

Prequalification Statement
presented to the
City of Capitola

**Capitola Library
Construction**

**Project Management
Services**



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www.ausonio.com

Project Experience

Ausonio’s deep construction experience in Project Management, General Contracting, and as a Design Build Contractor **positions the company as an ideal Construction Manager**. We have experience in working with schools, medical facilities, and other public entities that require our technical expertise to manage their projects through the DSA, OSHPD, and other processes to bring projects in on time and on budget.

Project Name: Castroville Library – public works

Brief Project Description: Ausonio was the Program Manager as well as the Construction Manager on the new 13,000 sf single story wood frame library and new 4,900 sf resource center.

Started November 2003, Completed September 2007

Client Name: Monterey County Free Libraries

Client Contact Information: Nick Nichols (831) 755-5386

Size of Project & Cost: 17,900 sf; \$6,000,000

General Contractor: Tombleson Incorporated

Specialty Area: Library



Project Name: Castro Plaza Fountain at Castroville Library - government

Brief Project Description: Ausonio was the Program Manager as well as the Construction Manager Installation of large fountain

Started October 2007, Completed August 2008

Client Name: County of Monterey

Size of Project & Cost \$85,870

General Contractor: Tombleson Incorporated

Specialty Area: Special installation



Project Name: San Lucas Branch Library - government

Brief Project Description: Ausonio is the Construction Manager for new 1,160 sf library facility includes an open floor design with space for computer usage, general book stacks and reading areas, as well as a small study room, staff work room and Sheriff’s office space; targeting LEED Silver. Currently under construction.

Client Name: County of Monterey

Size of Project & Cost 1,160 sf; \$592,000

General Contractor: Pueblo Construction

Specialty Area: Library



Project Name: Cesar Chavez Public Library - public

Brief Project Description: Ausonio was the General Contractor for the 14,982 sf additions and alterations to existing library; certified LEED Gold, completed October 2012

Client Name: City of Salinas

Size of Project & Cost: 14,982 sf; \$3,073,000

General Contractor: Ausonio Inc

Specialty Area: Library



Project Name: Monterey Conference Center – *government*

Description: Ausonio is the Program Management Services for MCC Renovation consisting of interior finish and infrastructure upgrades. Extensive reconfiguration of the entry to increase pre-function area, increases in the subdivisions of the Serra Ballroom and improving the configurations of the Colton and Ferrante meeting rooms. Renovation includes reconfiguration of the Steinbeck forum from a sloped floor auditorium to a 6000 square foot flat floor junior ballroom multi-use event space. Targeting LEED Gold.

Awarded: 2014 August, To Be Completed: Spring 2017; on schedule

Client Name: City of Monterey

Client Contact Information: Sam Phillips (831) 633-3371; sam@ausonio.com

Size of Project & Cost: 80,000 sf; \$32 million estimate

General Contractor: Stronghold Engineering

Specialty Area: Hospitality/Conference Center



Project Name: Stanford University Hopkins Marine Station Miller Library HVAC Refurbishment – *institutions*

Brief Project Description: Design/Build Mechanical System with CAD Drawings for Permit Submission; Commissioning Sequence; Refrigeration Insulation and Humidity and Temperature Controls; Plumbing. Demolition and re-installation of light fixtures; Disconnect and re-connect furnaces 1-4 and condenser and FCU; Removal and re-installation of conduits

Client name: Stanford University

Client Contact Information: Jon Florez (650) 736-8377; Jonf@bonair.stanford.edu

Size of Project & Cost: 9,088 sf; \$138,518

General Contractor: Also Ausonio

Specialty Area: School

Project Name: Monterey Bay Unified Air Pollution Control District – *government*

Description: Construction Management Services for the 2nd floor remodel of the District's Monterey office headquarters including increased open office space, additional conference rooms, ADA upgrades, and leveling of existing floor.

Client Name: Monterey Bay Unified Air Pollution Control District

Client Contact Information: Joyce Giuffre (831) 647-9418 x229; jgiuffre@mbuapcd.org

Size of Project & Cost: 13,000 sf; \$560,000

General Contractor: Avila Construction

Specialty Area: Office

Project Name: Stanford University Hopkins Marine Sea Water Line – *institutions*

Brief Project Description: Construction Manager for Installation of approximately 220 lf. of new saltwater drain tying into the existing seawater drain lines and capping them off; cutting and patching of existing surfaces including AC paving, walk path and landscaped areas; SWPPP installation, maintenance and removal.

Client name: Stanford University

Client Contact Information: Jon Florez (650) 736-8377; Jonf@bonair.stanford.edu

Size of Project & Cost: Approximately 220 lf. of new saltwater drain; \$75,400

General Contractor: Monterey Peninsula Engineering

Specialty Area: School

Project Name: Stanford University Hopkins Marine Station Site improvement – *institutions*

Brief Project Description: Construction Manager for Installation of driveway improvement, grading & paving, replacement of gate, relocate power, add new card reader

Client name: Stanford University

Client Contact Information: Jon Florez (650) 736-8377; Jonf@bonair.stanford.edu

Size of Project & Cost: 1,300 sf; \$40,533

General Contractor: Also Ausonio

Specialty Area: School

Project Name: Monterey Peninsula Airport seismic upgrades – *public works*

Brief Project Description: Construction Manager for seismic upgrades, asbestos removal, tenant improvements

Client name: Monterey Peninsula Airport District

Client Contact Information: Mark Bautista (831) 648-7000

Size of Project & Cost: 62,000 sf; \$724,721 CM Contract; Construction budget of \$10M +/-

General Contractor: DMC Construction

Specialty Area: Airport

Project Name: Monterey County Administration Building - government

Brief Project Description: Local firm Construction Managers new 3-story, 133,108 SF Administration Building, remodel of East, West & North wings of the Monterey County Courthouse.

Start date August 2003, completed September 2006

Client name: Monterey County

Client Contact Information: Lew Bauman (831) 755-5115

Size of Project & Cost: 133,108 sf; \$35,000,000

General Contractor: Multiple GCs

Specialty Area: Offices/Court facilities



Project Name: Monterey Airport Terminal Expansion - government

Brief Project Description: Construction Managers for expansion of two passenger holding rooms, ADA Compliance revisions, upgraded 8 restrooms and added 4 restrooms.

Client name: Monterey Peninsula Airport District

Client Contact Information: Mark Bautista (831) 648-7000

Size of Project & Cost: 2,100 sf; \$ 1,650,143

General Contractor: Also Ausonio

Specialty Area: Airport

Project Name: Boys & Girls Club @ Shoreline Middle School, Live Oak, Santa Cruz – *public works*

Brief Project Description: Construction Manager / General Contractor for ground up construction of two story, 10,000 sf wood framed building on the campus of the Shoreline Middle School in Santa Cruz. The design included a demonstration kitchen, digital arts room, music room, dance room, computer lab, restrooms and two large open activity rooms. The project was awarded to Ausonio on a lease lease-back basis. We were tasked with building the project for \$3.5m even though the most current budgets were almost a \$1m more than that. In the end we were successful in bringing the project in on time and in the \$3.5m budget.



Client name: Live Oak School District

Client Contact Information: Keith Houchen (831) 475-6095

Size of Project & Cost: 10,000 sf; \$3,500,000

General Contractor: Ausonio Incorporated

Project Name: Monterey Peninsula College Art Department Renovation - public

Brief Project Description: Renovation and Remodel of the MPC Art Department Buildings 1 and 30, the Art studio and Art Ceramics Buildings

Client Name: Monterey Peninsula Community College District

Client Contact Information: Michael Carson, macarson@kitchell.com

Size of Project & Cost: \$2,515,000

General Contractor: Ausonio

Specialty Area: School



Other CM Service Projects over the last 10+ years

Project Name: Alfonso's Restaurant

Brief Project Description: Ausonio Construction Management; The restaurant is located in a single story building in a busy shopping mall with three other businesses. A fire in the unit cause severe damage to the interior and the roof. As the Construction Manager, Ausonio coordinated between the owner, the tenant, the insurance company, and the General Contractor to restore and update the interior. Because of the structural damage to the trusses, the roof over the restaurant was completely removed and the trusses replaced. The other businesses remained open during the repairs.

Client name: Castroville Station One

Client Contact Information: Linda Grier (831) 633-3371

Size of Project & Cost: 1,800 sf; \$560,000

General Contractor: Property Restoration Services

Specialty Area: Hospitality/ Restaurant

Project Name: Maserati/Bentley Service Center of Walnut Creek

Brief Project Description: Oversee Design and Construction of remodel of existing building into new high-end vehicle service station

Client name: Luxury Motor Cars, LTD

Client Contact Information: Mario Biundo (925) 627-3728

Size of Project & Cost: 8,751 sf; \$1,000,000 budget

General Contractor: Not applicable

Specialty Area: Commercial

Project Name: Bentley of Walnut Creek Showroom
Design & Construction

Brief Project Description: Oversee Design and Construction of new 7,000 sf 2-story building

Client name: Luxury Motor Cars, LTD

Client Contact Information: Mario Biundo (925) 627-3728

Size of Project & Cost: 7,000 sf; \$2,100,000 budget

General Contractor: Also Ausonio

Specialty Area: Commercial



Project Name: 426 Alvarado Brew Pub

Brief Project Description: Construction Manager for restaurant and micro-brewery within existing shell at street level

Start November 2013, completed June 2014, met schedule

Client name: John C. Hill

Client Contact Information: John C. Hill AIA

Size of Project & Cost: 4,556 sf; \$2,000,000

General Contractor: N.C. Construction

Specialty Area: Hospitality/Restaurant



Project Name: Jaguar Land Rover Monterey Remodel

Brief Project Description: Design & Construction Management Services for remodel & addition of existing showroom consisting of demolition of exterior columns, covered trellis/canopy areas & approximately 143 sf of building area to accommodate new exterior façade and expansion of 1,1140 sf of showroom area; new total showroom area: 9,034 sf.

Start April 2012, Completed March 2013;

Client name: Sam Linder Auto Group

Client Contact Information: Sam Linder (831) 899-8800

Size of Project & Cost: Demo area: 143 sf, expansion area 1,140 sf, interior remodel 5,175; \$1,088,000

General Contractor: Also Ausonio

Specialty Area: Commercial



Project Name: Rio Sands Motel

Brief Project Description: Construction Management / General Contractor; Exterior renovation and addition of stair towers

Awarded: January 2011 Completed: June 2011; finished on time

Client Name: Bartfield Motel Group

Client Contact Information: Dave Nowak

Size of Project & Cost: 18,000 sf, \$860,000

General Contractor: Also Ausonio

Specialty Area: Hospitality/Hotel-Motel



Project Name: Creekbridge Village

Brief Project Description: Construction Management / General Contractor; New 60,000 SF mixed-use commercial retail & residential complex

Started May 2003, completed March 2004; completed on schedule

Client name: Thrust IV

Client Contact Information: Hugh Walker (831) 443-6533

Size of Project & Cost: 60,000 sf; \$9,000,000

General Contractor: Also Ausonio

Specialty Area: Commercial/Residential



Project Name: Nordic Naturals

Brief Project Description: Construction Manager for Design-Build 87,000 sf concrete tilt-up new warehouse & distribution center, certified LEED gold

Client Name: Nordic Naturals

Client Contact Information: Susan Valli (831) 724-6200

Size of Project & Cost: 87,000 sf; \$9,149,000

General Contractor: Also Ausonio

Specialty Area: Commercial



Project Name: Vinvision

Brief Project Description: Design & construction management of 60,000 sf concrete tilt-up new warehouse & distribution center

Client Name: Cynthia Kaster, John Kaster, Jean Kaster, LLC

Client Contact Information: Terry Gallegher (831) 227-0601

Size of Project & Cost: 60,000 sf; \$5,185,000

General Contractor: Also Ausonio

Specialty Area: Commercial

Project Name: Pacific Propane

Brief Project Description: 4,000 sq. ft. office building, 1,600 sq. ft. metal building.

Client Name: Pacific Propane

Client Contact Information:

Size of Project & Cost: 4,000 sf; \$1,735,800

General Contractor: Also Ausonio

Specialty Area: Industrial



Schedule

Ausonio manages the schedule by developing and maintaining a Master Project Schedule containing milestone information that defines the beginning and end of the preconstruction and construction periods. The schedule is enforced by incorporating liquidated damages to specific milestones in the special conditions of the specifications.

Ausonio does not schedule the details of subcontractor work within the construction period. This is the job of the General Contractor. Ausonio will require the contractor to submit a detailed schedule to the Project Manager. This schedule will be checked for compliance with the contract, and that schedule organization and work calendars are accurate with logical sequencing of activities, and that the schedule is cost-loaded with the schedule of values. A monthly schedule update will be tied to the pay application and reviewed by the Project Manager and Contractor to maintain an on track status.

Along with monthly schedule updates the Contractor will be required to provide a "three-week look-ahead" schedule at the weekly project meetings. This schedule gives a more detailed look at each activity and will be critiqued by the entire project team. The three-week look-ahead schedule is also cross-checked with the monthly schedule for conformance.

If the schedules are slipping Ausonio will notify the Contractor and require that a "recovery schedule" be submitted. The recovery schedule will outline what critical path item is behind and show how –at no additional cost to the owner– the time will be made up. If the Contractor does not comply with accelerating the schedule to get back on track liquidated damages will be applied.

During our schedule reviews with the Contractor our objective is stay on top of the progress and work with the Contractor throughout the project. This is to make sure the Contractor does not get so far behind that the completion date is not achievable.

We have attached a preliminary schedule for your review that covers pre-construction and milestone construction activities. This schedule would be refine as necessary during the development of the Project Charter

ID	Task Name	Duration	Start	Finish	2016								2017								2018				20
					Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2					
1	TOTAL PROJECT SCHEDULE	731 days	Mon 8/29/16	Mon 6/17/19	TOTAL PROJECT SCHEDULE																				
2	PRECONSTRUCTION	490 days	Mon 8/29/16	Fri 7/13/18	PRECONSTRUCTION																				
3	PROJECT MANAGER RECEIVES NOTICE to PROCEED	0 days	Mon 8/29/16	Mon 8/29/16	RECEIVES NOTICE to PROCEED																				
4	DEVELOP PROJECT CHARTER	13 days	Thu 9/8/16	Mon 9/26/16	PROJECT CHARTER																				
5	Meet With Owner to Outline Project Charter	1 day	Thu 9/8/16	Thu 9/8/16	to Outline Project Charter																				
6	PM Drafts Project Charter Document	3 days	Fri 9/9/16	Tue 9/13/16	Project Charter Document																				
7	Owner Reviews Charter Document	5 days	Wed 9/14/16	Tue 9/20/16	Reviews Charter Document																				
8	PM & Owner Meet to Review Charter Comments	1 day	Wed 9/21/16	Wed 9/21/16	to Review Charter Comments																				
9	PM Develops Final Draft of Project Charter	3 days	Thu 9/22/16	Mon 9/26/16	Final Draft of Project Charter																				
10	DESIGN TEAM SELECTION	45 days	Tue 9/27/16	Mon 11/28/16	DESIGN TEAM SELECTION																				
11	Design Team RFP Process	25 days	Tue 9/27/16	Mon 10/31/16	Design Team RFP Process																				
12	Owner & PM Review RFP Responses	5 days	Tue 11/1/16	Mon 11/7/16	PM Review RFP Responses																				
13	Design Team Interviews	2 days	Tue 11/8/16	Wed 11/9/16	Design Team Interviews																				
14	Owner & PM Select Design Team	3 days	Thu 11/10/16	Mon 11/14/16	Owner & PM Select Design Team																				
15	Finalize Design Team Agreement	10 days	Tue 11/15/16	Mon 11/28/16	Finalize Design Team Agreement																				
16	PROJECT PROGRAMING	16 days	Tue 1/10/17	Tue 1/31/17	PROJECT PROGRAMING																				
17	Hold "Owner Project Requirements"(OPR) Meeting With All Stakeholders	1 day	Tue 1/10/17	Tue 1/10/17	Requirements"(OPR) Meeting With All Stakeholders																				

Project: CAPITOLA LIBRARY PROJECT SCHEDULE
 Up-Dated: JULY 8, 2016
 Print Date: Fri 7/8/16

Task		Split		Duration-only	
Critical Task		External Tasks		Manual Summary Rollup	
Milestone		Project Summary		Manual Summary	
Summary		Group By Summary		Start-only	
Rolled Up Task		Inactive Task		Finish-only	
Rolled Up Critical Task		Inactive Milestone		Progress	
Rolled Up Milestone		Inactive Summary			
Rolled Up Progress		Manual Task			

ID	Task Name	Duration	Start	Finish	2017								2018				20			
					16	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4					
18	PM Drafts OPR Document	5 days	Wed 1/11/17	Tue 1/17/17																
19	Owner & Design Team Reviews OPR Document	5 days	Wed 1/18/17	Tue 1/24/17																
20	PM Develops Final Draft of OPR	5 days	Wed 1/25/17	Tue 1/31/17																
21	DESIGN DEVELOPMENT PHASE	152 days	Wed 2/1/17	Thu 8/31/17																
22	Schematic Design (SD) Revision #1 per the OPR	10 days	Wed 2/1/17	Tue 2/14/17																
23	Design Team Presents SD Revision #1 to Owner	1 day	Wed 2/15/17	Wed 2/15/17																
24	Owner to review SD Revision #1	5 days	Thu 2/16/17	Wed 2/22/17																
25	PM to Discuss Owner SD #1 Comments	1 day	Thu 2/23/17	Thu 2/23/17																
26	SD Revision #2	10 days	Fri 2/24/17	Thu 3/9/17																
27	Design Team Presents SD Revision #2 to Owner	1 day	Fri 3/10/17	Fri 3/10/17																
28	Owner to review SD Revision #2	5 days	Mon 3/13/17	Fri 3/17/17																
29	PM to Discuss Owner SD #2 Comments	2 days	Mon 3/20/17	Tue 3/21/17																
30	Budgeting / 1st Prelim Est based on SD #2	15 days	Wed 3/22/17	Tue 4/11/17																
31	Budgeting / Owner reviews Prelim Est #1	5 days	Wed 4/12/17	Tue 4/18/17																
32	Design Development (DD) Plan 1st Draft	10 days	Wed 4/19/17	Tue 5/2/17																
33	Design Team Presents DD Draft #1 to Owner	1 day	Wed 5/3/17	Wed 5/3/17																
34	Owner to review DD Draft #1	10 days	Thu 5/4/17	Wed 5/17/17																

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Task		Split		Duration-only	
Critical Task		External Tasks		Manual Summary Rollup	
Milestone		Project Summary		Manual Summary	
Summary		Group By Summary		Start-only	
Rolled Up Task		Inactive Task		Finish-only	
Rolled Up Critical Task		Inactive Milestone		Progress	
Rolled Up Milestone		Inactive Summary			
Rolled Up Progress		Manual Task			

ID	Task Name	Duration	Start	Finish	2017								2018				20			
					16	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4					
35	Pm to Discuss Owner SD #1 Comments	5 days	Thu 5/18/17	Wed 5/24/17																
36	Design Development (DD) Draft # 2	10 days	Thu 5/25/17	Wed 6/7/17																
37	Design Team Presents DD Draft #2 to Owner	1 day	Thu 6/8/17	Thu 6/8/17																
38	Owner to review DD Draft #2	5 days	Fri 6/9/17	Thu 6/15/17																
39	PM to Discuss Owner SD #2 Comments	2 days	Fri 6/16/17	Mon 6/19/17																
40	Design Development (DD) Draft # 3	5 days	Tue 6/20/17	Mon 6/26/17																
41	Design Team Presents DD Draft #3 to Owner	1 day	Tue 6/27/17	Tue 6/27/17																
42	Owner to review DD Draft #3	5 days	Wed 6/28/17	Tue 7/4/17																
43	PM to Discuss Owner DD #3 Comments	1 day	Wed 7/5/17	Wed 7/5/17																
44	Submit DD Plans to Design Review	1 day	Thu 7/6/17	Thu 7/6/17																
45	Design Review	40 days	Fri 7/7/17	Thu 8/31/17																
46	Budgeting / 2nd Prelim Est based on DD #2	15 days	Wed 6/28/17	Tue 7/18/17																
47	Budgeting / Owner reviews Prelim Est #2	5 days	Wed 7/19/17	Tue 7/25/17																
48	Owner Approved DD Plans with Comments	0 days	Tue 7/25/17	Tue 7/25/17																
49	CONSTRUCTION PLANS & PLAN CHECK	226 days	Fri 9/1/17	Fri 7/13/18																
50	PREPARE CONSTRUCTION DOCUMENTS (CDs)	112 days	Fri 9/1/17	Mon 2/5/18																
51	Develop CDs to 50%	35 days	Fri 9/1/17	Thu 10/19/17																

Project: CAPITOLA LIBRARY PROJECT SCHEDULE
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Task		Split		Duration-only	
Critical Task		External Tasks		Manual Summary Rollup	
Milestone		Project Summary		Manual Summary	
Summary		Group By Summary		Start-only	
Rolled Up Task		Inactive Task		Finish-only	
Rolled Up Critical Task		Inactive Milestone		Progress	
Rolled Up Milestone		Inactive Summary			
Rolled Up Progress		Manual Task			

ID	Task Name	Duration	Start	Finish	16		2017				2018				20		
					Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	
52	50% CDs Pricing & Constructability Review	15 days	Fri 10/20/17	Thu 11/9/17													
53	50% CD Review Meeting	1 day	Fri 11/10/17	Fri 11/10/17													
54	Develop CDs to 95% Complete	35 days	Mon 11/13/17	Fri 12/29/17													
55	95% CDs Pricing & Constructability Up-Date	15 days	Mon 1/1/18	Fri 1/19/18													
56	95% CD Review Meeting	1 day	Mon 1/22/18	Mon 1/22/18													
57	Final Pre Plan Check CD Changes	5 days	Tue 1/23/18	Mon 1/29/18													
58	Assemble CD Permit Package for Plan Ck	5 days	Tue 1/30/18	Mon 2/5/18													
59	BUILDING PERMIT SUBMITTAL	65 days	Mon 2/5/18	Mon 5/7/18													
60	Submit Construction Documents for Building Permit	0 days	Mon 2/5/18	Mon 2/5/18													
61	Building Department Plan Check	30 days	Tue 2/6/18	Mon 3/19/18													
62	Receive Plan Check Comments	0 days	Mon 3/19/18	Mon 3/19/18													
63	Make Corrections & Re-submit	15 days	Tue 3/20/18	Mon 4/9/18													
64	2nd Building Department Plan Check	20 days	Tue 4/10/18	Mon 5/7/18													
65	Permit Ready to be issued	0 days	Mon 5/7/18	Mon 5/7/18													
66																	
67	CONTRACTOR BIDDING PROCESS	49 days	Tue 5/8/18	Fri 7/13/18													
68	General Contractor Prebid Process	25 days	Tue 5/8/18	Mon 6/11/18													

Project: CAPITOLA LIBRARY PROJECT SCHEDULE Up-Dated: JULY 8, 2016 Print Date: Fri 7/8/16	Task		Split		Duration-only	
	Critical Task		External Tasks		Manual Summary Rollup	
	Milestone		Project Summary		Manual Summary	
	Summary		Group By Summary		Start-only	
	Rolled Up Task		Inactive Task		Finish-only	
	Rolled Up Critical Task		Inactive Milestone		Progress	
	Rolled Up Milestone		Inactive Summary			
	Rolled Up Progress		Manual Task			

Proposed Hours & Costs and Standard Fee Rates

Proposed Consultant Costs

Please find attached a detailed breakdown of our proposed hours and associated cost for both Pre-Construction and Construction Management Services. These proposed hours are based on our experience with completing these tasks on this type of project. We feel the hours allotted provide for a comprehensive management program but are subject to possible adjustment once we have an opportunity to sit down with owner and refine the scope of services.

For example;

- Is Ausonio to coordinate the purchase and installation of furnishings, fixtures and equipment (FF&E)?
- Will Ausonio be completing the constructability reviews or will an outside consultant be hired?
- Will Ausonio be providing the preconstruction budgeting or will an outside consultant be hired?
- How many reviews of the plans and budgets are actually needed? This is usually directly related to how many committees and the number of committee members there are that will be reviewing and approving the various reports and budgets
- Will there be any special reporting required other than the reviews and budgets noted on the breakdown

Standard Billing Rates

Please see attached Ausonio standard FEE Schedule

Please see our sections of Cost Management and Project Schedule for our approach on staying within budgets and schedules.



7/8/2016

Capitola Library / CM RFP Construction Management Services Worksheet

Description of Services	Estimated Hours					Total Budget Cost	Total Hours
	Project Management \$185	Design Document Review \$185	Estimating / Budget Control \$185	Project Engineer \$75	Const. QC & Safety \$100		
OVER ALL CM HOURS	1,509	112	200	396	144	\$380,985	2,361
Preconstruction							
Develop Project Plan / Charter							
Meet with owner to discuss goals	6	\$185	\$185	\$185	\$75	\$100	\$1,110 6
Draft plan / charter	8	\$185	\$185	\$185	3	\$75	\$100 \$1,705 11
Develop project schedule	8	\$185	\$185	\$185		\$75	\$100 \$1,480 8
Meet with owner to review draft document	5	\$185	\$185	\$185		\$75	\$100 \$925 5
Make corrections to draft document	3	\$185	\$185	\$185		\$75	\$100 \$555 3
Issue final plan / charter		\$185	\$185	\$185	2	\$75	\$100 \$150 2
							\$0
Design Team Selection							
Develop Design Team RFPs	12	\$185	\$185	\$185	5	\$75	\$100 \$2,595 17
Solicit Design Team proposals	7	\$185	\$185	\$185	5	\$75	\$100 \$1,670 12
Review proposals for completeness	16	\$185	\$185	\$185		\$75	\$100 \$2,960 16
Meet with Owner to review proposals	4	\$185	\$185	\$185		\$75	\$100 \$740 4
Set up and have Design Team interviews	8	\$185	\$185	\$185		\$75	\$100 \$1,480 8
Negotiate Design Tem Agreement	16	\$185	\$185	\$185		\$75	\$100 \$2,960 16
							\$0
Develop Owner's Project Requirements (OPR)							
Organize & chair OPR Charrette	16	\$185	\$185	\$185	10	\$75	\$100 \$3,710 26
Develop Draft OPR	10	\$185	\$185	\$185		\$75	\$100 \$1,850 10
Review draft OPR with all stakeholders	8	\$185	\$185	\$185	4	\$75	\$100 \$1,780 12
Make Final Changes & Issue OPR	4	\$185	\$185	\$185	4	\$75	\$100 \$1,040 8
Periodic OPR up-dating	6	\$185	\$185	\$185		\$75	\$100 \$1,110 6
							\$0
Construction Document Reviews & Meetings							
Schematic Design reviews		\$185	24	\$185		\$75	\$100 \$4,440 24
Schematic Design review meetings	10	\$185		\$185	4	\$75	\$100 \$2,150 14
Design Development reviews & value engineering		\$185	40	\$185		\$75	\$100 \$7,400 40
Design Development review meetings	15	\$185		\$185	6	\$75	\$100 \$3,225 21
Construction Document reviews & value engineering		\$185	48	\$185		\$75	\$100 \$8,880 48
Construction Document reviewed meetings	10	\$185		\$185	4	\$75	\$100 \$2,150 14
Misc Owner Construction Document meetings & discussions	56	\$185		\$185	8	\$75	\$100 \$10,960 64
							\$0
Utility Company Coordination							
Corordinate with utility companies	56	\$185	\$185	\$185		\$75	\$100 \$10,360 56
							\$0
City, Citizen and Misc. Stakeholder Meetings							
City meetings	20	\$185	\$185	\$185		\$75	\$100 \$3,700 20
Citizen meetings	16	\$185	\$185	\$185		\$75	\$100 \$2,960 16
Misc. meetings	40	\$185	\$185	\$185		\$75	\$100 \$7,400 40



7/8/2016

**Capitola Library / CM RFP
Construction Management Services Worksheet**

Estimated Hours

Description of Services	Estimated Hours						Total Budget Cost	Total Hours			
	Project Management \$185	Design Document Review \$185	Estimating / Budget Control \$185	Project Engineer \$75	Const. QC & Safety \$100						
Budgeting							\$0				
Draft preliminary overall project budget	\$185	\$185	32	\$185	\$75	\$100	\$5,920	32			
Develop preliminary Construction Budget	\$185	\$185	32	\$185	\$75	\$100	\$5,920	32			
Budget up-date / Design Development	\$185	\$185	32	\$185	\$75	\$100	\$5,920	32			
Budget up-date / 50% complete design	\$185	\$185	40	\$185	\$75	\$100	\$7,400	40			
Budget up-date / 90% complete design	\$185	\$185	32	\$185	\$75	\$100	\$5,920	32			
Budget up-date / Plan Check complete	\$185	\$185	16	\$185	\$75	\$100	\$2,960	16			
Budget up-date / Contractor Bids complete	\$185	\$185	16	\$185	\$75	\$100	\$2,960	16			
Misc Owner Budget meetings & discussions	56	\$185	\$185	\$185	8	\$75	\$100	\$10,960	64		
Project Pre Construction Schedules							\$0				
Periodic over all schedule up-dates	12	\$185	\$185	\$185	\$75	\$100	\$2,220	12			
Develop detailed construction schedule	8	\$185	\$185	\$185	\$75	\$100	\$1,480	8			
General Contractor Bid Process							\$0				
Assemble bid package documents	24	\$185	\$185	\$185	10	\$75	\$100	\$5,190	34		
Advertise for GC bids	16	\$185	\$185	\$185	12	\$75	\$100	\$3,860	28		
Post bid documents at Builders Exchanges		\$185	\$185	\$185	2	\$75	\$100	\$150	2		
Process & track pre bid RFIs	40	\$185	\$185	\$185	32	\$75	\$100	\$9,800	72		
Hold Pre-Bid site meeting	16	\$185	\$185	\$185		\$75	\$100	\$2,960	16		
Receive bids on bid day	8	\$185	\$185	\$185		\$75	\$100	\$1,480	8		
Draft Notice of Award	4	\$185	\$185	\$185		\$75	\$100	\$740	4		
Review final agreement documents	32	\$185	\$185	\$185		\$75	\$100	\$5,920	32		
Miscellaneous	40	\$185	\$185	\$185	16	\$75	\$100	\$8,600	56		
Regularly Scheduled Meetings							\$0				
Coordinate Monthly owners meetings and draft minutes (est. 24 meetings)	192	\$185	\$185	\$185	24	\$75	\$100	\$37,320	216		
Attend Board Meetings (est. 8 meeting)	32	\$185	\$185	\$185		\$75	\$100	\$5,920	32		
	Hrs.		Hrs.		Hrs.		Hrs.	Cost	Hrs.		
PRE CONSTRUCTION Budget Hours Totals	840		112		200		159		0	\$225,045	1311

Capitola Library / CM RFP

Budget Worksheet

Construction Services / Administrative

Scheduling	Budget Worksheet						Total Budget Cost	Total Hours
	Project Manager \$115	Document Review Specialist \$115	Estimator/ Budget Control \$95	Project Engineer \$65	Field Supervisor \$110			
Monthly Construction Schedule update and monitoring	22	\$185	\$185	\$185	\$75	\$100	\$4,070	22



7/8/2016

**Capitola Library / CM RFP
Construction Management Services Worksheet**

Estimated Hours

Description of Services	Project Management		Design Document Review		Estimating / Budget Control		Project Engineer		Const. QC & Safety		Total Budget Cost	Total Hours
		\$185		\$185		\$185		\$75		\$100		
Owner's Meetings												
Attend/Lead Bi-Weekly Owner Meetings	110	\$185	\$185	\$185	\$185	\$75	\$100	\$20,350	110			
Create Bi-Weekly Owner Meeting Minutes	44	\$185	\$185	\$185	\$75	\$100	\$8,140	44				
Monthly Executive Report – For Board Meeting	16	\$185	\$185	\$185	\$75	\$100	\$2,960	16				
Attend Board Meetings (est. 5 meeting)	20	\$185	\$185	\$185	\$75	\$100	\$3,700	20				
Payroll & Waiver Monitoring												
Monitor Lien Releases		\$185	\$185	\$185	33	\$75	\$100	\$2,475	33			
Monitor Payroll Reports		\$185	\$185	\$185	33	\$75	\$100	\$2,475	33			
Manage Construction Budget												
Review and GC Progress Payments	22	\$185	\$185	\$185	\$75	\$100	\$4,070	22				
Review GC Requests For Change	32	\$185	\$185	\$185	\$75	\$100	\$5,920	32				
Draft Owner Change Orders	16	\$185	\$185	\$185	5	\$75	\$100	\$3,335	21			
Up-Date Budget When C/Os Are Issued	5	\$185	\$185	\$185	\$75	\$100	\$925	5				
Prepare and Submit Final Project Budget	3	\$185	\$185	\$185	\$75	\$100	\$555	3				
Process RFIs & Submittals		\$185	\$185	\$185	\$75	\$100	\$0	0				
Create RFI Log & Process all RFI's	40	\$185	\$185	\$185	24	\$75	\$100	\$9,200	64			
Create Submittal Log & Processes all submittals	16	\$185	\$185	\$185	24	\$75	\$100	\$4,760	40			
Project Close Out												
Distribute Architect's Punch List	4	\$185	\$185	\$185	1	\$75	\$100	\$815	5			
Collect All Closeout Documents	2	\$185	\$185	\$185	8	\$75	\$100	\$970	10			
Package Up Closeout Documents	1	\$185	\$185	\$185	8	\$75	\$100	\$785	9			
Coordinate Owner Training	6	\$185	\$185	\$185	3	\$75	\$100	\$1,335	9			
Reimbursable												
Miscellaneous reimbursable - actual + 15%								\$0	0			
Clerical/ Accounting Support - 10% of hours								\$0	0			
	Hrs.		Hrs.		Hrs.		Hrs.	Cost	Hrs.			
CONSTRUCTION SERVICES / Administrative	359		0		0		139		0	\$76,840	498	



7/8/2016

**Capitola Library / CM RFP
Construction Management Services Worksheet**

Estimated Hours

Description of Services	Project Management		Design Document Review		Estimating / Budget Control		Project Engineer		Const. QC & Safety		Total Budget Cost	Total Hours
		\$185		\$185		\$185		\$75		\$100		
Construction Services / On-Site												
	Project Manager	\$115	Document Review Specialist	\$115	Estimator/ Budget Control	\$95	Project Engineer	\$65	Field Supervisor	\$110	Total Budget Cost	Total Hours
Review And Finalize Schedule with Contractor	12	\$185		\$185		\$185		\$75		\$100	\$2,220	12
Weekly Contractor Coordination Meetings	264	\$185		\$185		\$185		\$75		\$100	\$48,840	264
Up-Date Weekly Coordination Meeting Notes	22	\$185		\$185		\$185	98	\$75		\$100	\$11,420	120
Implement Safety Program		\$185		\$185		\$185		\$75	12	\$100	\$1,200	12
Monitor Contractor Activities & QC Inspections		\$185		\$185		\$185		\$75	132	\$100	\$13,200	132
Preliminary Punch List Inspection	6	\$185		\$185		\$185		\$75		\$100	\$1,110	6
Completed Punch List Follow Up Inspection	6	\$185		\$185		\$185		\$75		\$100	\$1,110	6
	Hrs.		Hrs.		Hrs.		Hrs.		Hrs.		Cost	Hrs.
CONSTRUCTION SERVICES / Site	310		0		0		98		144		\$79,100	552

Fee Schedule

7-1-2016 through 6-30-2017

Office Personnel Rates:

	<u>Per Hour</u>
Principal	\$ 225.00
Executive Sr PM	\$ 195.00
Senior Project Manager	\$ 185.00
Project Manager	\$ 165.00
Accounting Manager	\$ 125.00
LEED AP Consultant	\$ 85.00
Project Engineer	\$ 85.00
Accountant	\$ 65.00
Administrative Assistant	\$ 65.00

Field Personnel Rates:

General Superintendent	\$ 100.00
Superintendents	\$ 95.00
Carpenters	\$ 90.00
Laborers	\$ 35.00
Laborers - Prevailing Wage	\$ 67.00

Reimbursable Expenses:**Printing & Plotting**

Plotting	Cost Plus 15%
Blue Printing	Cost Plus 15%
Photocopying	Cost Plus 15%

Overnight Mailing

Cost Plus 15%

Other Charges:

Consultants	Cost Plus 15%
Engineers	Cost Plus 15%
Subcontractors	Cost Plus 15%

Project Team

Ausonio's Capitola Library Management Team

Key Project Personnel – please see résumés for qualifications and experience

Jim Staniec – Sr. Project Manager; LEED AP – Santa Cruz office

Brent Wilcox – Quality Assurance, Safety Advisor, Estimator; Qualified SWPPP Practitioner (QSP) and Certified Erosion, Sediment and Storm Water Inspector (CESSWI) – Castroville office

Rhonda Wallace – Senior Project Engineer – Castroville office

Ausonio uses a team approach on CM Services without increasing costs to the owner. Below are the other members of the Ausonio Team that are available to the above project team for additional support as needed.

Ausonio Incorporated Personnel

Andrew Ausonio	President; PE
Mog Cabatu	Vice President / Senior Project Manager & Estimator
Sam Phillips	Program Manager; Certified Green Building Professional
Troy Fink	Construction Manager / Project Manager / Scheduler
Dustin Conner	Construction Manager; CCM Certified Construction Manager
Justin Pryer	Project Manager
Jeannie Rueter	Green Building Analyst / Project Engineer; LEED AP BD+C
Jimmy Rodrigues	Project Engineer
Kelly Hathorn	Project Engineer
Kim Siason	Project Engineer
Brenda Harmon	Payroll Administrator, Accounts Payable Specialist
Paula Petrosky	Project Accountant
Veronica Herrera	Administration

JIM STANIEC**Senior Project Manager, LEED AP**

I have been working in the construction industry for over 38 years, have been a licensed General Contractor since 1986 and am a LEED Accredited Professional. During my 24 years as both on-site and off-site Project Manager I have gained the experience, knowledge and know-how to successfully guide projects through the complexities of the construction process. My ability to clearly communicate, foresee problem situations and take appropriate actions prior to them becoming an issue, provide creative solutions to any challenging issues that arise, negotiate with all stakeholders to achieve a win – win outcome and keen attention to budget and schedule have made me a successful and well-regarded Project Manager by my clients, design professionals and contractors.

EXPERIENCE

Career has spanned 38 years.

Hold California State Contractor license and LEED Accredited Professional Certificate

Have held the following positions:

- 2000 – Present **Senior Project Manager**, Ausonio Incorporated
- 1998 – 2000 **Project Manager/Branch Manager** San Jose Construction, Monterey
- 1997 – 1998 **Project Manager**, San Jose Construction
- 1991 – 1997 **Project Manager**, C/D/M Incorporated
- 1986 – 1991 **Superintendent** C/D/M Incorporated
- 1982 – 1986 **Partner**, Fox Construction/General Contractor
- 1978 – 1982 **Carpenter**, Fox Framing / Construction

PROJECTS**Education**

- Monterey College of Law Justice Center Bldg. – Seaside CA \$1,873,000
Platinum Certified LEED project
Renovation of existing 6,000 sq. ft. Fort Ord building into court rooms and mediation offices – General Contractor
- Monterey College of Law Classroom Bldg. – Seaside CA \$1,566,000
Renovation of existing 13,650 sq. ft. Fort Ord building into law college administrative offices, classrooms and library. – General Contractor **Construction Manager**
- Monterey Peninsula Collage, Art Dept. Renovation – Monterey \$2,515,000
Complete renovation of both interior and exterior of two existing buildings total of 11,000 sf. – General Contractor

Specialty

- Boys & Girls Club at Shoreline Middle School – Lease-
Leaseback - Design/Build: New ground up 10,000 sf slab on
grade two-story wood frame building including site grading,
drainage, utilities and paving. In progress. – **Construction
Manager / General Contractor** \$3,500,000
- McPherson Center for Art and History – Santa Cruz, CA \$7,250,000
Construction of a new 17,000 3-story steel frame museum
building complete with galleries, offices, conference rooms and
retail shop. Renovation of 24,000 sq. ft 50-year-old poured in
place concrete jail building into retail shops and commercial
office including addition of fourth floor. **Project /Construction
Manager**

Warehouse / Distribution / Offices

- Nordic Naturals – Watsonville \$9,149,000
Gold certified LEED project
Design Build 87,000 sq. ft. concrete tilt-up warehouse with
44,000 sq. ft. warehouse and 43,000 sq. ft. fully finished office
space **Project / Construction Manager / General Contractor**
- Vinvision Trucking – Castroville, CA \$5,185,000
Design Build 78,000 sq. ft. concrete tilt warehouse including
5,500 sq. ft. office space- **Construction Manager / General
Contractor**
- Creekbridge Office Complex – Salinas, CA \$5,120,000
36,000 sq. ft. wood framed Class A office building – General
Contractor
- West Marine Corp. Offices and Dist. Center – Watsonville, CA \$3,828,000
Concrete tilt-up, structural steel frame and wood frame
construction 83,000 sq. ft. distribution center and 33,000 sq. ft.
offices. **Project / Construction Manager / General Contractor**
- Westridge Buildings 125 and 150 – Watsonville, CA \$3,450,000
Two R&D concrete tilt-up buildings totaling 115,000 sq. ft.
Project / Construction Manager / General Contractor
- Covey Office Suites – Salinas, CA \$1,812,000
Design Build 14,000 sq. ft. wood framed custom office building.
Project / Construction Manager / General Contractor
- Granum Buildings – Watsonville, CA \$1,540,000
Two 14,000 sq. ft. concrete tilt-up office buildings – General
Contractor

- Smith & Vandiver – Salinas, CA \$960,000
Design Build 20,000 sq. ft. metal building warehouse-
Construction Manager / General Contractor
- Skyway Freight Systems Corporate Offices – Watsonville, CA \$875,000
25,000 sq. ft. high-end tenant improvement. **Construction
Manager / General Contractor**

Industrial

- Fox Racing Shox – Watsonville, CA \$1,270,000
Remodel of existing 85,000 sq. ft. offices and assembly plant into
offices, assembly plant and warehouse space – General
Contractor
- Fox Racing Shox – Scotts Valley, CA \$1,250,000
Remodel of existing 24,000 sq. ft. computer wafer manufacturing
facility into industrial machine shop with over 100 milling
machines – General Contractor
- Ron Witherspoon Incorporated – Castroville, CA \$5,260,000
Design Build 83,000 sq. ft. concrete tilt-up building to suit
industrial building including 24,000 sq. ft. Class A office space
Project / Construction Manager / General Contractor

Medical

- Hazel Hawkins Memorial Hospital Women Center – Hollister, CA \$4,000,000
Interior and exterior contractor on 3-story, 55,000 sq. ft hospital
building– General Contractor
- Hartnell Professional Center – Monterey, CA \$6,250,000
Renovation and remodel of three-story 45,000 sq. ft. poured in
place concrete building – General Contractor
- Doctors On Duty – Watsonville, CA \$680,000
4,000 sq. ft. wood frame facility – General Contractor
- Cypress Medical Clinic – Monterey, CA \$340,000
5,000 sq. ft. tenant improvement for a walk-in doctors’ office –
General Contractor

Agricultural

- David Bruce Winery – Santa Cruz County, CA \$3,800,000
Construction of 10,000 sq. ft barrel storage building with 12” thick
20’ tall concrete tilt-up walls, 8” thick post-tension roof with 5,000
sq ft metal building tasting / banquet facility built on top of barrel
storage roof. Tasting facility included full service commercial
kitchen – General Contractor

Civil

- Arroyo Verde Residential Subdivision – Watsonville, CA \$1,550,000
Site development of 100 lot single-family subdivision.
Construction Manager / General Contractor
- Crestview Subdivision – Oroville, CA \$298,000
Site development of 23 lot single-family subdivision.
Construction Manager / General Contractor

Worship Centers

- New Life Church – Salinas, CA \$940,000
Complete Design Build construction (outside architect) to complete 10,000 square foot tenant improvements in an existing building for church use including sanctuary, classrooms, offices, kitchen and youth center. **Construction Manager / General Contractor**

Hospitality

- Rio Sands Motel – Rio Del Mar Beach, CA \$860,000
Complete exterior renovation and new lobby tower construction
Construction Manager / General Contractor

Government

- Monterey Unified Air Pollution Control District – Monterey CA \$560,000
Complete renovation and reconfiguration of the 2nd floor at the MUAPCD headquarters building **Project / Construction Manager**

Retail

- Creekbridge Shopping Center- Salinas, CA \$9,000,000
Ground up construction of a five building, 60,000 sf mixed use project with 17 apartments **Construction Manager / General Contractor**

Restaurant

- Alfonso Mexican Food – Castroville , CA \$560,000
A fire in the restaurant cause severe damage to the interior and the roof. As the Construction Manager, Ausonio coordinated between the owner, the tenant, the insurance company, and the General Contractor to restore and update the interior. **Project / Construction Manager**

BRENT WILCOX, QSP, CESSWI
General Superintendent**EXPERIENCE:****Quality Assurance, Safety Advisor, and Estimator, Ausonio Incorporated**

2004-Present Responsible for all of Ausonio Incorporated field operations; all Foreman, up to 50 crewmen, up to 15 Project Foremen for Projects totaling \$20 million per year consisting of 12 to 15 major plus dozens of minor individual projects per year. Responsible for reviewing all labor, materials and erosion control plans for all projects and supporting all job superintendents with the necessary resources. Responsible for site inspections for safety, erosion control and efficiency.

1987 – 2004 Responsible for field operations on all projects listed below:

Community Hospital of the Monterey Peninsula (CHOMP),
Dr. Ishii Dental Office
Harden Urgent Care Center
Pajaro Medical Facility
Oronan Medical Facility
Prunedale Physical Therapy
Harden Youth Development Center, Salinas – *AGC State Award Winner*
Anthony Costa & Sons Processing Facility, Salinas
Calvary Chapel, Monterey – *AGC State Award Winner*
North Main School, Soquel
El Estero Elderly Housing, Monterey
King City Housing project
Ocean Mist Office Building and Cooling Facility, Castroville,
Artichoke Industries, Castroville
Easton Enterprises Cooling Facility, Salinas
Prunedale Shopping Center
Sakata Seed, Morgan Hill & Salinas
Boskovich Farms Cooling Facility, Salinas
Salinas Valley Cooling Office and Cooling Facility
Kendal Jackson Winery, Soledad
McGraw Hill remodel

1983–1987 **Project Foreman, Ausonio Construction**

Foreman for a variety of projects

1979–1983 **Journeyman Carpenter, Ausonio Construction**

Worked on a wide variety of commercial and residential projects.

1978–1979 **Custom Cabinet Builder/Carpenter, Baldwin's Cabinet Shop**

EDUCATION:

1978 -82 Completed Carpentry Apprenticeship and employed with Baldwin's Cabinet Shop and Ausonio Construction Inc.

1977 Watsonville High School Graduate

ACTIVITIES:

2009 – Present	Church Facility Committee Chairman
2006 – Present	Community Emergency Response Team (CERT) Trainer
1990 – Present	Church Lector/Building Committee
1985 – 2006	Watsonville Fire Fighter Reserve - Lieutenant
1992 – 2002	Guide Dog Puppy Raiser
1990 – 1995	Men's Club Board, Moreland Notre Dame School
1985 – 1988	Youth Group Leader
1982 – 1986	Children's Liturgy

RHONDA WALLACE
Sr. Project Engineer**RELEVANT EXPERIENCE:**

Rhonda Wallace has over 18 years experience in the construction industry, with varied experience including health care facilities with OSPHD requirements, and LEED Certified projects, including Chartwell School, Carpenter's Union Local 605 offices and Monterey College of Law. She is responsible for owner contracts, negotiation, project team interface, management of administrative data, subcontract administration, RFI process, change orders (to owners and subcontractors) submittals, planning, field interaction, problem-solving, ensuring the successful outcome of selected projects and leading the administrative construction efforts. Rhonda is knowledgeable in all areas of administrative operation, including organization and flow of bidding process. She is the senior prevailing wage auditor for Ausonio.

EXPERIENCE:**Educational & Institutional**

- All Saints School
- Ariel Theatre
- Carpenter's Union Local 605 offices – *targeting LEED Gold*
- Castroville Elementary School
- Chartwell School – *certified LEED Platinum, – AGC State Award Winner*
- Hartnell College South County Campus, King City
- Harden Youth Development Center (Boys & Girls Club) – *AGC State Award Winner*
- Monterey Airport Safety Building
- Monterey College of Law – *certified LEED Platinum, – AGC State Award Winner*
- Monterey County Historical Society
- Monterey Peninsula College Lower Gymnasium
- Palma High School Multi-Purpose Building, Track and Field
- Salinas Airport Terminal Building
- Women's Crisis Center

Medical

- Central Coast Arthroscopy
- CHOMP Pharmacy Remodel (*OSHPD*)
- CHOMP Wellness Cardio Remodel
- CHOMP Hyperbaric Chamber (*OSHPD*)
- CHOMP CT Scanner Replacement (*OSHPD*)
- Compassion Pregnancy Center
- Hazel Hawkins Women's Center
- Mee Memorial Medical Clinic, New Tenant Improvement
- Pinnacle Healthcare
- Precision Orthopedics
- Salinas Valley Memorial Stanford TI (*OSHPD*)
- Salinas Valley Radiology Imaging Center
- Salud Para La Gente

Corporate/Commercial Facilities

- Anthony Costa & Sons Processing Facility
- Boskovich Farms Cooling Facility
- Coast-Tel Federal Credit Union
- County of Monterey Governmental Center
- Creek Bridge Shopping Center and Office Complex
- Jaguar Land Rover
- LifeSparc – *AGC State Award Winner*
- Monterey Wine Company
- Neeson Road Light Industrial Buildings
- Nordic Naturals – *certified LEED Gold, – TAC Award Winner*
- Ocean Mist Farms
- Pacific Meat
- Quail Run Commercial
- Sakata Seed
- Salinas Valley Builders Exchange
- Seaside City Center – Shopping Center
- South Main Chevron, Salinas
- Syngenta Flowers
- SSCS-Service Station Computer Systems
- Villa Hand Car Wash & Gas Station

Hospitality

- Asilomar State Beach and Conference Grounds
- