



## **FRESNO COUNTY ZOO AUTHORITY**

### **MEETING AGENDA**

**9:00 AM, Wednesday, March 25, 2026**

**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 February 25, 2026
  - b. Review and approve payment of County of Fresno March 2026 invoice for Professional and Specialized Services in the amount of \$3,699.32 for services through January 2026
  - c. Receive Treasurer's Report for February 2026
6. Receive Fresno Chaffee Zoo Director's Report
7. Approve Fresno's Chaffee Zoo Corporation's request for Measure Z Capital Funds totaling \$4,231,019.39 for the completion of design and engineering services for the New Entrance project

8. Receive the Fresno Chaffee Zoo Financial Report December 2025 (unaudited) and January 2026 Year-to-Date Financial Report
9. Receive and approve request from Fresno's Chaffee Zoo Corporation to release remaining Measure Z budgeted funds from 2025 Exhibit Renovations and 2025 Animal Acquisitions back into the Measure Z capital fund in the amounts of \$80,405.94 and \$63,958.06, respectively
10. Review next meeting dates and revise if necessary:
  - April 22, 2026
  - May 27, 2026
  - June 24, 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 [zooauthority@co.fresno.ca.us](mailto:zooauthority@co.fresno.ca.us), or visit [www.zooauthority.org](http://www.zooauthority.org). 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, February 25, 2026**

**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  
**CHAIRMAN ROMAN CALLED THE MEETING TO ORDER AT 9:08AM.**
2. Roll Call  
**A QUORUM WAS PRESENT WITH MEMBERS ROMAN, GARABEDIAN, GILES, HERZOG, TOSTE, WATERHOUSE, AND ARIAS IN ATTENDANCE.**
3. Approve Agenda  
**MEMBER TOSTE MOVED TO APPROVE THE AGENDA. SECONDED BY MEMBER GARABEDIAN. THE MOTION PASSED UNANIMOUSLY.**
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  
**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 January 28, 2026 and February 19, 2026
  - b. Review and approve payment of County of Fresno February 2026 invoice for Professional and Specialized Services in the amount of \$8,592.28 for services through December 2025
  - c. Receive Treasurer's Report for January 2026

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

6. Receive Zoo Authority Year Ended June 30, 2025 financial statements with independent auditor's report from CliftonLarsonAllen, LLP  
**RECEIVED. CLA REPORTED ON THE FINANCIAL STATEMENTS WITH AN UNMODIFIED OPINION AND NO AUDIT FINDINGS.**
7. Receive Fresno Chaffee Zoo Director's Report  
**CEO JON DOHLIN HAD NO REPORT AS IT WILL BE ENTAILED WITHIN THE FOLLOWING AGENDA ITEMS.**
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  
**FOLLOWING DISCUSSION, MEMBER ARIAS MOVED TO APPROVE \$80,000 TO ALLOW THE DESIGN TEAM TO DEVELOP AT LEAST TWO CONCEPT PROPOSALS TO BRING BEFORE THE BOARD AT THE NEXT MEETING. SECONDED BY MEMBER TOSTE. THE MOTION PASSED UNANIMOUSLY.**
9. Approve Fresno's Chaffee Zoo Corporation's request for Measure Z Capital Funds totaling \$1,078,833.70 for the construction of the Lyles Building Envelope Improvements  
**MEMBER HERZOG MOVED TO APPROVE THE CAPITAL FUNDS REQUEST. SECONDED BY MEMBER WATERHOUSE. THE MOTION PASSED UNANIMOUSLY.**
10. Approve Fresno's Chaffee Zoo Corporation's request for Measure Z Capital Funds totaling \$16,125,607.11 for the construction of the FCZ Maintenance Warehouse  
**A REQUEST WAS MADE FOR THE SQUARE FOOTAGE COST OF THE FACILITY, WHICH WAS NOT READILY AVAILABLE. ZOO STAFF WILL CALCULATE AND PROVIDE VIA EMAIL. MEMBER WATERHOUSE MOVED TO APPROVE THE CAPITAL FUNDS REQUEST. SECONDED BY MEMBER ARIAS. THE MOTION PASSED UNANIMOUSLY.**
11. Approve proposed amendments to the Fresno County Zoo Authority Procedures for Approving and Administering Measure Z funds  
**MEMBER ARIAS MOVED TO APPROVE THE AMENDMENTS TO THE PROCEDURES GUIDE. SECONDED BY MEMBER WATERHOUSE. THE MOTION PASSED UNANIMOUSLY.**
12. Review next meeting dates and revise if necessary:
  - March 25, 2026
  - April 22, 2026
  - May 27, 2026**REVIEWED. NO REVISIONS NECESSARY.**
13. Receive staff reports  
**NO FURTHER REPORTS RECEIVED.**
14. Chair's comments  
**CHAIRMAN ROMAN THANKED ALL FOR ATTENDING THE WORKSHOP.**
15. Board Member comments

**MEMBER GARABEDIAN THANKED STAFF FOR THE WORK ON THE PROCEDURES GUIDE. MEMBER TOSTE THANKED STAFF FOR UPDATING THE STAFF INVOICE AS PREVIOUSLY REQUESTED.**

16. Adjourn

**THERE BEING NO FURTHER BUSINESS BEFORE THE BOARD, CHAIRMAN ROMAN ADJOURNED THE MEETING AT 10:37 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 [zooauthority@co.fresno.ca.us](mailto:zooauthority@co.fresno.ca.us), or visit [www.zooauthority.org](http://www.zooauthority.org). 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 January 2026

Invoice Number  
3-ZOO-3252026

**March 25, 2026**

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

Department / Title	Dates of Services	Hours	Rates	Cost
<b>ACTTC FR&amp;A</b>				
<i>Accounting &amp; Finance Div Chief</i>	1/4/26 - 1/18/26	1.75	\$171.00	\$299.25
<i>Accounting &amp; Finance Manager</i>	1/4/26 - 1/18/26	6.25	\$137.60	\$860.00
<i>Senior Accountant</i>	1/4/26 - 1/18/26	7.58	\$124.30	\$942.20
<i>Accountant II</i>		0.00	\$110.60	\$0.00
<i>Accountant I</i>		0.00	\$98.20	\$0.00
<i>Account Clerk I</i>		0.00	\$68.50	\$0.00
<i>Account Clerk II</i>	1/4/26 - 1/18/26	9.58	\$94.60	\$906.27
<i>Supervising Account Clerk</i>		0.00	\$91.80	\$0.00
<b>County Counsel</b>				
<i>Deputy County Counsel</i>	10/13/2025 - 11/9/2025	3.80	\$182.00	\$691.60
<b>CAO</b>				
<i>Board Coordinator</i>			\$130.52	\$0.00
<b>Professional Services Total</b>		<b>28.96</b>		<b>\$3,699.32</b>
<b>Office Expense</b>				<b>\$0.00</b>
<b>Invoice Total</b>				<b>\$3,699.32</b>







# Agenda Item 5c

## Fresno County Zoo Authority Treasurer's Report Unaudited Cash Basis For the Month Ended February 28, 2026

Summary of Measure Z Proceeds			
Tax Proceeds Received:			
- Measure Z - Sales Tax Proceeds	\$	2,303,115.34	
Total Proceeds Received:	\$	2,303,115.34	
Tax Proceeds Allocated:			
- Allocation to Zoo Authority Fund (2%)		46,062.31	
- Allocation to Trust Fund for Operations and Capital Projects (98%)		2,257,053.03	
Total Proceed Allocations	\$	2,303,115.34	
Cash Balance by Fund			
Zoo Authority Fund	>> <b>Administrative Fund</b>	2%	
	Beginning Cash Balance	\$	3,932,633.56
Receipts:	- Measure Z Sales Tax Proceeds		46,062.31
Disbursements:	- PeopleSoft Financial Charges		(75.97)
	- ITSD Data Processing Charges		(524.03)
	- ZA Staff Invoice Reimbursement for Professional Services		(36,147.27)
	Net Increase/(Decrease) to Cash		9,315.04
	<b>Ending Cash Balance - Zoo Authority Administrative Fund</b>	\$	<b>3,941,948.60</b>
Trust Fund for FCZC Operations and Capital Projects			
		98%	
	Beginning Cash Balance	\$	59,854,994.52
	>> <b>Operations Fund</b>		
	Beginning Cash Balance		6,464,494.30
Receipts:	- Measure Z Sales Tax Proceeds		752,351.01
Disbursements:	- Wire Fees		(10.00)
	Net Increase/(Decrease) to Cash		752,341.01
	<b>Ending Cash Balance - Available for Operations</b>	\$	<b>7,216,835.31</b>
	>> <b>Capital Facilities Project Fund</b>		
	Beginning Cash Balance	\$	53,390,500.22
Receipts:	- Measure Z Sales Tax Proceeds		1,504,702.02
Disbursements:	- FCZC Capital Claim #2025-12C		(91,089.38)
	Net Increase/(Decrease) to Cash		1,413,612.64
	<b>Ending Cash Balance - Available for Capital Projects</b>	\$	<b>54,804,112.86</b>
	Ending Balance Available for Operations and Capital Projects	\$	<b>62,020,948.17</b>
	Total Interest Received During the Month		—

By Staff \_\_\_\_\_ Date \_\_\_\_\_

Accepted \_\_\_\_\_ Date \_\_\_\_\_

\*Interest receipts are recorded in the month received rather than in the month earned and were calculated on an annual percentage rate of 3.490% as of December 31, 2025.



## Fresno County Zoo Authority

### SUMMARY OF MEASURE Z SALES TAX PROCEEDS

	Prior Fiscal Years			CURRENT FISCAL YEAR			
	2022-23	2023-24	2024-25	2025-26			
	ACTUAL	ACTUAL	ACTUAL	BUDGETED	ACTUAL	BUDGET TO ACTUAL	
	TAX RECEIPTS	VARIANCE					
July	\$ 2,050,253	\$ 1,995,098	\$ 1,905,679	\$ 1,905,137	\$ 1,946,253	\$ 41,116	2.16%
August	1,848,761	1,894,187	1,817,945	1,817,428	1,817,777	349	0.02%
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	1,776,863	1,745,567	(31,296)	-1.79%
January	1,599,634	1,608,374	1,560,536	1,560,092	1,667,715	107,623	6.45%
February	2,189,378	2,082,571	2,326,642	2,325,981	2,303,115	(22,866)	-0.99%
March	1,622,972	1,661,989	1,572,217	—	—	—	
April	1,518,282	1,519,602	1,422,494	—	—	—	
May	1,807,486	1,858,151	2,055,676	—	—	—	
June	1,679,730	1,699,914	1,756,814	—	—	—	
<b>Total</b>	<b>\$ 21,487,870</b>	<b>\$ 21,402,602</b>	<b>\$ 21,563,214</b>	<b>\$ 14,751,818</b>	<b>\$ 14,975,005</b>	<b>\$ 223,187</b>	<b>1.51%</b>

**TOTAL MEASURE Z PROCEEDS FROM INCEPTION    \$ 302,073,660**



**Fresno County Zoo Authority**  
**Treasurer's Report**  
**Unaudited Cash Basis**  
**For the Month Ended February 28, 2026**

Summary of Quarterly Interest Receipts							
			4845-10000	4850-10000	4850-427000		Total Interest
			Zoo Authority	FCZC - Operations	FCZC - CP	African River Repmt	
Quarter	Allocation	Date Received					
1st	African River	9/29/2025	—	—	—	7,233.04	\$ 7,233.04
	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
2nd	African River	12/26/2025	—	—	—	6,840.59	\$ 6,840.59
	1st	10/17/2025	833.96	1,192.96	10,616.64	—	\$ 12,643.56
	2nd	12/31/2025	22,601.36	32,330.68	287,723.39	—	\$ 342,655.43
3rd	African River	1/16/2026	—	—	—	—	\$ —
	1st	1/16/2026	863.25	1,173.35	11,412.85	—	\$ 13,449.45
	2nd		—	—	—	—	\$ —
4th	African River		—	—	—	—	\$ —
	1st		—	—	—	—	\$ —
	2nd		—	—	—	—	\$ —
<b>Total</b>			<b>\$ 51,205.05</b>	<b>\$ 83,245.40</b>	<b>\$ 635,874.44</b>	<b>\$ 14,073.63</b>	<b>\$ 784,398.52</b>

For Fiscal Year Ending June 30, 2026



**Fresno County Zoo Authority  
Capital Projects Fund Cash Flow  
For the Month Ended February 28, 2026**

<b>Cash Balance as of 02/28/26</b>		\$ 54,804,113
<b>ENCUMBRANCES</b>		
<i>(earmarked projects, FY25-26 expenditures paid through February 2026 claims):</i>		
<b>Maintenance Facility-Design - Nov 2024</b>	260,917	
<b>Animal Acquisition - Jan 2025</b>	63,958	
<b>Exhibit Renovations - Jan 2025</b>	80,406	
<b>New Entrance - Aug 2025</b>	160,039	
<b>Solar/Maintenance Warehouse - Sep 2025</b>	1,274,979	
<b>California Exhibit - Oct 2025</b>	84,622	
<b>Animal Acquisition - Jan 2026</b>	99,790	
<b>Exhibit Renovations - Jan 2026</b>	925,713	
<b>Lyles Building Improvements-Const - Feb 2026</b>	1,078,834	
<b>Maintenance Facility-Construction - Feb 2026</b>	16,125,607	
<b>Total Encumbrances:</b>		\$ (20,154,865)
<b>TOTAL:</b>		\$ 34,649,248



**Fresno County Zoo Authority  
Operations Fund Cash Flow  
For the Month Ended February 28, 2026**

<b>Cash Balance as of 02/28/26</b>		\$ 7,216,835
<b>ENCUMBRANCES</b>		
<b>(earmarked projects, FY25-26 expenditures paid through February 2026 claims):</b>		
Maintenance-General Equipment	197	
Maintenance-Equipment	18,964	
Maintenance-Buildings & Ground	124,847	
Interest/Bank Charges	20	
<b>Total Encumbrances:</b>		<u>\$ (144,028)</u>
<b>TOTAL:</b>		<u><u>\$ 7,072,807</u></u>



**Fresno County Zoo Authority  
Administration Fund Cash Flow  
For the Month Ended February 28, 2026**

**Cash Balance as of 02/28/26** \$ 3,941,949

**ENCUMBRANCES**

**(FY 25-26 Remaining budgets, ZA Claims paid through February 2026):**

Telephone Charges	250
Office Expense	982
Postage	1,000
PeopleSoft Financials Charges	232
Professional & Specialized Services	86,034
Data Processing Services	1,683
Publications & Legal Notices	500
Trans, Travel & Education	2,500

**Total Encumbrances:** \$ (93,181)

**TOTAL:** \$ 3,848,768



**Fresno County Zoo Authority  
Treasurer's Report  
Unaudited Cash Basis  
For the Month Ended February 28, 2026**

<b>African River Project Agreement for Repayment of Funds</b>					
<b>Quarter</b>	<b>Beginning Balance</b>	<b>Total Payment</b>	<b>Principal</b>	<b>Interest</b>	<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 of February 28, 2026			194,301.62	38,088.78	



## AGENDA ITEM 6

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DATE: March 25, 2026

TO: Fresno County Zoo Authority Board

FROM: Jon Forrest Dohlin, Chief Executive Officer  
Fresno Chaffee Zoo Corporation

SUBJECT: Zoo Director's Report

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RECOMMENDED ACTION:

**Receive Fresno Chaffee Zoo Director's report.**



## AGENDA ITEM 7

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DATE: March 25, 2026

TO: Fresno County Zoo Authority Board

FROM: Kris Grey, Director of Capital Construction  
Fresno's Chaffee Zoo Corporation

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

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### RECOMMENDED ACTION:

**Approve Fresno's Chaffee Zoo Corporation's request for Measure Z Capital Funds totaling \$4,231,019.39 for the completion of design and engineering services for the New Entrance project.**

### DISCUSSION:

ZooCorp is requesting the approval of \$4,231,019.39 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. The total cost of this final phase of design and engineering services is \$4,331,019.39, of which the Zoo Authority previously approved \$80,000.00 on February 25, 2026.

