



## Senator Angelique V. Ashby, 8<sup>th</sup> Senate District

### SB 739 – Construction Manager at-Risk for the City of Elk Grove

*Allows the City of Elk Grove to utilize Construction Manager at-Risk for a new Regional Zoo*

#### **SUMMARY**

SB 739 will allow the City of Elk Grove to utilize Construction Manager At-Risk construction contracts for the Sacramento region's new zoo in Elk Grove.

#### **BACKGROUND**

The City of Elk Grove and the Sacramento Zoological Society are exploring the development of a new, modern zoological park for the Sacramento region.

Full buildout of the Zoo will feature nearly 65 acres of animal habitat and visitor experiences, with an additional 35 acres of parking and other public infrastructure - making it the largest public capital project ever envisioned in Elk Grove.

#### **THE PROBLEM**

Under a normal delivery process (called Design-Bid-Build), the City of Elk Grove would need to complete all construction drawings and bid the work as a comprehensive package.

While this could be broken down into phases or packages of similar types of work, this approach presents several problems, including extended design and construction duration (likely not opening the first phase before 2029) and requiring extensive City staff oversight and coordination across multiple construction contracts. This approach also presents a significantly increased fiscal cost for the City of Elk Grove.

Due to the projected time and fiscal constraints, this traditional project delivery model does not represent the best approach for such a complex and critical regional project.

#### **THE SOLUTION**

The Construction Manager At-Risk (CMAR) model is a process where the City can hire a construction manager early in the process to review for constructability, delivery methodology, cost estimating, and other construction-related recommendations.

Then, when the design is complete, the construction manager becomes the general contractor for the project, working with their subcontractors to secure bids and hiring firms to construct the project.

SB 739 will allow the City of Elk Grove, with approval of the city council, to utilize CMAR construction contracts for the City's zoo project. CMAR will allow the City to complete the zoo project in the timeliest and most cost efficient manner – ensuring the residents of Elk Grove can enjoy the zoo as early as possible, and that their taxpayer money is well spent.

This bill is limited to the new regional Zoo and its associated public infrastructure. The bill would not create any new cost burden to the State.

In order to authorize the use of the CMAR contract method as quickly as possible and minimize the duration of the process of relocating the Sacramento Zoo to the City of Elk Grove, it is necessary for this act to take effect immediately.

#### **Support**

Cosumnes Community Services District  
Sacramento Area Council of Governments  
Sacramento Regional Transit District  
Sacramento Transportation Authority  
Sacramento Zoological Society

#### **FOR MORE INFORMATION**

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