



**FRESNO'S CHAFFEE ZOO CORPORATION  
REQUEST FOR PROPOSAL  
PROFESSIONAL ARCHITECTURAL/ENGINEERING SERVICES  
CALIFORNIA EXHIBIT**

Fresno's Chaffee Zoo Corporation, hereinafter referred to as "the Zoo", is conducting a competitive two-step process to retain a consultant to provide professional architectural/engineering services for a new series of exhibits themed around the concept "From the Sierras to the Sea". This project will contain all necessary support, staff, and guest spaces so as to maintain the highest standards of animal and guest care. Additionally, the project contains numerous revenue generating amenities, food service areas, restrooms, water play area expansion, and interconnections to existing Zoo facilities. The Zoo is also seeking to maximize energy efficiency of all buildings through the use of solar, battery storage, rate arbitrage strategies, and other micro-grid strategies.

The Zoo invites qualified firms to submit a written proposal, including pricing information, relating to this solicitation for a screening committee evaluation of the proposals. After the initial screening, firms may then be invited to interview with the screening committee. The top firm's proposal selected will then enter negotiations with the Zoo for a fixed fee contract.

A complete copy of this RFP may be obtained from Mr. Kris Grey by calling (559) 415-6200 or online at [www.fresnochaffeezoo.org](http://www.fresnochaffeezoo.org). Written questions regarding this RFP must be received no later than 2:00pm, April 17, 2026. Questions may then be answered by written amendment to this document. Oral statements or instructions shall not constitute an amendment to the RFP.

All submittals must be received by the due date and at the submittal location specified herein. Submissions may be made via printed hard copies or email. Any response received at the specified submittal location after the due date and time assigned will be returned unopened. Faxed responses are not acceptable and will not be considered. The Zoo reserves the right to reject any or all submittals, to negotiate with any or all responsible submitters, or to withhold the award for any reason it may determine, and to waive or not to waive any informalities in any submittal. All information regarding the content of the specific submittals will remain confidential until a contract is finalized, or all proposals are rejected. The Zoo reserves the right to change the process and/or modify the selection procedures described herein. All selection decisions by the Zoo are final.

Submitters shall be responsible for all expenses that they may incur in preparing proposals.

SUBMITTAL DUE DATE:  
SUBMITTAL LOCATION:

2:00pm, April 24, 2026  
The Fresno's Chaffee Zoo Corporation  
Attn: Kris Grey  
1250 W. Olive Avenue  
Fresno, CA 93728

Or via email:

To: [kgrey@fcz.org](mailto:kgrey@fcz.org)  
cc: [jfarias@fcz.org](mailto:jfarias@fcz.org)

Jon Dohlin

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Authorized Signature

March 30, 2026

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Publish Date

## SCOPE OF SERVICES

### I. INTRODUCTION:

PROJECT: **California Exhibit**

A. LOCATION: **894 W. Belmont Avenue, Fresno, CA 93728**

B. PROJECT TIMEFRAME: Selection of an Architectural firm and initiation of contract negotiations is expected to occur by May 8, 2026. The suggested time for completion of construction document services is expected to occur by December 31, 2027. Completion of the facilities is planned to occur by December 31, 2029.

The selected Architectural firm will be required to work with the Zoo Capital Construction Department to:

- Evaluate costs and maintain continuous budget control throughout the design.
- Target Value design the project.
- Participate in construction planning and schedule assistance.
- Ensure constructability prior to the Contractor's bid.

### C. PREPROPOSAL MEETING:

- Firms are not required to attend a preproposal meeting but are highly encouraged to schedule a time slot for one to review the project with FCZ Capital Staff. Those wishing to do so must schedule in advance of the proposal submission date by coordinating with JodiAnn Farias, Construction Coordinator. She can be reached at the following information:
  - [jfarias@fresnochaffeezoo.org](mailto:jfarias@fresnochaffeezoo.org)
  - (559) 663-8306
- Preproposal meetings will be held virtually unless otherwise requested by the proposer.
- Site visits can also be arranged through JodiAnn Farias but are not required.

### D. INTERVIEWS:

- After the screening committee performs an initial review of the submitted proposals, firms may be invited to participate in virtual interviews. These interviews will be conducted between May 4 – 7, 2026.
- Submission of a proposal does not guarantee an invite to an interview and the Zoo reserves the right to dispense with the interview process altogether.

### E. EVALUATION CRITERIA:

- Firms will be evaluated by a screening committee based on the following criteria, presented in order of importance:
  - Technical Approach to the Project – How well does the consultant understand the project and present their means of meeting the project needs? This item considers budget constraints and management, schedules, risk management, and other types of project constraints.
  - Firm Experience – Does the vendor have experience with FCZ and/or other zoos? Has the firm successfully completed projects of similar size and scope?
  - Project Team – Does the team assigned to the project have relevant experience to complete the work? Are there people and processes in place that will make it easier for FCZ to work with this consultant?
  - Cost Effectiveness – Does the consultant provide a level of proposed effort on the project that represents a good value for the money spent?
  - Discretionary Points – Does the consultant represent themselves with anything particularly noteworthy not represented in the above categories?
  - Location – Does the consultant provide a means for having a local presence on site

during the project's construction?

F. PRICING PROPOSAL:

- Firms are encouraged to use a format that befits their own standards and best practices.
- At a minimum, firms are required to show their total pricing broken down by subtrades. Profit and overhead are also required to be shown as separate line items for the prime consultant and not required for the individual subtrades.
- Pricing can be worked into the main proposal and does not need to be submitted as a separate document or sealed.
- **PLEASE NOTE, THIS DESIGN PHASE AS WELL AS THE RESULTING CONSTRUCTION PROJECT ARE SUBJECT TO PREVAILING WAGES.**

G. CONFIDENTIALITY / PROPRIETARY INFORMATION:

- If there are any elements of the consultant's proposal which are proprietary, trade secrets, or otherwise confidential in nature, these items must be explicitly called out in the proposal.
- Proposals will be shared amongst the screening committee and the successful consultant moving forward to award will have their proposal shared with both the Zoo Corporation Board of Directors as well as the Zoo Authority (Measure Z Board).

H. SCOPE: This project aims to construct a new series of animal exhibits and guest amenities themed around the native flora and fauna of California. Guests will be taken on a journey from the Sierra Nevada mountains to the shoreline of California. A series of compelling interpretive stories will be told including but not limited to how water connects the whole of California, living with wildlife in your backyard, and various other conservation stories. The project also contains an expansion of the existing water play area "Wilderness Falls", a new food service area to replace the existing "Safari Café", new restroom facilities, and a series of adventurous revenue generating amenities such as an aerial adventure trail and rock-climbing wall. The Zoo has developed a robust concept design that it would like to continue iterating on through this design process to reach a final set of construction documents.

General Requirements:

- Flow and Layout: Design the project to safely accommodate high volumes of pedestrian traffic commensurate with 1.2 million annual visits to the Zoo.
- Theme and Identity: Develop a design that is appropriate and emblematic of California. The exhibits will provide a transect of California from the crest of the Sierras, through the foothills and Valley, and end at the existing Sea Lion Cove exhibit. The exhibit and pathways will provide a sense of adventure and excitement that unfolds in both directions of travel through the exhibits.
- Visitor Experience: Create an exhibit space that sets the tone for a memorable experience, offering a sense of excitement and anticipation whether a guest chooses to view it upon first entering the Zoo or as their last stop before leaving.
- Queue Management: Implement systems for managing lines, such as barriers or markers, to help guide visitors smoothly through ticketing and entry processes for food service and other amenities.
- Universal Access: Ensure the project is accessible to individuals with disabilities, including wide, ramped pathways, elevators where necessary and accessible restrooms.
- Assistance Services: Provide services, clearly marked assistance points, and storage for guest accessibility equipment such as wheelchairs or mobility scooters.
- Efficient Processing: Design ticketing and revenue collection for all paid amenities in such a way as to efficiently handle peak visitation times. Provide clear signage and assistance points as needed.
- Emergency Access: Ensure that emergency services can quickly access the necessary areas and existing pathways appropriately tie into the newly built areas. Design clear, unobstructed paths for emergency vehicles and evacuation routes.
- Rest Areas: Include seating and shaded areas throughout the experience for visitors to rest during their visit.

- The California trail should be equipped with sound systems consistent with use by the Zoo Conservation Interpreters that speak to guests regarding the animal exhibits.
  - This sound system should also be what plays any ambient music and/or narrations
- Site Lighting: The Zoo desires a lighting system within the California trail that allows guests to safely traverse the spaces in low-light and night-time conditions. This will be done in such a way to minimize the amount of external lighting which must be brought in to serve evening events.
- Way finding: Use visual guides and maps to help visitors navigate from the entrance and other areas of entry to California to help guests understand the layout of the experience and how to enter/exit it.
- Maintenance: Design the experience and associated facilities with durable materials to ensure the ability to stand up to regular maintenance while maintaining cleanliness and functionality.
- Eco-Friendly Practices: The Zoo is not necessarily pursuing LEED certification for this project but would like to align with LEED certification standards. The project will prioritize sustainable design and green building practices. This includes using environmentally friendly materials and energy-efficient lighting systems. A comprehensive waste management strategy will be implemented, along with water-saving technologies to enhance resource conservation. The design will incorporate appropriate active and passive elements, such as green roofs, rainwater harvesting systems, solar panels, microturbines, etc. Landscaping will reflect the regions of the California environment along with appropriate species to evoke the Sierras, foothills, Valley, and Coast Range, enhancing the sense of place and reinforcing the Zoo's commitment to conservation and sustainability. These measures will contribute to achieving LEED credits in energy, water, materials, and innovation categories.
- Seamless Transition: Ensure that the experience design smoothly transitions visitors from start to finish and into the Zoo's other experiences and exhibits while allowing for clear and efficient use of operational elements and guest amenities.
- Engage Stakeholders: Consult regularly with the Zoo's staff, community members, and other stakeholders to gather input and ensure the design meets the needs and expectations of all parties involved.

The exhibits and associated infrastructure are divided into seven (7) zones for this project. They are as follows: Orientation Plaza, Sierras, Foothills, Central Valley, Coast Range, Events Space, and Activity Zone. These zones are described in further detail below.

Orientation/California Entry Plaza:

- Objective: Design a plaza connected to the Zoo's new entrance that evokes a sense of the Sierras and the journey guests will begin by taking the California trail.
- Scope: The exact boundaries for this plaza space between the new entrance and California projects are still being worked out. Assume for the purpose of this RFP that it will encompass the full plaza space beginning at the building edges and extending to the start of exhibit space and therefore be fully within this project's scope.
- Thematic Elements: Immerse visitors into the High Sierras with applicable plantings and shade structures. There should be views into the Elk Meadow/Wolf Ridge exhibit, but these views should not impede the overall ability for guests to move through the space to continue their journeys.
- Shade: The space must be well-shaded and provide adequate mustering space for parties and groups of guests to gather after having gone through the ticketing and entry process.
- Landscaping: Utilize native plantings as much as possible throughout the space. Any inorganic forms used should still strive to mimic organic shapes and contours.

Sierras:

- Objective: Provide an exciting entrance to the California experience that ties into the New Entrance, Foothills, and Activity Zones.
- Scope: Provide spaces for Tule Elk and a wolf species in an exhibit that allows for rotation of species throughout the spaces.
- Thematic Elements: This area is intended to provide a look into the Sierra Nevada Mountains and

should reflect the topography and plant species found within.

- Additional Elements: A classroom experience with views into the Elk Meadow / Wolf Ridge exhibit. A space to provide a rock-climbing wall experience. The trail will move from at-grade to above-grade crossing over the Journey to Discovery pathway which will be themed as a fallen redwood tree. Views from the trail include into the Water Play area, the Elk Meadow / Wolf Ridge, and down into Bear Meadow.

#### Foothills:

- Objective: Showcase bears, bobcats, eagles, and small mammals in an engaging trek down out of or up into the Sierras Zone.
- Scope: Exhibit space and care quarters for bears, bobcats, eagles, and a range of small mammals.
- Thematic Elements: This Zone is intended to provide a look at the California Foothills and should reflect the now gentler topography of the region as well as the native plant species.
- Additional Elements: Several large shade structures are intended to fall within this zone. These will not only provide rest areas for guests but help to shade northern views into bears and bobcats to minimize reflections and other issues that may inhibit views into the exhibits. Bobcat care quarters will be located across the main visitor path from the exhibit, and the animals will cross overhead via a deadfall bridge to reach the exhibit.

#### Central Valley:

- Objective: Showcase Valley floor wetlands with a pond/unmanaged wetlands and boardwalk pathway. The species contained within this area will likely include quail, ground squirrels, burrowing owls, beavers, and miscellaneous small mammals, reptiles, and amphibians.
- Scope: Exhibit space, care quarters, and life support systems for the above-mentioned species.
- Thematic Elements: This Zone is intended to provide a look at the Valley's natural wetlands and make the transition from Foothills to the Coast Range. This will be the lowest topography of the entire trail.

#### Coast Range:

- Objective: Integrate the California trail into the existing Sea Lion Cove exhibit space. A new exhibit and care quarters for Mountain Lion will also be added.
- Scope: Exhibit space and care quarters for Mountain Lion will be added. Updates and renovations to the existing Sea Lion Cove exhibit and care quarters will be programmed into this section of scope. The exact nature of renovations is still being determined but will predominantly revolve around a resurfacing of the existing pool, additional shade over the pool, and resetting the main viewing window's acrylic.
- Thematic Elements: Plantings and topography associated with the rise into the Coast Range mountains as well as utilizing the existing shapes and forms of Sea Lion Cove.
- Additional Elements: The trail exiting Sea Lion Cove will be amended to move past the existing log cabin and form an entry/exit from California that takes guests to the new event space and existing reptile house.

#### Events:

- Objective: Provide a spacious event lawn with pre-function space, service and storage area, and new bird show amphitheater adjacent to the existing Austral-Asia Aviary.
- Scope: Demo existing Galapagos tortoise habitat and amend existing grades to bring guests up from the Sea Lion Cove trail to the reptile house and event lawn. Provide new stage and associated infrastructure for the event lawn. Provide new Service and Storage area affixed to a pre-function lawn. Renovations to the existing Austral-Asia Aviary to accommodate Bird Show now operating from it with new amphitheater setup. Renovations to the existing entrance building to accommodate this area now serving as a special events entrance in addition to the other programming that will operate from within the existing gift shop that is being decommissioned.

- Additional Elements: There will be a walking path around the main event lawn that allows guests to move from California to the Reptile House and the new Bird Show. This trail will also lead into the western end of the Kingdoms of Asia exhibit.

Activity Zone:

- Objective: Provide a central hub for guests to eat, rest, play, and orient themselves to the major Zoo experiences.
- Scope: Provide a new food service building to replace the existing Safari Café, expand existing Wilderness Falls waterplay area, new restrooms to replace the existing restroom building, shade and seating, and fire watch tower. The watch tower will function as a train station, station for Screaming Eagle Zip Line ride, and elevated play space.
- Additional Elements: The Activity Zone needs to seamlessly integrate into existing pathways to African Adventure and Kingdoms of Asia front entrances as well as the pathway leading to the new front entrance orientation plaza.

Life Support Systems (LSS):

- Objective: Design and install a comprehensive life support system for each exhibit that requires water to ensure optimal habitat conditions and water quality for the species present in the exhibit.
- Site Survey: Conduct a thorough survey of the spaces associated with California to assess space, existing infrastructure, and environmental conditions.
- Water Source Evaluation: Analyze the quality and quantity of the water source to ensure it meets the needs of the species present.
- Environmental Factors: Consider factors such as temperature, humidity, and light exposure. Note that species requiring cold water will require chilling and shade to maintain water temperatures.
- Water Filtration: Design and specify filters (mechanical, biological, and chemical) suitable for maintaining clean and clear water where required.
- Pumps: Select appropriate water pumps to ensure adequate flow and circulation
- UV Sterilization: Incorporate UV sterilization as necessary to control pathogens.
- Heating/Cooling Units: Design systems to maintain optimal water temperature for species present.
- Thermometer and Controls: Integrate temperature monitoring and control systems.
- Air Pumps and Diffusers: Design equipment to ensure proper oxygenation of the water.
- Oxygen Levels: Design system for equipment to ensure proper monitoring and adjusting of oxygen levels as needed.
- Sensors: Design system with sensors for pH, ammonia, nitrite, nitrate, and dissolved oxygen levels, temperature, and turbidity sensors as needed.
- Control System: Design system to integrate automated control systems for real-time monitoring and adjustments.
- Power Backup: Design system to have backup power solutions to ensure system operation during power outages.
- Alarm Systems: Design system to have alarms for critical system failures or deviations from optimal conditions.
- System Installation: Provide detailed steps for the installation of each component, including filtration, circulation, and monitoring systems.
- Testing and Collaboration: Provide initial testing of the system to calibrate and ensure functionality.
- Support Services: Provide technical support and troubleshooting guidance.
- System Documentation: Design detailed schematics, operation manuals, and maintenance guides.
- Training: Educate staff on system operation, troubleshooting and maintenance.
- Permits: Obtain necessary permits for the installation of the life support system
- Standards: Ensure compliance with relevant environmental and safety standards.
- Performance Evaluation: Provide assessment of stem performance and aquatic health.
- Optimization: Provide adjustments based on performance data to improve system efficiency and effectiveness

#### Ticket Taking:

- Visitor Flow: Design a layout that guides visitors seamlessly from arrival to ticket purchase at the premium experiences such as a train and zip line. Create a logical flow to minimize congestion and avoid bottlenecks.
- Queue Management: Plan for both physical and digital queue management systems to organize lines efficiently. Use barriers, signage, or digital displays to direct visitors and manage waiting times.
- Universal Design: Ensure the ticketing area is accessible to everyone, including people with disabilities. This includes ramps, wide aisles, accessible counters, and clear, legible signage.
- Assistance Features: Incorporate spaces for assistance, such as a dedicated staff station, first aid, or help desks.
- Ticketing Systems: Design for modern ticketing technology, including digital ticketing, self-service kiosks, and mobile scanning systems. Ensure systems are integrated for real-time sales and visitor management and consider capacity for attendance growth.
- Data Management: Include infrastructure and space for handling data, such as server rooms or connectivity solutions, to support ticketing and operational needs.
- Emergency Access: Design clear, accessible routes for emergency services and ensure they are designated evacuation paths and safety signage.
- Comfort Features: Provide amenities like seating, shade, and water fountains to enhance visitors' comfort while waiting. Consider innovative climate control solutions.
- Maintenance: Choose durable materials that will stand up to high-touch visitor traffic and design for easy maintenance to keep the ticketing area in good condition and minimize operational disruptions.
- Thematic Elements: Incorporate design elements that reflect the Zoo's identity and mission, creating a cohesive experience that fits within the California story and the Activity Zone.
- Educational Elements: Consider integrating education displays or information boards about the Zoo's conservation efforts or animal exhibits to engage visitors while in the queues.
- Stakeholder Engagement: Consult with the Zoo's staff, management, and community members to gather input and ensure the design meets their needs and expectations.
- Visitor Feedback: Consider feedback from visitors to understand their needs and preferences, which can inform the design process.