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 \$40 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.

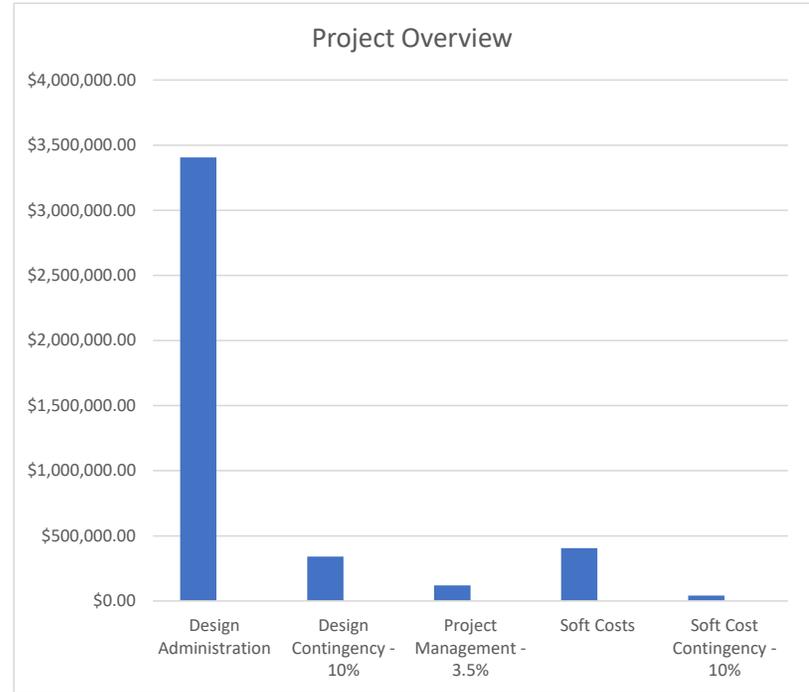
Respectfully,

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

Kris Grey  
Director of Capital Construction  
[KGrey@fcz.org](mailto:KGrey@fcz.org)

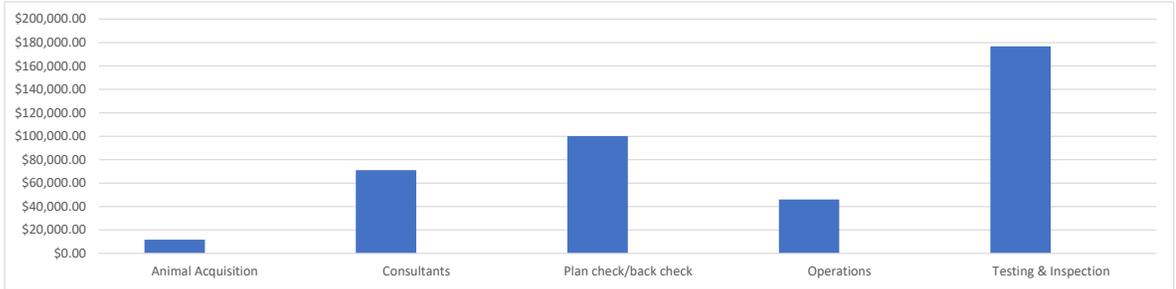
## New Entrance - DESIGN - Project Overview

	<b>Budget:</b>	<b>Expenses:</b>	<b>Balance:</b>
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
	<b>\$4,311,019.39</b>	<b>\$0.00</b>	<b>\$4,311,019.39</b>



### New Entrance - DESIGN - Soft Cost Overview

	<b>Budget:</b>	<b>Expenses:</b>	<b>Balance:</b>
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. 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.

- 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,

Steve Dangermond, Principal  
EHDD

**Reviewed and accepted by:**

<p>_____ Jon Forrest Dohlin Chief Executive Officer &amp; Zoo Director Fresno Chaffee Zoo</p> <p><i>Dated:</i> _____</p>	
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Enclosed:

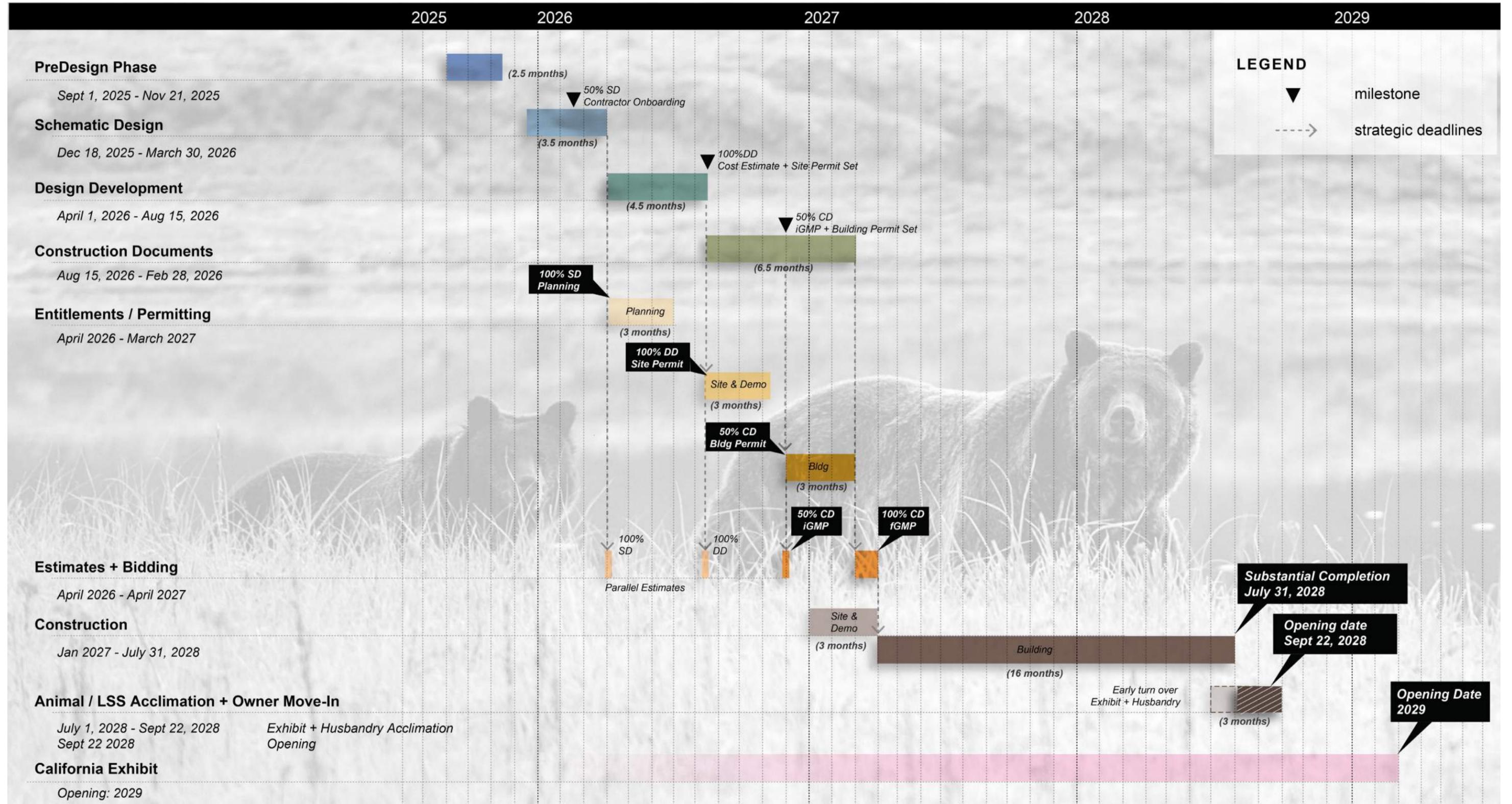
- Attachment A: FCZNE Concept Package, dated 11.14.25
- Attachment B: Compensation Matrix, dated 11.14.25
- Attachment C: Standard Hourly Rates



FRESNO  
CHAFFEE  
**ZOO** 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

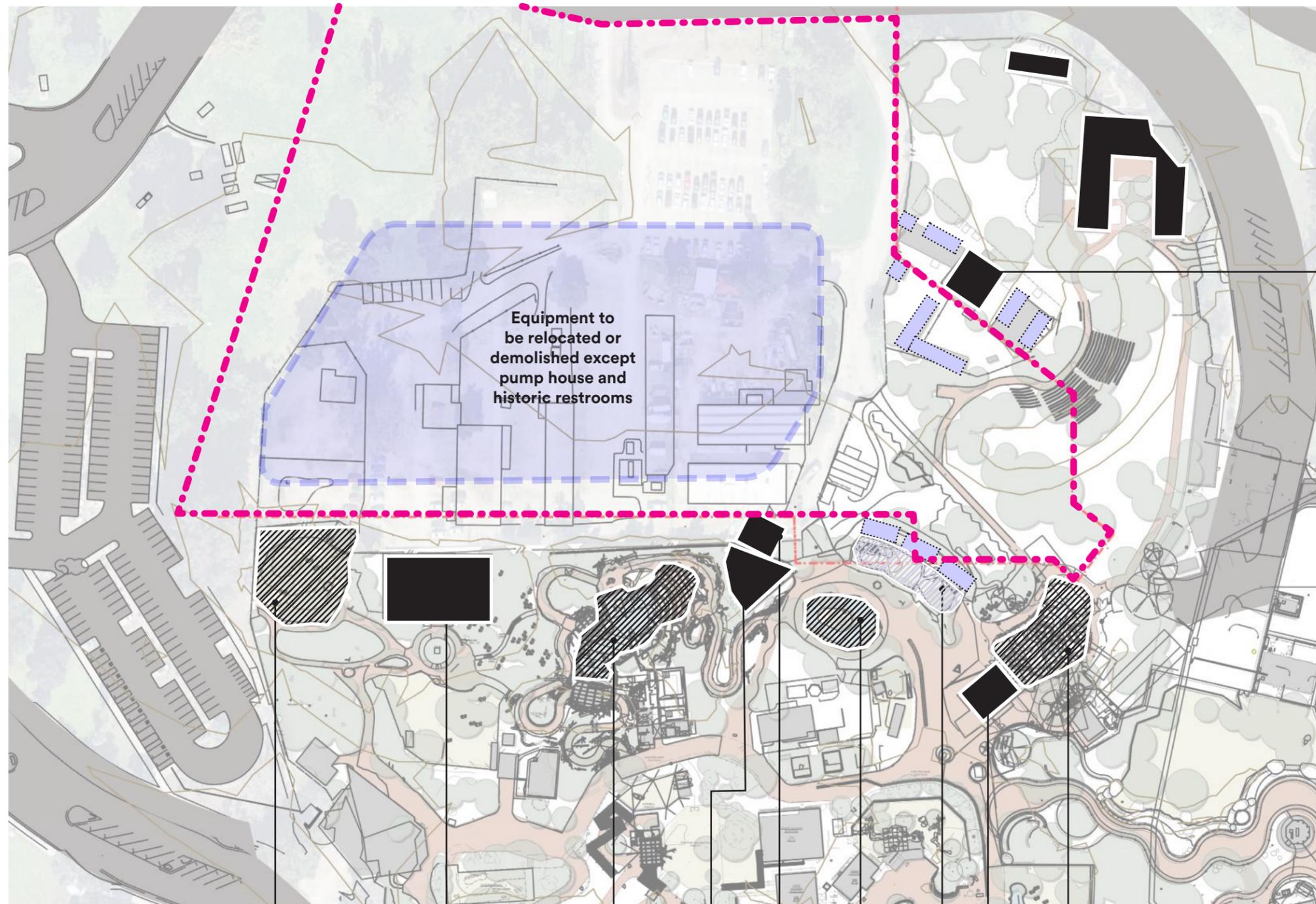
■ (E) Buildings to remain

▨ (E) Habitats to remain

■ (E) Bldgs to demolish

▨ (E) Habitats to demolish

Project Scope



Historical Bandstand to remain

Ancillary bldgs and seating possible to be demo'd

5' contour lines shown

Red Wolf Habitat

Sea Lion Cove

LSS  
(Sea Lions)

