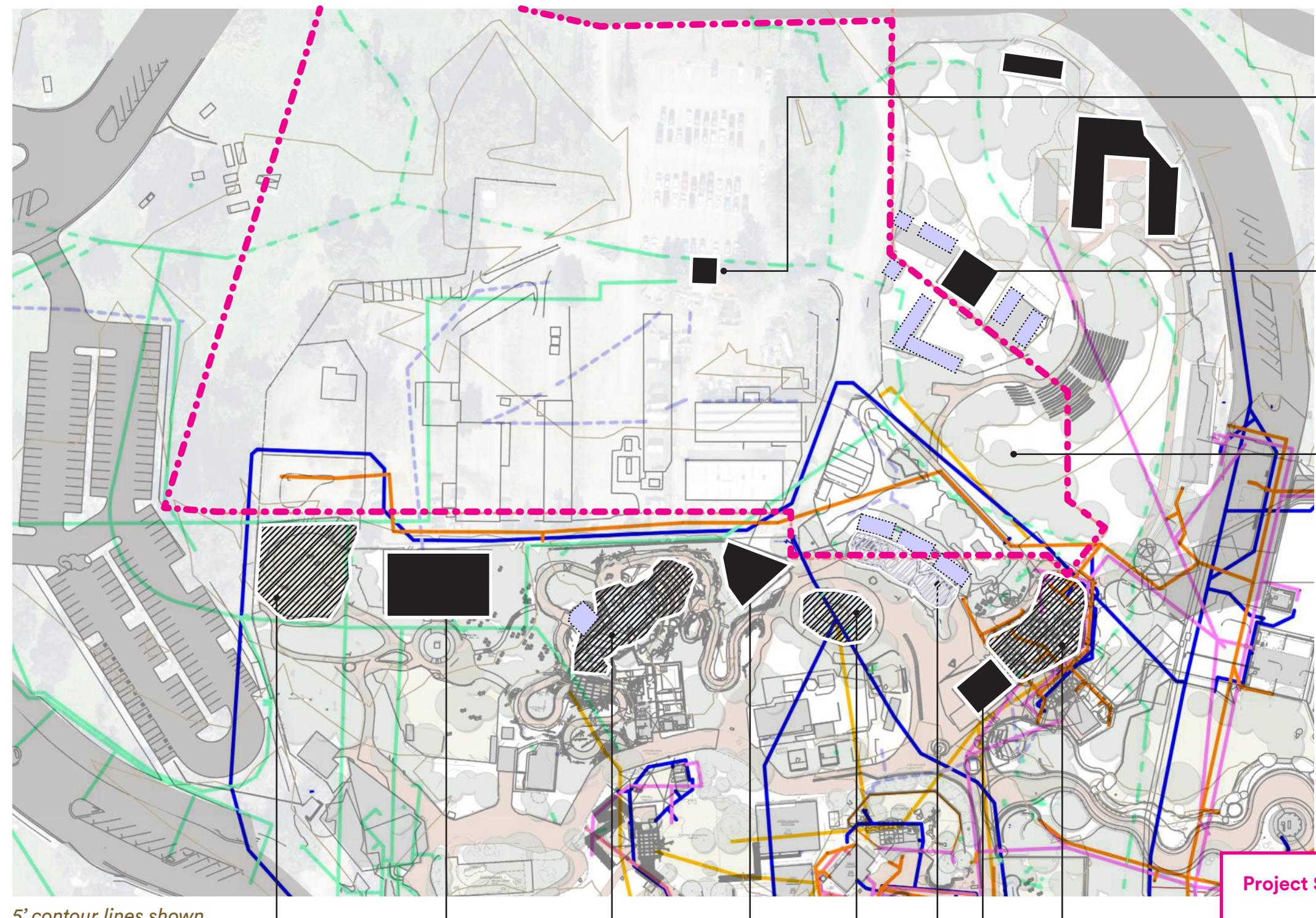
— Gas

— Water

— Storm

— Irrigation

— Sewer



Project Scope:

- Utilities within parking area to be decommissioned
- Project assumes new utilities will be brought to project site

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	1	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	Main Restrooms	2	500	1000	1,000				15 fixtures / 5 sinks (gender neutral) OR 9 fixtures / 4 sinks (womens) + 7 fixtures / 3 sink (mens)
	Family Restroom	2	100	200	200				include adult changing table
	Mother's Room	1	80	80	80				
	Drinking Fountain/Bottle Filler	1	40	40	40				
	First Aid + Medical Room	1	150	150	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	1	2,000	2,000	2,000			up to 230	Retail fit out TBD
	Retail (exterior)	1	3,500	3,500		3,500			
	POS + Queue Space	4	50	200	200				
	Stock Room/Storage	1	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
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/ BOH SUPPORT	Food Prep	1	100	100	100				counter + refrigerator; 1 large husbandry space for all functions
	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 suit storage,
	Water Quality Lab	1	100	100	100				Doubles as conference room
	Husbandry Office	1	100	100	100				
	Life Support Systems (L1)	1	550	550	550				32' x 17' (downstairs)
	Life Support Systems (L2)	1	70	70	70				7'x10' (upstairs) for 5' diameter DAT
	Life Support Systems (stream)	1	250	250	250				near stream with 10' abv wetlands
	Life Support Systems (wetlands)	2	200	400	400				TBD
	Subtotal			2,220	1,500	70	650		
STAFF WORKPLACE	Director Offices	3	150	450		450			1x Director of Guest Services + 1x EHS Director + 1x SSA
	Shared Office (4 work stations)	1	250	250		250			Guest Services Manager and Guest Services Assistant Manager; 4 workstations
	Shared Office (2 work stations)	1	200	200		200			1x EHS Supervisor w/ 2 WS
	Workstations (Open Office 14 work stations)	1	1,200	1,200		1,200			14 WS total ; 8 GSO Field Trips/Operation Assistants; 5x safety and security, includes growth capacity; 1 combined area
	Medium Conference Room/Training Room	1	350	350		350			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					