#### Restrooms:

- Visitor Volume: Design restrooms to manage peak visitor loads. Estimate the number of fixtures needed based on expected traffic and peak times.
- Fixture Ratio: Include an adequate number of toilets, urinals (for men's restrooms), and sinks, ensuring proper ratios to avoid long waits.
- ADA Compliance: Ensure all restrooms meet ADA standards. Must include accessible stalls, grab bars, and lower sink heights, clear visible signage with braille and large text to help guide all visitors.
- Climate Control: Ensure proper ventilation to maintain a fresh environment. Consider energy-efficient exhaust fans or natural ventilation options.
- Lighting: Use bright, energy-efficient lighting that enhances visibility and safety. Consider motion-sensor lighting to conserve energy.
- Design Theme: Incorporate elements that reflect the Zoo's theme or branding, using colors and materials that harmonize with the overall environment.
- Materials: Choose high-quality, durable, and vandal-resistant materials for flooring, walls, and fixtures. Opt for easy-to-clean surfaces that withstand heavy use.
- Maintenance: Design with ease of maintenance in mind. Include features like touchless fixtures and durable finishes to reduce cleaning frequency and effort.
- Water Efficiency: Install water-saving fixtures such as waterless urinals, low-flow toilets, and sensor activated faucets to reduce water consumption.
- Eco-Friendly Materials: Use sustainable or recycled materials where possible and incorporate energy-efficient lighting and ventilation systems.
- Non-Slip Flooring: Use non-slip flooring materials to prevent accidents, especially in wet areas.

- Hygiene Features: Incorporate touchless fixtures for faucets, soap dispensers, and hand dryers to reduce contact and improve hygiene.
- Sanitary Disposal: Provide sanitary disposal bins for feminine products.
- Stall Design: Ensure stalls offer adequate privacy, with proper door heights and side panels, coat hooks and shelves.
- Waiting areas: Design waiting areas for lines to efficiently avoid congestion. Provide seating if space is allowed, especially for families or elderly visitors.
- Location: Position restrooms in an accessible and convenient location within the Zoo Center (Activity Zone).
- Signage and Wayfinding: Install clear and prominent signage directing visitors to restrooms from key areas of the Zoo. Use maps or digital display if applicable.
- Service Access: Design staff access points for maintenance and cleaning that do not interfere with visitor use. Include storage for cleaning supplies and equipment.
- Safety Protocols: Implement design features that facilitate safety check and emergency communication systems.
- Family Facilities: Include family restrooms or changing areas that cater to parents with young children or those needing additional space.
- Educational Elements: Integrated educational displays or messaging related to the Zoo's conservation efforts or animal care to enhance the visitor experience.
- Adult Changing Table: Assess the need and provide as needed a safe, comfortable, and accessible space for adults needing assistance with personal hygiene.
- Children's Changing Table: Provide a safe, comfortable, and accessible space for children needing assistance with personal hygiene.

#### Support Spaces:

- Meet with stakeholders to understand the functional needs and objectives of new offices, workspaces, storage, and equipment areas.
- Define spatial requirements for all staff/support spaces.
- Assess site constraints, including topography, existing structure, and utility connections.
- Develop a design concept consistent with the Zoos branding and aesthetics for non-public spaces.
- Create floor plans, elevations, and 3D renderings to visualize the layout and design.
- Refine the chosen concept into detailed design drawings.
- Develop detailed floor plans, sections, and elevations.
- Select materials, finishes, and fixtures that meet the project's functional and aesthetic goals.
- Ensure design complies with local building codes, zoning regulations, and accessibility standards.
- Prepare and submit permit applications and work with authorities to obtain necessary approvals.
- Collaborate with structural, mechanical, electrical, and plumbing engineers to integrate their requirements into the design.
- Coordinate the landscape architects and other consultants as needed.
- Produce detailed construction drawings, including architectural, structural and MEP plans.
- Prepare specifications for materials, finishes and fixtures.
- Assist in the preparation of bid documents and contractor selection.
- Review contractor submissions and provide recommendations.
- Conduct site visits to monitor construction progress and ensure adherence to design.
- Perform a final inspection to ensure the completed project meets design specifications and quality standards.
- Address any issues or modifications required before final handover.
- Provide as-built drawings and other documentation as needed.

#### Map and Wayfinding (Gecko Group):

- Objective: To provide a new zoo-wide map and associated wayfinding upgrades to facilitate ease of

editing the map in the future as well as improve guest flow and information access.

- Scope: Consultant to provide a new zoo-wide map. This is to be a layered digital file that makes it easy for FCZ Staff to make edits to exhibits, pathways, and other information in the future. Changes to the map should reflect the state of the zoo with the completion of the California exhibit trail. Consultant to provide plans and designs for upgraded guest wayfinding that accurately reflects the state of the zoo at the completion of California. This may involve some changes to existing exhibit wayfinding in areas like Kingdoms of Asia, Sea Lion Cove, and the central spine walkway (aka Conservation Corridor, Journey to Adventure).
- Additional Elements: The Zoo's existing wayfinding is dated, and the design is not synchronized to the exhibit themes except in Kingdoms of Asia and African Adventure. FCZ desires a wayfinding system that works cohesively to guide guests through the many experiences and fits to the themes presented around the wayfinding. The California project will naturally replace much of the existing problematic wayfinding, but there are areas on the Conservation Corridor and around the existing Rainforest exhibit that may need improvements as a part of this project. The emphasis on the new map is on usability and ease of editing. The current map requires a significant amount of staff effort to make changes to and is not a layered map file.
- Stakeholders: FCZ's Marketing and Guest Services teams will be the primary stakeholders for this portion of the project. They will need to be interviewed prior to launching efforts pertaining to the map and wayfinding to ascertain their specific needs related to this portion of the project scope.

I. PROJECT BUDGET: Construction costs are estimated to be \$70,000,000.00 (seventy million).

- The Architectural Design Program to be prepared by the Consultant must provide an estimate of all probable costs for the development of suitable facilities and related improvements. Construction documents shall be prepared for those facilities and improvements that can be completed for the amount budgeted.
- As there are limited funds for this project, it shall be the Consultant's responsibility to produce construction documents conforming to this budget. The base bid is to provide for the construction of the facilities and site improvements that are determined by the Zoo and project stakeholders. Bid Alternates will be included for lower-priority components and to allow for some flexibility in the design as it relates to the Construction Contract.

II. DETAILED SERVICES

A. SUGGESTED MINIMUM PROJECT TEAM:

- The Zoo suggests a project team consisting of the following subtrades.
  - Prime contract holder and design lead
  - Architect of Record
  - Civil
  - Structural
  - MEP
  - Low voltage / IT / Security
  - Filtration / Life Support Engineering
  - Lighting (may be handled within MEP depending on design direction)
  - Kitchen Design (to work in tandem with the Zoo's vending partner SSA)
  - Interpretive design and new Zoo Map (use of Gecko Group is required)
    - The Zoo's Marketing team will also assist in this category
- NOTE REGARDING COST ESTIMATION:
  - FCZ will be retaining preconstruction services from a qualified general contractor who will be responsible for performing cost estimating during the design phase of the project. As such, design teams are not required to include cost estimating in their services.

B. DESIGN CRITERIA: The basic Project requirements that determine the design of the facilities shall be a product of the Consultant's detailed analysis and research of the needs and requirements of the facility, with direction

provided by the Zoo staff and project stakeholders.

C. GOALS AND OBJECTIVES:

- The Project will prioritize an engaging story of California while educating guests on local and statewide conservation efforts.
- Evaluating the proposed facilities for compliance with the Americans with Disabilities Act (ADA) and providing ease of organization, mobility, and accessibility in and around the site are ~~important~~ objectives for the site development of this Project.
- Preparation of construction documents, which satisfy the functional requirements as described herein, and as established and attainable within the budgeted funds.

D. BASIC PROJECT REQUIREMENTS:

- Materials and design should align with the Zoo's mission for conservation and education. The area should be accessible and welcoming. The Consultant is to provide innovative guidance in the design approach with the selection of materials, orientation, structural and operating systems that respond to today's need for the conservation of energy and water while being responsive to the project budget.
- Careful consideration should be given to service and emergency circulation as well as security in and around the facility in the Project design. Vehicular traffic and access requirements are to be analyzed with the design solution reflecting the results of this analysis without sacrificing the character of the proposed facilities.
- The Project should reflect the Zoo's commitment to be operationally cost effective by providing attractive, functional, and flexible facilities that minimize staffing and maintenance requirements and maximize energy conservation.
- A Landscape plan shall be part of each planned facility. Plants that convey specific habitats and environments should be selected in consultation with the Zoo staff for ease of care, water conservation, and appropriateness for the Fresno climate, and shall meet MWELO (modern water efficient landscape ordinance) requirements.
- Building lighting should maximize energy conservation and exterior lighting should comply with Dark Sky Standards.
- The angle of the sun should be considered in the design of the buildings and outdoor spaces for energy conservation as well as to provide shade for the visitors. Provide sun-study modeling and renderings as appropriate to indicate sun and shade at key times of the day and year.
- Water conservation measures should be utilized. Rainwater harvesting, low flow and waterless fixtures, and gray water systems should be included to the extent the regulatory codes and project budget allows.
- The consultant shall provide presentation materials for periodic Public/Zoo's Board review.
- The consultant will collaborate closely with the Zoos staff to develop the design for this project. There may be a need for the design team to travel to other facilities to study recent construction of similar venues.
- An analysis of service and emergency circulation, vehicular access, lighting, and public barriers will be needed.

E. SPECIAL CONSIDERATIONS:

- Small businesses, disabled veterans, minority owned, and women owned business (SB/DVBE/MBE/WBE)
- Energy And Water Efficiency:
  - The facilities designed under this Contract shall be designed for maximum efficiency in the use of both energy and water.
- The Consultant shall provide written technical analysis of energy conservation measures listed below. The analysis must include, but not be limited to, added construction costs, energy and cost savings, changes to annual maintenance costs and life cycle cost analysis.
  - Passive water harvesting
  - High efficiency lighting

- Daylight step-down ballasts with photocells for lighting
- Native, deciduous tree shading at ground level.
- Accessibility Compliance:
  - The facilities, as public spaces, shall be designed and constructed for accessibility and use by the physically disabled. In this connection, the most restrictive requirements of the Americans with Disabilities Act (ADA), Occupational Safety & Health Administration (OSHA), International Building Code (IBC), ADA Accessibility Guidelines (ADAAG) and American National Standards Institute, Inc. (ANSI) shall determine the design criteria to be used for the design of these facilities to ensure accessibility and compliance. The specific design criteria applicable to provisions for the physically handicapped shall be incorporated in the Architectural Design Program document for each facility.
- Site Requirements:
  - The Consultant shall conduct a complete site analysis to clearly identify problems and opportunities connected with the development of the site(s). Included in this analysis are all existing facilities, zoning, and other legal requirements. The functional and visual relationship among all site components, both the existing and the proposed facilities, will be studied, and design options on total integration will be presented for approval and development as part of this project. Alterations to the site circulation, paving and landscaping to accommodate the new facilities as well as the physically disabled are of primary importance. Existing site survey to be provided by Zoo.
  - As vegetation is considered a major asset to the Zoo environment, an evaluation of all plants impacted by development, regardless of protected status, shall be made. The evaluation shall consider those plants of major size and/or particular value such as: plants that provide shade for users or structures; plants possessing wildlife value for nesting, protection or as a food source; non-protected plants that are found to be rare in the urban environment and those plants possessing a unique character or particular aesthetic quality, or that can be used as browse for the Zoo's animals. Planning efforts shall reflect a hierarchy of preservation methods where first, plants are preserved in place; second, plants are transplanted on site; and last, plants are removed from the site.
  - Water conservation methods for landscape, irrigation, and site drainage shall be utilized. Such methods may include but are not limited to the use of drought tolerant vegetation, water harvesting areas, drip irrigation, self-sealing irrigation heads, ground moisture sensors and/or rain shutoff valves, and water absorbing gel or polymer soil additives. All landscaping irrigation shall be connected to the Zoo's reclaimed water supply.
  - Site drainage shall utilize and maintain existing flow patterns. Detention/retention areas shall be provided as required by code.
  - All comfort stations and drinking fountains must be fully accessible and ADA compliant.
  - The use of recycled materials throughout the realm of facility improvements is encouraged where economically feasible.
  - Related Projects: The Zoo has an approved Master Plan. The Consultant should be familiar with this Plan and must ensure that all work furthers the intentions and harmonizes with that plan.

### III. SCOPE OF PROFESSIONAL SERVICES

#### A. GENERAL DESCRIPTION:

- The specific services being furnished during the life of this Contract shall be rendered by Architects and/or Engineers registered to practice in their field of endeavor with the State of California. The professional and associated services provided shall be rendered by personnel pre-approved by the Zoo, which reserves pre-approval rights for any personnel substitutes, and shall be rendered promptly and diligently upon receipt of written Notice to Proceed with any or all the services herein.
- Consultant shall be responsible for the completeness and accuracy of all services rendered under this Contract and must correct all errors of omission or commission on the drawings, specifications, and other documents notwithstanding prior to acceptance by the Zoo.
- Consultants to be specifically selected by the zoo shall include but not be limited to, Theme Rockwork

(Cost of Wisconsin), Life Support System (subject to Zoo approval), Graphics/Interpretation (Gecko Group).

- The Zoo's Project Management Team, concerned with the development of the Project may include, but is not limited to, the following:
  - The Fresno Chaffee Zoo Director of Capital Construction
  - The Fresno Chaffee Zoo Construction Project Manager
  - The Fresno Chaffee Zoo Staff (selected)
  - The Fresno's Chaffee Zoo Board
- Record Drawings: Consultant shall furnish the Zoo, final detailed working drawings that reflect "as-built" conditions within thirty days of the Consultant's receipt of the as-built drawings from the Contractor. The consultant shall also furnish the record set of drawings on CD and/or portable drive in AutoCAD format version two thousand or later. Consultant's Final Payment may be withheld pending receipt of said items.

B. WORK SCHEDULE:

- The consultant shall prepare a work schedule, in a format that shall present information in weekly increments, as required for the accomplishment of the various tasks involved in providing professional services under this Contract and will include at a minimum:
  - The events that will satisfy each of the professional services.
  - The dates for each event will start and be completed.
  - The dates of each public meeting and design review meeting.
  - The elements that will hinder normal progress.
  - The names of the people responsible for each event.

C. ARCHITECTURAL DESIGN PROGRAM:

- The Consultant shall prepare a formal comprehensive Architectural Design Program for the proposed facilities, clearly stating services, circulation and functional relationships in and adjacent to the facility; delineating size and types of the components; alternative approaches to the possible growth and change for the various functions; developing probable construction costs and Project budget recommendations; documenting interviews with designated Zoo personnel and other interested parties, and providing necessary detailed data to enable Design to be undertaken upon completion of the document.
- Site Analysis: The Consultant shall provide research, attend meetings, and participate in on-site visits to obtain and gather information, determine status, and provide documentation of the following:
  - Vegetation location and description.
  - Site access: Pedestrian, bicycle, and vehicle access; to include public transportation availability and planning as well as maintenance, delivery, and emergency vehicular access. Coordinate siting and circulation with the Zoo's new entrance.
  - Hydrological analysis of site drainage and drainage basin; to include water detention/retention requirements.
  - Geotechnical investigations to be provided by the owner.
  - ADA requirements.
  - Utilities: Location, size, capacity, and requirements for electrical, gas, water, irrigation, sewer.
  - The Consultant shall be responsible for coordinating with local Utility Company representatives (including City of Fresno, SJVAPCD, FMFCD, FUSD) to determine requirements and/or recommendations for proposed improvements including, but not limited to, size and location of proposed equipment and anticipated fees. The consultant shall coordinate and/or provide requested project information to these entities throughout the design process until its completion.
  - Zoning, easements, and other legal restrictions.
  - View elements: Views to and from the site and other visibility issues as they relate to site safety.
  - Water: Analysis of availability versus demands
  - Fire safety and other safety issues.

