

**MONTEREY PENINSULA REGIONAL PARK DISTRICT  
BOARD OF DIRECTORS MEETING**

**DATE:** November 1, 2023  
**TO:** Board of Directors  
**FROM:** Kelly McCullough, Finance Manager  
**REVIEWED BY:** Rafael Payan, General Manager  
**SUBJECT:** Consider Approval of Additional Services Request from Ausonio Construction Management for Multi-Purpose Pad replacement documentation and installation assessment  
Professional Services in support of Project B – Phase 2:  
Restroom, Shade Structure, Bus Landing

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**RECOMMENDED ACTION**

Staff respectfully requests that the Board approve the attached amendment requesting additional fee for services with Ausonio Construction Management (**ATTACHMENT 1**) for construction management in support of Project B’s multi-purpose pad replacement in the amount of \$7,800.

**FISCAL IMPACT:**

Contract for Services	\$131,051
10% Contingency	\$ 13,250
Amendment 1	\$ 15,600
Amendment 2	\$ – Term extension only
Amendment 3 (pending)	\$ 7,800
<b>Total:</b>	<b>\$167,701</b>

**FUNDING SOURCE:**

6487 – Capital Projects; Palo Corona RCU

**FUNDING BALANCE:**

\$239,765 as of the writing of this report.

**DISCUSSION:**

Ausonio Construction Management (Ausonio) has been prequalified to provide construction management services for the District based on a competitive request for qualifications selection process. As a prequalified consulting firm, Ausonio exhibited the expertise required to provide the professional construction management services required for this project.

On September 1, 2021, the District entered into an agreement with Ausonio for \$131,051 to provide construction management services as owner’s representative in all aspects of Project B – Phase 2 from pre-construction through project close-out. Project B – Phase 2 consists of a prefabricated restroom building, shade structures, bus landing, and landscape improvements.

Due to site conditions and unforeseen issues that required unscheduled closures and re-initiating of construction work, Ausonio's fee will increase by the 10% contingency (\$13,250) to support the rescheduled project completion date of December 2022.

Second additional services in the amount of \$15,600 is a result of PG&E infrastructure, equipment installation and coordination of utility service connections. PG&E is trailing behind the Project B construction schedule and was anticipated to have their construction tasks completed by March 2023, resulting in an extension of the overall project completion timeline. PG&E work has since been rescheduled to October 30, 2023. This work is in excess of the initial contract. Ausonio will continue to support the project through the PG&E installation and permanent power activation phase.

This request for additional services in the amount of \$7,800 is a result of the District requesting continuous videotaping and oversight regarding the replacement of the multi-purpose pad to achieve the desired results. The initial install of the multipurpose pad was not accepted by the District and required replacement. Ausonio was tasked with providing real-time videotaping of the replacement pad in order to address installation concerns by the contractor and supplier. The additional services fee includes pre-planning and logistics, equipment, on-site time, video monitoring, and review and assessment of the tape footage. The tape was transmitted to the public construction forum for the design team, construction team, and supplier evaluation. Analysis of the videotaping by Ausonio confirmed that the required install measures were applied and the supplier remained responsible for final repairs. Ausonio's discussions following this analysis with the supplier resulted in the supplier addressing the completion of necessary final repairs.

Total contract amount with this additional scope is \$167,701. Industry standard for construction management costs ranges from 4% - 10% based on construction only support (4% – 6%), or if it also includes procurement/permit support (6% - 8%) and planning/design support (8% - 10%). The costs for Ausonio construction management services including the proposed amendment, which includes all phases of support are just under 7%.

**RECOMMENDED ACTION:**

Staff respectfully requests that the Board approve the attached additional services request Amendment 3 (**ATTACHMENT 2**) in the amount of \$7,800 and authorize the General Manager to execute the Amendment.

**ATTACHMENTS:**

1. [Ausonio additional services fee request](#)
2. [Amendment 3](#)