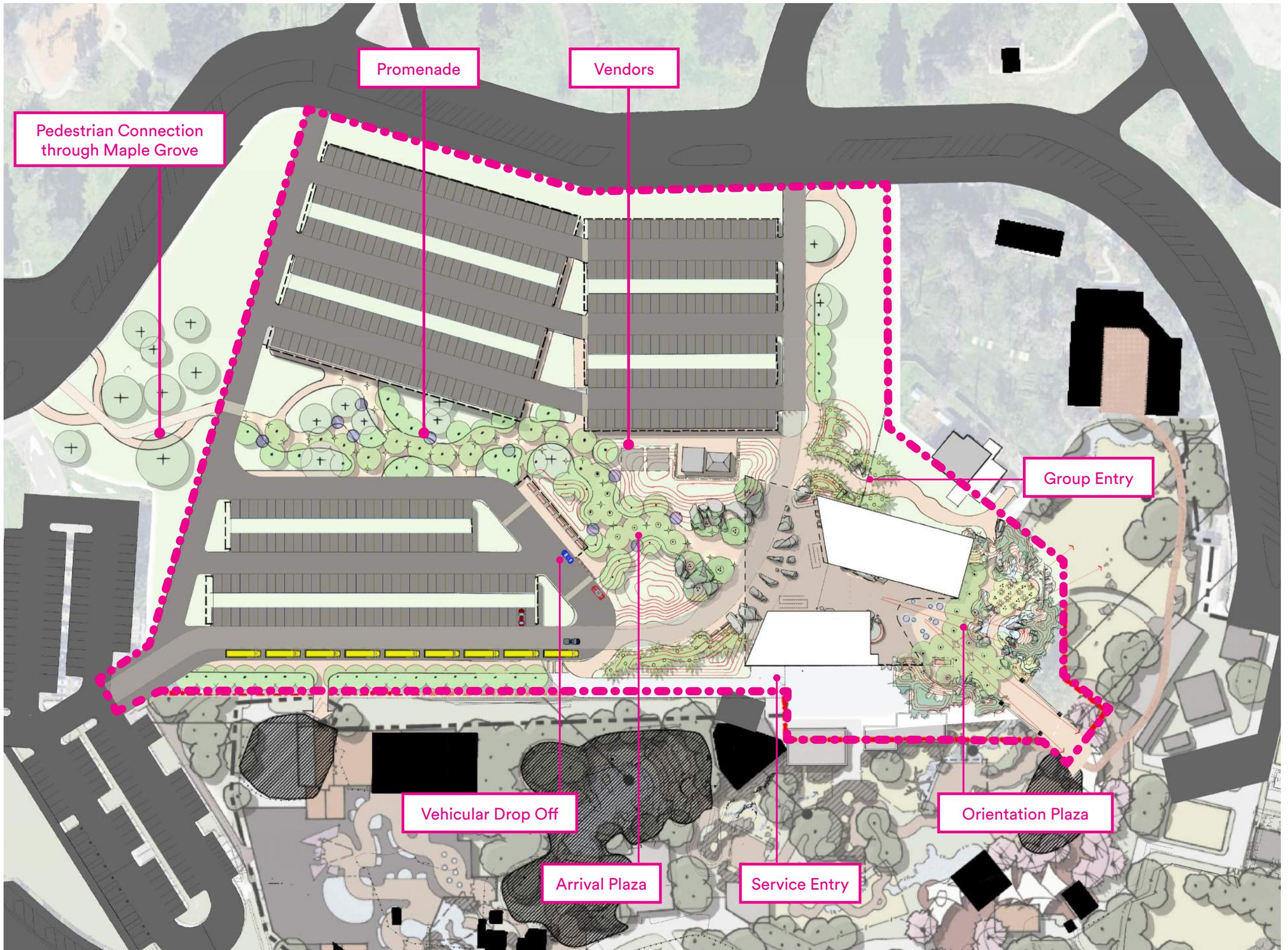
SPACE TYPE	Room Type	Count	NSF each	Total NSF	L1 (sf)	L2 (sf)	Exterior (sf)	Capacity	Questions/assumptions
SERVICE + UTILITIES	Trash, Recycle	1	100	100			100		exterior, located in service yard
	Janitor's Closet	1	70	70	70				
	Workshop/Maintenance Storage	1	200	200	200				Fix locks, make keys, storage for fire extinguishers; ok to keep in service area
	Elevator	2	100	200	100	100			
	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	1	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, explore 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								
	Meeting Point/Shaded Seating								animal ambassador station
	Retail Spill Out								at entry & exit, part of arrival plaza and orientation plaza, and at restrooms
	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		
FCZ Entry Subtotal NSF					10,490	3,400	27,950		
<i>Efficiency Ratio</i>				0.84	0.84	0.84			
FCZ Entry Total GSF					12,488	4,048	27,950		

16,536

Site Plan

Boundary + Scope

..... Site Boundary



Roof Plan

----- Site Boundary

■ PV Array

■ Green Roof



Landscape Plan

With Trees

Legend:

Service Area

Water

Visitor Pathway

Project Limit



Landscape Plan

Without Trees

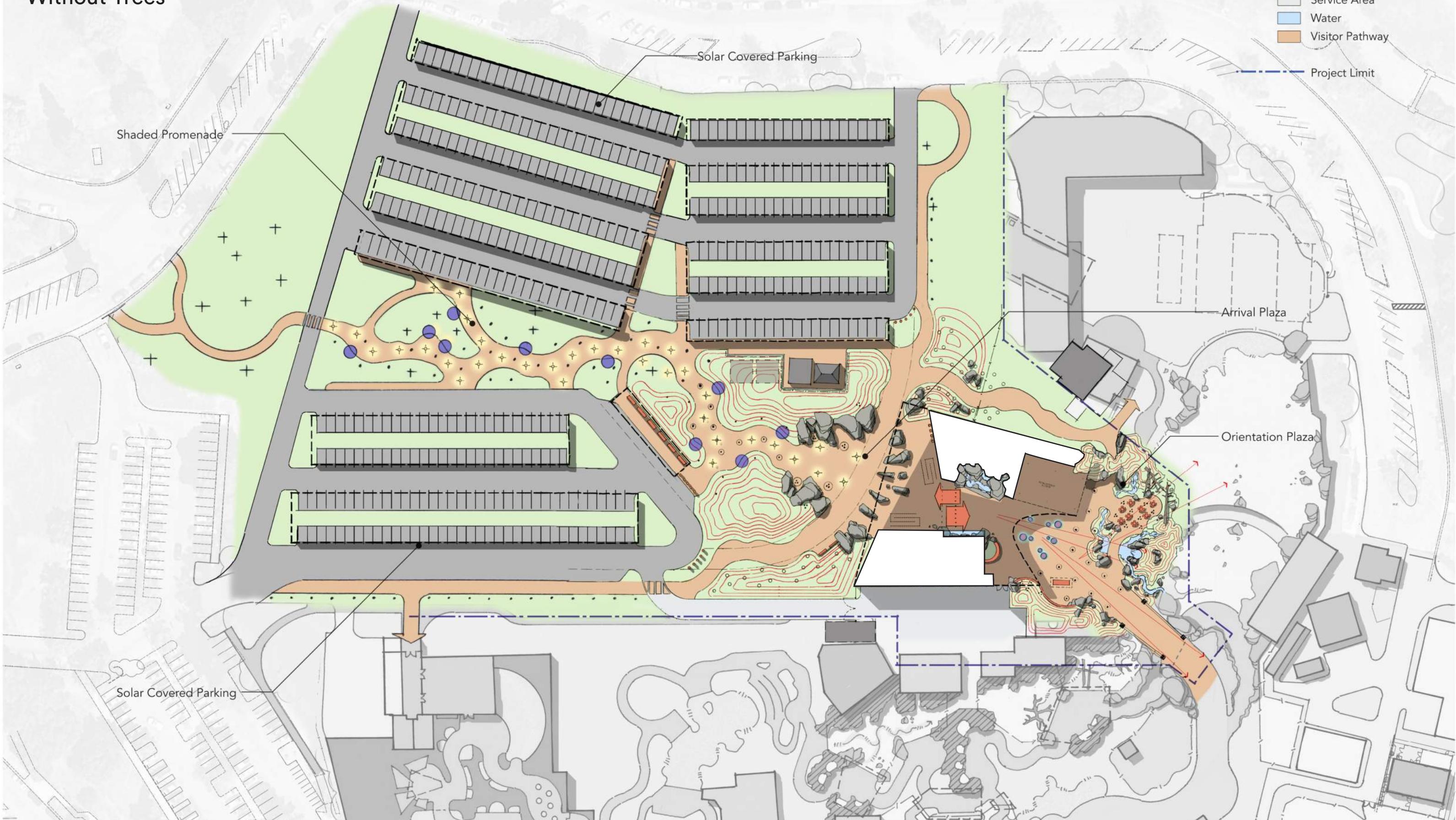
Legend:

Service Area

Water

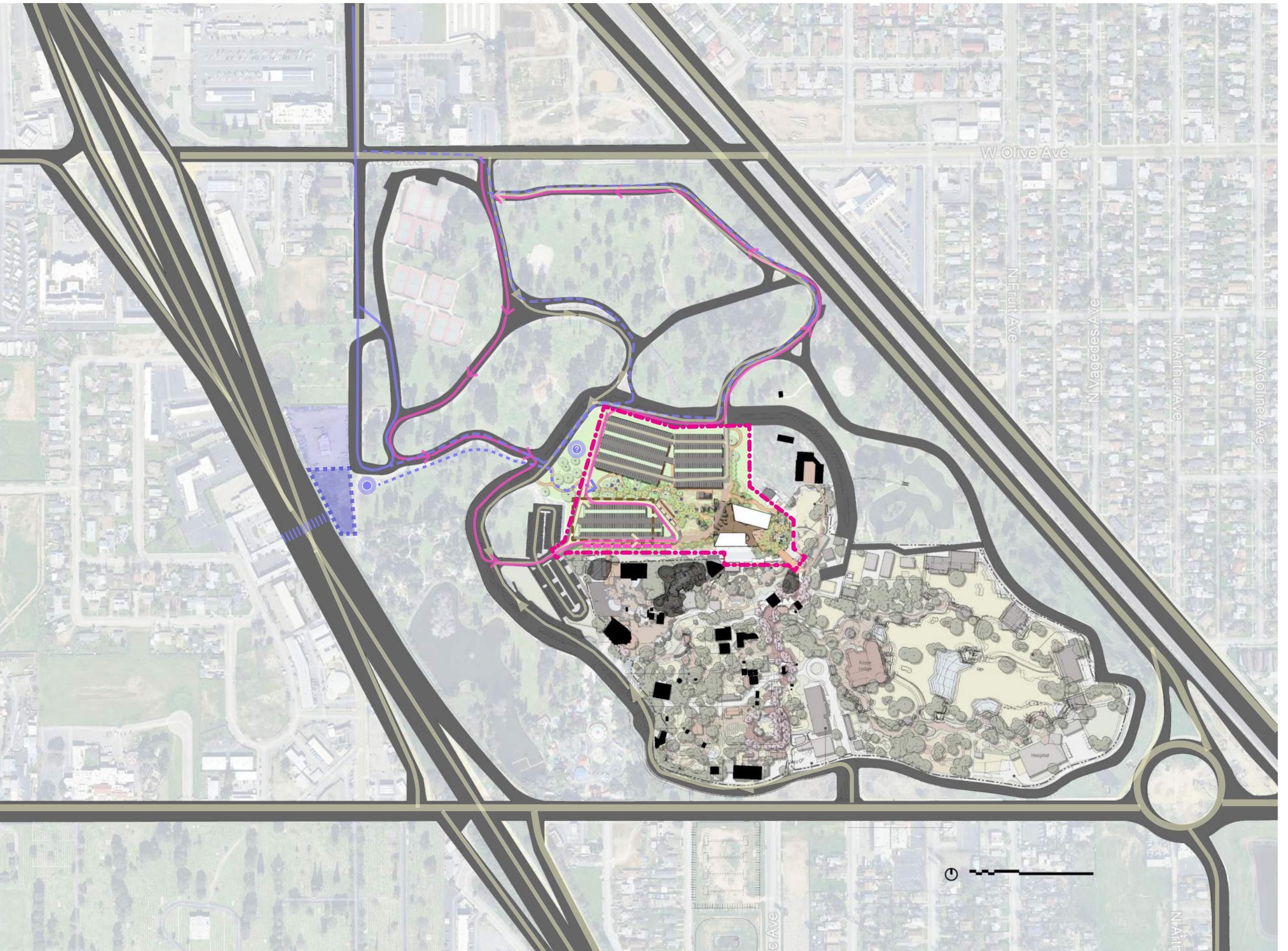
Visitor Pathway

Project Limit



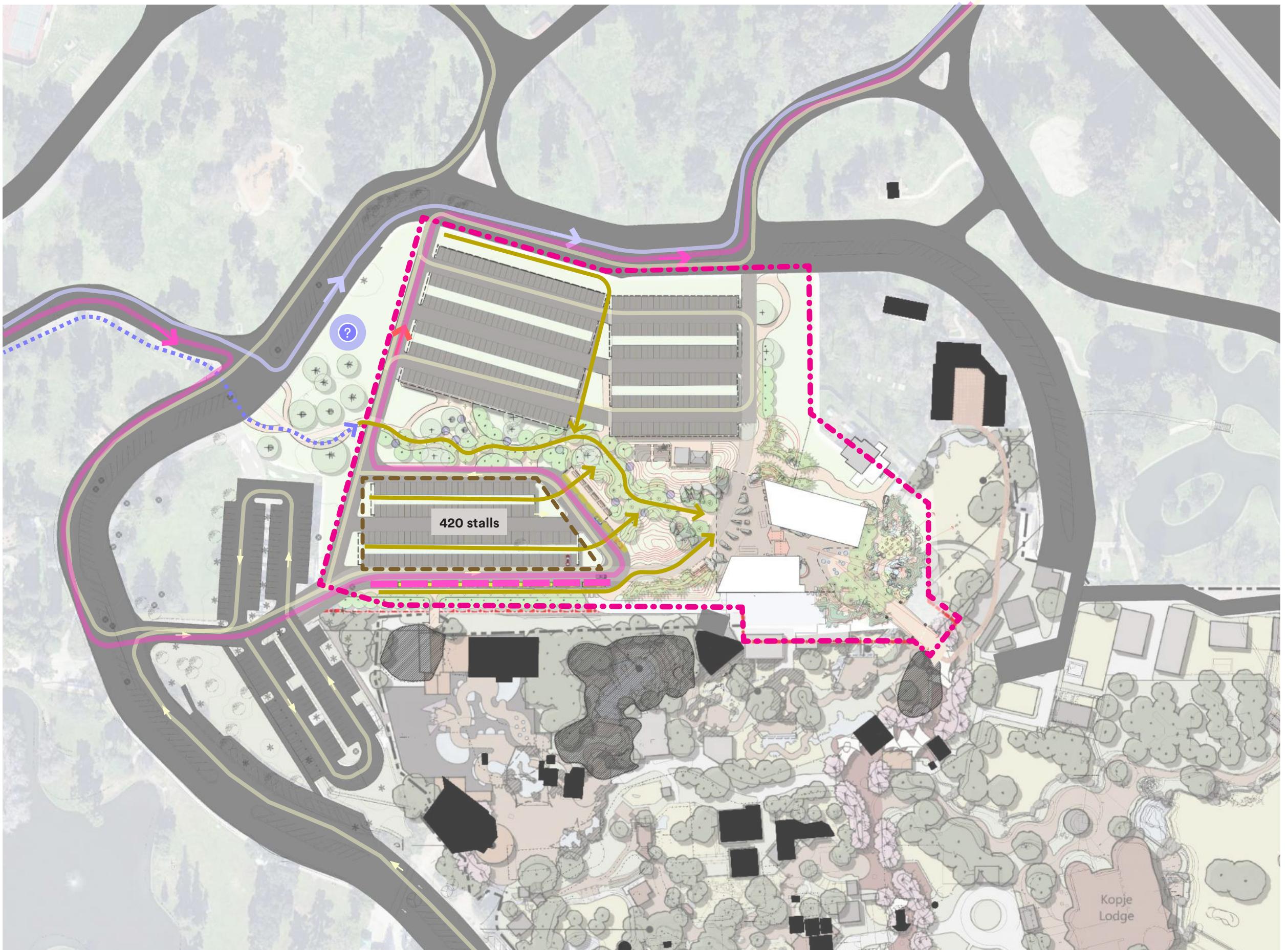
Site Approach