Chiller  
Pad

Safari  
Cafe

Wilderness  
Falls

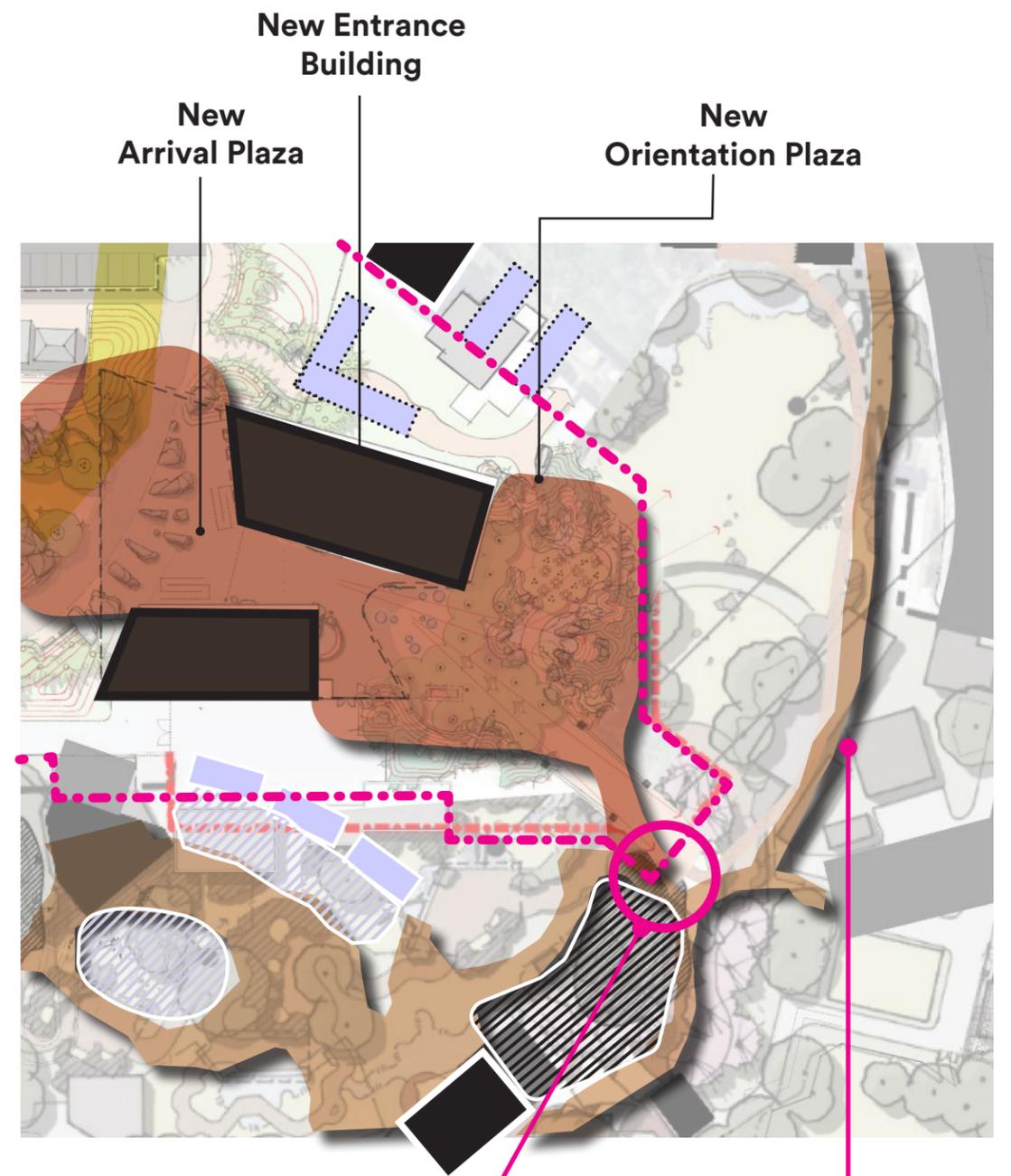
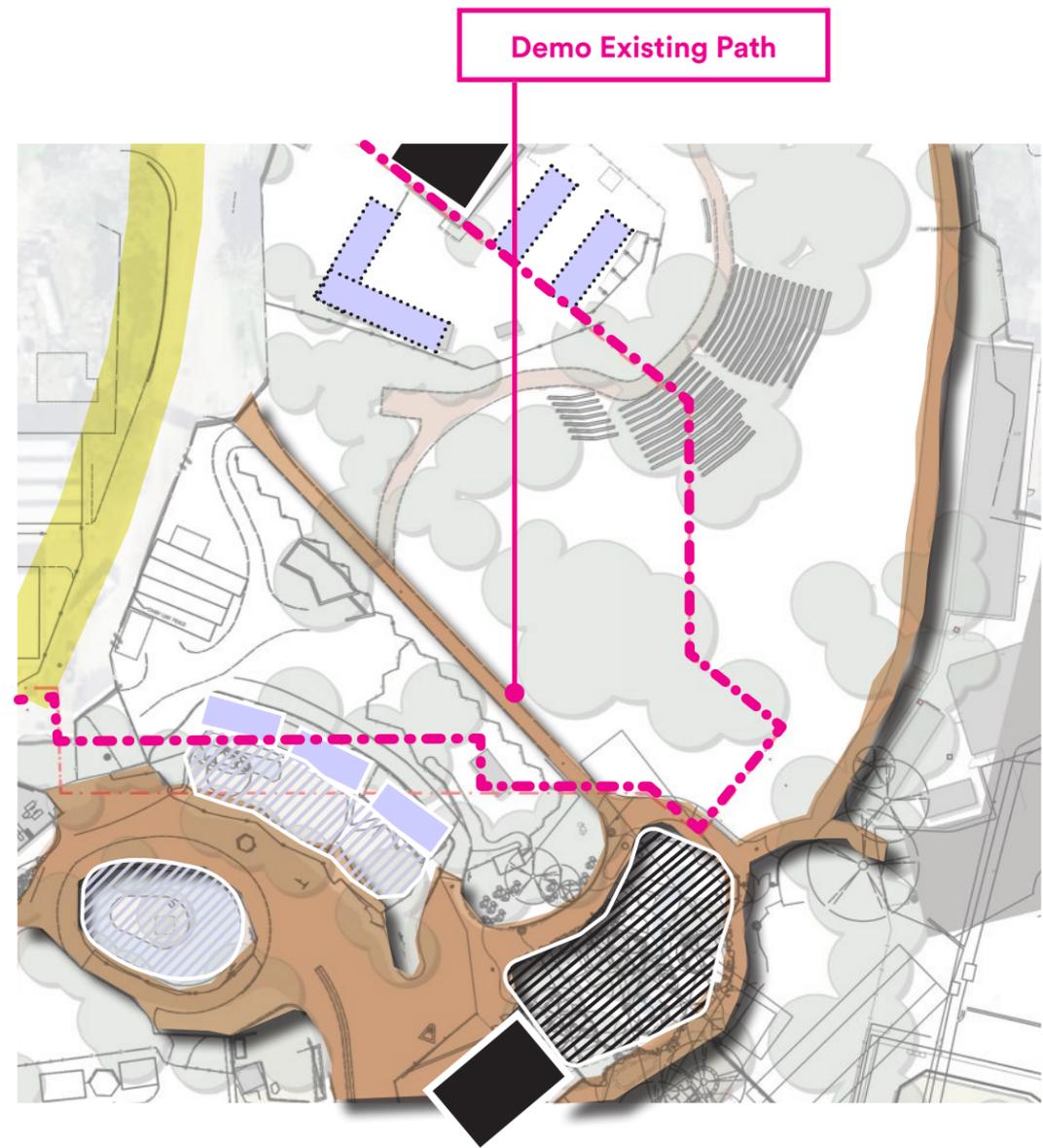
Reptile House

Lemur  
Island

Jungle  
Bungalow

# 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



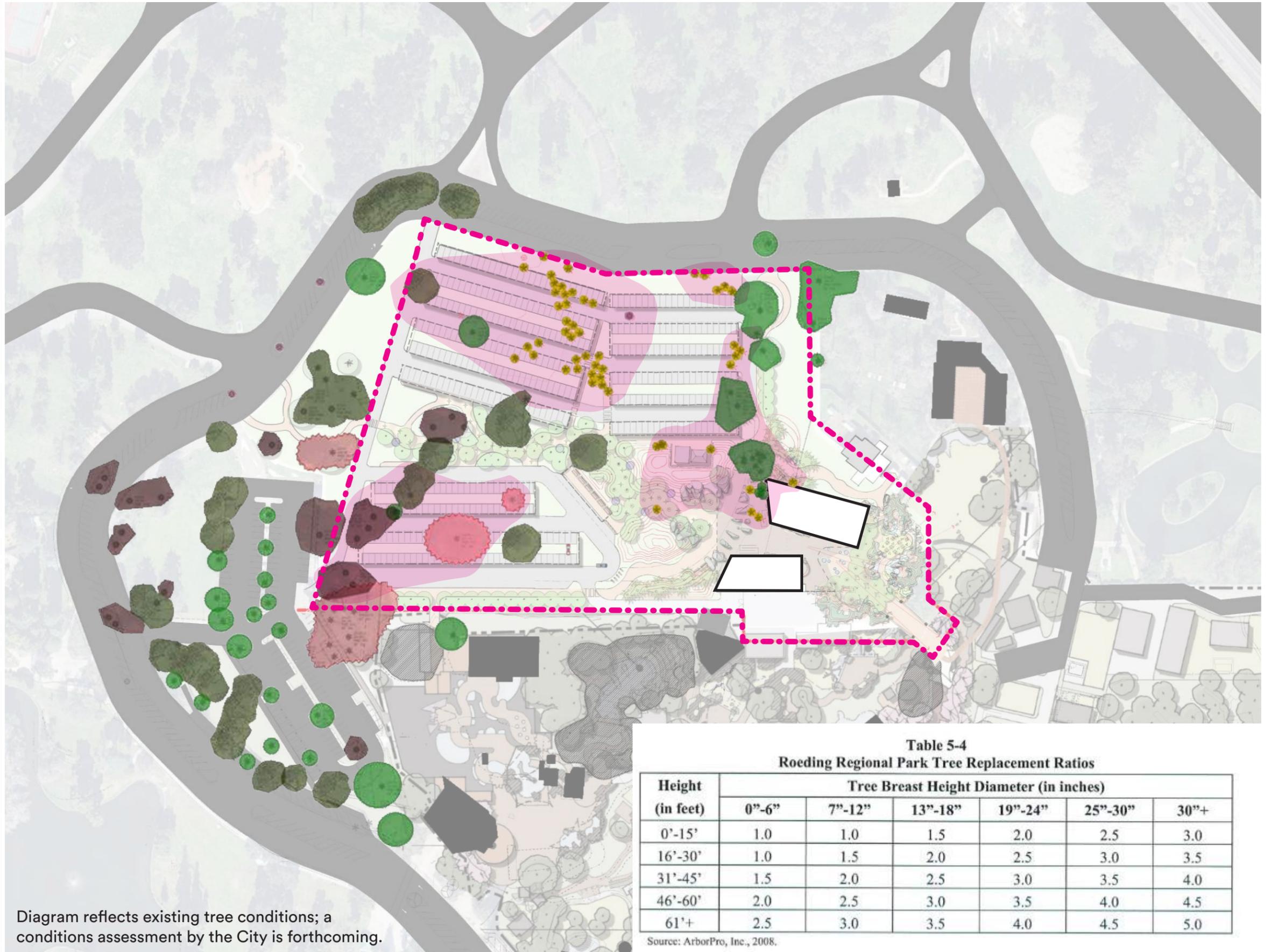
Connection to Wilderness Falls to remain during construction

Connection to Education to remain during construction

# 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 condition assessment report

- Oaks
- Deciduous
- Palms
- Pines
- Eucalyptus



# Utilities

..... Site Boundary

■ (E) Buildings to remain

▨ (E) Habitats to remain

■ (E) Bldgs to demolish

▨ (E) Habitats to demolish

— Electrical

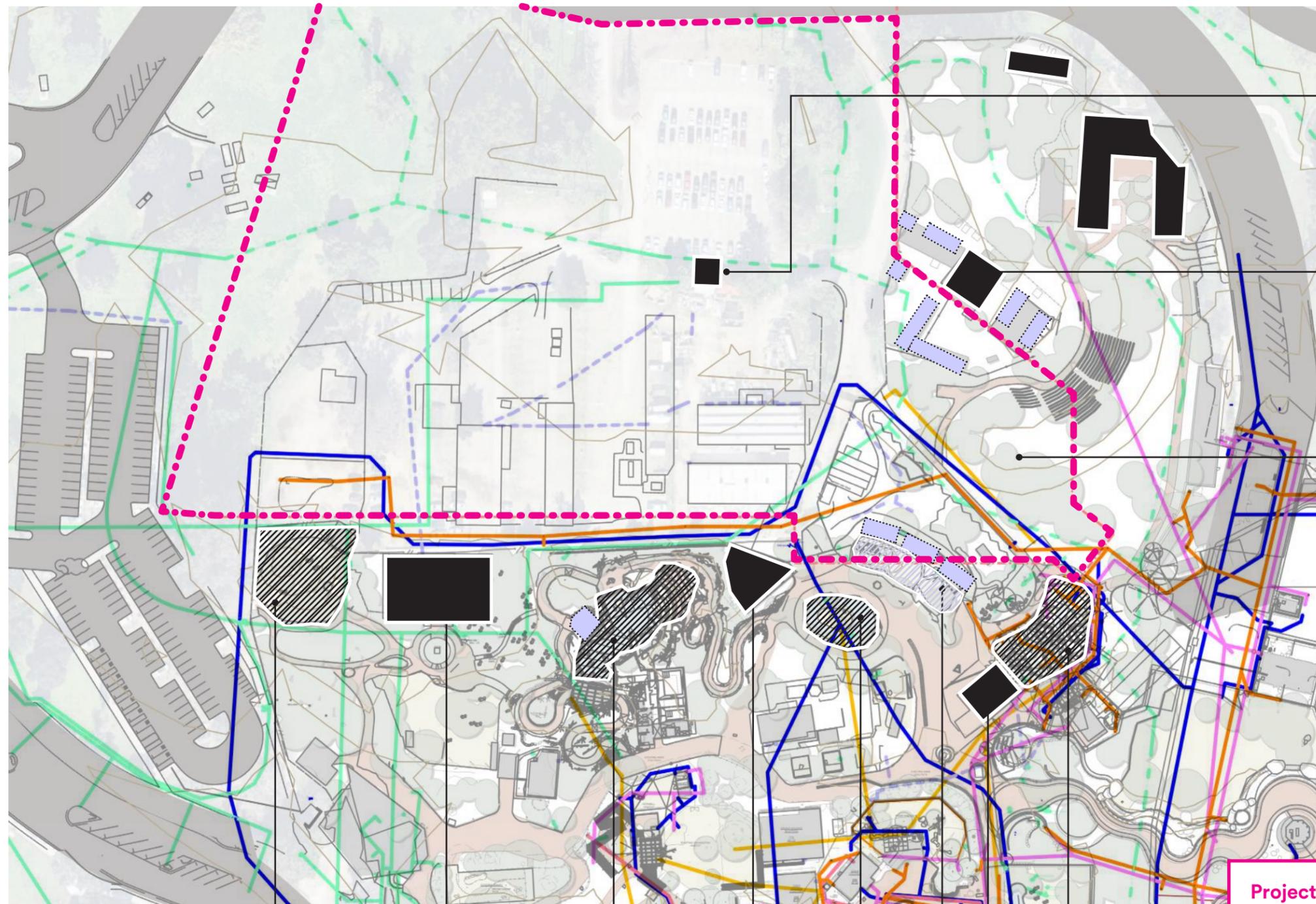
— Gas

— Water

— Storm

— Irrigation

— Sewer



5' contour lines shown

Red Wolf Habitat

Sea Lion Cove

LSS (Sea Lions)

Wilderness Falls

Safari Cafe

Reptile House

Lemur Island (optinoal demo) Anteater

Pump House to remain

Historical Bandstand to remain

Ancillary bldgs and seating possible to be demo'd

Hill Play Area

**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	80			Cabinets for temporary staff items	
	<b>Subtotal</b>				<b>1,020</b>	<b>1,020</b>				
GUEST COMFORT	Main Restrooms	2	500	1000	1,000				15 fixtures / 5 sinks (gender neutral) OR 9 fixtures / 4 sinks (womens) +	
	Family Restroom	2	100	200	200				7 fixtures / 3 sink (mens)	
	Mother's Room	1	80	80	80				include adult changing table	
	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?	
	<b>Subtotal</b>				<b>1,470</b>	<b>1,470</b>				
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	
	<b>Subtotal</b>				<b>7,580</b>	<b>4,080</b>		<b>3,500</b>		