- Future site enhancements.
- The consultant shall prepare a preliminary estimate of the Cost of the Work, updated, and refined as the design process progresses, and evaluated against the project budget to keep costs within budget while accommodating project needs.
- The Architectural Design Program is to be submitted for analysis, review, comment, and approval prior to proceeding with Basic Design Services for design of the facilities.
- The Architectural Design Program, in general terms, shall include the following:
  - Establish the project **GOALS** - a documentation of what the Zoo wants to do and why it wants to do it.
  - Collect, organize, and analyze the **FACTS** - organize and analyze the program facts to reveal their relative importance and meaning.
  - Uncover and test program **CONCEPTS** - test programmatic concepts related to ideas intended as functional solutions to the design and operational problems of the Project.
  - Determine Facility and Staff **NEEDS** - space requirements, quality of construction and costs.
  - State the design **PROBLEM** - after evaluating all the information derived from the above, develop the most important statements that can be made regarding the problem.
- The Architectural Design Program is viewed by the Zoo's staff as a formal document to be used as the basis for making decisions concerning the Project and should be designed for ease of communication.

#### D. BASIC DESIGN SERVICES

- Schematic Design: Consultant shall prepare and present such schematic design drawings together with general description of the Project that follows the Architectural Design Program, including a summary of circulation, a consideration of all pending and long-range plans, available energy efficiency measures and proposed construction materials, as may be necessary to illustrate possible design solutions to the Zoo who will arrange for reviews, meetings, and acceptance. These items, along with all relevant supporting documentation, shall be included as an appendix to the AIA contract.
  - The Schematic Design submittal shall indicate the area(s) in which construction is proposed, along with the requirements for soils investigations prepared by the structural engineer for the Design Development phase. The consultant shall submit an opinion of probable construction costs based on current unit costs for similar construction.
- Design Development: The Design Development phase will proceed after written acceptance by the Zoo of Schematic Design. The consultant will proceed with the Design Development, and prepare plans, elevations, sections, and other drawings as required to fix the Project in its entire architectural, structural, civil, mechanical, electrical, graphics, landscape, and other technical design essentials.
  - The consultant will prepare a site plan indicating general locations and nature of all site improvements, provide an outline specification to establish the basic materials of construction, prepare a summary of the design features including energy measures incorporated in the design and an itemized construction cost estimate to enable the Zoo to appraise the economic value of the Project design to the Zoo. The consultant shall submit these items in one package to the Zoo for review and acceptance.
- Construction Documents: The Construction Documents phase will proceed after written acceptance of the Design Development package by the Zoo. Consultant will proceed with the Construction documents as follows:
  - Prepare working drawings and specifications for the construction of the facilities described in the accepted Design Development documents. The consultant shall leave room on all drawings in the bottom-right-hand part of each sheet for plan approval stamps.
  - Submit these drawings to the Zoo for review, comment, and acceptance when they are approximately 60% complete.
  - Submit plans and specifications to the Zoo for review, comment, and acceptance when they are approximately 90% complete.
  - Complete detailed drawings and specifications. All final documents shall be prepared by such methods and be of such quality of workmanship as will permit the making of satisfactory reproductions for efficient execution of the construction work and for record purposes.

- Stipulate the number and types of material and/or equipment tests as recommended by the consultant and as formally approved by the Zoo.
- The Consultant shall arrange for preliminary reviews by the City of Fresno (Building Services Department) to satisfy all code requirements prior to an official submittal. Reviews of the required Building Services disciplines should be held to ascertain any potential problems prior to completing detailed drawings and specifications.
- Prepare an opinion of the probable construction costs for the base bid and alternates with the base bid when the Zoo accepts final designs, details, working drawings and specifications as they exist for each level of design (Schematic, Design, and Construction Drawings). Submit five (5) signed copies of the final opinion of the probable construction cost to the Zoo.
- Evaluation of Budget and Cost of the Work:
  - If at any time the Cost of the Work exceeds the Project budget, the Consultant shall make appropriate recommendations to the Zoo to adjust the Project's scope or budget, and the Zoo and the User Department shall cooperate with the Consultant in making such adjustments.
- The Consultant is required to include design services for all project engineering, including geotechnical and landscaping.
- The Consultant is required to obtain written approval for all permits necessary for construction.
- The Consultant shall prepare minutes of all meetings during the Architectural Programming and Basic Design Services phases. Minutes shall be forwarded to the Zoo within three working days of the meeting date.

#### E. PERMITTING SERVICES:

- Complete Code Review Analysis and Building Permit Application as required to obtain approvals and permits from all government authorities having jurisdiction over the project.
- Consultant is obligated to closely monitor and follow-up on the Building Permit application(s) as required to ensure the application(s) does not expire by limitation. The consultant shall request an extension of the time for action on the application, if necessary, to comply with the expiration of plan review limitation. The consultant will be responsible for making modifications to the plans, specifications and supporting documents as required to obtain building permit(s).
- Special Inspections: Consultant shall formally notify Zoo immediately upon notification of the need for special inspections required for permitting.

#### F. SERVICES DURING BIDDING AND CONSTRUCTION

- This project is intended to be delivered via the Construction Manager at Risk model of construction.
- A Guaranteed Maximum Price will be provided by the Contractor at the completion of Design Development drawings.
- Review all Scopes of Work for bidding of the subcontracts.
- Review and analyze Approved Equal requests for substantial compliance with specifications and make recommendations to Zoo regarding suitability.
- Construction Contract Administration: The Construction Contract Administration phase will proceed after receiving acceptance by the Zoo of the construction documents. The consultant shall provide administration of the construction contract as set forth below:
  - Consultant shall review construction progress, provide advice, and consult with the Zoo concerning the progress and quality of the Work.
  - The consultant shall provide advice and consultation on the interpretation of the plans and specifications and in response to any questions which may arise before and during construction, and until the Project receives final acceptance by the Zoo.
  - Consultant shall review all shop drawings, working drawings, sketches, product details, samples, etc., submitted by Construction Contractor(s) or suppliers of material and equipment for conformance with Project design and compliance with the construction documents. Consultant shall maintain a record of submittals and of copies of submittals supplied by the contractor(s) and shall provide them to the Zoo.

- Consultant shall prepare such supplemental drawings and responses to Request for Information(s) with supporting documentation and data as deemed necessary for the Zoos approval and execution.
- Consultant shall be responsible for the completeness and accuracy of all services rendered under this Contract and correction of all errors of omission or commission on the drawings, specifications, and other documents notwithstanding prior acceptance by the Zoo.
- The consultant shall execute all punch lists, review record (as-built) drawings and operations manuals and certify the Construction Contractor's payment requests.
- Field Administration: The Consultant and Sub-Consultants shall furnish Field administration for the construction of the Project, until sixty days after final acceptance by the Zoo. Consultant shall make no less than weekly periodic visits to the site so as to be thoroughly familiar with the progress and with the quality of the Work and to determine whether, in Consultant's opinion, all phases of the Work conform to the Construction Documents and the most recently revised and approved operational schedule. Sub-Consultants shall make periodic visits to the site to thoroughly familiarize them with the progress and with the quality of the Work and to determine whether all phases of the Work conform to the Construction Documents and the most recently revised and approved operational schedule. Based on the Consultant's on-site observations as an architect/engineer, Consultant shall immediately inform the Zoo of defects and deficiencies observed in the executed work of the Construction Contractor(s).
  - The consultant shall not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the Construction Contractor's work but shall make such on-site observations, which are commensurate with the progress of the Project.
  - Consultants shall attend weekly meetings to discuss construction progress and construction administration issues.

#### G. ADDITIONAL SERVICES

- Graphics: This service shall include the design, drawings, specifications, cost estimates and direction of the location of the building graphics required for the Project. The development of graphics and interpretive elements will be under the direction of the Consultant with approval and support provided by the Zoo. Graphics design should cover exterior treatment as required to ensure the proper functioning of the facilities developed under this contract. Special consideration in the design of the project graphics is to be directed toward signing that will discourage vandalism. All graphics shall comply with ADA requirements. These graphics shall include, but not be limited to:
  - Exterior Building identification signs
  - Interior Building signs, including fire safety signs, state labor law and safety signs.
  - Interpretive elements designed to educate guests.
  - Interpretive elements designed to honor donors and project benefactors.
  - Other interpretive elements as needed or decided upon.
- Tree mitigation: This service shall include compensating for the removal of a healthy tree by planting a proportionate number of replacement trees based on the species and size of each existing tree, which is lost or taking other actions to restore and biologically enhance existing green space. Tree Preservation and Development Strategy service shall include:
  - Development Site Review
  - Tree Mitigation Strategy
  - Tree Appraisals
  - Tree Installation and Relocation Strategy
  - Tree Surveys
- Provide the Zoo with architectural renderings of the new facilities for any public comment, to offer stakeholders a clear and immersive preview of the proposed project.

#### H. REIMBURSABLE EXPENSES

- Presentation Media: The Consultant shall provide presentation media of the subject facilities to convey the proposed design for the Project. The presentation media shall be of a size and scale agreed

between the Consultant and the Zoo, and the completed presentation media shall be subject to the approval of the Zoo.

- Printing: An allowance will be provided for the reproduction of copies of the Architectural Design Program, Schematic Documents, and Design Documents; of copies of the final Construction Documents; and one set of the final record (as built") drawings and electronic media as required by Zoo.
- Travel Costs and Expenses: An allowance will be provided for expenditures made by the Consultant or his employees in the interest of the Project for transportation and living when traveling outside of the Greater Fresno Area in connection with the Project and for long-distance calls and overnight mailings. All such travel shall be at the Zoo's established rates and shall have prior approval of the Zoo.
- Public Meetings: Consultant shall participate with the Zoo and be available for public meetings dealing with this Project that may require presentation of the proposed facility and site design and its potential impact on the surrounding area.

#### IV. FINANCIAL CONSIDERATION

##### A. COMPENSATION AND METHOD OF PAYMENT

- This project and project design are funded by Measure Z and therefore make this project subject to prevailing wages.
- For performance of the services described in II., the Zoo shall pay the Consultant based on the amounts as agreed upon between the Consultant and the Zoo which include overhead, profit and all other costs associated with performing services under this Contract. If the Scope of Services or the Project budget increases or decreases significantly, the amount of compensation shall be revised in accordance with the Zoo's procedures.
- Application for Payment shall be received by the Zoo not later than the 17th of the month, inclusive of the specified work completed through the end of the prior month, the Zoo shall make payment of the certified amount to the Consultant no later than the 10th day of the month subsequent to the following month. If an Application for Payment is received by the Zoo after the application date fixed above, payment shall be made by the Zoo not later than the 10th day of the third month subsequent to the following month.
- The Consultant shall prepare Pay Requests for the amount representing the actual value of the services rendered and submit these forms to the Zoo for approval and processing.
- Basic Design Services: Progress payments will be made consistently with the percentage of work completed for each payment period.
- Services During Bidding and Construction: The Consultant shall prepare Pay Requests for submittal to the Zoo for professional services rendered as of the first day of each calendar month in terms of the estimated percentage of construction completed by the Construction Contractor(s) at the time of Consultant's billing. Final payment may be made when the construction contract is declared satisfactorily completed.
- Additional Services: The Zoo should pay the Consultant only the authorized amounts for the complete performance of each of the required additional services.
- Consultants shall not be reimbursed for normal business use mileage within Greater Fresno. Work requiring travel outside of the local area shall include reimbursement for travel and expenses paid in accordance with the approved allowances. Vehicle usage, lodging, and per-diem expenses for out-of-town consultants must be identified and approved in the Consultant's cost proposal.
- Reimbursable Expenses (which are all not-to-exceed allowances) shall be paid at the cost to consultant and shall include no markup. Pay Requests shall be submitted with original documentation of incurred expenses for reimbursement as approved expenses are incurred but not to exceed the amount agreed upon by the Consultant and the Zoo.

EXHIBIT A

Master Plan



EXHIBIT B

California Concept Design Package

# CALIFORNIA

"From the Sierras to the Sea"

March 2025



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Sierras to the Sea, Fresno Chaffee Zoo's exciting new concept, envisions a sequence of immersive exhibits that interpret the story of water in California—tracing its path from snow melt in the Sierra Nevada to the Pacific Ocean. Organized as a landscape transect, the experience connects mountain, valley, and coast through a continuous ecological narrative.

# Executive Summary



# Executive Summary

## Sierras to the Sea

The journey begins at a welcoming orientation plaza, where expansive views into the Tule Elk and Wolf habitats immediately establish scale and sense of place. From the main circulation pathway, guests who choose to continue along the California Trail ascend a dramatic mountain landscape. Cascading water and climbable rock faces evoke the High Sierra environment while offering elevated vantage points into meadow habitats beyond.

As guests cross the primary circulation path, they encounter Black Bears at eye level, reinforcing intimacy and connection. The trail then descends into the Central Valley, where the narrative shifts to the shared landscapes of California’s human and wildlife communities. Here, habitats for bobcats, raccoons, beavers, quail, ground squirrels, and other native species are woven into a mosaic of riparian and woodland settings. At the heart of this zone is a newly created wetland—an ecological focal point that supports native amphibians and migratory birds while illustrating the importance of water management and habitat conservation in the Valley.

Continuing westward, guests climb the Coast Range, encountering Mountain Lions within a rugged habitat that emphasizes verticality and behavioral complexity. The journey culminates at the shoreline, where the existing Sea Lion habitat represents the ocean terminus of California’s waterways.

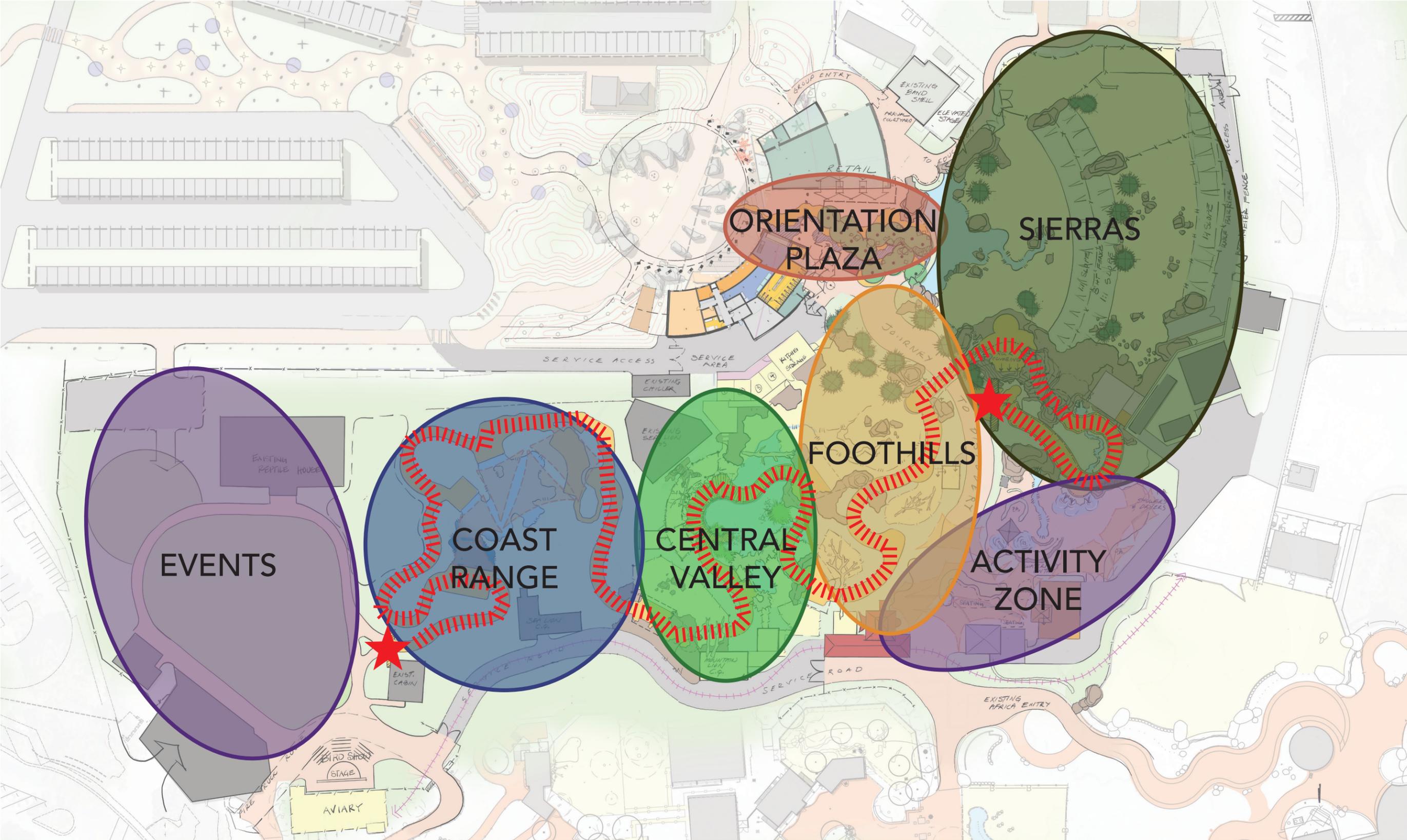
The concept effort began in December 2025 and evolved through two in-person workshops and a series of virtual working sessions. Each iteration refined the alignment between storytelling, animal welfare, operational considerations, and guest experience. Revenue-generating components were evaluated throughout the process. An overhead adventure trail integrated into the “Sierras to the Sea” was explored in depth but ultimately set aside due to feasibility and return-on-investment concerns. However, the exploration informed the development of a more focused activity zone. The current plan incorporates rock climbing integrated into the large Sierra mountain feature, a play climbing tower inspired by historic Sierra lookout structures, and a proposed train depot that could connect to a future train route through the Zoo. These elements are strategically clustered to strengthen activity, visibility, and operational efficiency without diminishing the immersive quality of the surrounding habitats.