- 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



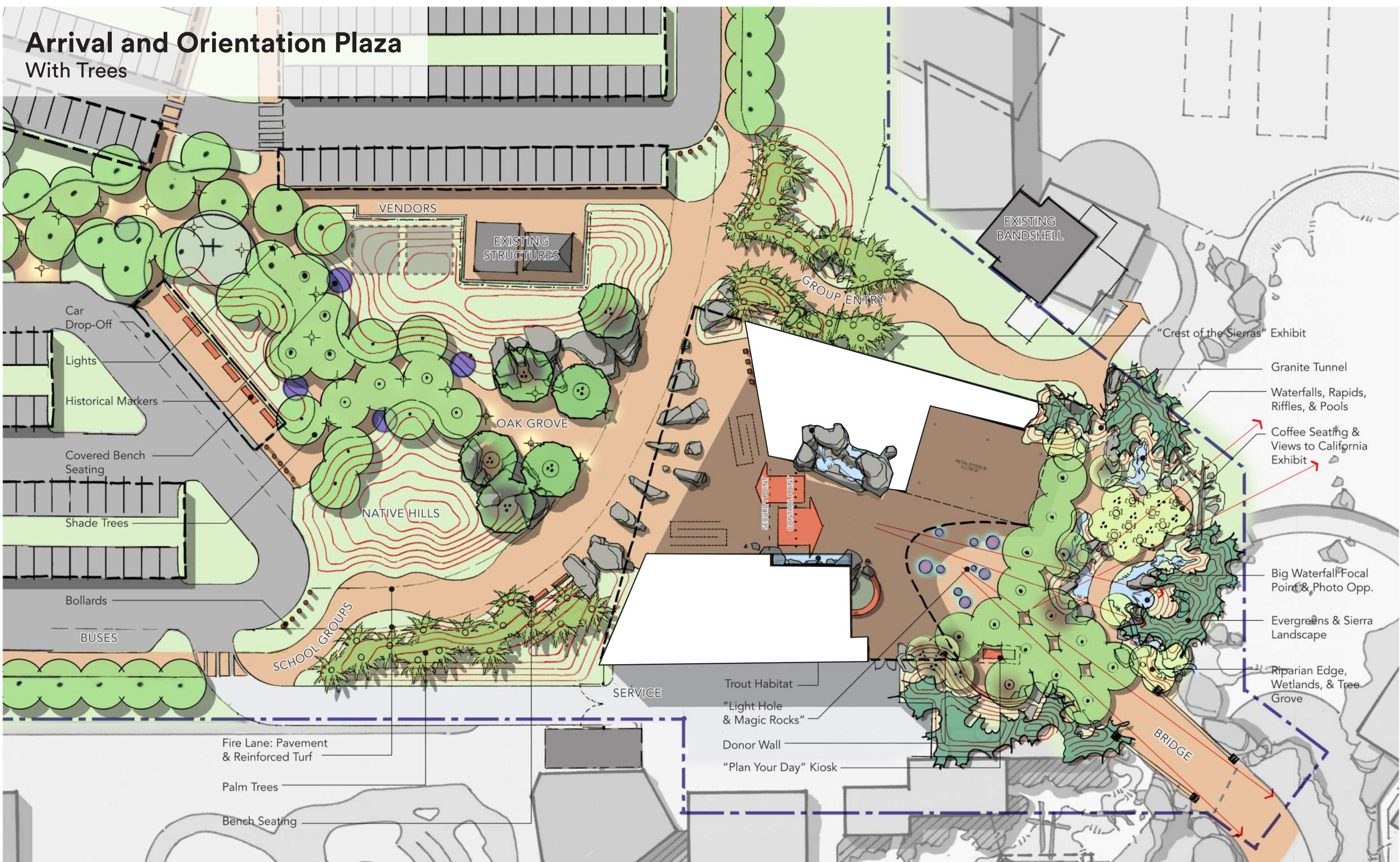
Site Flow

- 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)



