



REQUEST FOR PROPOSALS
CM AT RISK WITH GUARANTEED MAXIMUM PRICE
FRESNO CHAFFEE ZOO CALIFORNIA EXHIBIT

1. INTRODUCTION

Fresno Chaffee Zoo Corporation ("FCZ"), in accordance with Fresno Chaffee Zoo Corporation Policy on the Procurement of Goods and Services, is seeking proposals from firms to provide construction manager-at-risk services for the construction of a new California themed exhibit trail and associated improvements in addition to reasonably related improvements as may be deemed necessary by FCZ (the "Project"). The estimated budget for the Project phase is \$80 million. See attached CM at Risk RFP Exhibit.

2. COST PROPOSAL

Construction Manager shall submit the following information as a part of a technical and pricing proposal for completion of the Project.

1. Itemized cost proposal for preconstruction services. The preconstruction phase is expected to last approximately 12 months. This item shall include separate line items for the following:
 - a. Fee
 - i. Show fee, as a dollar amount, for the preconstruction phase
 - ii. Fee shall comply with California prevailing wage rates determined by the DIR
 - iii. Provide a proposed fee as a percentage for the Guaranteed Max Price (GMP) contract
 - b. Personnel Costs
 - i. Provide personnel costs for the duration of the preconstruction phase
 - ii. Provide personnel costs as a monthly run rate for the GMP / Construction phase of work
 - c. Subcontractor Costs
 - i. These are only expected for any subcontractors used during the preconstruction phase of work. Subcontractor pricing for the GMP will be obtained at a later date.
 - d. Reimbursable Expenses

- e. Cost Estimating
 - i. Revised parallel estimates will be due by the 5th of each month during the preconstruction phase.
 - f. Constructability Review
 - g. Other services and items as deemed necessary by Construction Manager (please provide details as to the nature of services in addition to the cost)
2. Schedule
- a. For the purposes of this submission, assume a November 1, 2027 construction start date. The actual Project start date is subject to change and will be determined between the successful proposer, FCZ, and pending City of Fresno final permitting.
 - b. FCZ is seeking achievable, aggressive schedules so that following projects can begin work elsewhere on the main Zoo Campus.
3. Experience in Specialized Immersive, Entertainment, or Zoological Environments
- a. As part of our vetting process for upcoming capital improvements, FCZ is seeking detailed information regarding your firm's specific experience in the construction, renovation, and management of themed entertainment, zoological, or related high-complexity public environments.
 - b. High-Traffic Public Safety & Logistics: Managing active construction zones within operational facilities while ensuring zero disruption to the guest experience, strict noise mitigation, and public safety.
4. Litigation and Claims History Statement
- a. Provide a comprehensive summary of all litigation, arbitration, mediation, and major claims involving your firm over the past five (5) years. For the purposes of this disclosure, involving your firm includes any actions brought by or against your organization, its parent company, subsidiaries, or key principals while acting in their capacity with another entity. This disclosure must explicitly detail any past, or pending, legal actions or claims brought by your firm against FCZ, or conversely, brought by FCZ against your firm.

3. GUARANTEED MAXIMUM PRICE (GMP)

A GMP will not be submitted with this proposal. Proposals shall be evaluated based on a combination of best value for general conditions, fee, schedule, project approach, and project experience.

The GMP will be calculated based on the drawings at the completion of the Design Development phase. This GMP will include all items necessary to bring about the completion of the project work including but not limited to general conditions, fees, subcontractor costs, personnel costs, etc. The GMP will also include a list of the proposed subcontractors and a description of the methodology and assumptions that were used to provide the pricing information. The Contractor is required to obtain three quotes for all work that is not self-performed and retain records of such efforts until the end of the project.

Please note that a subcontractor detail list will not be required for this initial RFP response but will be required by the final GMP. FCZ reserves the right to reject and substitute subcontractors at their discretion, understanding that prices may therefore be subject to change.

The successful proposer will revise the project GMP and project schedule based on 100% complete construction drawings and project specifications.



4. PAYMENT INFORMATION

Please acknowledge the following payment terms and conditions for the Project:

- a. The Contractor and all subcontractors must pay no less than the applicable California prevailing wage rates determined by the DIR, maintain DIR registration, and submit certified payroll records (eCPR) monthly.
- b. Provided that an Application for Payment is received by FCZ not later than the 17th of the month, inclusive of the specified work completed through the end of the prior month, FCZ shall make payment of the certified amount to the Architect no later than the 10th day of the month subsequent to the following month. If an Application for Payment is received by the FCZ after the application date fixed above, payment shall be made by the FCZ not later than the 10th day of the third month subsequent to the following month.

5. AWARD SCHEDULE

September 1, 2026	RFP Issued
September 14, 2026	Non-Mandatory Job Walk at 9:00 am PT at Fresno Chaffee Zoo
September 22, 2026	Deadline for Submitting Questions in Response to RFP
September 29, 2026	Proposal deadline at 2:00 pm PT
October 5 – 9, 2026	Contractor Interviews
November 5, 2026	Zoo Finance Committee
November 12, 2026	Zoo Board of Directors
November 18, 2026	Zoo Authority (Measure Z) Meeting – Final Award Step

Please submit all questions, inquiries, and proposals to:

Jesse Santiago
Construction Project Manager
jsantiago@fcz.org
559-903-5920