Family amenities have been thoughtfully expanded as part of the district. A larger water play area, complemented by new restroom facilities and food service, supports extended dwell time and comfort. Generous seating and shade structures provide spaces for parents and caregivers to rest while maintaining clear sight-lines to play areas. These enhancements position the district as both a activity zone and a multi-generational gathering place.

At the westernmost edge of the project, where the “Sierras to the Sea” trail concludes, the landscape opens into an expansive lawn. This flexible space anchors the district and provides access to the existing reptile house and the newly relocated Bird Show. Conceived as a signature outdoor events venue, the lawn accommodates community gatherings, seasonal celebrations, and performances. Dedicated support spaces and an integrated stage area allow for event functionality, while its placement has been carefully considered to minimize sound impacts on sensitive animal habitats. The adjacency to the former entrance also presents an opportunity to reuse that access point for event operations, simplifying logistics and preserving daily Zoo circulation.

In its refined form, the concept establishes a cohesive, place-based experience that celebrates California’s defining resource—water—through landscape, habitat, and play. It strengthens connections to existing Zoo assets, introduces meaningful revenue opportunities, and creates flexible civic space, all while maintaining a clear and compelling ecological narrative from the Sierras to the Sea.

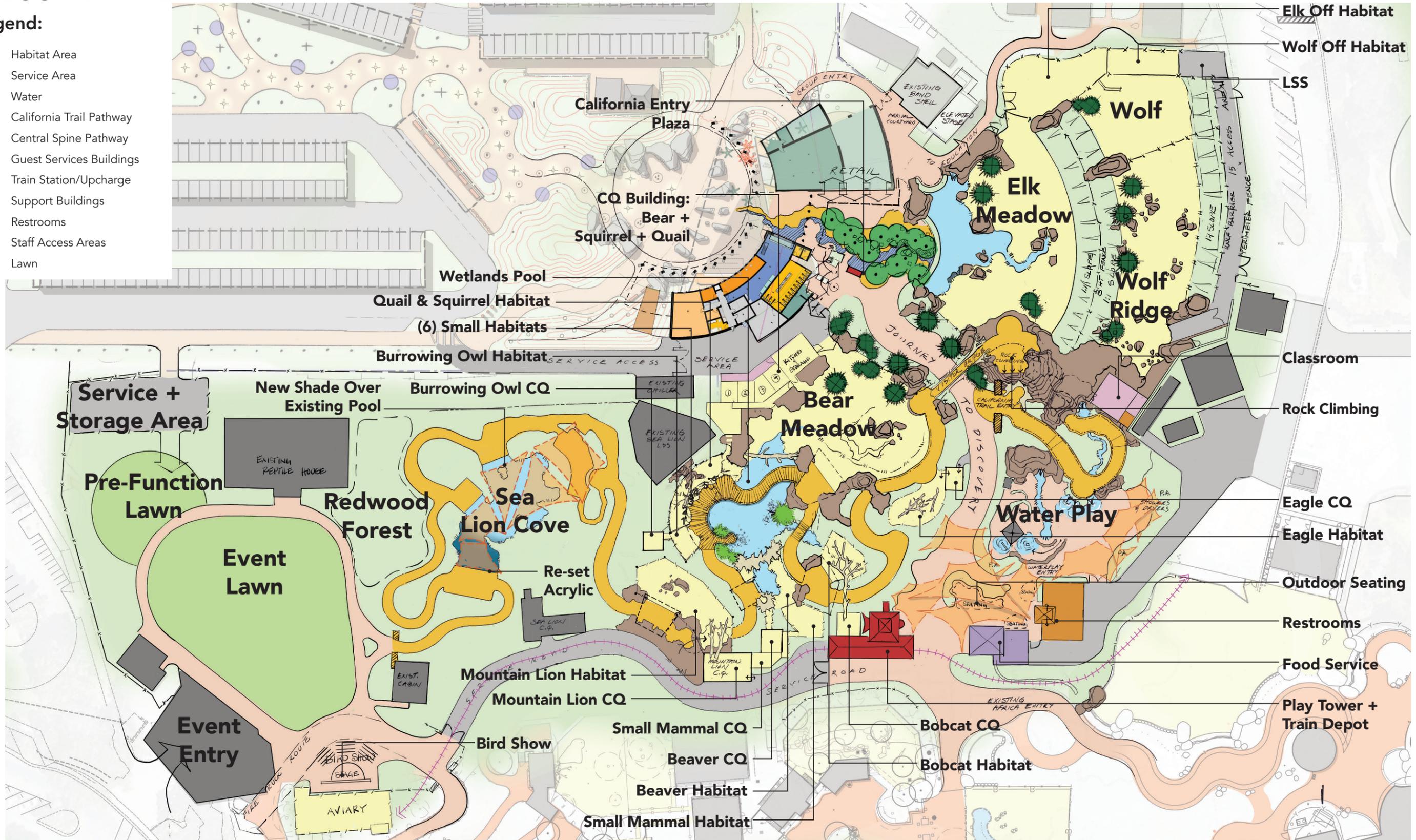
# SIERRAS TO THE SEA DIAGRAM



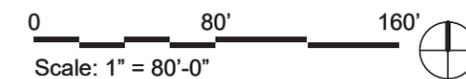
# ILLUSTRATIVE PLAN

## Legend:

- Habitat Area
- Service Area
- Water
- California Trail Pathway
- Central Spine Pathway
- Guest Services Buildings
- Train Station/Upcharge
- Support Buildings
- Restrooms
- Staff Access Areas
- Lawn



CALIFORNIA "From the Sierras to the Sea"



# UNDER-MOUNTAIN PLAN

## Legend:

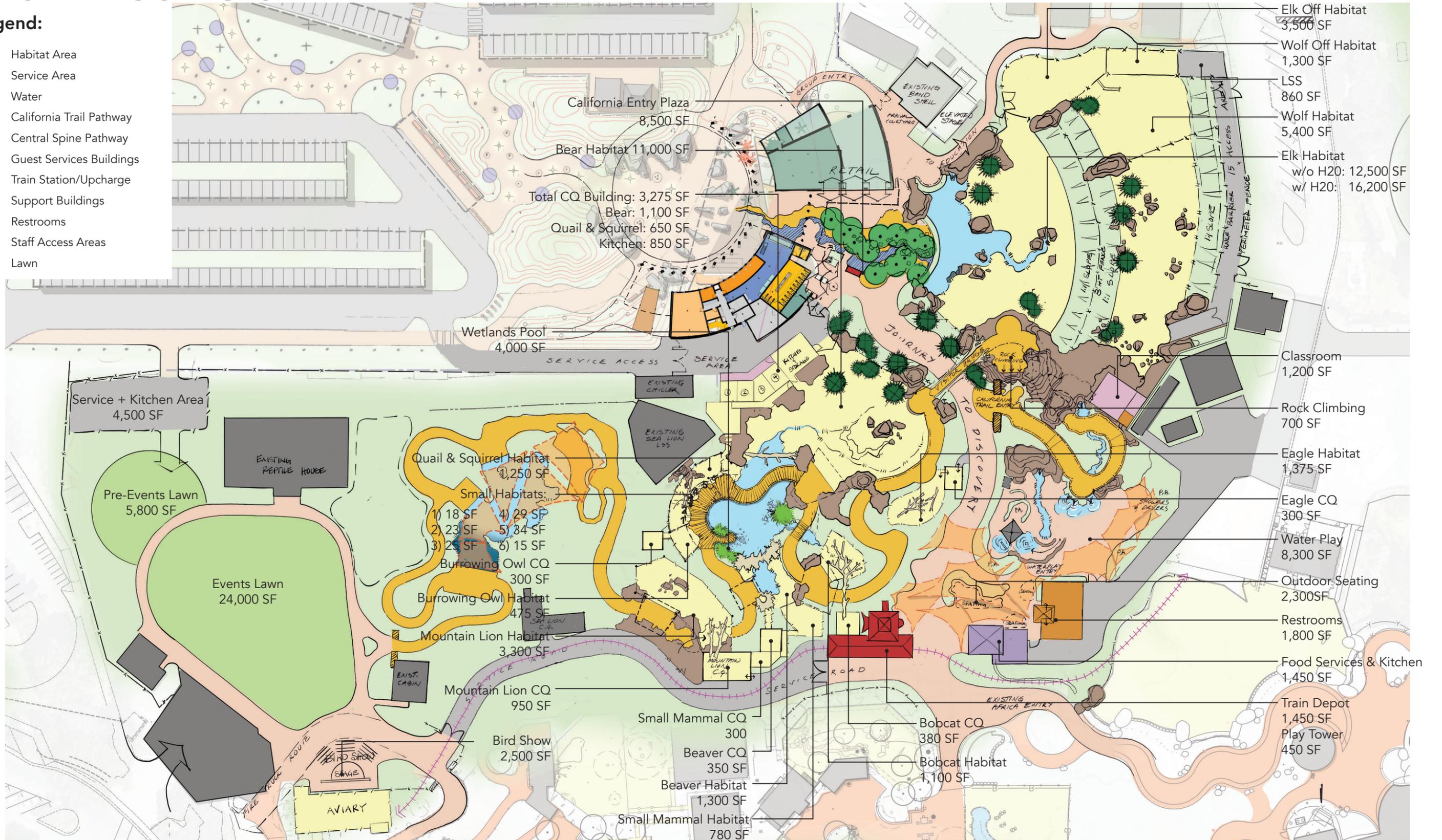
- Habitat Area
- Service Area
- Water
- California Trail Pathway
- Central Spine Pathway
- Guest Services Buildings
- Train Station/Upcharge
- Support Buildings
- Restrooms
- Staff Access Areas
- Lawn



# SQUARE FOOTAGES

## Legend:

- Habitat Area
- Service Area
- Water
- California Trail Pathway
- Central Spine Pathway
- Guest Services Buildings
- Train Station/Upcharge
- Support Buildings
- Restrooms
- Staff Access Areas
- Lawn



CALIFORNIA "From the Sierras to the Sea"

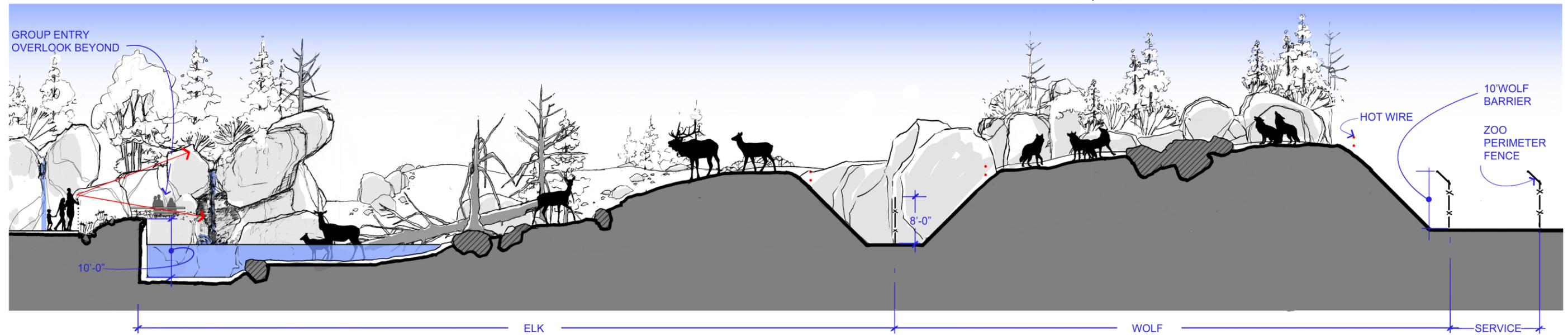


# GRADING AND SECTION CUTS

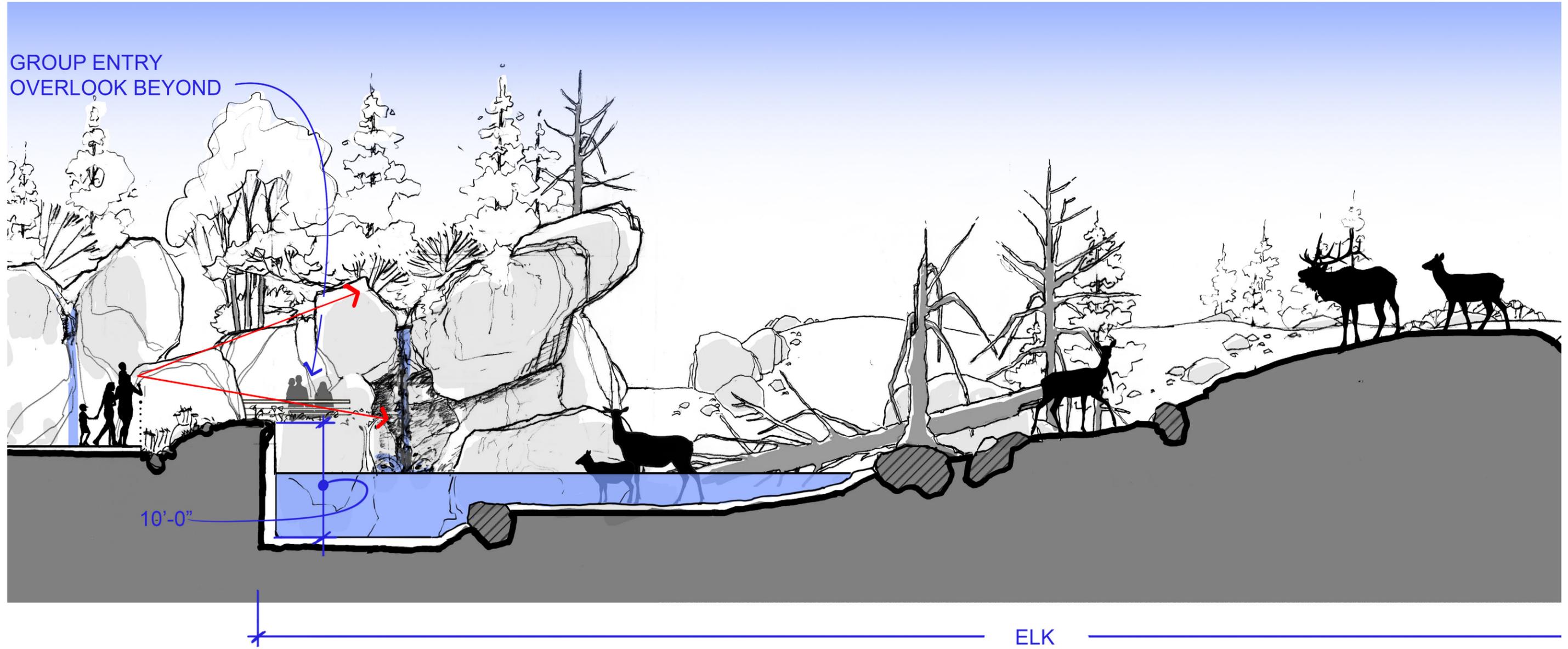
- Legend:**
- Habitat Area
  - Service Area
  - Water
  - California Trail Pathway
  - Central Spine Pathway
  - Guest Services Buildings
  - Train Station/Upcharge
  - Support Buildings
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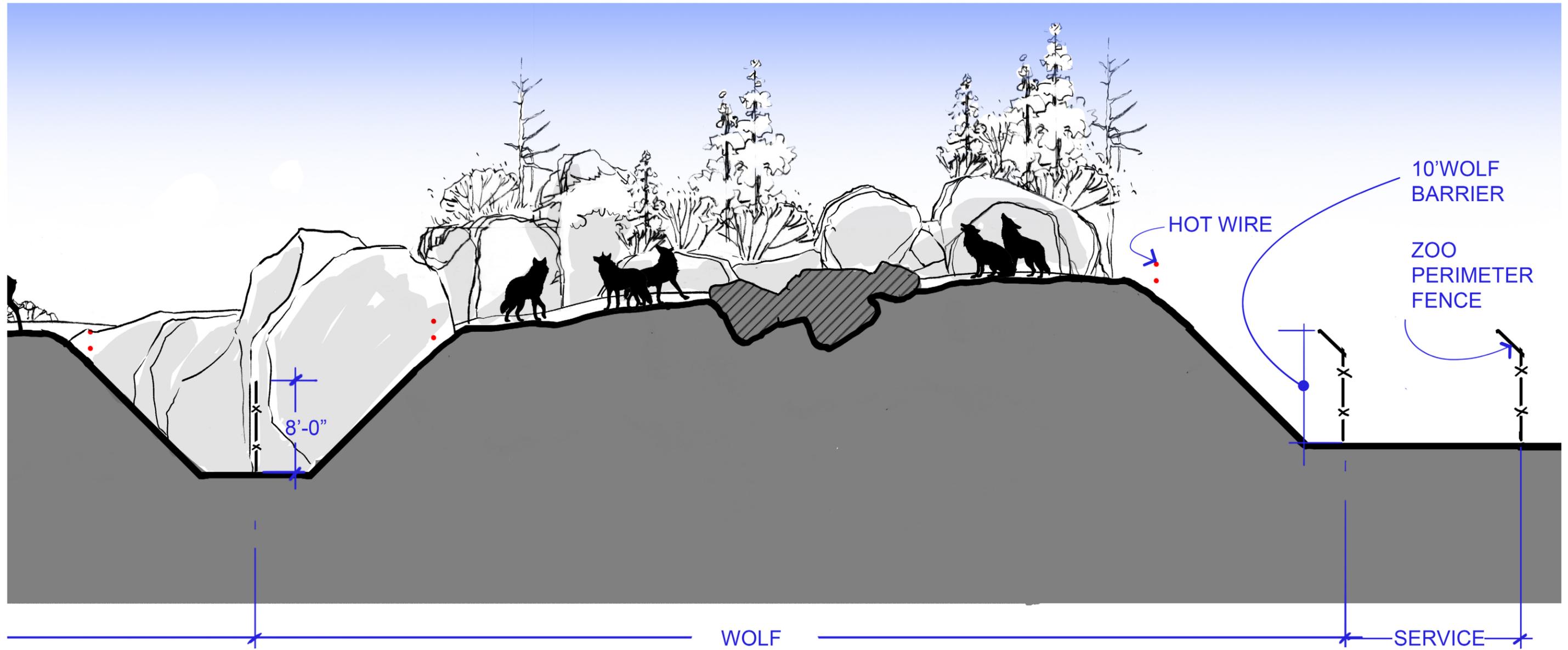
# STORYBOARD SECTION A-A'