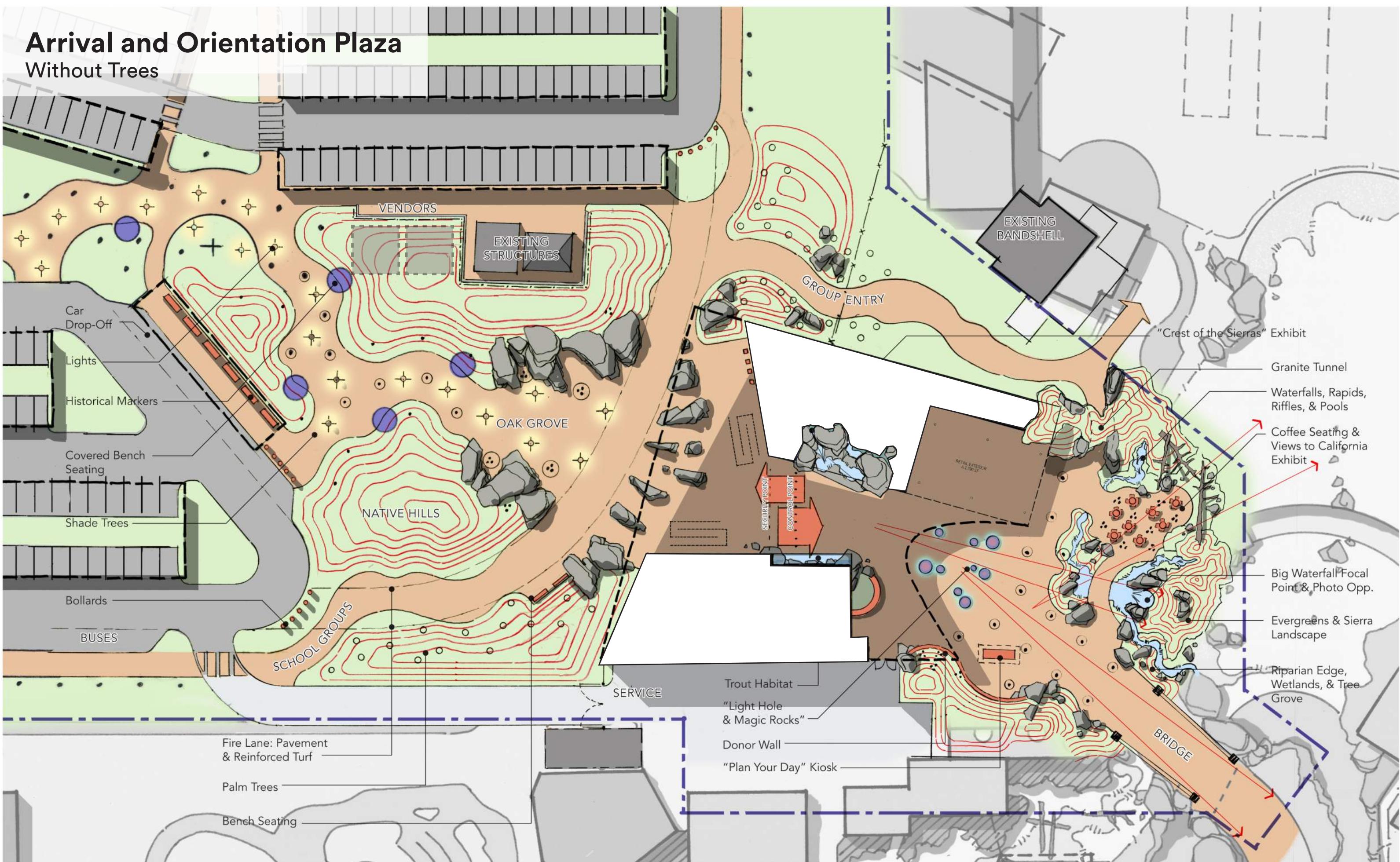
Arrival and Orientation Plaza

With Trees

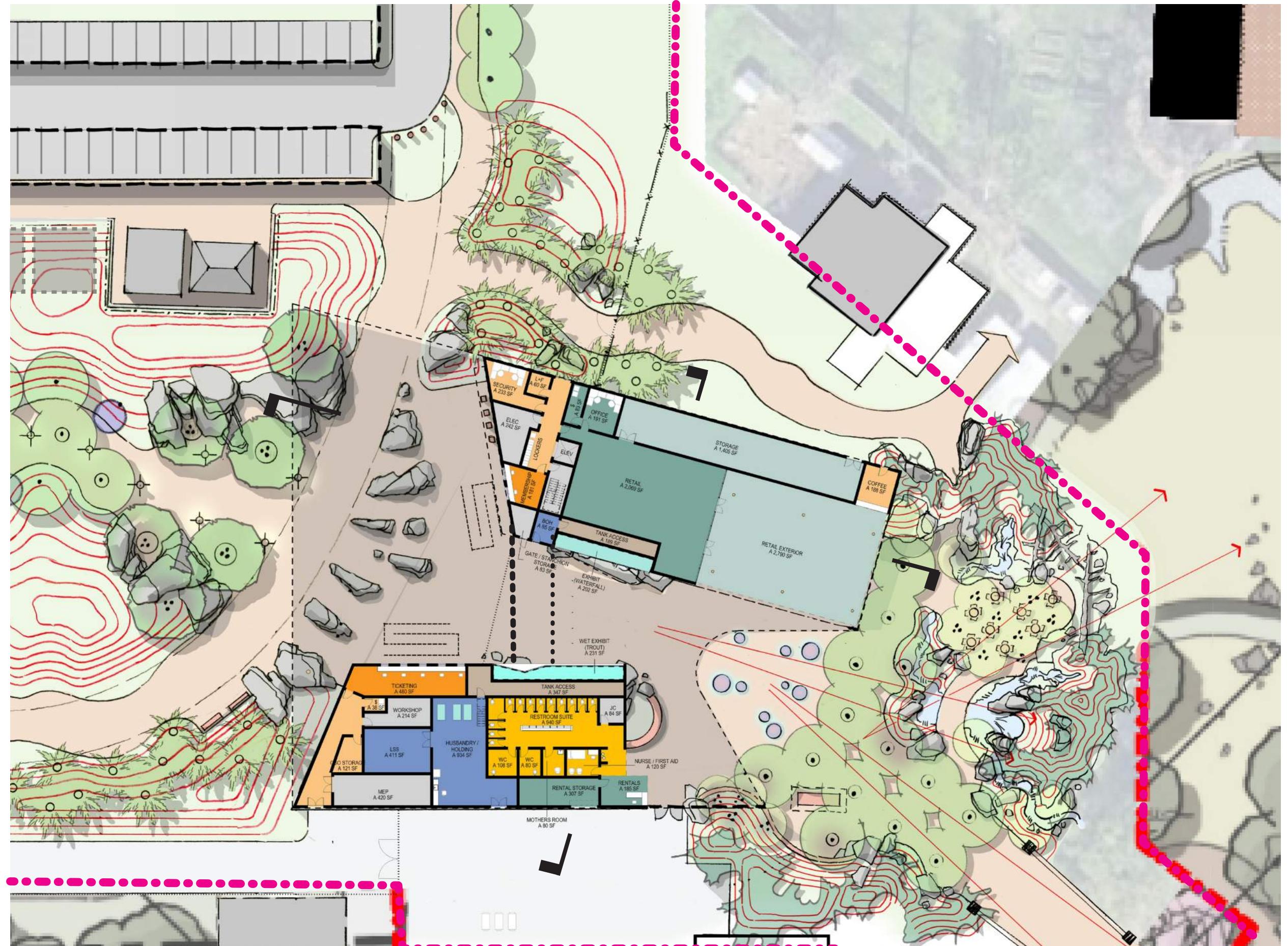
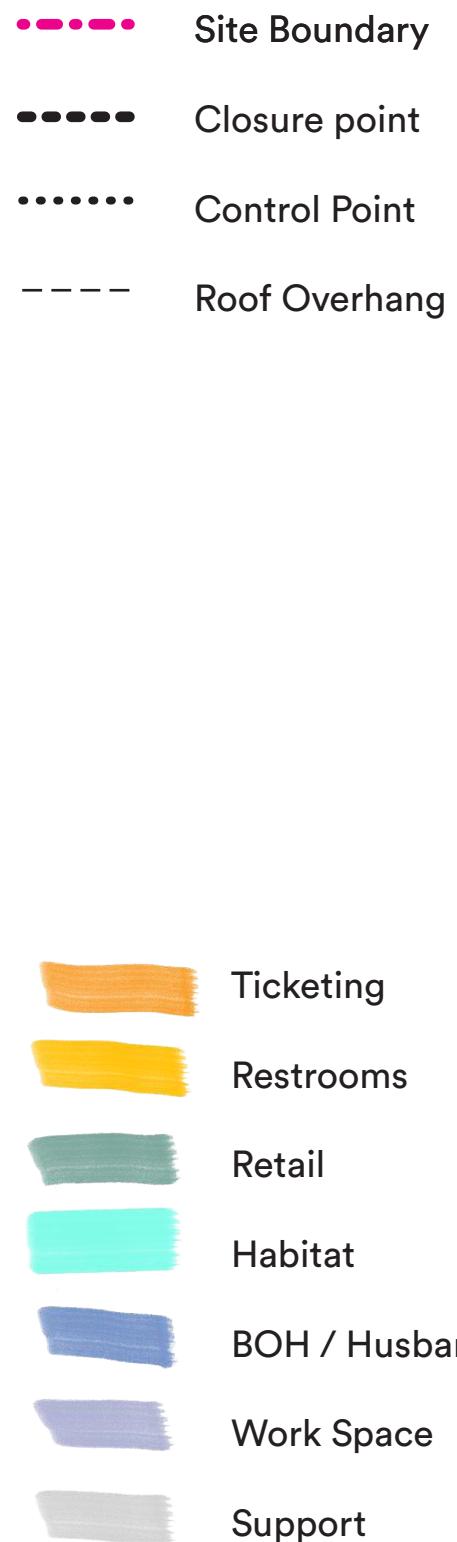