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				
	<b>Subtotal</b>				<b>1,100</b>	<b>1,100</b>			
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			6	Doubles as conference room
	Husbandry Office	1	100	100	100			2	
	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					near stream with 10' abv wetlands
	Life Support Systems (wetlands)	2	200	400					TBD
	<b>Subtotal</b>			<b>2,220</b>	<b>1,500</b>	<b>70</b>	<b>650</b>		
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		4	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	<b>14 WS total</b> ; 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			
	<b>Subtotal</b>			<b>2,730</b>		<b>2,730</b>			

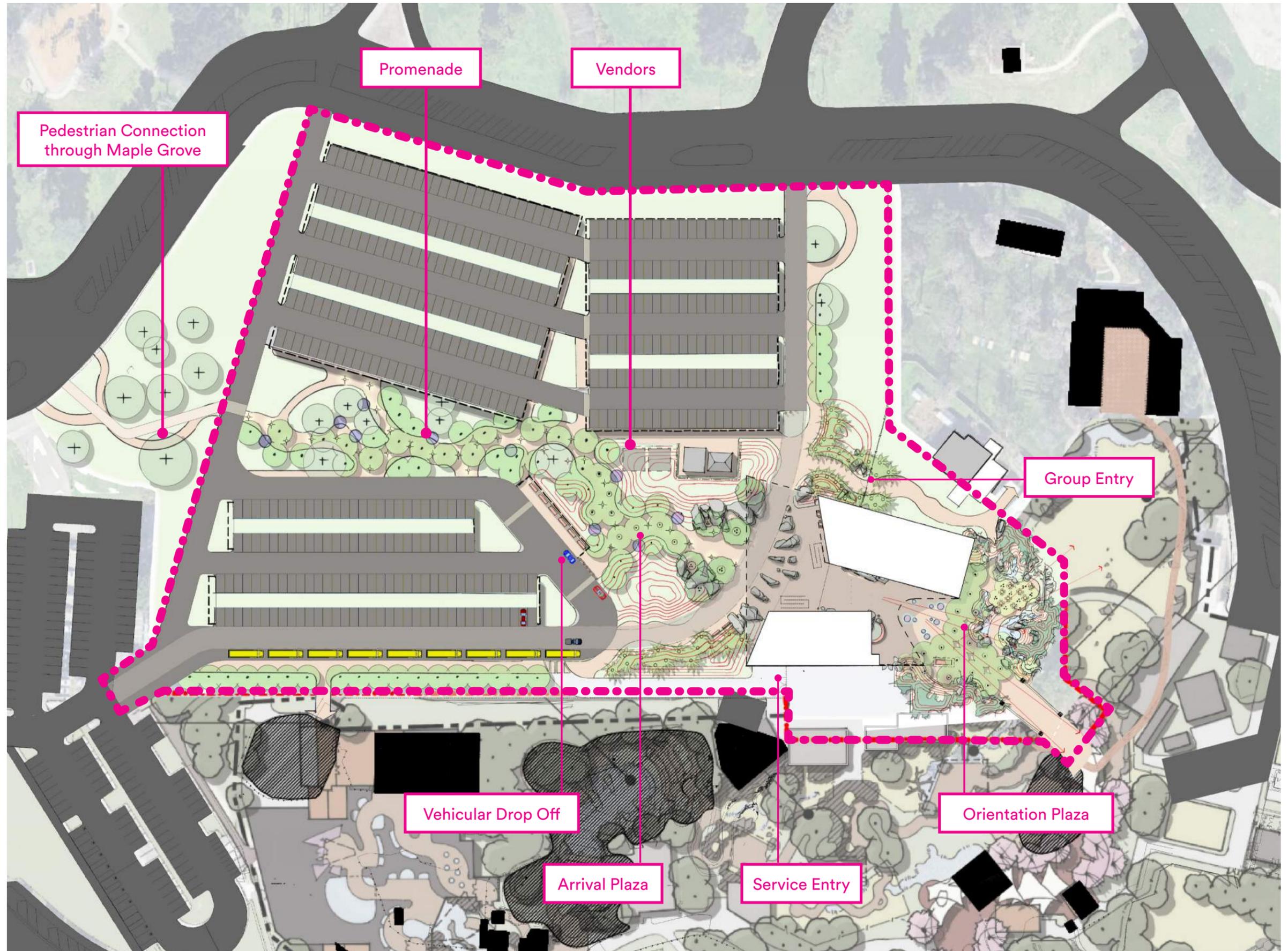
SPACE TYPE	Room Type	Count	NSF each	Total NSF	L1 (sf)	L2 (sf)	Exterior (sf)	Capacity	Questions/assumptions
SERVICE + UTILITIES	Trash, Recycle	1	100	100			100		exterior, located in service yard
	Janitor's Closet	1	70	70	70				
	Workshop/Maintenance Storage	1	200	200	200				Fix locks, make keys, storage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

**16,536**

# Site Plan

Boundary + Scope

..... Site Boundary



# Roof Plan

..... Site Boundary

■ PV Array

■ Green Roof



# Landscape Plan With Trees

## Legend:

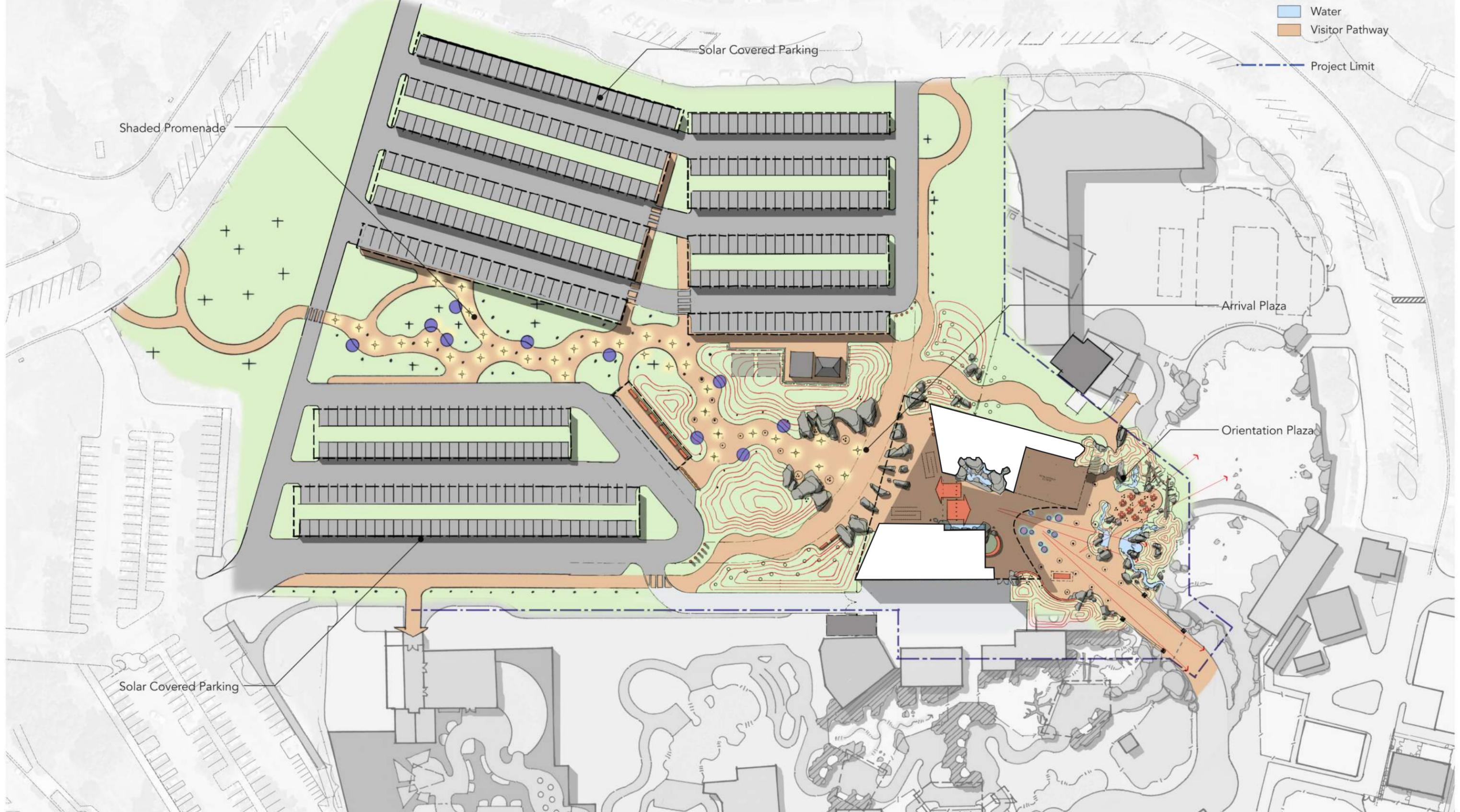
- Service Area
- Water
- Visitor Pathway
- Project Limit



# Landscape Plan Without Trees

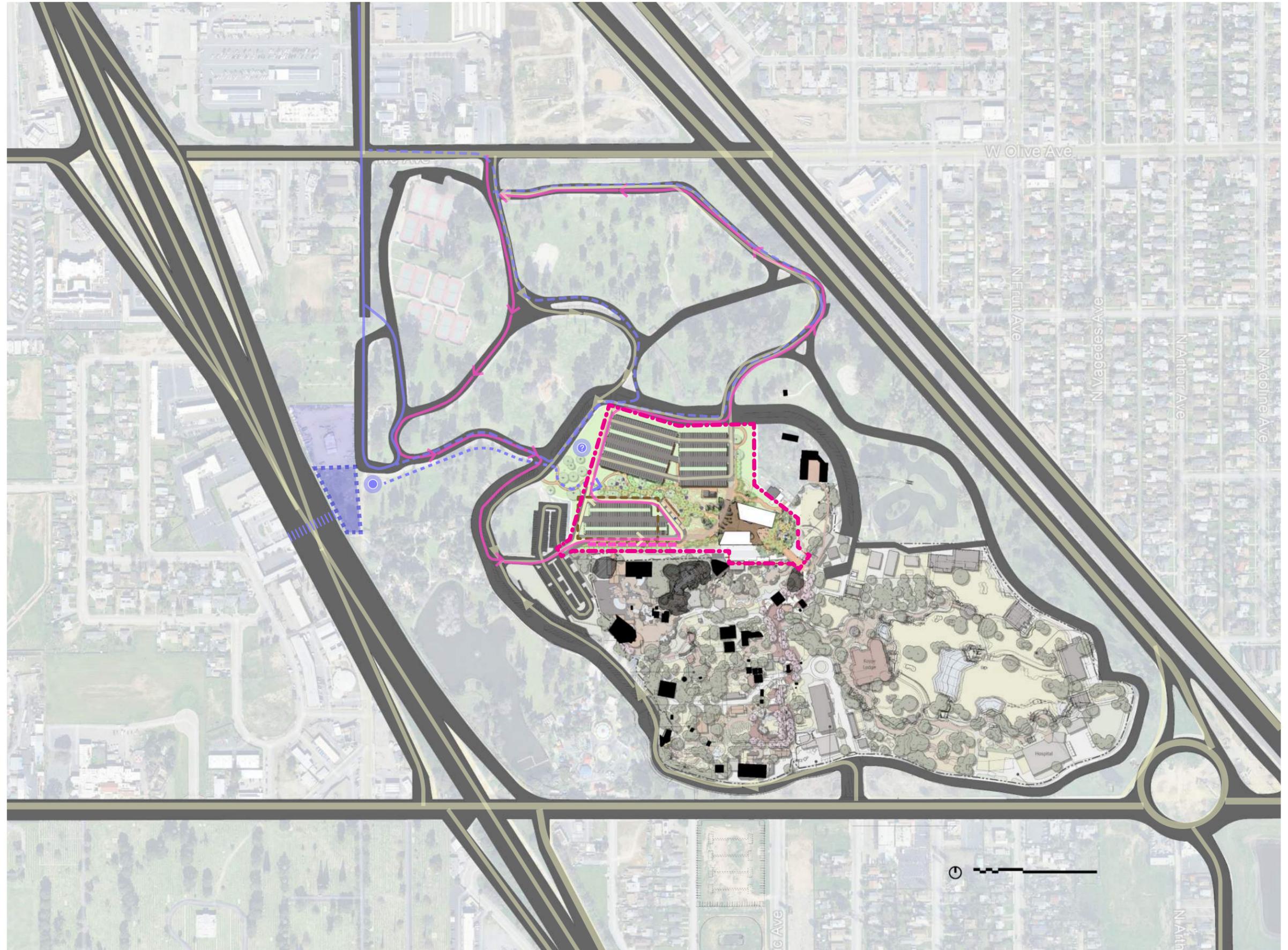
## Legend:

- Service Area
- Water
- Visitor Pathway
- Project Limit



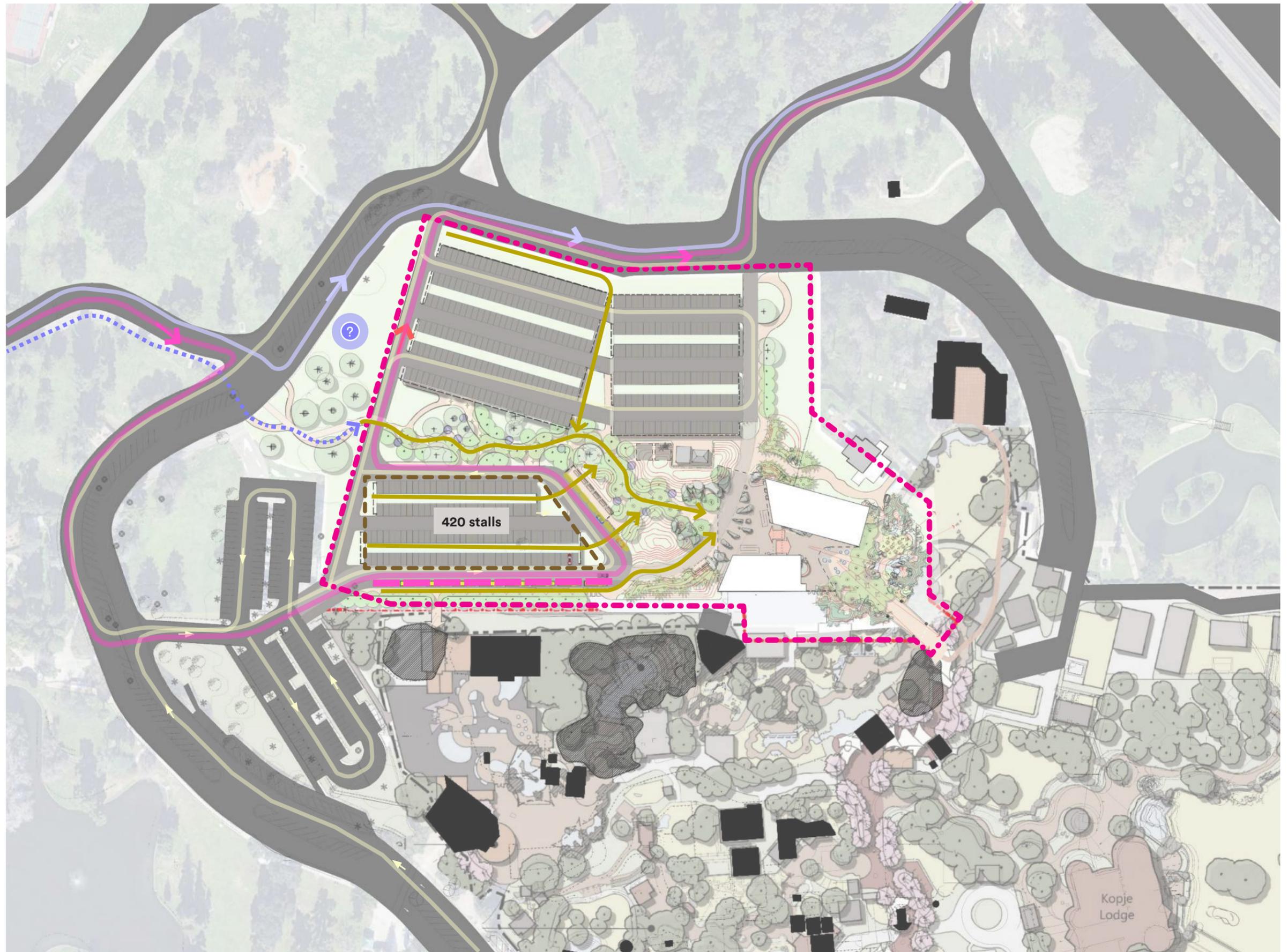
# Site Approach

- ⋯ 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

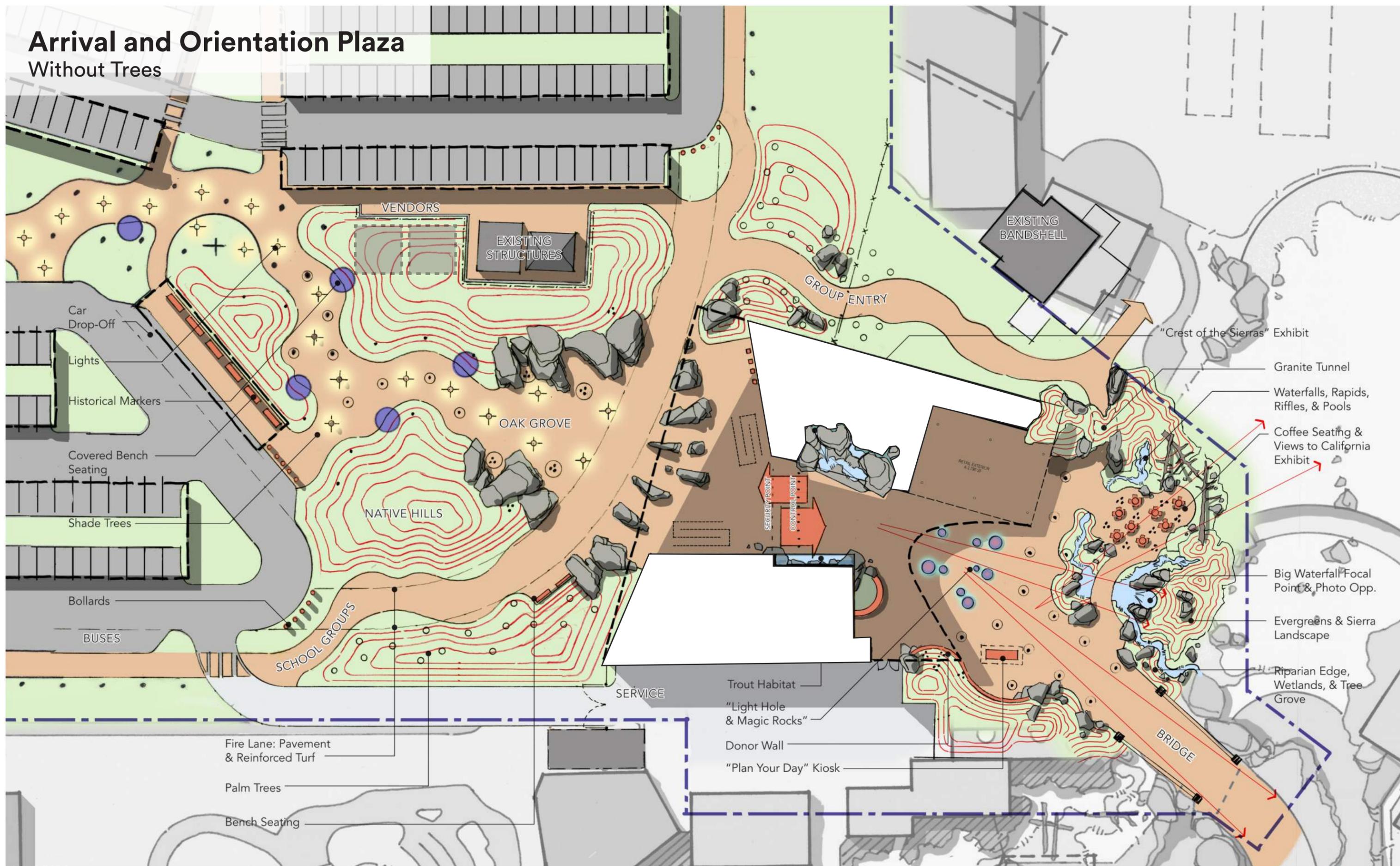
- - - - - Site Boundary
- - - - - Future Parking Garage
  
- - - - - Alternate Bus Route
- Bus Stop
- - - - -> Pedestrian Path (city bus)
  
- ➔ School Bus
- - - - - School Bus Drop Off
- - - - -> Pedestrian Path (school bus)
  
- ➔ Vehicles
- - - - - Vehicular Drop Off
- - - - -> Pedestrian Path (vehicles)





# Arrival and Orientation Plaza

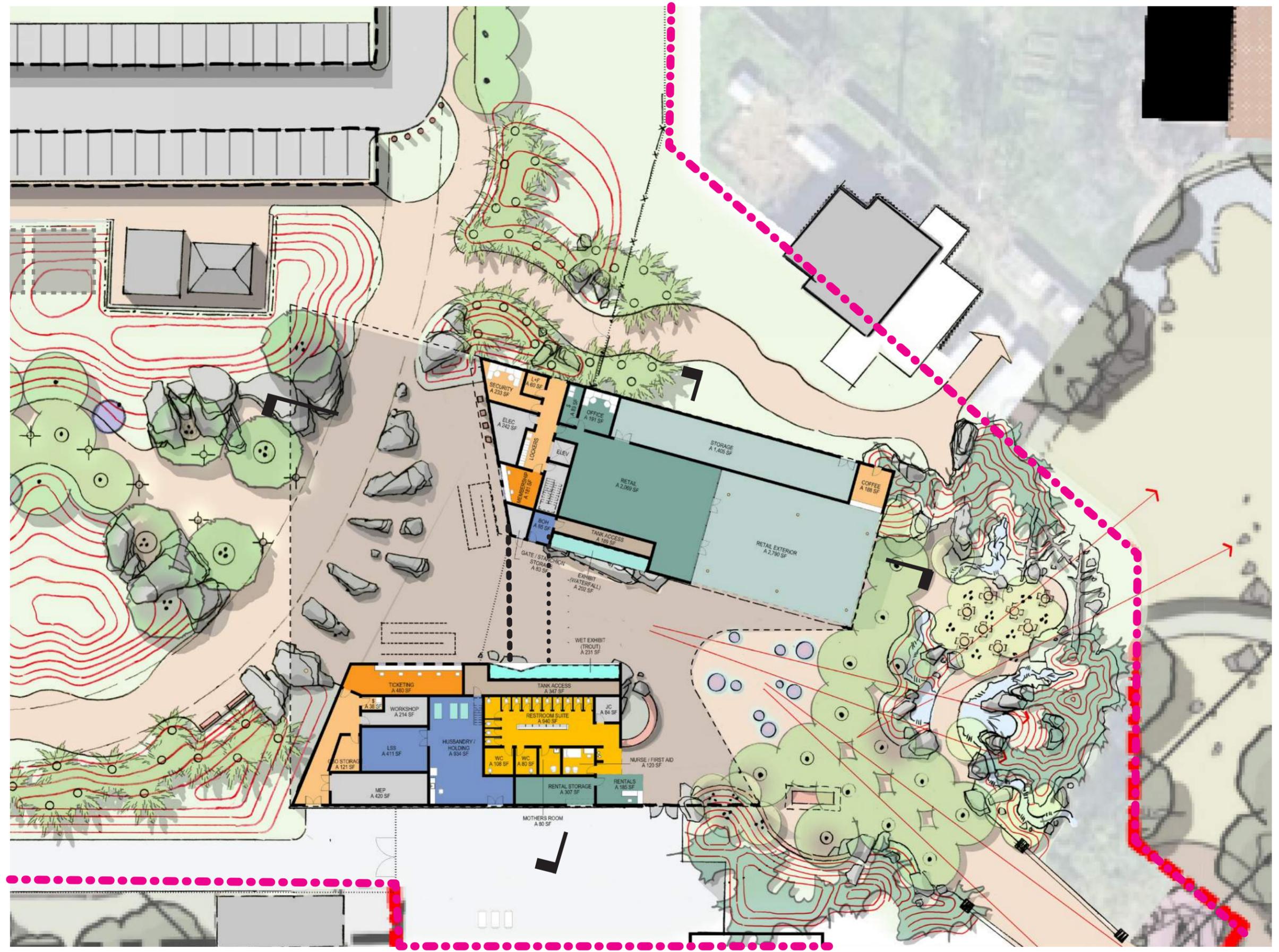
## Without Trees



# Level 1

- ⋯⋯⋯ Site Boundary
- ⋯⋯⋯ Closure point
- ⋯⋯⋯ Control Point
- Roof Overhang

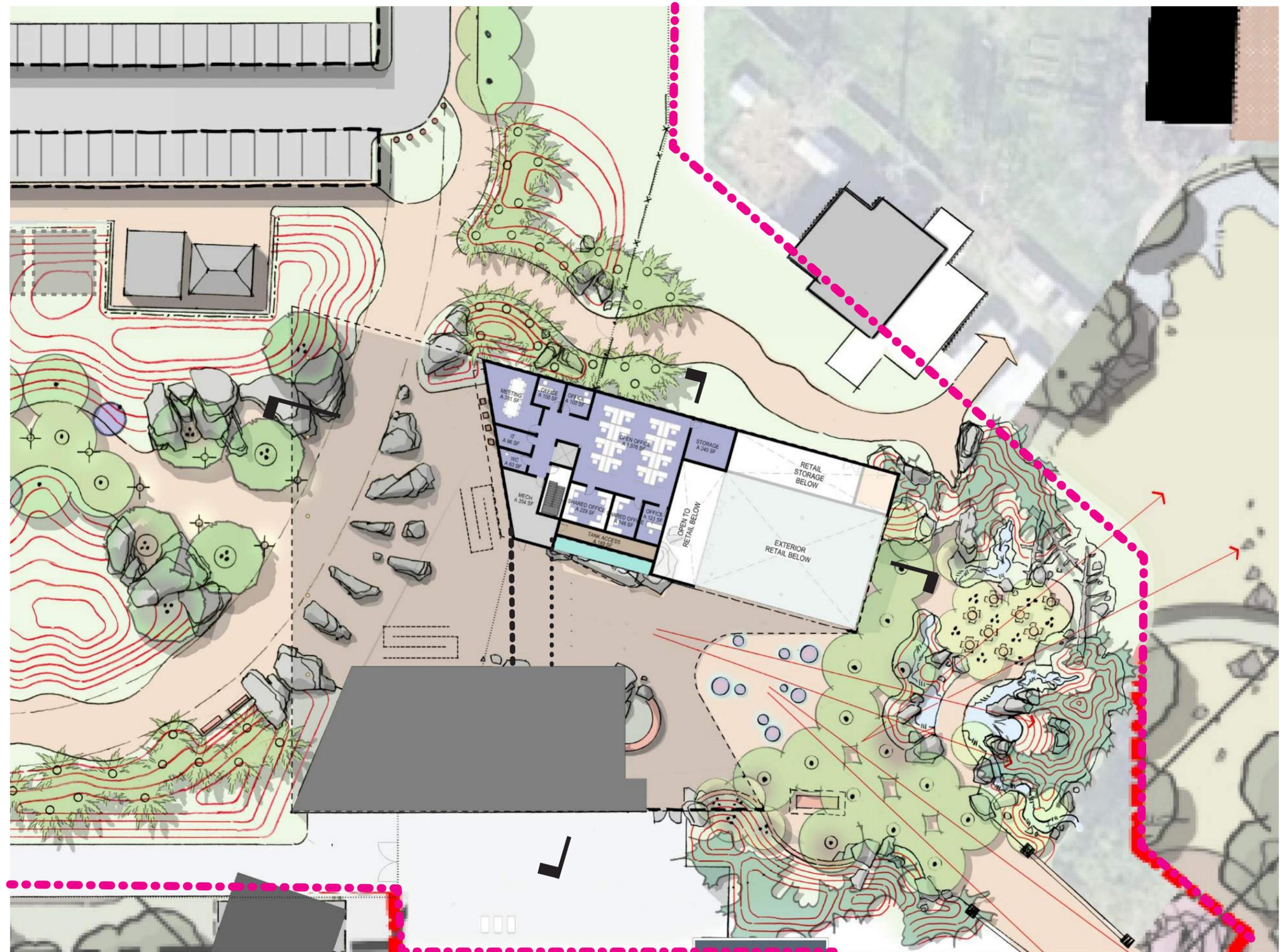
- Ticketing
- Restrooms
- Retail
- Habitat
- BOH / Husbandry
- Work Space
- Support



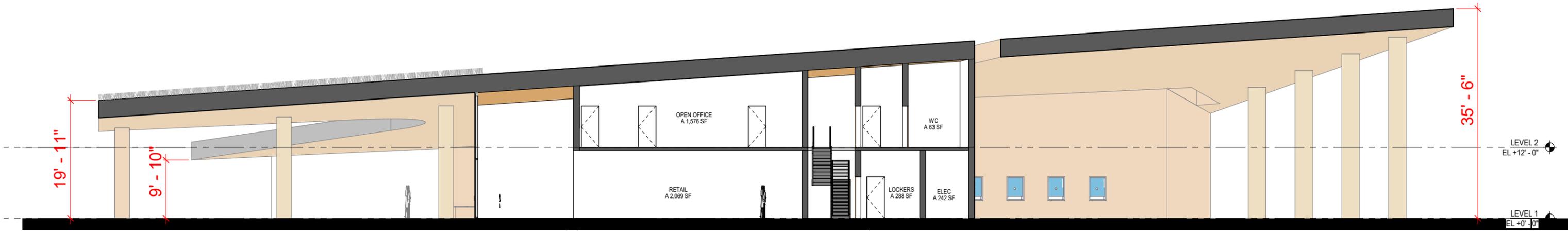
# Level 2

-  Site Boundary
-  Closure point
-  Control Point
-  Roof Overhang

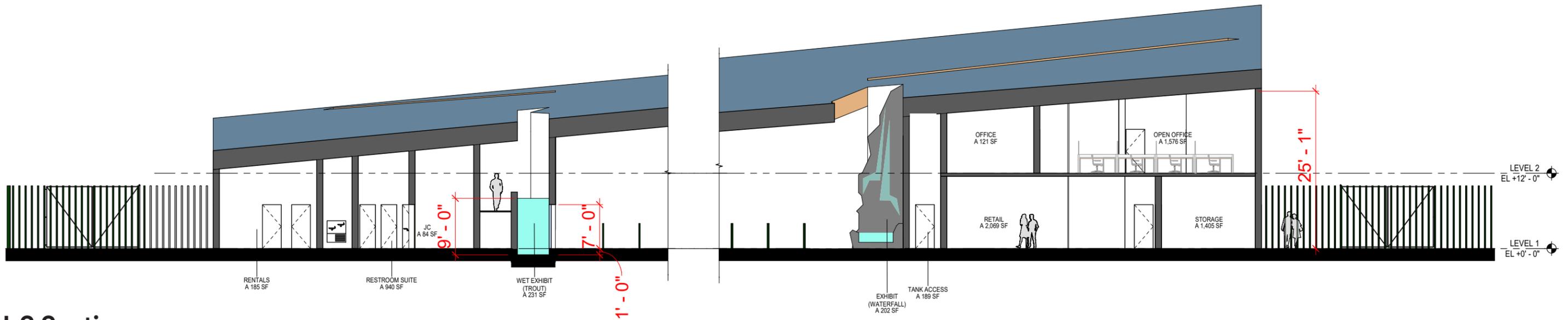
-  Ticketing
-  Restrooms
-  Retail
-  Habitat
-  BOH / Husbandry
-  Work Space
-  Support



# Building Sections



E-W Section



N-S Section

# Approach



# Drop Off

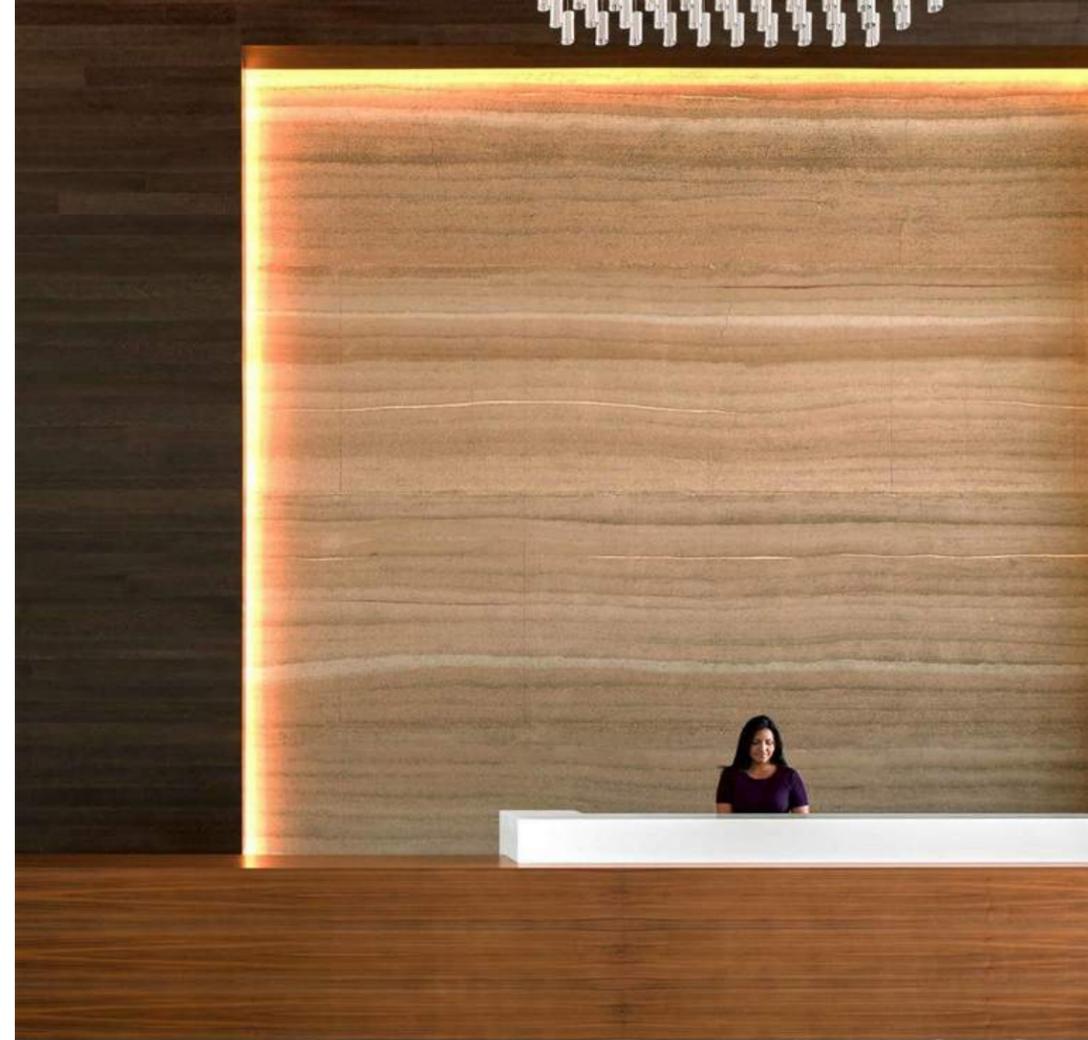
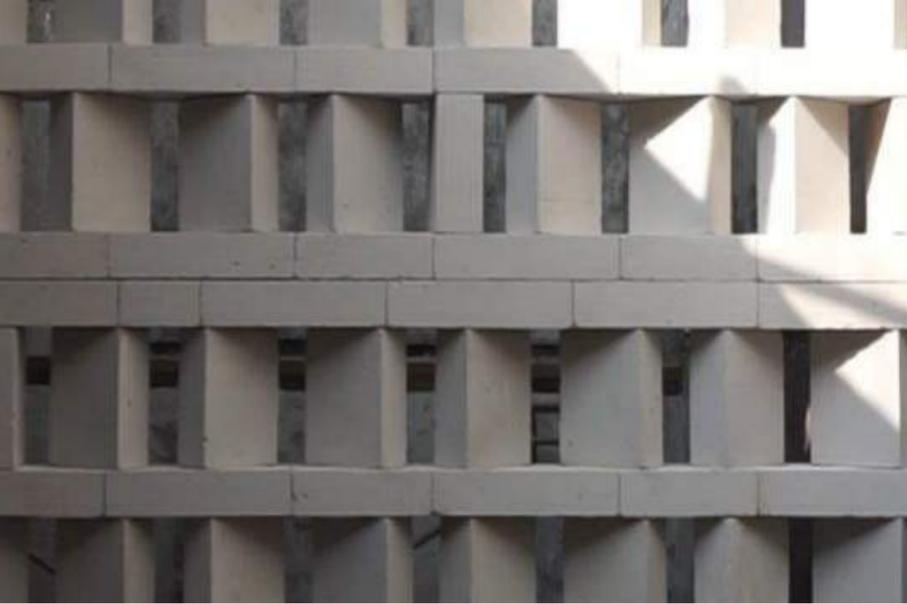


# Exhibit



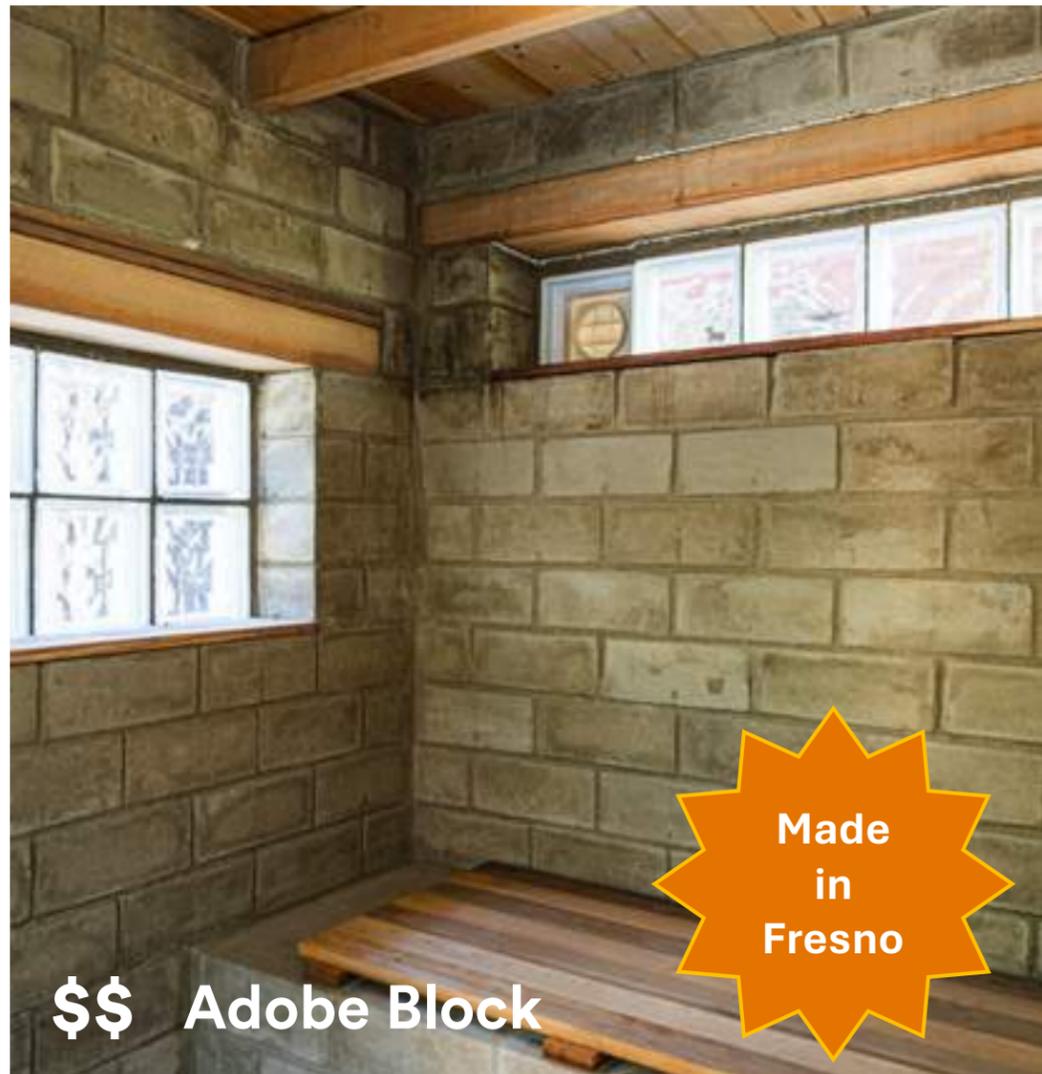
# Orientation Plaza





Made in Fresno

\$ Concrete Block



Made in Fresno

\$\$ Adobe Block



\$\$\$ Precast Rammed Earth Panel

# Visitor Flow

# General Admission Windows	3 windows	5 windows	6 windows
<p>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)</p> <p>windows only need to handle cash transactions</p>		<p>1 M attendance</p> <p>&gt;1M attendance shift of group admissions to a dedicated entrance</p>	<p>1.4 M attendance</p> <p>existing operation without any demand shift</p>
# Membership Windows	2 windows		
	<p>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.</p> <p>This demand should be very low, but two windows are recommended for redundancy</p>		

*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	<p>1.4M attendance Peak Day peak hour arrivals (2800 per hour at 1.4 M)</p> <p>existing attendance level 2 lanes will be used for the Design Day</p>	<p>1.4M attendance most days can be handled with 2 scanning positions, 3 are needed for the Design Day</p> <p>existing attendance level 3 lanes will be used for the Peak Day</p>	<p>1.4M attendance 4 scanning positioned would be used at Peak Day levels</p>

	<u>Annual Attendance:</u>	<u>Existing (2024/25)</u>				<u>Factor</u>
		<u>832,600</u>	<u>1,000,000</u>	<u>Future</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><b>Assumptions:</b></p> <ul style="list-style-type: none"> <li>● 95% via private vehicle for Design and Peak days</li> <li>● Assume 3 hour stay time</li> <li>● 3.5 visitors / vehicle</li> </ul> <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 considerations:*

- # 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**

■ **Conditioned Space**  
14,000 sf

■ **Naturally Ventilated Space with ceiling fans**  
5,500 sf

# 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)

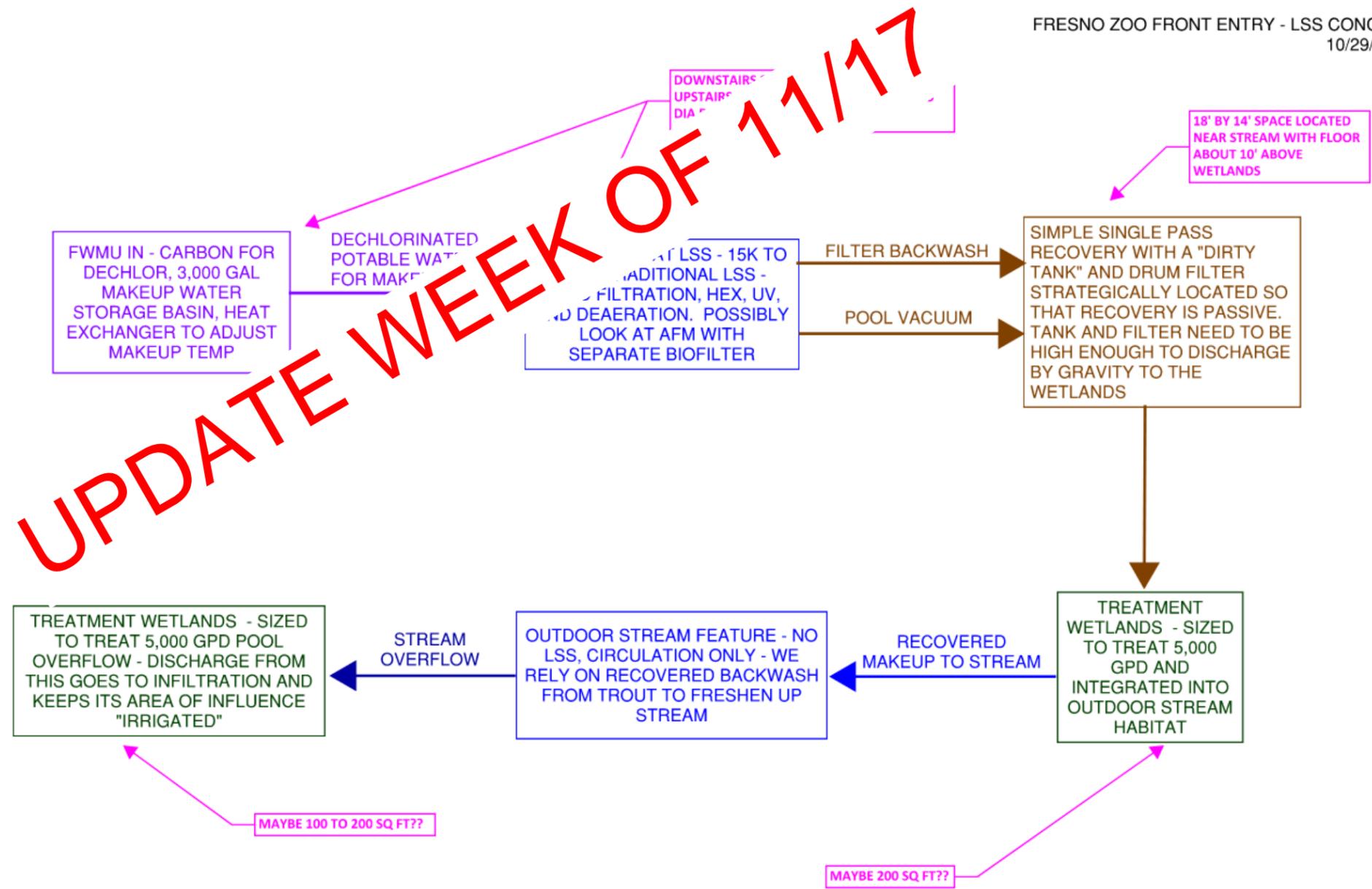
### Exhibit (stream)

- 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:**

**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

**LOW MAINTENANCE DESIGN**

**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
<b>6</b>	<b>3</b>	<b>7</b>	<b>Location and Transportation</b>		<b>16</b>
			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
<b>8</b>	<b>1</b>	<b>1</b>	<b>Sustainable Sites</b>		<b>10</b>
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
<b>8</b>	<b>2</b>	<b>1</b>	<b>Water Efficiency</b>		<b>11</b>
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
<b>24</b>	<b>9</b>	<b>0</b>	<b>Energy and Atmosphere</b>		<b>33</b>
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

<b>6</b>	<b>5</b>	<b>2</b>	<b>Materials and Resources</b>		<b>13</b>
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
<b>9</b>	<b>5</b>	<b>2</b>	<b>Indoor Environmental Quality</b>		<b>16</b>
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
<b>6</b>	<b>0</b>	<b>0</b>	<b>Innovation</b>		<b>6</b>
5			Credit	Innovation	5
1			Credit	LEED Accredited Professional	1
<b>2</b>	<b>2</b>	<b>0</b>	<b>Regional Priority</b>		<b>4</b>
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
<b>70</b>	<b>27</b>	<b>13</b>	<b>TOTALS</b>		<b>Possible Points: 110</b>

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





compensation summary for client

PROJECT NAME:

Fresno Chaffee Zoo New Entrance

DATE: [11.14.2025]

JOB NO.

25015

1.0 BASE SERVICES	Ph 1 Pre-Schem	Ph 2 Concept	Ph 3 Schem	Ph 4 Design 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 Provost & Pritchard	\$ -	\$ -	\$ 37,345	\$ 93,363	\$ 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	\$ 506,623	\$ 762,087	\$ 45,808	\$ 505,804	\$ 32,016	\$ -	\$ 2,198,324
<b>1.1 Special Consultants</b>	<b>Ph 1 Pre-Schem</b>	<b>Ph 2 Concept</b>	<b>Ph 3 Schem</b>	<b>Ph 4 Design Dev</b>	<b>Ph 5 Const Doc</b>	<b>Ph 6 Bidding</b>	<b>Ph 7 C A</b>	<b>Ph 8 Post CA</b>	<b>Ph 9 FF+E</b>	<b>Total</b>
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<sup>th</sup> 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 8

---

DATE: March 25, 2026

TO: Fresno County Zoo Authority Board

FROM: Nora Crow, Chief Financial Officer  
Fresno Chaffee Zoo Corporation

SUBJECT: December 2025 Financial Report and January 2026 Year-to-Date Financial Report

---

RECOMMENDED ACTION:

**Receive the Fresno Chaffee Zoo Financial Report December 2025 (unaudited) and January 2026 Year-to-Date Financial Report.**

ATTACHMENTS:

December 2025 and January 2026 Financial Report



**Financial Report  
December 2025 (unaudited)  
January 2026  
YTD Financial Report**

# December 2025 – Analysis Summary

<i>(Amounts in millions)</i>	<b>Actual 2025</b>	<b>Budget 2025</b>	<b>BvA Change</b>	<b>Actual 2024</b>	<b>YOY Change</b>
Self-Generated Revenue	\$ 17.51	\$ 19.90	-12%	\$ 18.05	-3%
Expenses	30.95	31.54	-2%	30.72	1%
Operating Surplus (Deficit)	- 13.44	- 11.64	16%	- 12.67	6%
Operating Surplus (Deficit) w/ Measure Z Operating Support	- 5.61	- 3.68	52%	- 5.58	0%
Net Surplus (Deficit)	- 6.83	n/a	n/a	- 7.32	-7%

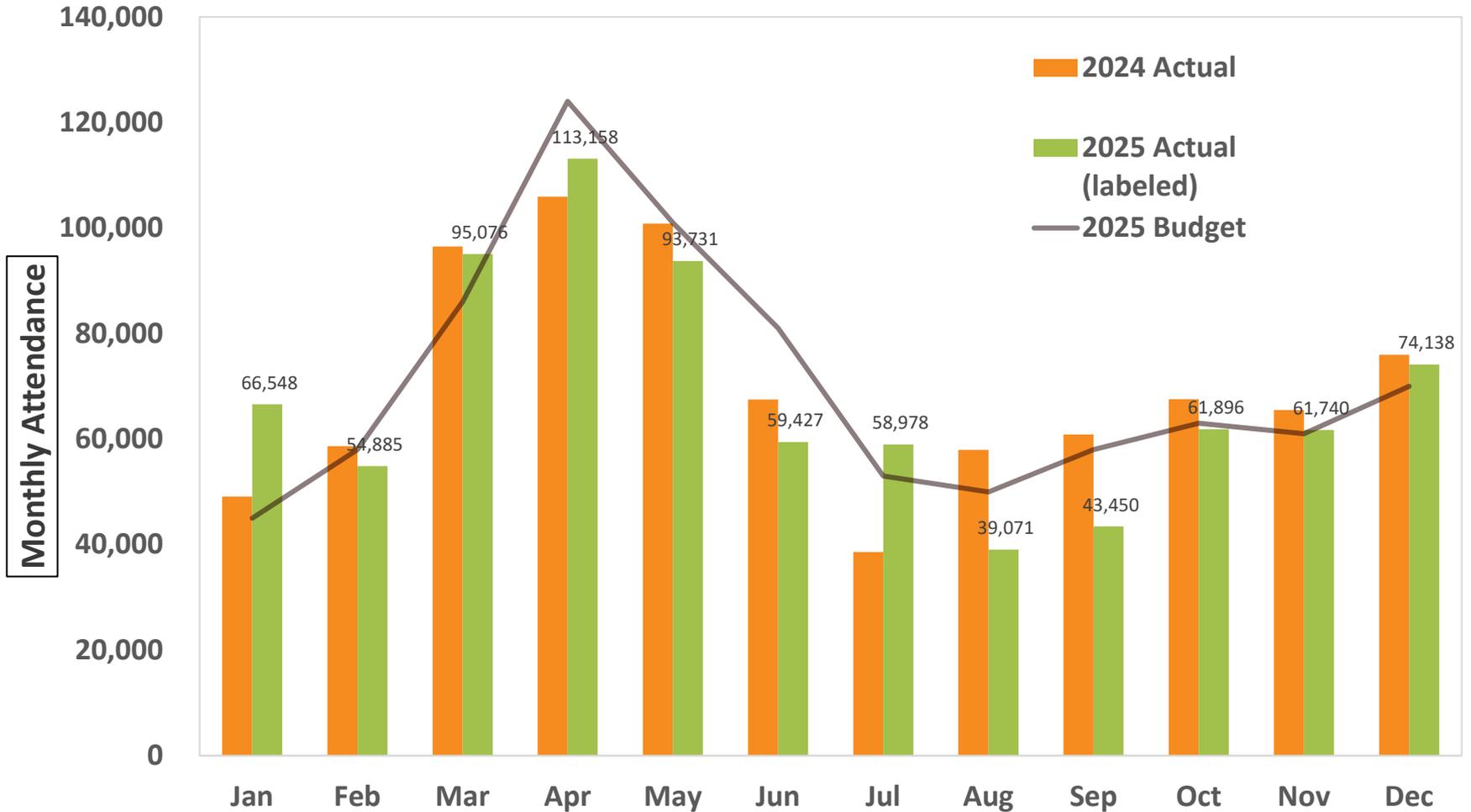
Takeaways:

- December monthly attendance was just over budget
- IllumiNature had a strong attendance of 46,746
- Unaudited financials subject to year-end GAAP and auditor adjustments

# December 2025 – Attendance

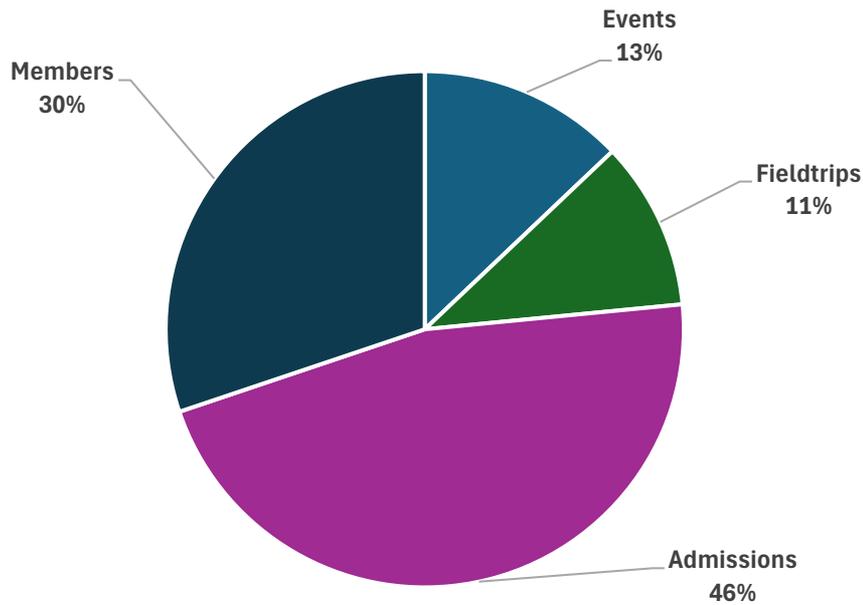
Dec 2025 = 74,138 (98% of 2024, 106% of budget)

Dec YTD attendance = 822,098 (97% of 2024, 97% of budget)

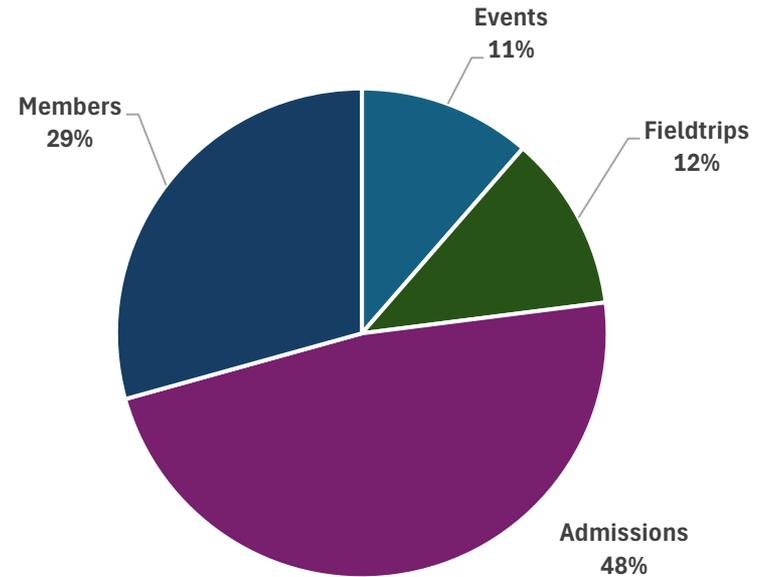


# December YTD Admissions Breakdown

2025



2024



# December 2025 YTD – Per Capita

	<u>Actual 2025</u>	<u>Budget 2025</u>	<u>BvA Change</u>	<u>Actual 2024</u>	<u>YOY Change</u>
Attendance	822,098	850,000	-3%	844,884	-3%
Admissions	\$ 7.85	\$ 9.12	-14%	\$ 6.70	17%
Food	1.37	1.25	10%	1.42	-4%
Gift Shop	0.71	0.75	-5%	0.66	8%
Giraffe	1.37	1.36	1%	1.25	10%
Stingray	0.77	0.91	-15%	0.78	-1%
Butterflies & Big Bugs	0.41	0.50	-18%	0.47	-13%
	\$ 12.48	\$ 13.89	-10%	\$ 11.28	11%

# December YTD – Highlights and Lowlights

	<u>Actual 2025</u>	<u>Budget 2025</u>	<u>BvA Change</u>	<u>Actual 2024</u>	<u>YOY Change</u>
Highlights					
Behind the Scenes	\$ 230,178	\$ 210,865	9%	\$ 157,367	46%
Special Events	1,746,276	1,546,950	13%	1,513,004	15%
Group Event/Facility Rental	515,527	496,325	4%	646,754	-20%

	<u>Actual 2025</u>	<u>Budget 2025</u>	<u>BvA Change</u>	<u>Actual 2024</u>	<u>YOY Change</u>
Lowlights					
Butterflies & Big Bugs	\$ 339,534	423,555	-20%	\$ 398,412	-15%
Education	1,093,545	1,359,197	-20%	1,065,710	8%
Admissions	6,454,347	7,750,809	-17%	5,657,202	14%

# December 2025 – Financial Summary

	Actual 2025	Budget 2025	BvA Change	Actual 2024	YOY Change
Attendance	822,098	850,000	-3%	844,884	-3%
Self-Generated Revenues	\$ 17,505,644	\$ 19,898,062	-12%	\$ 18,053,766	-3%
Personnel Expenses	18,736,014	19,357,940	-3%	19,058,393	-2%
Other Expenses	12,212,838	12,177,047	0%	11,661,892	5%
Operations Surplus (Deficit)	(13,443,209)	(11,636,925)	16%	(12,666,519)	6%
Measure Z Operating	7,834,823	7,959,355	-2%	7,084,990	11%
Operations & MZ Op Surplus (Deficit)	(5,608,386)	(3,677,570)	53%	(5,581,529)	0%
Other Non-Operating Revenues (Expenses)	(1,217,842)	1,890,534	-164%	(1,742,235)	-30%
Net Surplus (Deficit)	(6,826,227)	(1,787,036)	282%	(7,323,764)	-7%

# FCZC Balance Sheet – December 2025

	December 2025	December 2024
<b>ASSETS</b>		
<b>Current Assets</b>		
Cash	\$3,060,375	\$366,996
Short Term Investments-Retention	\$35,980	\$32,841
Accounts Receivable	\$1,588,864	\$1,476,281
Prepaid Expenses	\$599,149	\$487,948
<b>Total Current Assets</b>	<b>\$5,284,367</b>	<b>\$2,364,065</b>
<b>Other Assets</b>		
Long Term Investments	\$16,800,452	\$19,066,484
Buildings, Equipment, Vehicles, and Furniture (net)	\$4,051,625	\$4,491,528
Exhibits	\$104,395,786	\$112,385,358
Construction in Progress	\$5,994,808	\$3,225,357
Goodwill	\$34,610	\$46,146
Beneficial Use of Land	\$5,037,176	\$5,124,751
<b>Total Other Assets</b>	<b>\$136,314,457</b>	<b>\$144,339,625</b>
<b>TOTAL ASSETS</b>	<b>\$141,598,823</b>	<b>\$146,703,690</b>
<b>LIABILITIES AND NET ASSETS</b>		
<b>Liabilities</b>		
Accounts Payable and Accrued Liabilities	\$2,829,711	\$2,838,572
Deferred Revenue	\$2,003,841	\$1,903,398
Line of Credit/Loan Account	\$289,366	\$327,363
Retention Payable	\$47,871	\$77,417
Long-Term Liabilities	\$5,225,190	\$3,251,302
<b>Total Liabilities</b>	<b>\$10,395,978</b>	<b>\$8,398,052</b>
<b>Net Assets (Equity)</b>		
Fund Balance-Without donor restriction	\$112,704,418	\$121,449,686
Fund Balance-With donor restriction	\$6,003,914	\$6,090,902
Fund Balance-Permanently Restricted	\$104,512	\$95,562
Fund Balance-Board Designated	\$12,390,001	\$10,669,489
<b>Total Net Assets (Equity)</b>	<b>\$131,202,845</b>	<b>\$138,305,638</b>
<b>TOTAL LIABILITIES AND NET ASSETS</b>	<b>\$141,598,823</b>	<b>\$146,703,690</b>

# January 2026 – Analysis Summary

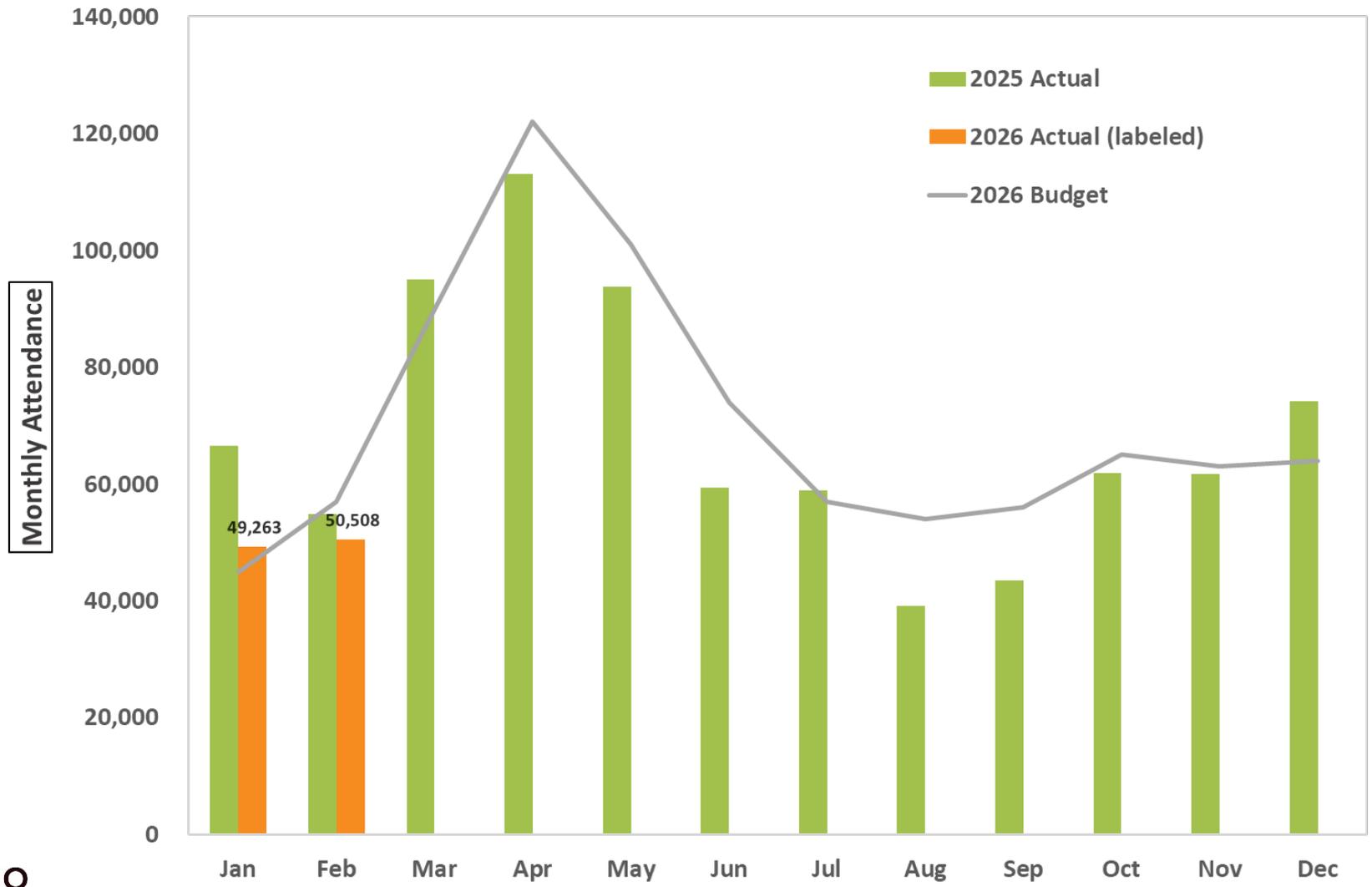
<i>(Amounts in millions)</i>	<u>Actual 2026</u>	<u>Budget 2026</u>	<u>BvA Change</u>	<u>Actual 2025</u>	<u>YOY Change</u>
Self-Generated Revenue	\$ 1.00	\$ 1.17	-15%	\$ 1.24	-19%
Expenses	1.82	2.51	-27%	2.02	-10%
Operating Surplus (Deficit)	- 0.82	- 1.34	-39%	- 0.78	5%
Operating Surplus (Deficit) w/ Measure Z					
Operating Support	- 0.08	- 0.51	-85%	0.06	-225%
Net Surplus (Deficit)	0.97	n/a	n/a	0.16	504%

Takeaways:

- January monthly attendance was over budget
- IllumiNature was a success and ended with Lunar New Year
- Seeing some variation in attendance composition and trends; will be analyzing in earnest upon completion of Q1

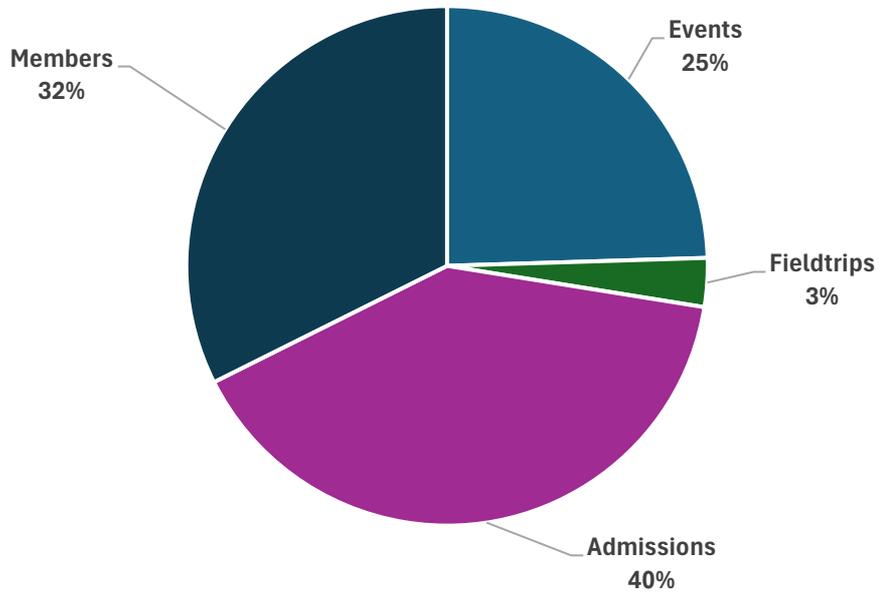
# January 2026 – Attendance

Jan 2026 = 49,263 (74% of 2025, 109% of budget)  
Feb 2026 99,771 YTD attendance (82% of 2025, 98% of budget)

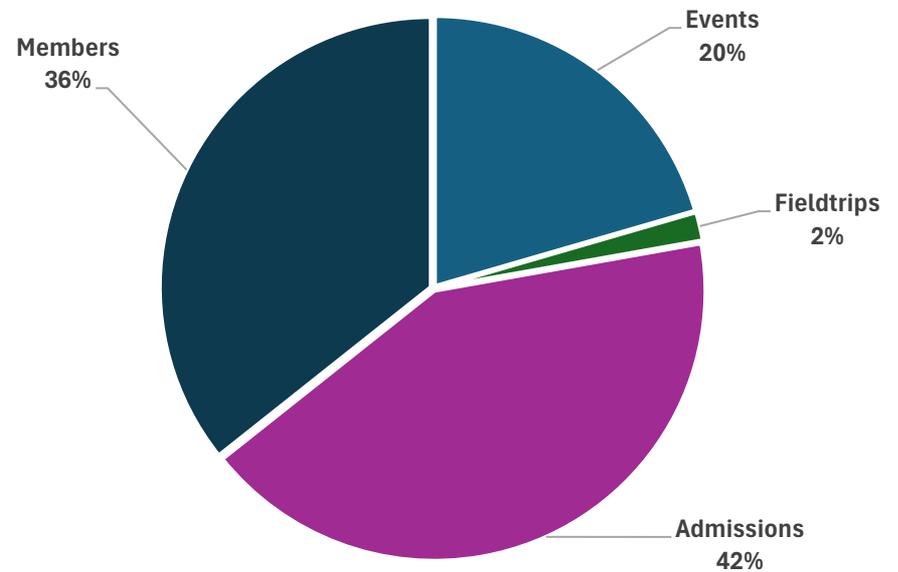


# January YTD Admissions Breakdown

2026



2025



# January 2026 YTD – Per Capita

	<u>Actual 2026</u>	<u>Budget 2026</u>	<u>BvA Change</u>	<u>Actual 2025</u>	<u>YOY Change</u>
Attendance	49,263	45,000	9%	66,548	-26%
Admissions	\$ 7.35	\$ 7.95	-8%	\$ 6.80	8%
Food	1.15	1.25	-8%	1.21	-5%
Gift Shop	0.55	0.75	-27%	0.51	8%
Giraffe	1.30	1.36	-4%	1.27	2%
Stingray	0.63	0.86	-27%	0.59	7%
Zoorassic & Butterfly Garden	0.03	-	#DIV/0!	-	#DIV/0!
	\$ 11.01	\$ 12.17	-10%	\$ 10.38	6%

# January 2026 – Financial Summary

	<u>Actual 2026</u>	<u>Budget 2026</u>	<u>BvA Change</u>	<u>Actual 2025</u>	<u>YOY Change</u>
Attendance	49,263	45,000	9%	66,548	-26%
Self-Generated Revenues	\$ 998,601	\$ 1,171,143	-15%	\$ 1,237,563	-19%
Personnel Expenses	1,383,502	1,441,913	-4%	1,429,748	-3%
Other Expenses	435,975	1,065,680	-59%	588,231	-26%
Operations Surplus (Deficit)	(820,876)	(1,336,451)	-39%	(780,417)	5%
Measure Z Operating	744,505	823,942	-10%	839,851	-11%
Operations & MZ Op Surplus (Deficit)	(76,371)	(512,509)	-85%	59,435	-228%
Other Non-Operating Revenues (Expenses)	1,042,095	128,804	709%	100,817	934%
Net Surplus (Deficit)	965,724	(383,705)	-352%	160,252	503%

# FCZC Balance Sheet – January 2026

	January 2026	January 2025
<b>ASSETS</b>		
<b>Current Assets</b>		
Cash	\$1,928,140	\$345,432
Short Term Investments-Retention	\$51,058	\$72,490
Accounts Receivable	\$2,483,535	\$1,989,644
Prepaid Expenses	\$586,816	\$497,759
<b>Total Current Assets</b>	<b>\$5,049,550</b>	<b>\$2,905,325</b>
<b>Other Assets</b>		
Long Term Investments	\$17,307,190	\$19,039,356
Buildings, Equipment, Vehicles, and Furniture (net)	\$4,998,517	\$4,441,304
Exhibits	\$107,856,223	\$111,726,228
Construction in Progress	\$2,113,689	\$3,526,631
Goodwill	\$34,610	\$45,185
Beneficial Use of Land	\$4,949,601	\$5,037,176
<b>Total Other Assets</b>	<b>\$137,259,829</b>	<b>\$143,815,879</b>
<b>TOTAL ASSETS</b>	<b>\$142,309,379</b>	<b>\$146,721,203</b>
<b>LIABILITIES AND NET ASSETS</b>		
<b>Liabilities</b>		
Accounts Payable and Accrued Liabilities	\$2,234,582	\$2,132,776
Deferred Revenue	\$1,901,581	\$1,939,929
Line of Credit/Loan Account	\$1,174,707	\$291,900
Retention Payable	\$47,871	\$82,331
Long-Term Liabilities	\$4,343,931	\$4,084,944
<b>Total Liabilities</b>	<b>\$9,702,672</b>	<b>\$8,531,879</b>
<b>Net Assets (Equity)</b>		
Fund Balance-Without donor restriction	\$113,430,683	\$121,666,669
Fund Balance-With donor restriction	\$7,096,258	\$6,401,791
Fund Balance-Permanently Restricted	\$105,837	\$96,524
Fund Balance-Board Designated	\$11,973,929	\$10,024,339
<b>Total Net Assets (Equity)</b>	<b>\$132,606,708</b>	<b>\$138,189,324</b>
<b>TOTAL LIABILITIES AND NET ASSETS</b>	<b>\$142,309,379</b>	<b>\$146,721,203</b>



## AGENDA ITEM 9

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DATE: March 25, 2026

TO: Fresno County Zoo Authority Board

FROM: Nora Crow, Chief Financial Officer  
Fresno's Chaffee Zoo Corporation

SUBJECT: Completed Project Remaining Funds – 2025 Exhibit Renovations and 2025  
Animal Acquisitions

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RECOMMENDED ACTION:

**Receive and approve request from Fresno's Chaffee Zoo Corporation to release remaining Measure Z budgeted funds from 2025 Exhibit Renovations and 2025 Animal Acquisitions back into the Measure Z capital fund in the amounts of \$80,405.94 and \$63,958.06, respectively.**