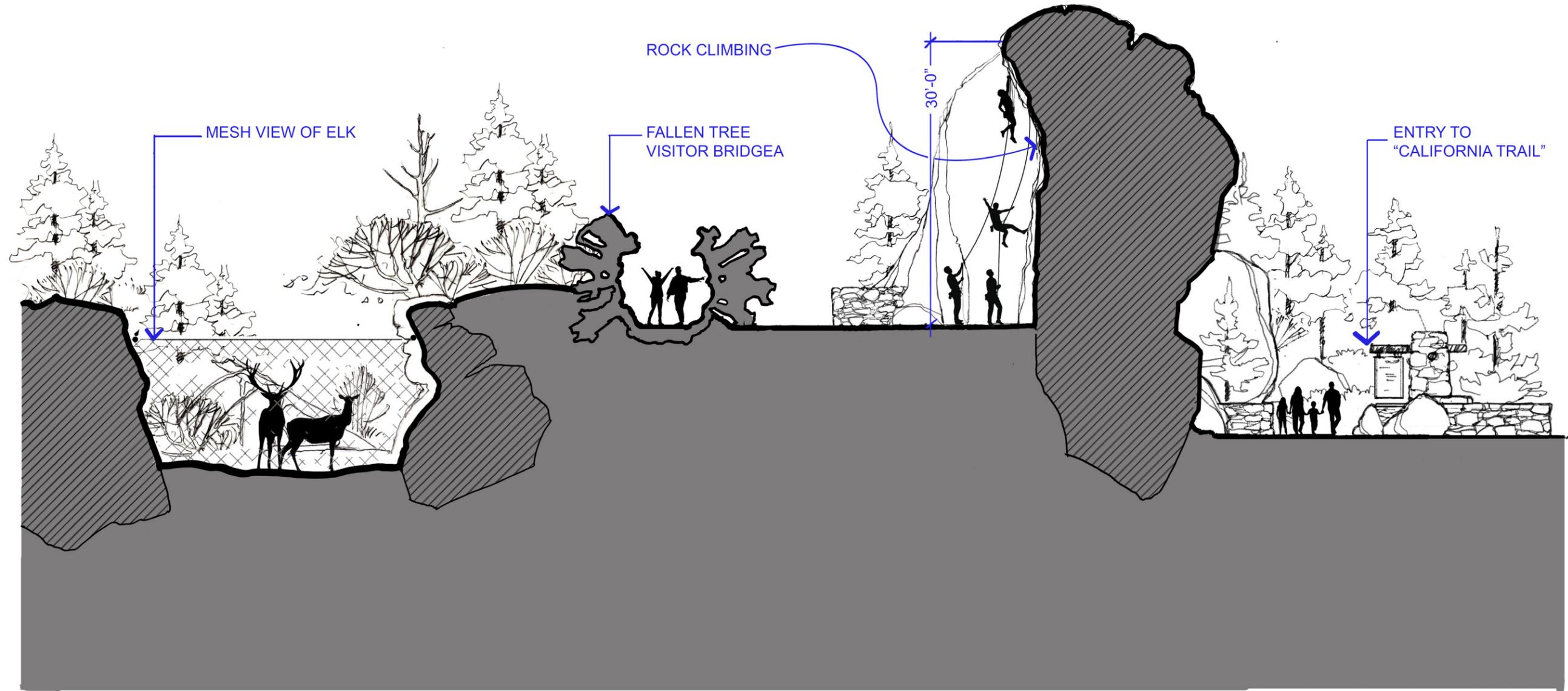
# STORYBOARD SECTION A-A' ENLARGEMENT



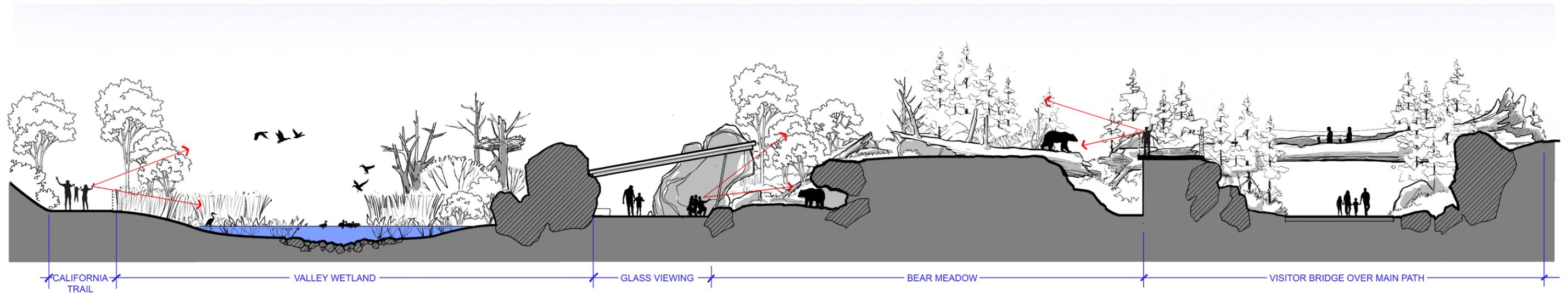
# STORYBOARD SECTION A-A' ENLARGEMENT



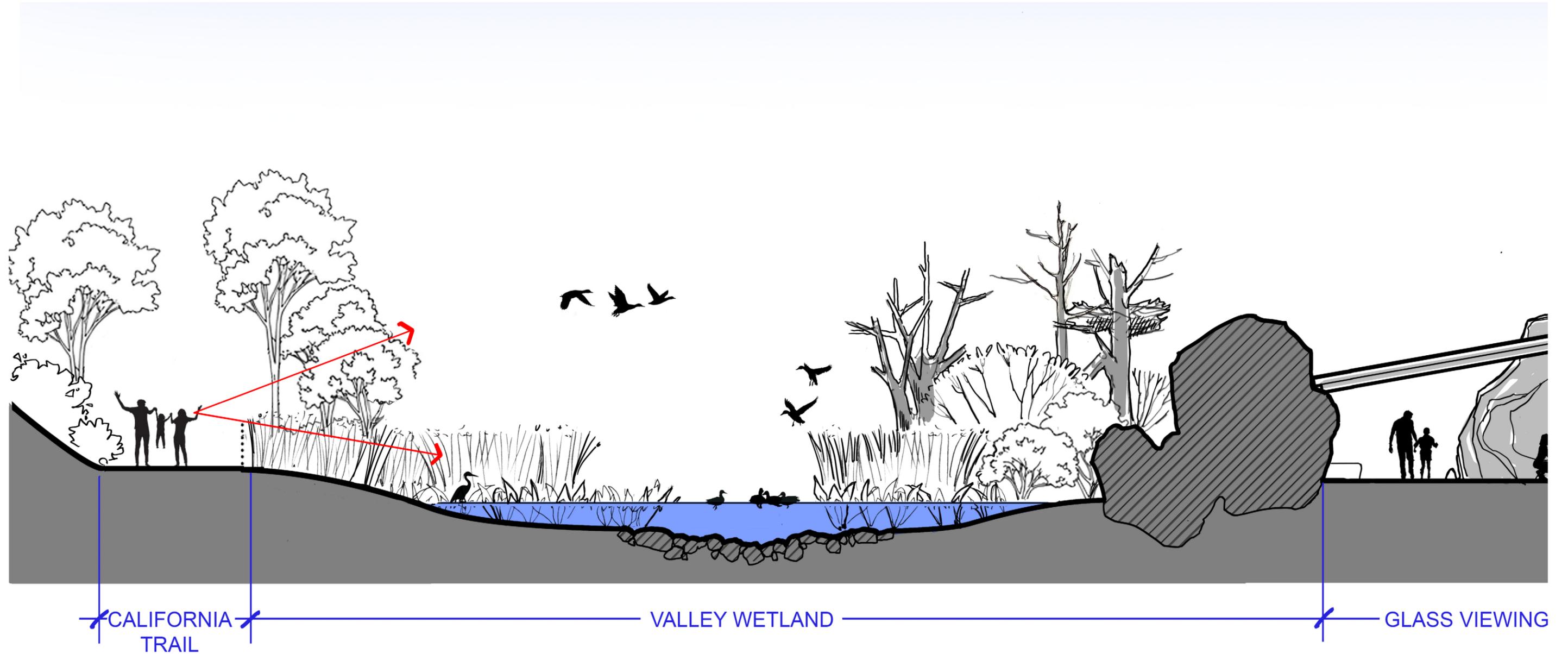
# STORYBOARD SECTION B-B'



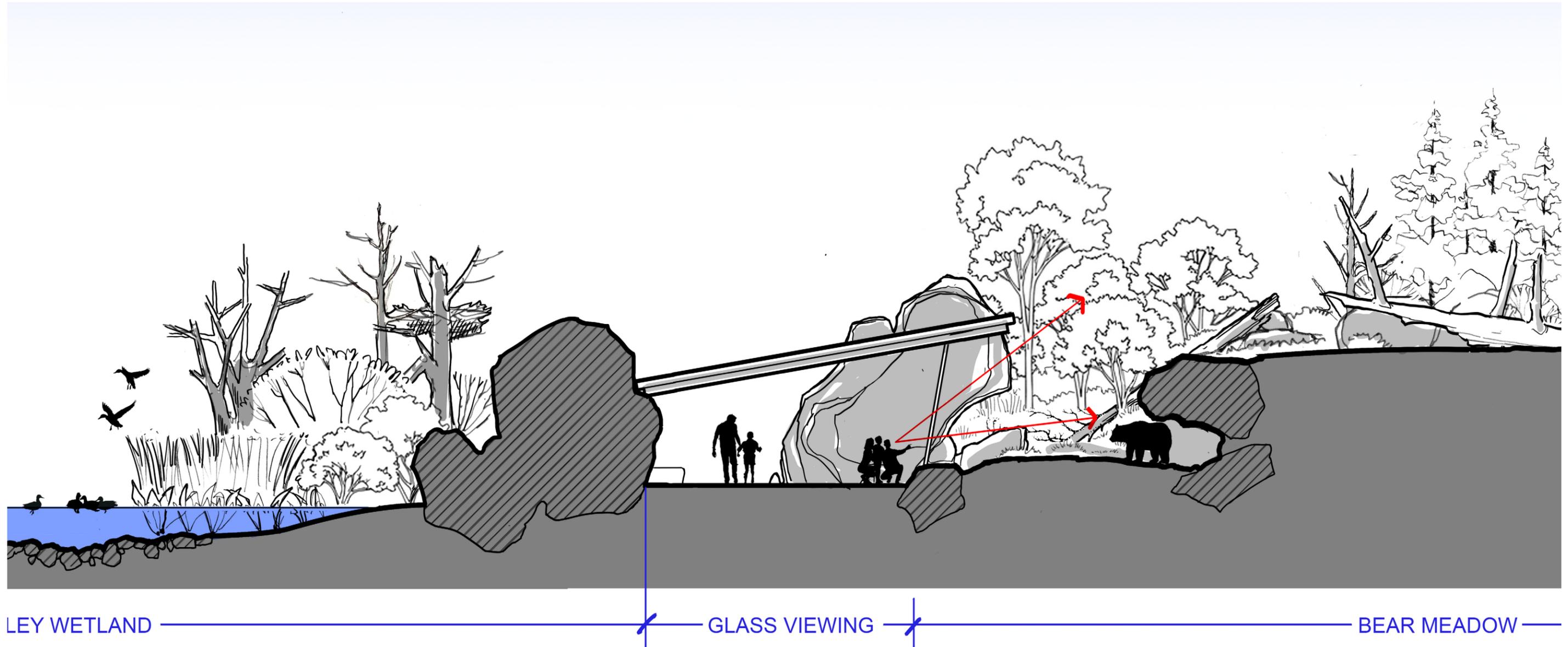
# STORYBOARD SECTION C-C'



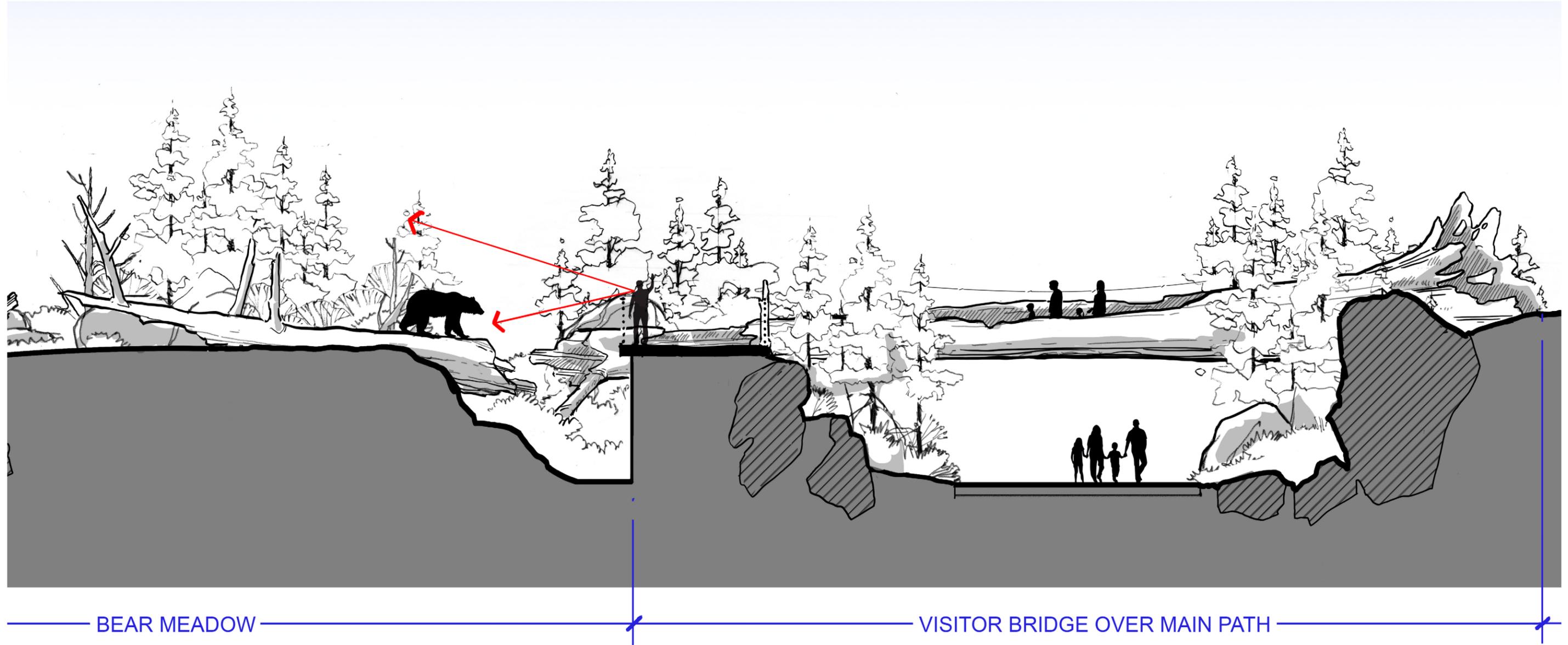
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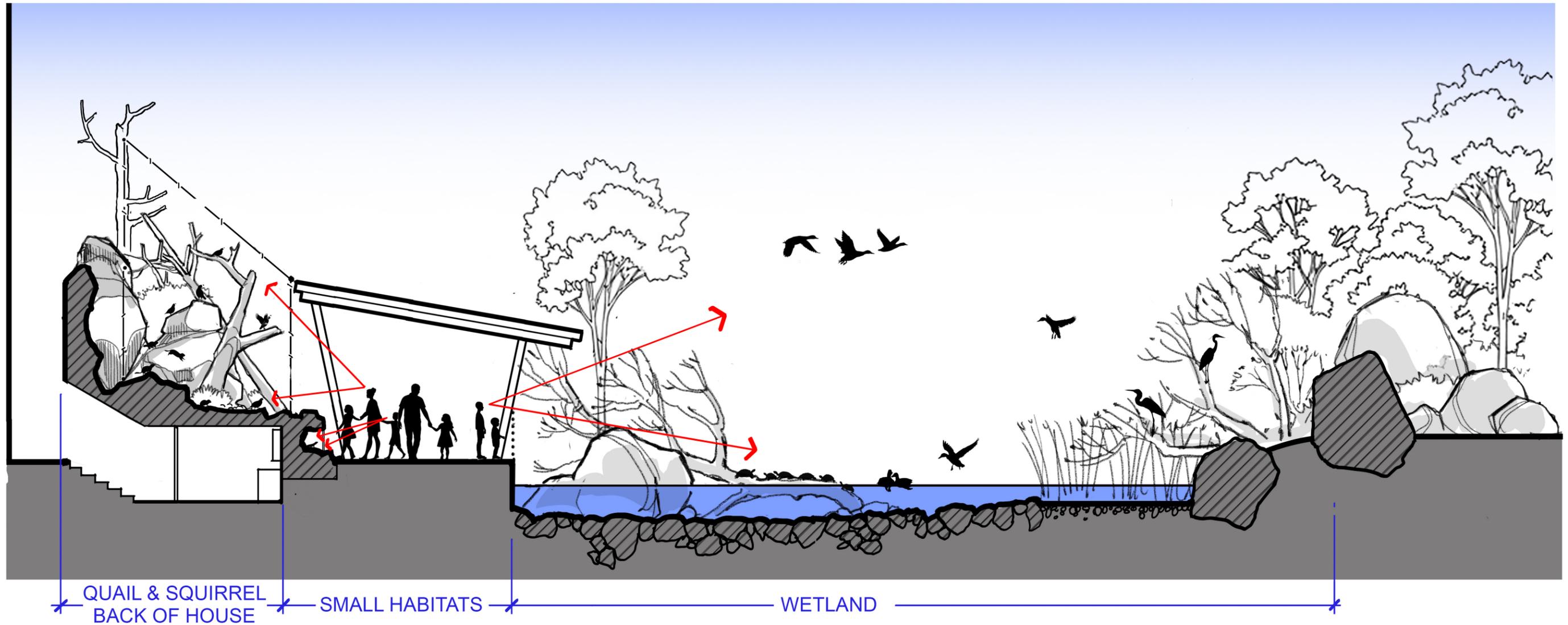
# STORYBOARD SECTION C-C' ENLARGEMENT