Arrival and Orientation Plaza

Without Trees



Level 1



Level 2

Site Boundary

Closure point

Control Point

Roof Overhang

Ticketing

Restrooms

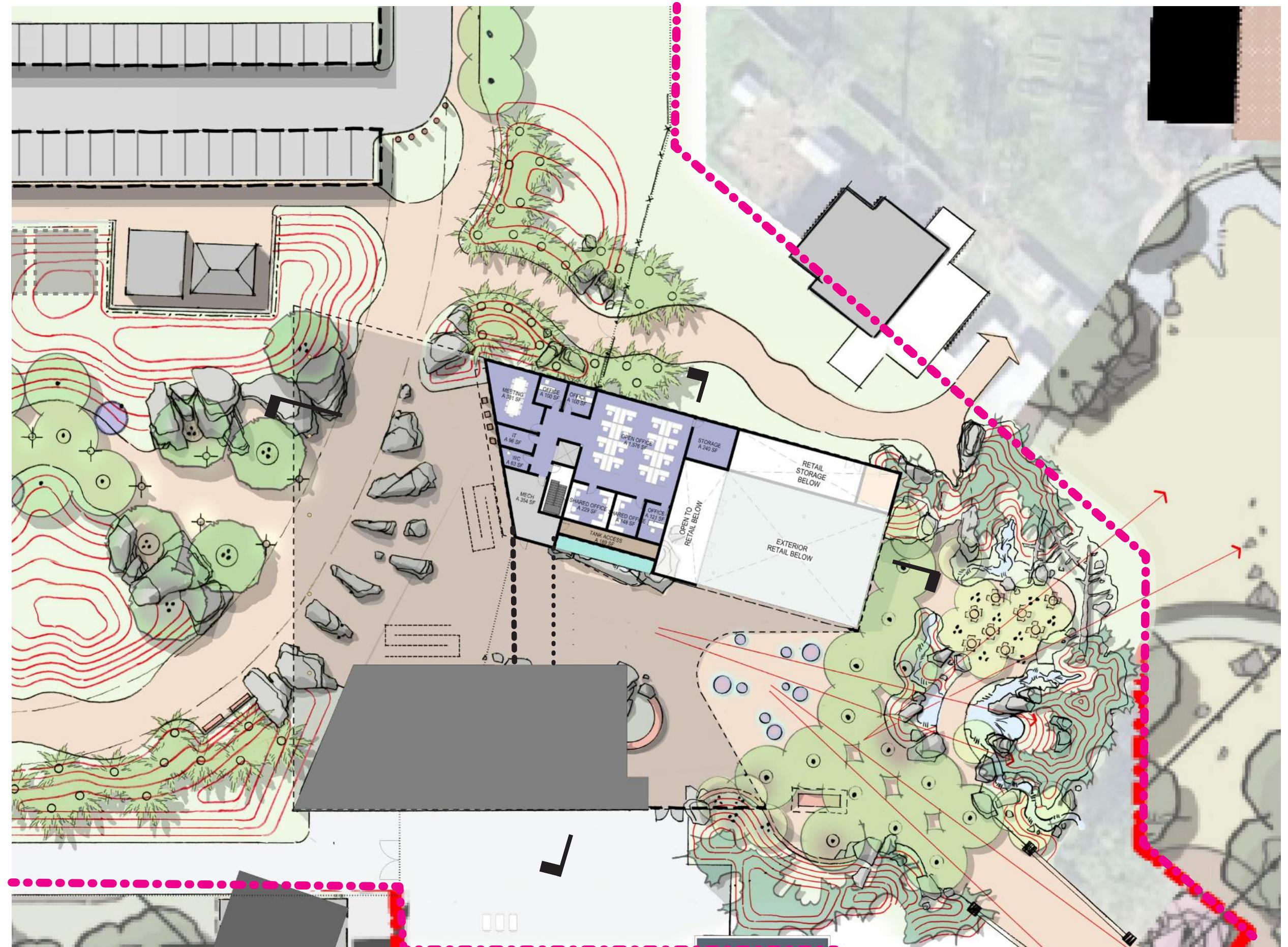
Retail

Habitat

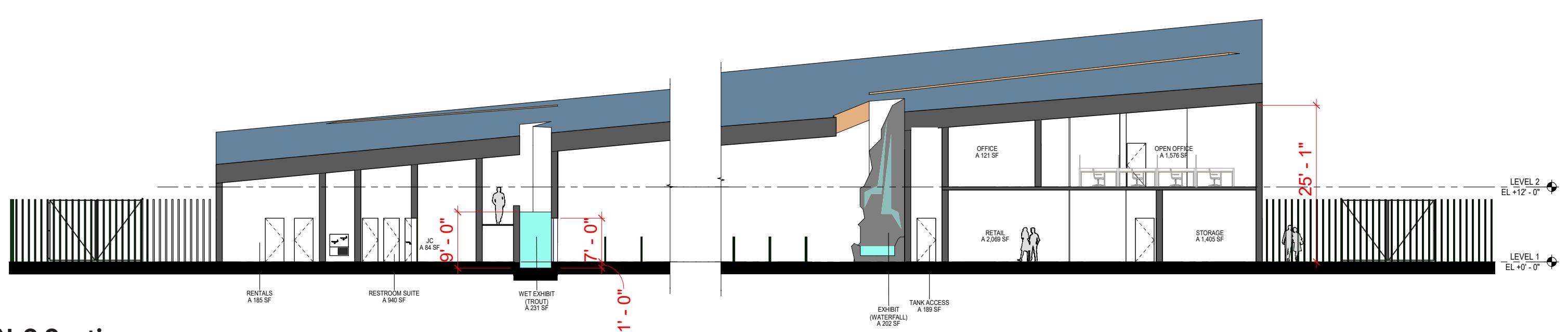
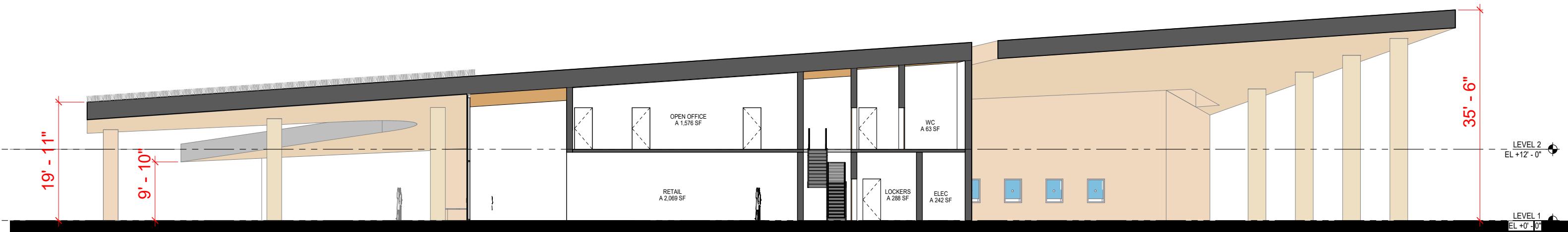
BOH / Husbandry

Work Space

Support



Building Sections



Approach



Drop Off

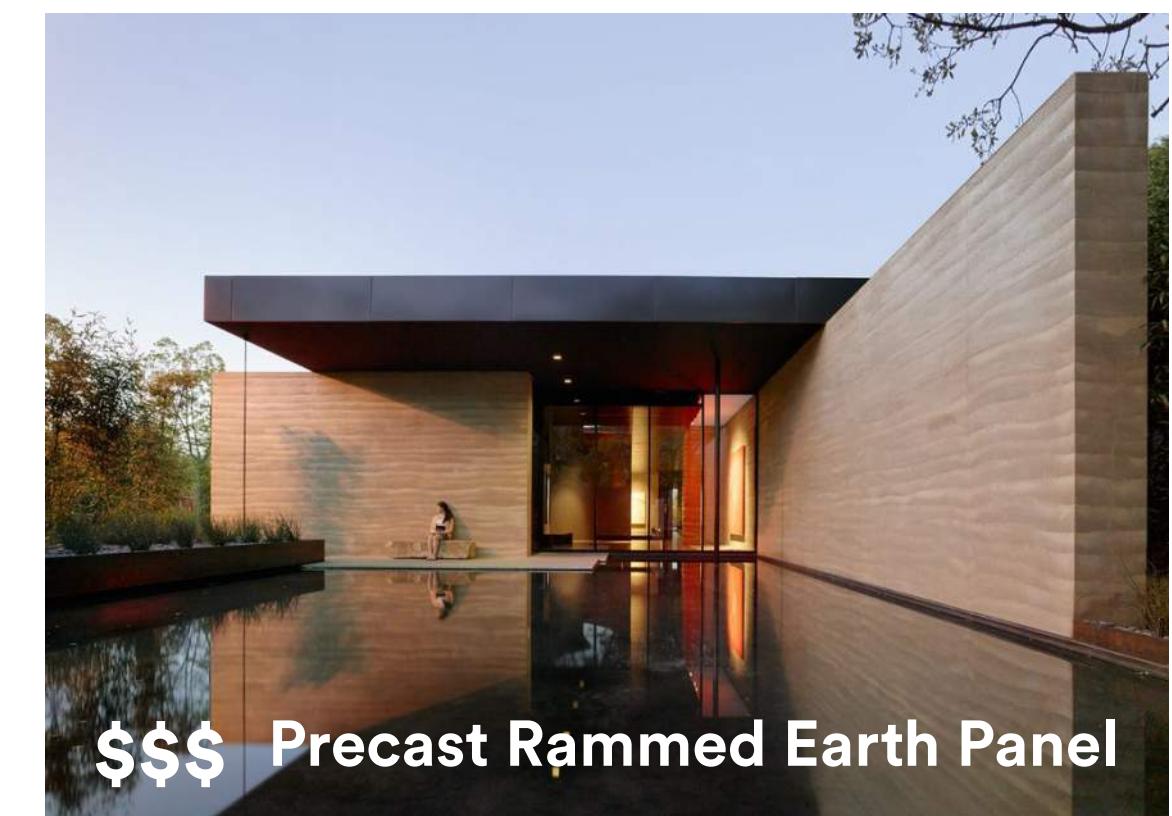
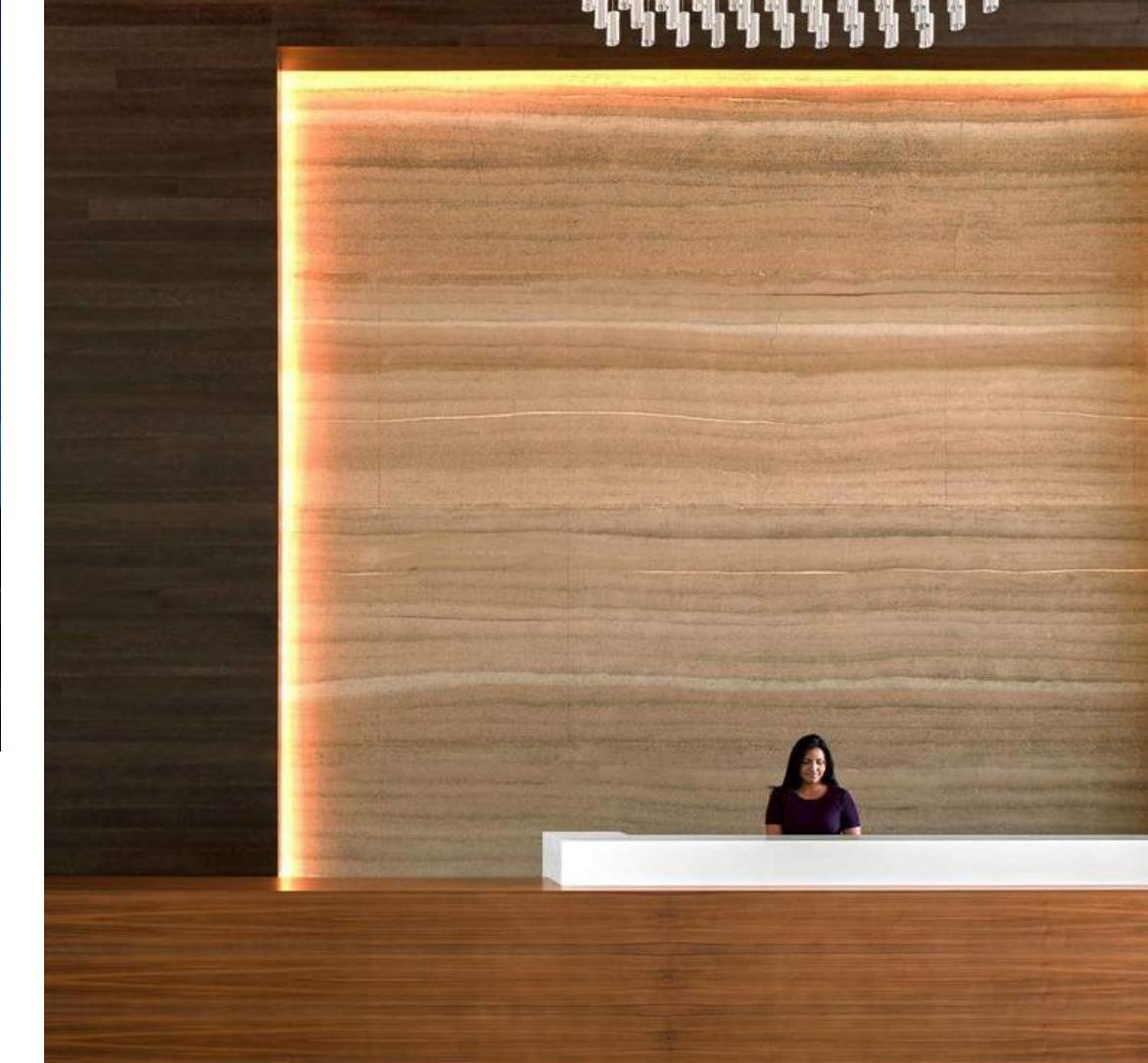


Exhibit



Orientation Plaza





Visitor Flow

# General Admission Windows	3 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) windows only need to handle cash transactions	5 windows 1 M attendance >1M attendance shift of group admissions to a dedicated entrance	6 windows 1.4 M attendance 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) 6' wide lanes	(3x) 6' wide lanes	(4x) 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 attendance Peak Day peak hour arrivals (2800 per hour at 1.4 M) existing attendance level 2 lanes will be used for the Design Day	1.4M attendance most days can be handled with 2 scanning positions, 3 are needed for the Design Day existing attendance level 3 lanes will be used for the Peak Day	1.4M attendance 4 scanning positioned would be used at Peak Day levels

<u>Annual Attendance:</u>	<u>Existing (2024/25)</u>	<u>Future</u>			<u>Factor</u>
		<u>1,000,000</u>	<u>1,200,000</u>	<u>1,400,000</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%
<u>Peak Hour Arrivals (Saturdays, 9-10 AM)</u>					
Design Day	1,300	1,500	1,800	2,100	26%
Peak Day	1,700	2,000	2,400	2,800	
<u>Peak Hour Exits (Saturdays, 1-2 PM)</u>					
Design Day	1,000	1,200	1,500	1,700	21%
Peak Day	1,400	1,600	2,000	2,300	
<u>Peak Hour Arrivals+Exits (12-1 PM)</u>					
Design Day	1,600	1,900	2,300	2,600	33%
Peak Day	2,100	2,500	3,000	3,500	

Parking Capacity

Peak Day	Existing data (2024 -2025)	Reported Peak Day	Attendance increase to 1.4M annually
<p>Assumptions:</p> <ul style="list-style-type: none">• 95% via private vehicle for Design and Peak days• Assume 3 hour stay time• 3.5 visitors / vehicle <p><i>note:</i> avg 4.9 tickets per transaction (2024) avg 4.4 tickets per transaction (2025)</p>	<p>6,300 visitors</p> <p>800 stalls needed</p>	<p>7,000 - 9,000 visitors</p>	<p>10,600 visitors</p> <p>1,400 stalls needed</p>

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 pump with heat recovery

Considerations:

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

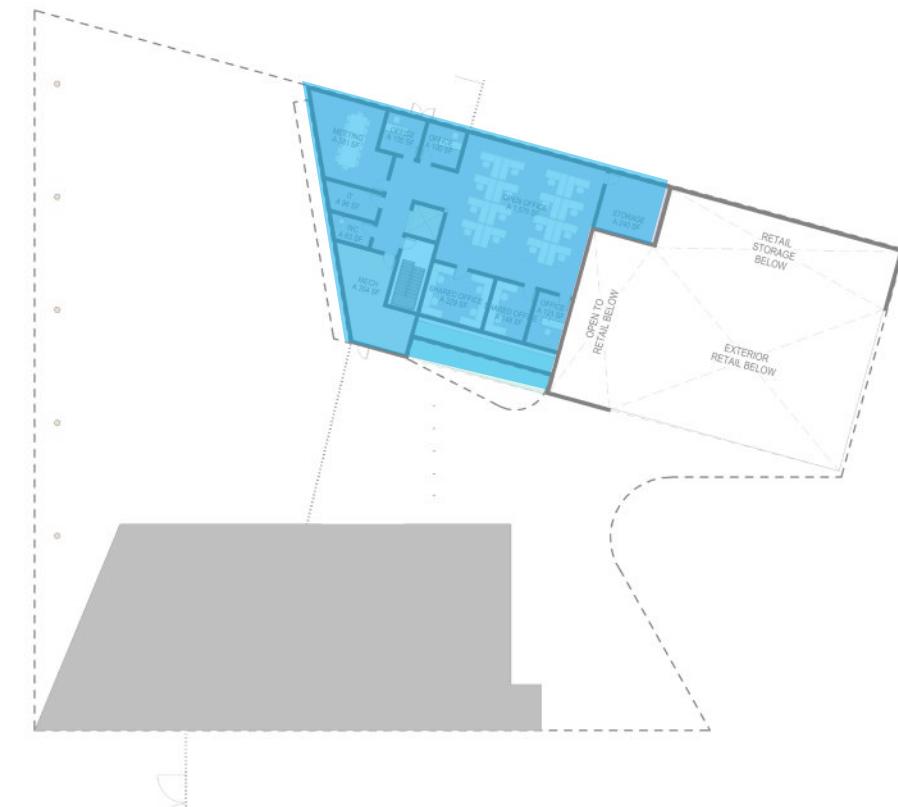
Option 2B (possible alternate):

- similar to Option 2A
- ground source heat pump - feasibility 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 generator - on site (alternate)
- Size to provide power 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

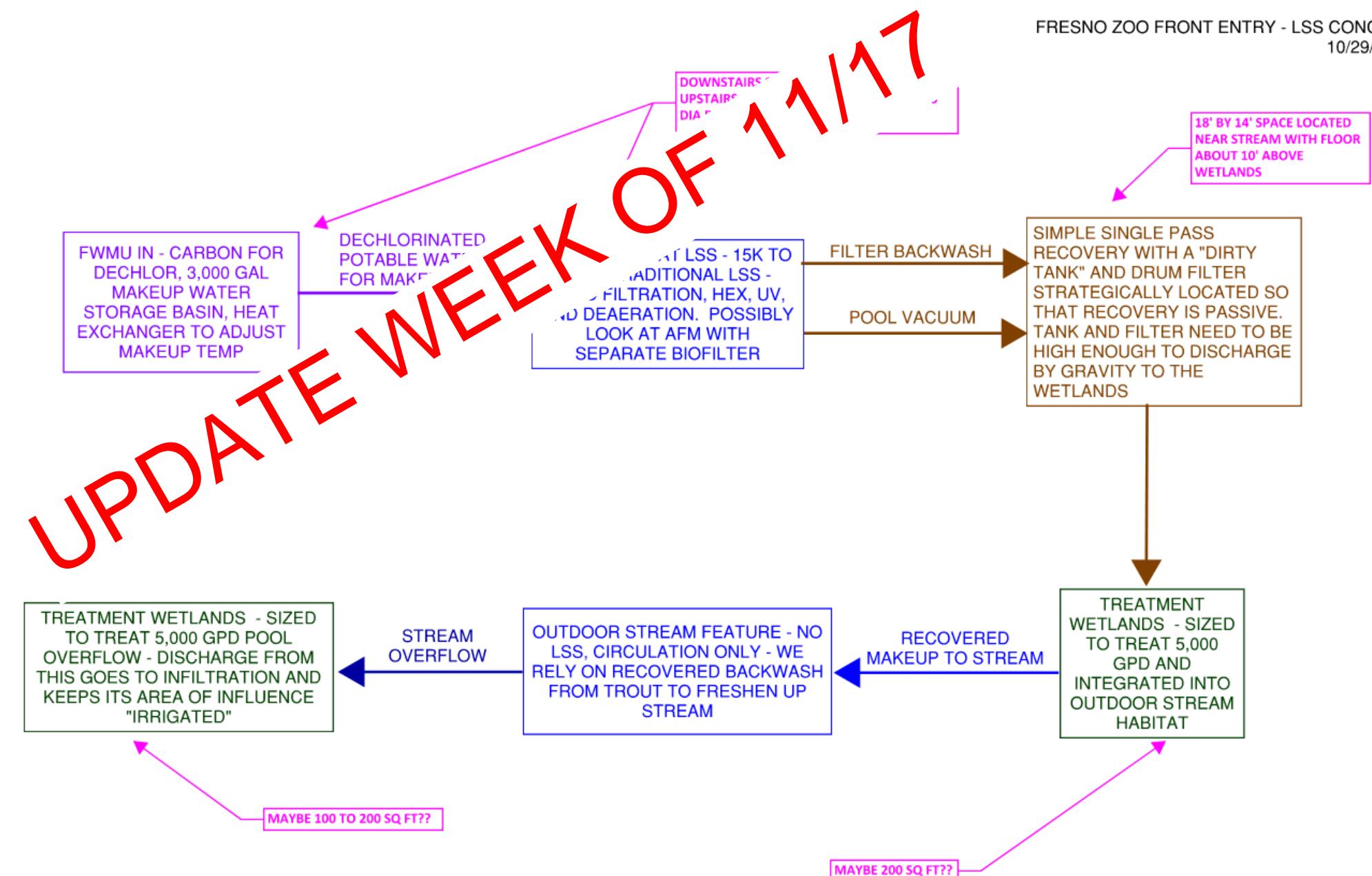
Option 2:

Reuse in stream with single pass with no wetlands

Option 3:

Reuse for irrigation

FRESNO ZOO FRONT ENTRY - LSS CONCEPT
10/29/2025





CONSERVATION AND SUSTAINABILITY: CONSTRUCTION, REBATES + OPERATION

BASELINE GOALS:

CERTIFICATION

LEED BD+C v4 SILVER EQUIVALENT

WATER

LOW FLOW FIXTURES + RECLAIMED WATER TIE-IN

ENERGY

ALL-ELECTRIC DESIGN

MATERIALS

REDUCE EMBODIED CARBON BY 50% FROM A BASELINE

LANDSCAPE

NATIVES + NO POTABLE WATER IRRIGATION

GENERAL

LOW MAINTENANCE DESIGN

STRETCH GOALS:

LEED BD+C v4 PLATINUM
Or...

ZERO EXHIBIT + LAVATORY, AND STORMWATER SENT TO SEWER

NET ZERO ENERGY USING ON-SITE GENERATION

100% CARBON NEUTRAL DESIGN

HIGH CARBON CAPTURE PART OF SPECIES SELECTION CRITERIA

RADICALLY PASSIVE DESIGN

Preliminary LEED Scorecard



LEED v4.1 BD+C
Project Checklist

Project Name: Fresno Chaffee Zoo New Entry
Date: 11.5.25

Y	?	N
1		Credit

Integrative Process

1

6	3	7	Location 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	Sustainable Sites	10
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			Prereq Indoor Water Use Reduction	Required
Y			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	Energy and Atmosphere	33
Y			Prereq Fundamental Commissioning and Verification	Required
Y			Prereq Minimum Energy Performance	Required
Y			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	Materials and Resources	13
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	Indoor 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	Innovation	6
5			Credit Innovation	5
1			Credit LEED Accredited Professional	1

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

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

PROJECT NAME:

Fresno Chaffee Zoo New Entrance

DATE: [11.14.2025]

JOB NO.

25015

1.0 BASE SERVICES	Ph 1	Ph 2	Ph 3	Ph 4	Ph 5	Ph 6	Ph 7	Ph 8	Ph 9	Total
	Pre-Schem	Concept	Schem	Design Dev	Const Doc	Bidding	C A	Post CA	FF+E	
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 Provost & Pritchard	\$ -	\$ -	\$ 37,345	\$ 93,365	\$ 168,053	\$ 14,938	\$ 56,018	\$ 3,735	\$ -	\$ 373,450
Mechanical Engineering Lawrence Engineering	\$ -	\$ -	\$ 33,440	\$ 36,300	\$ 48,950	\$ 6,270	\$ 52,250	\$ 2,090	\$ -	\$ 179,300
Electrical Engineering Hardin-Davidson Engineering	\$ -	\$ -	\$ 42,680	\$ 48,015	\$ 101,365	\$ -	\$ 32,010	\$ -	\$ -	\$ 224,070
Cost Estimating KPJ Consulting	\$ -	\$ -	\$ 26,730	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26,730
Civil Engineering Yamabe & Horn Engineering	\$ -	\$ -	\$ 15,792	\$ 55,345	\$ 23,719	\$ -	\$ 19,526	\$ 14,191	\$ -	\$ 128,574
Basic Professional Services Fee	\$ -	\$ -	\$ 345,987	\$ 506,625	\$ 762,087	\$ 45,808	\$ 505,804	\$ 32,016	\$ -	\$ 2,198,524
1.1 Special Consultants	Ph 1	Ph 2	Ph 3	Ph 4	Ph 5	Ph 6	Ph 7	Ph 8	Ph 9	Total
	Pre-Schem	Concept	Schem	Design Dev	Const Doc	Bidding	C A	Post CA	FF+E	
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 45th 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%.