



FRESNO COUNTY FIRE

PROTECTION DISTRICT

Honor, Integrity, Cooperation & Professionalism

MEMORANDUM

Date: September 10, 2026

To: Board Directors

Attn: Brad Richter
President

From: Fire District Staff

Subject: Resolution 2026-11 Amending the Progressive Design-Build Construction Agreement with Zumwalt Construction, Inc. for the Construction of the new Admin/Training Offices

BOARD OF DIRECTOR'S BRIEFING PAPER

ISSUE:

District staff and Zumwalt Construction, Inc. are completing the design phase of the Admin/Training Office building and have determined a contract price amendment is required to complete the construction phase.

BACKGROUND:

The District awarded a contract to Zumwalt Construction, Inc. to construct the Admin/Training Offices at the District's Training Center in Del Rey on January 21, 2026. The progressive design-build contract provides for a contract price amendment for the Guaranteed Maximum Price in the construction phase following the design phase.

DISCUSSION:

Staff is recommending that the District Board of Directors approve amending the Guaranteed Maximum Price in the contract for Phase 2 of the progressive design-build construction contract awarded to Zumwalt Construction, Inc. The Guaranteed Maximum Price for the construction of the Admin/Training Office building would be amended to an amount not to exceed \$7,000,000.00.

ALTERNATIVES:

The District Board of Directors could decide not to build the new Admin/Training Offices at this time.

The District Board of Directors could decide to change the project scope and therefore the Guaranteed Maximum Price in the contract price amendment.

IMPACTS *(Consider potential consequences related to each of the following areas of concern for proposed alternatives):*

- ☒ Fiscal – Commitment of \$7.0 million to the construction of new Admin/Training Offices
- ☒ Operational – The Admin/Training Offices will provide a stable District owned office workplace for Administrative and Training purposes.
- ☒ Legal – No Known impacts
- ☒ Labor – The new Admin/Training Offices will provide improved working conditions for Administrative and Training staff.
- ☒ Sociopolitical - No known impacts
- ☒ Policy - No known impacts
- ☒ Health and safety - No known impacts
- ☒ Environmental – No known impacts
- ☒ Interagency - No known impacts

RECOMMENDATION:

It is recommended by Staff that the District Board of Director's proceed with approving Resolution 2026-11 Amending the contract price of the Progressive Design-Build Construction Agreement with Zumwalt Construction, Inc. for the Construction of the Admin/Training Offices Project.

APPROVED:


Josh I. Chrisman, Administration Officer

September 10, 2026
Date



FRESNO COUNTY FIRE

PROTECTION DISTRICT
Avenue

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Sanger, California 93657
Telephone: (559) 493-4300
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RESOLUTION No. 2026-11

IN THE MATTER OF:

CONTRACT PRICE AMMENDMENT FOR THE PROGRESSIVE DESIGN-BUILD
CONSTRUCTION CONTRACT WITH ZUMWALT CONSTRUCTION, INC. FOR THE
CONSTRUCTION OF THE ADMIN/TRAINING OFFICES PROJECT

WHEREAS, the District awarded a contract to Zumwalt Construction, Inc. to construct the Admin/Training Offices at the District's Training Center in Del Rey on January 21, 2026; and

WHEREAS, the progressive design-build contract provides for a contract price amendment for the Guaranteed Maximum Price in the construction phase following the design phase; and

WHEREAS, the District and Zumwalt Construction, Inc. are completing the design phase of the Admin/Training Office building and have determined a contract price amendment is required to complete the construction phase; and

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the Fresno County Fire Protection District hereby amends the contract price for the Phase 2 Guaranteed Maximum Price of the progressive design-build construction contract awarded to Zumwalt Construction, Inc., for the construction of the Admin/Training Office building to an amount not to exceed \$7,000,000.00.

BE IT FURTHER RESOLVED, that Brad Richter, President of said Board be and herby is authorized to sign and execute said contract price amendment on behalf of the Fresno County fire Protection District.

This Resolution shall take effect upon its adoption.

The foregoing Resolution was duly PASSED, APPROVED and ADOPTED at the regular meeting of the District Board of Directors held on the 16th day of September 2026, at Del Rey, California, on motion made by Director _____, seconded by Director _____, and duly carried with the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Darryl Mendes, Board Secretary

Certification of Resolution

ATTEST:

I **Louisa Alonzo** duly appointed as the Clerk of the Board of the Fresno County Fire Protection District do hereby certify that the above is a true and correct copy of District **Resolution No. 2026-11**.

WITNESS MY HAND OF THE FRESNO COUNTY FIRE PROTECTION DISTRICT, on the 16th day of September 2026.

Signature

Clerk of the Board, Fresno County Fire Protection District

APPROVED AS TO FORM:

William D. Ross
District Counsel

Fresno County Fire Protection District Design-Build Contract Amendment

Amendment Number: 02	Amendment Effective Date:
Project: Admin/Training Offices #2026-102	Design-Builder's Project No:
	Date of Agreement: January 21, 2026
Owner: Fresno County Fire Protection District	Design-Builder: Zumwalt Construction, Inc

Scope of Amendment:

This contract amendment amends section 6.2.1 of the original contract to read as follows:

6.2.1 Design-Builder guarantees that it shall not exceed the GMP of Seven Million Dollars (\$7,000,000.00). Documents used as a basis for the GMP shall be identified in the Contract Price Amendment to this Agreement. Design-Builder does not guarantee any specific line item provided as part of the GMP and has the sole discretion to apply payment due to overruns in one line item to savings due to underruns in any other line item. Design-Builder agrees, however, that it will be responsible for paying all costs of completing the Work which exceed the GMP, as adjusted in accordance with the Contract Documents.

By executing this Amendment, Owner and Design-Builder agree to modify the Agreement as stated above. Upon execution, this Amendment becomes a Contract Document issued in accordance with the *General Conditions of Contract Between Owner and Design-Builder*.

OWNER:

DESIGN-BUILDER:

By: _____
Printed Name: _____
Title: _____
Date: _____

By: _____
Printed Name: _____
Title: _____
Date: _____

Preliminary Budget

September 9, 2026

Project Name: Del Rey Administration Office

Project Location: Del Rey, CA

Item Description	Prelim Budget
1 Relocate Portable	16,690
2 Survey	25,000
3 Concrete	407,500
4 Metal Awnings	36,800
5 Cabinets and Countertops	99,295
6 Insulation	59,914
7 Sealants & Caulking	2,000
8 Doors, Frames, and Hardware	95,175
9 Storefront	205,650
10 Metal Studs and Drywall	401,525
11 Tile	15,081
12 Acoustical Ceilings	43,050
13 Flooring	93,400
14 Painting	38,132
15 Signage	7,250
16 Fire Extinguishers and Cabinets	2,348
17 PEMB, 14,000 SF	892,840
18 Fire Sprinklers	103,000
19 Plumbing	165,335
20 HVAC	769,000
21 Electrical	678,349
22 Fire Sprinkler Monitoring	10,000
23 Earthwork	52,500
24 Landscaping	33,500
25 Site Utilities	166,585
26 Septic Expansion	187,477
27 Subtotal	4,607,396
28 Contingency	368,592
29 Design	460,740
30 General Conditions	652,790
31 OH&P	270,500
32 Liability Insurance	63,600
33 Bond	70,660
34 Total Base	6,494,278

Alternates

1 Upgrade to PEMB Insulated Metal Panels	246,490
2 Phase 2 TI, 4,200 SF	-
3 Covered Patio	2,796
4 (8) Solatube Skylights	38,556
5 Reduction to 9,800 PEMB	-
6 Entrance Sign/ Logo	6,640
7 Furniture	210,000
Total Alternates	504,482
Total GMP	6,998,760