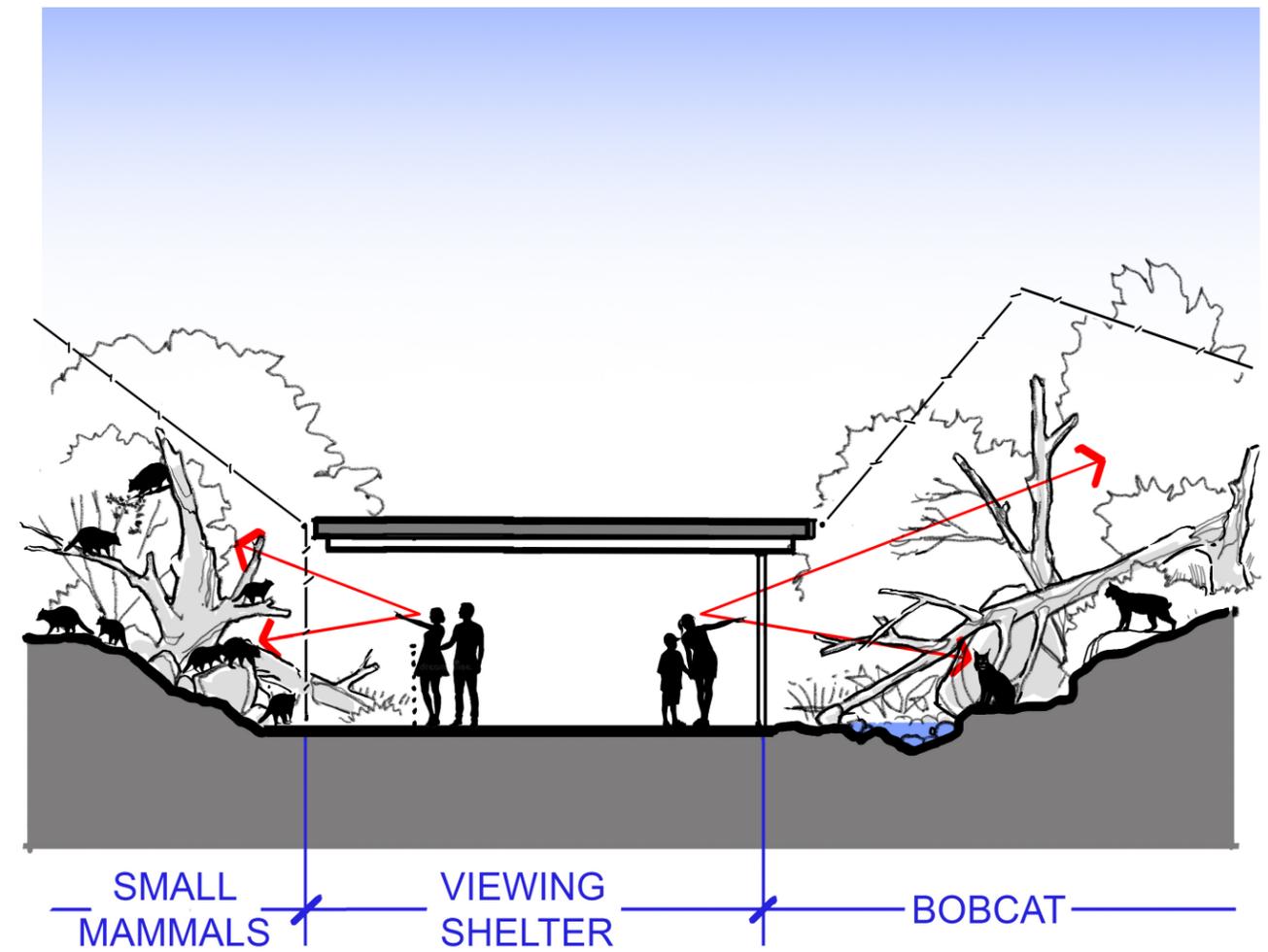
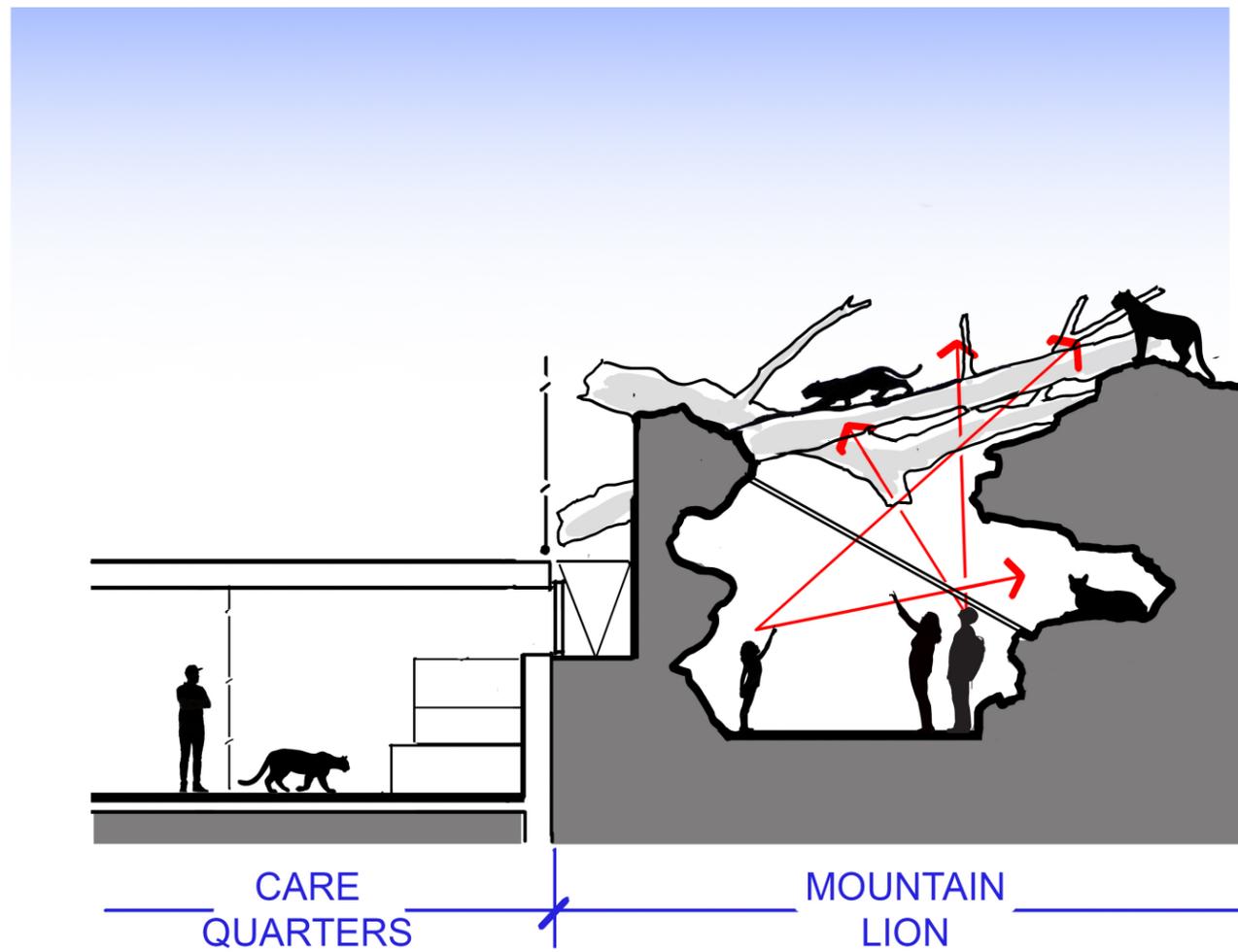
# STORYBOARD SECTION C-C' ENLARGEMENT



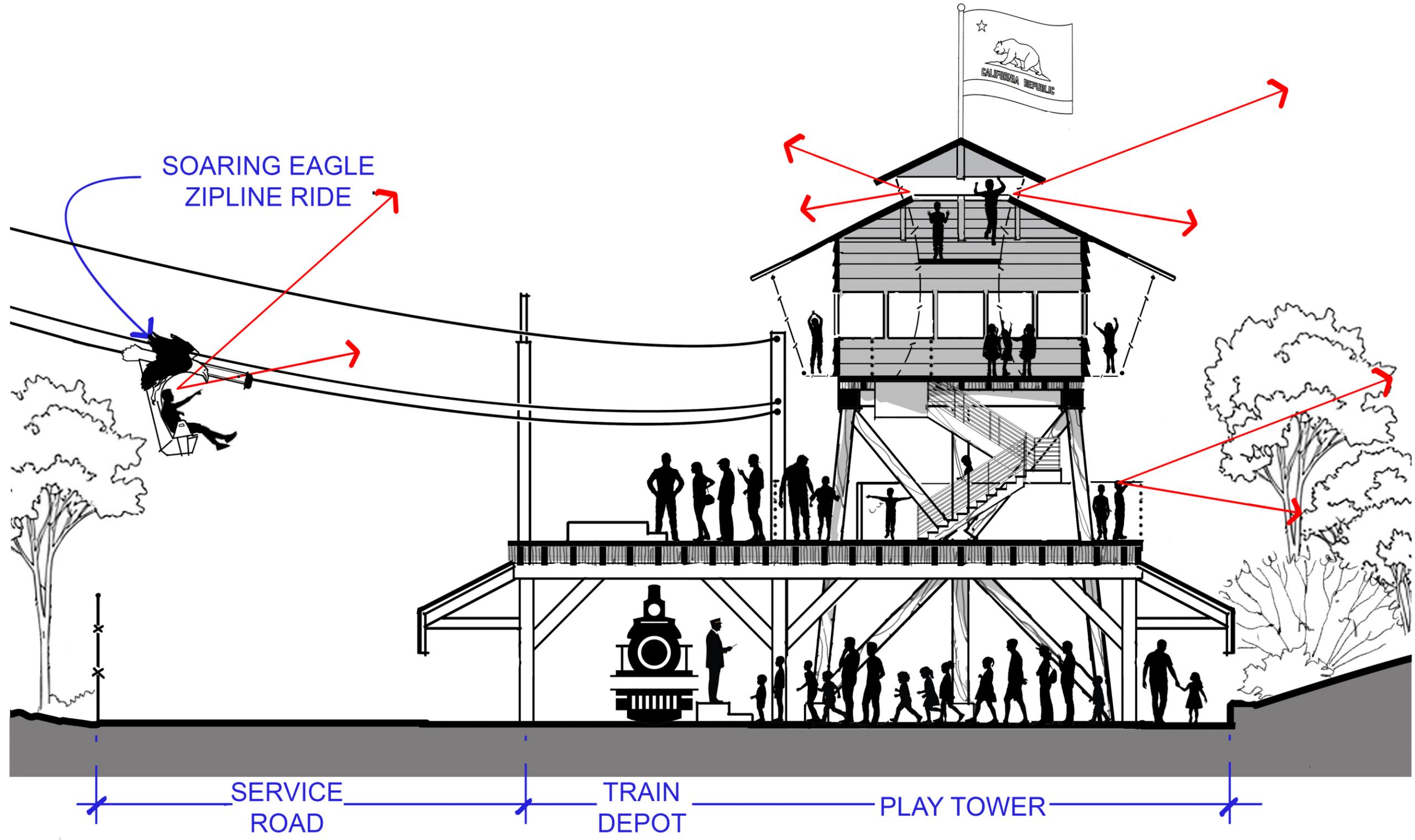
# STORYBOARD SECTION D-D'



# STORYBOARD SECTIONS E-E' + F-F'



# STORYBOARD SECTION G-G'





# Appendix: Process Documents

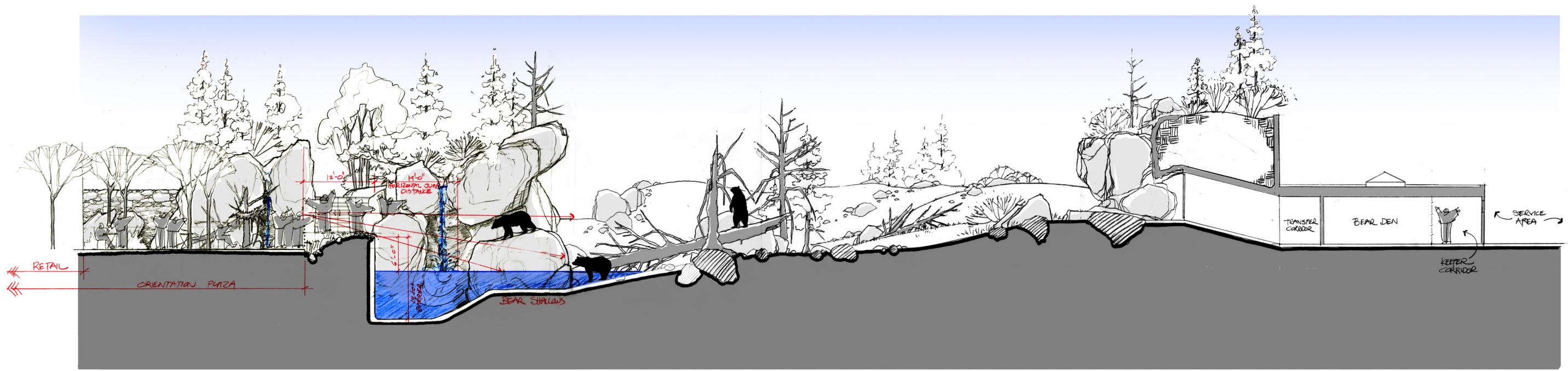




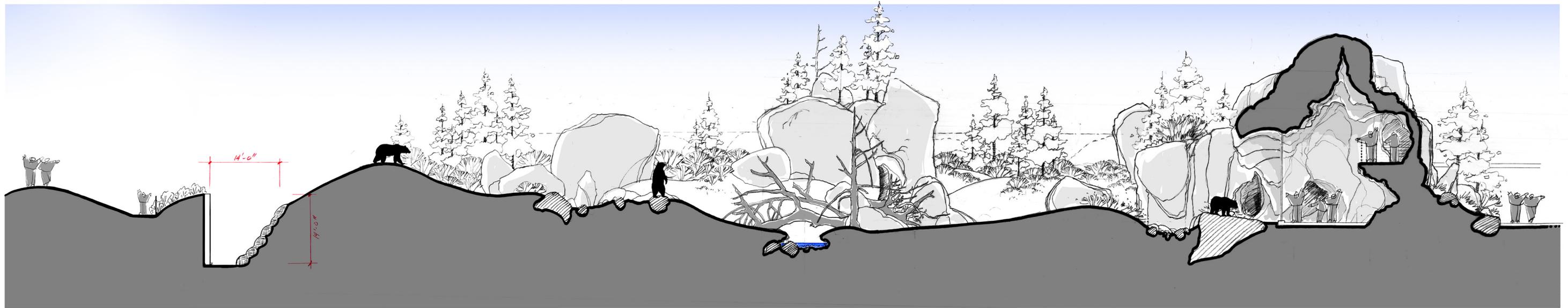


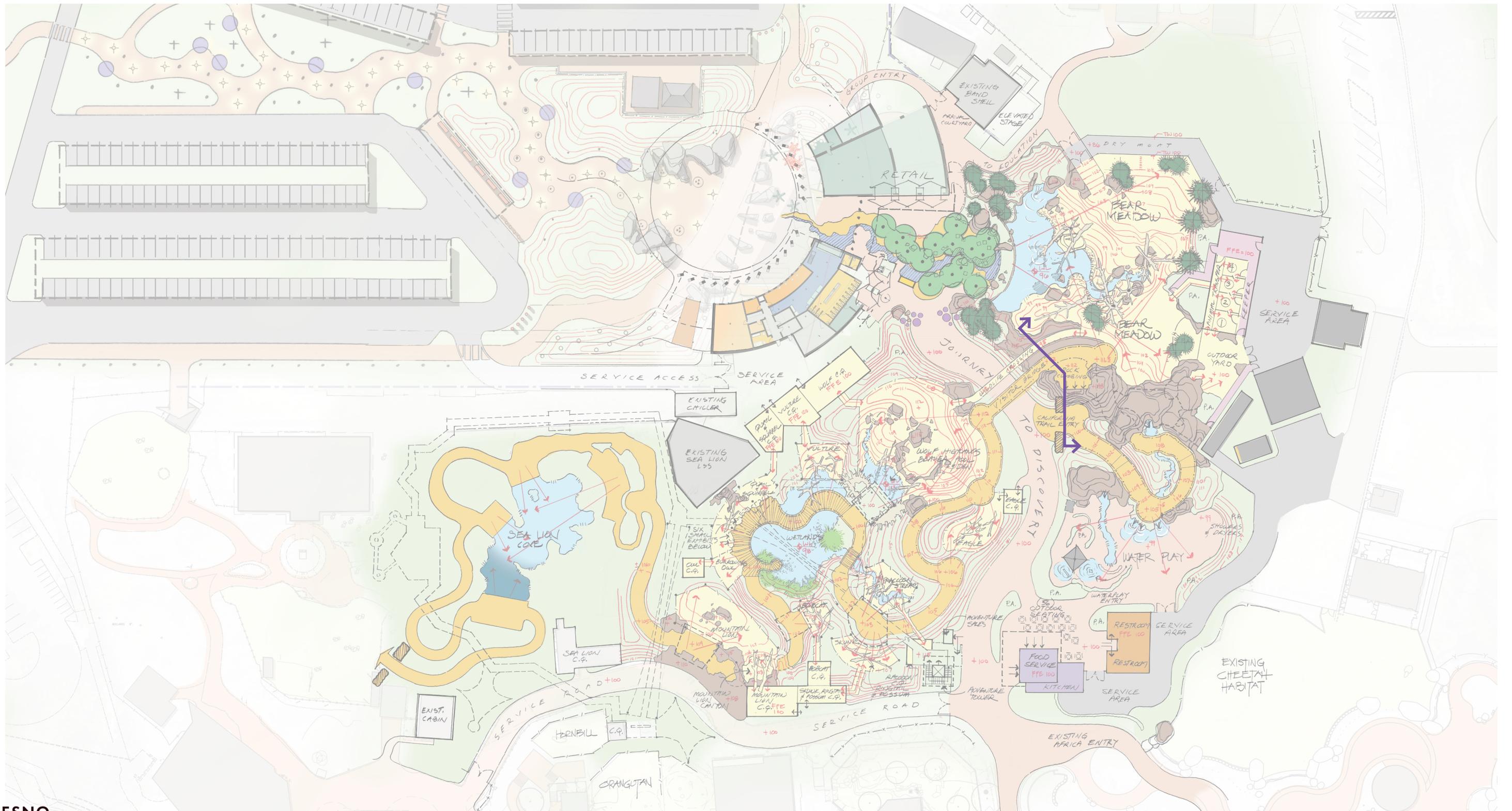


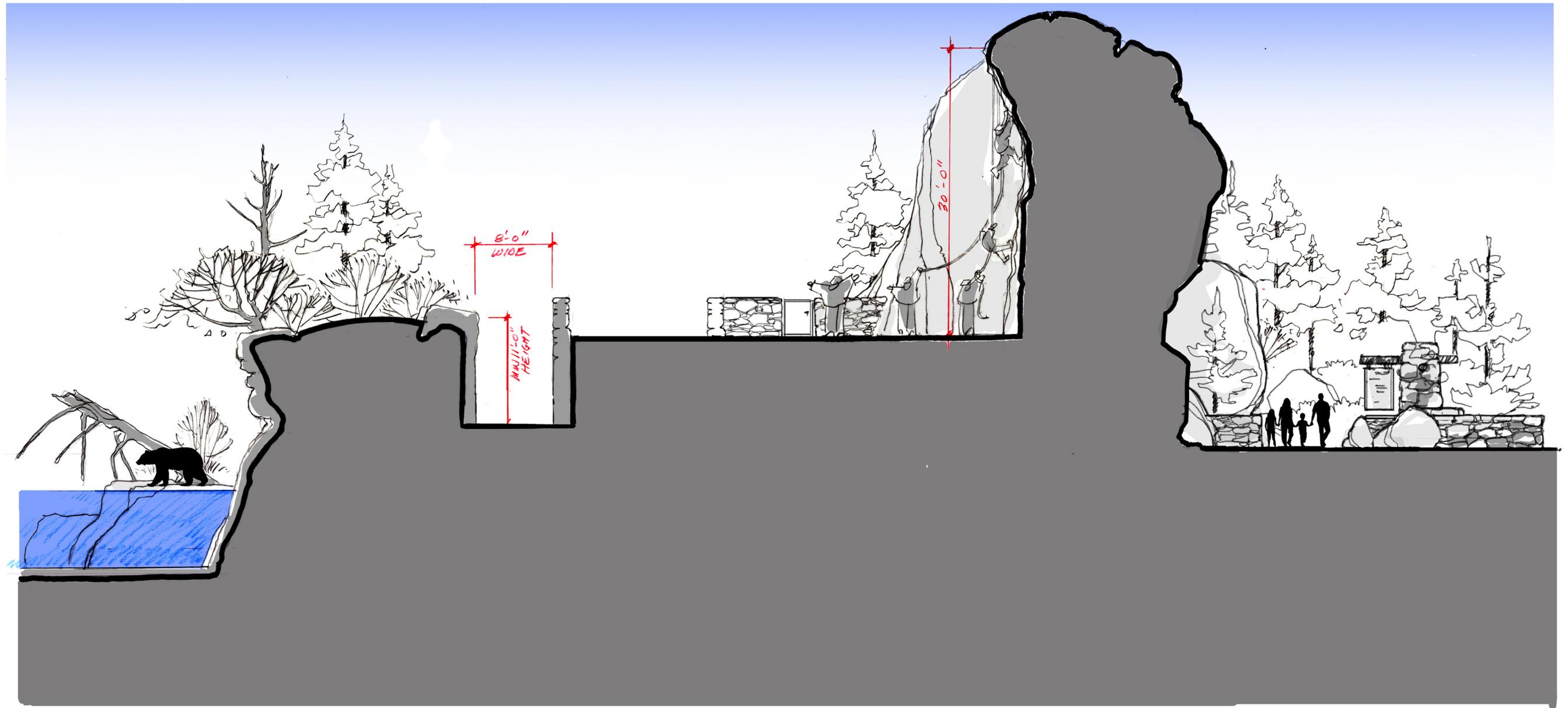








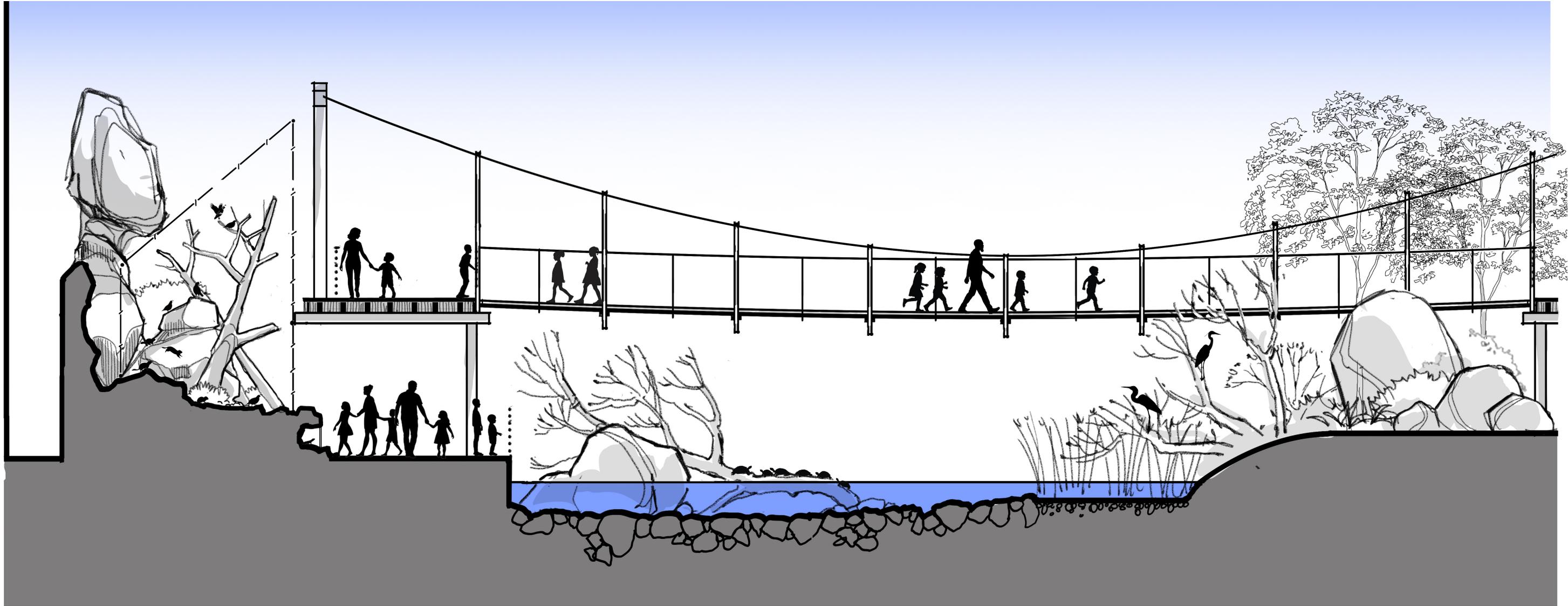




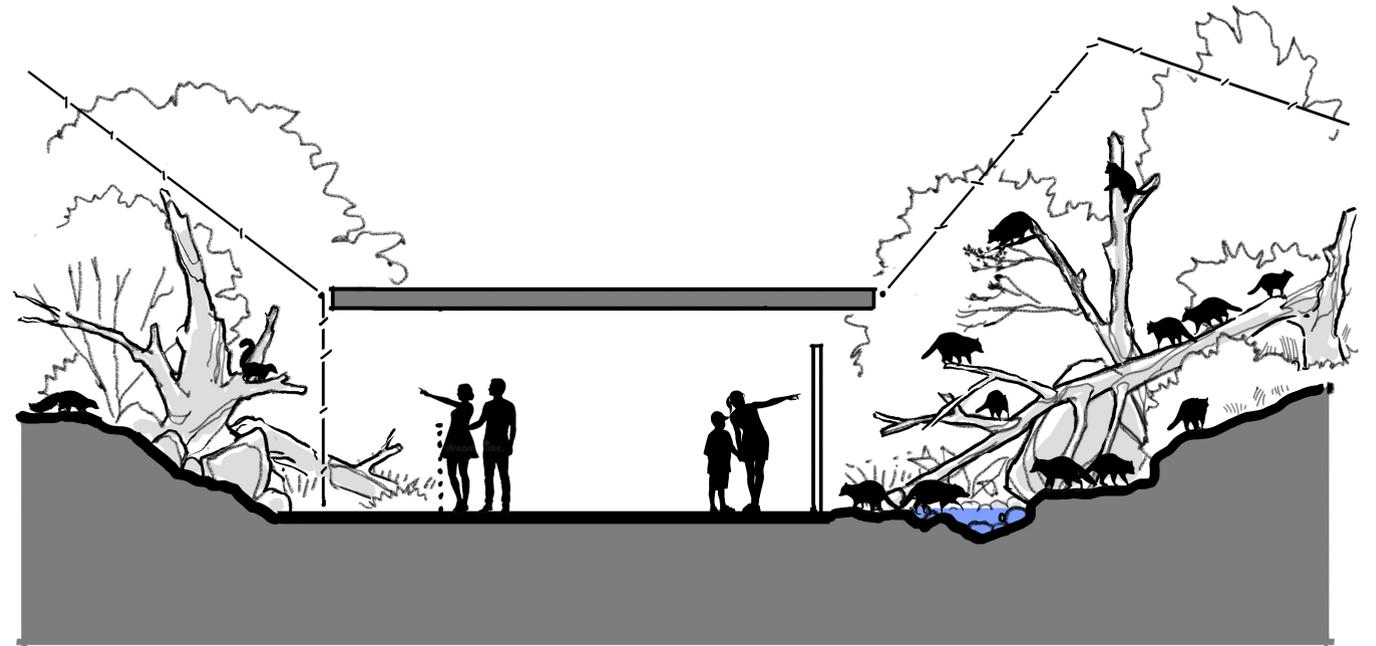
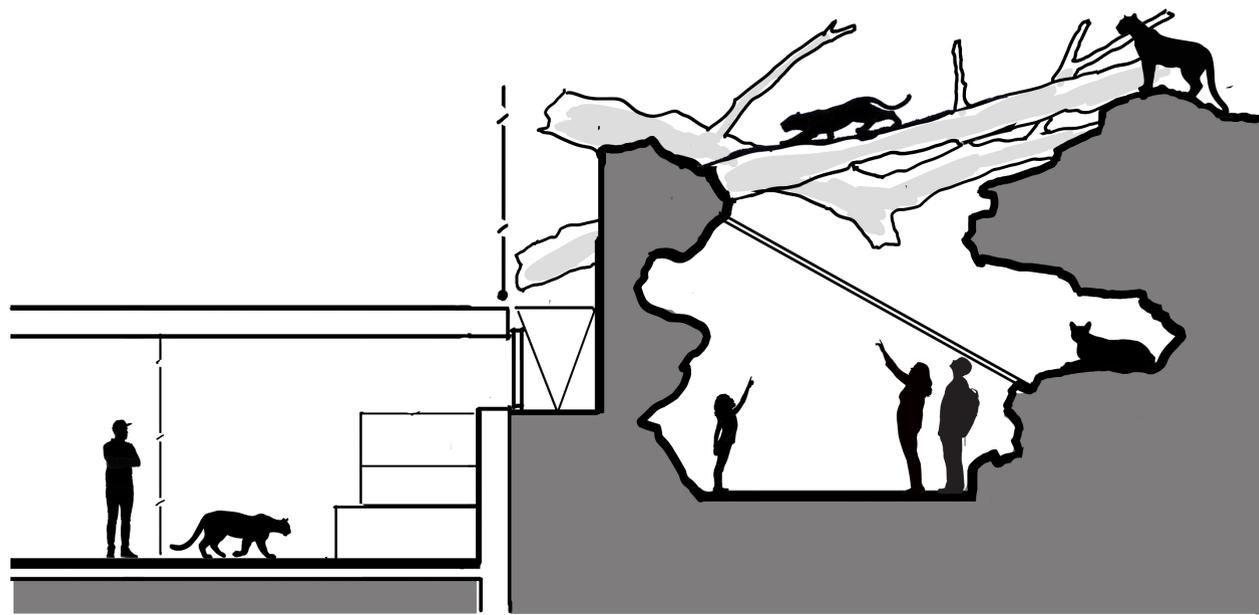


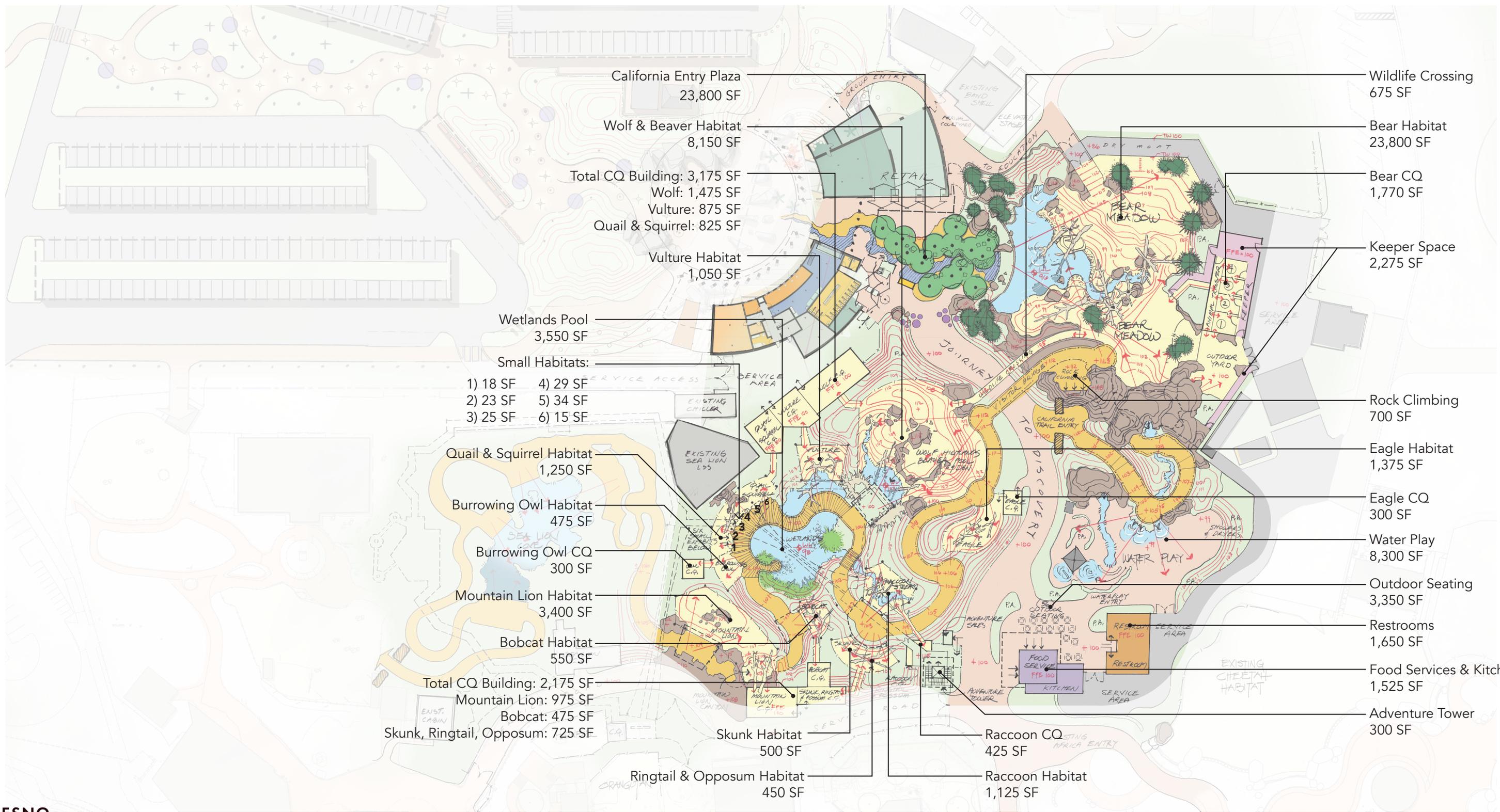












California Entry Plaza  
23,800 SF

Wolf & Beaver Habitat  
8,150 SF

Total CQ Building: 3,175 SF  
Wolf: 1,475 SF  
Vulture: 875 SF  
Quail & Squirrel: 825 SF

Vulture Habitat  
1,050 SF

Wetlands Pool  
3,550 SF

Small Habitats:  
1) 18 SF    4) 29 SF  
2) 23 SF    5) 34 SF  
3) 25 SF    6) 15 SF

Quail & Squirrel Habitat  
1,250 SF

Burrowing Owl Habitat  
475 SF

Burrowing Owl CQ  
300 SF

Mountain Lion Habitat  
3,400 SF

Bobcat Habitat  
550 SF

Total CQ Building: 2,175 SF  
Mountain Lion: 975 SF  
Bobcat: 475 SF  
Skunk, Ringtail, Opposum: 725 SF

Skunk Habitat  
500 SF

Ringtail & Opposum Habitat  
450 SF

Wildlife Crossing  
675 SF

Bear Habitat  
23,800 SF

Bear CQ  
1,770 SF

Keeper Space  
2,275 SF

Rock Climbing  
700 SF

Eagle Habitat  
1,375 SF

Eagle CQ  
300 SF

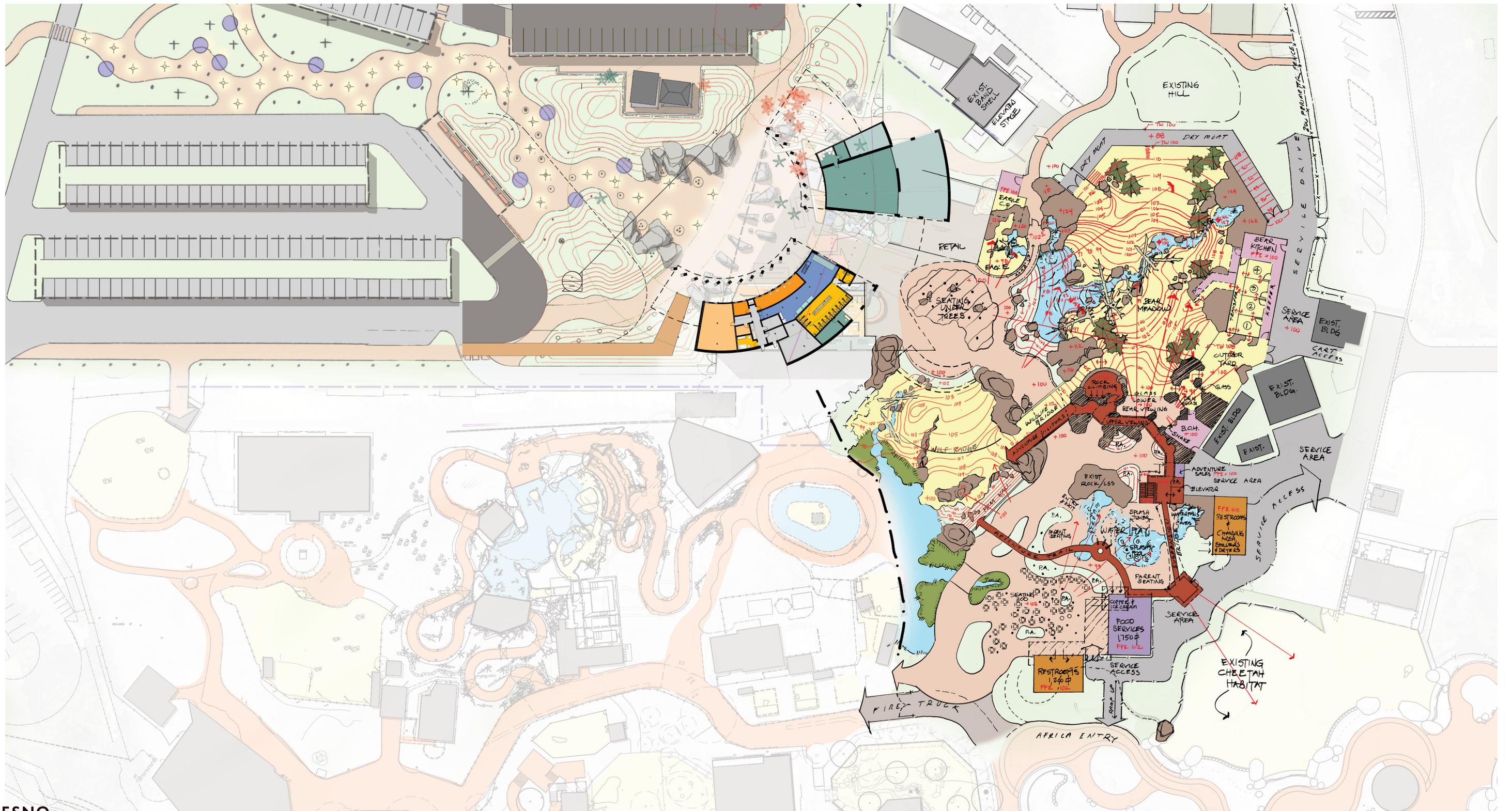
Water Play  
8,300 SF

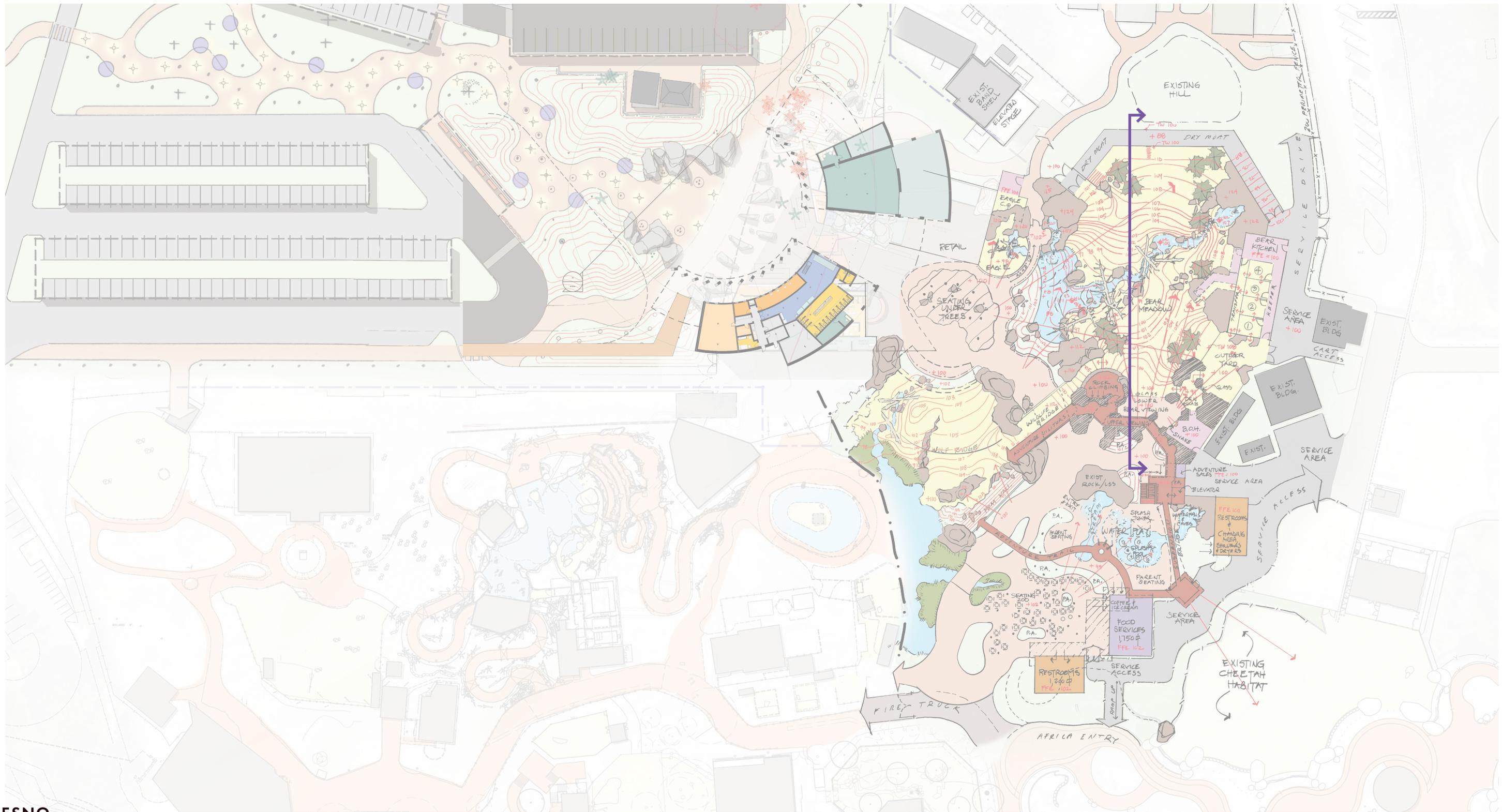
Outdoor Seating  
3,350 SF

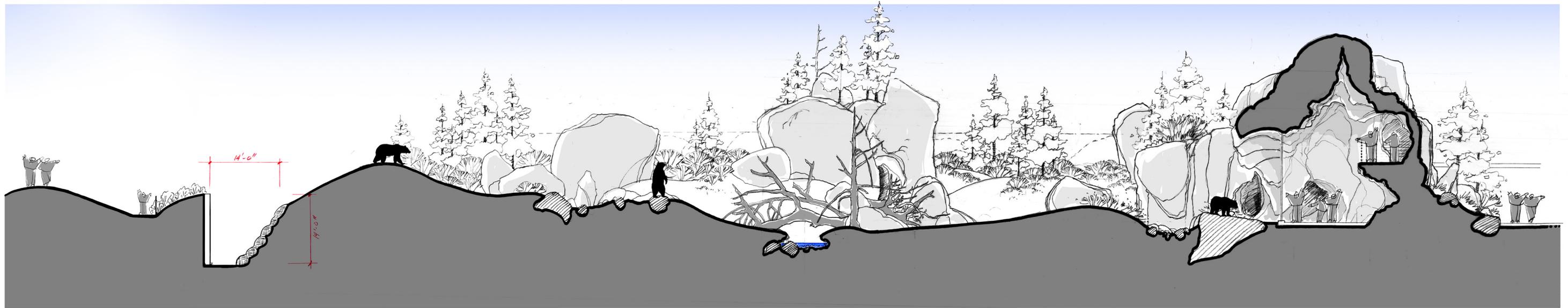
Restrooms  
1,650 SF

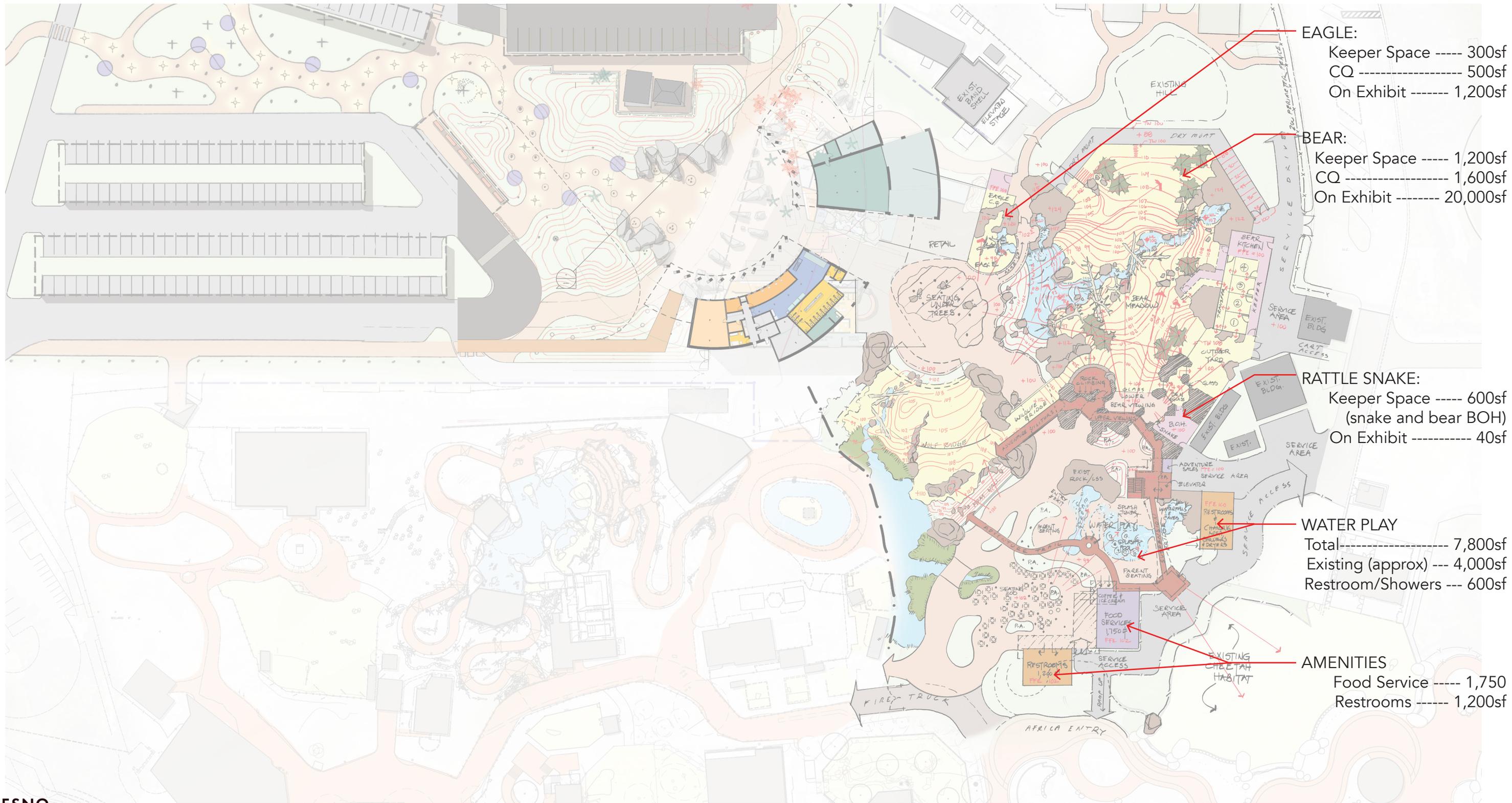
Food Services & Kitchen  
1,525 SF

Adventure Tower  
300 SF









**EAGLE:**  
 Keeper Space ---- 300sf  
 CQ ----- 500sf  
 On Exhibit ----- 1,200sf

**BEAR:**  
 Keeper Space ---- 1,200sf  
 CQ ----- 1,600sf  
 On Exhibit ----- 20,000sf

**RATTLE SNAKE:**  
 Keeper Space ---- 600sf  
 (snake and bear BOH)  
 On Exhibit ----- 40sf

**WATER PLAY**  
 Total----- 7,800sf  
 Existing (approx) --- 4,000sf  
 Restroom/Showers --- 600sf

**AMENITIES**  
 Food Service ---- 1,750  
 Restrooms ---- 1,200sf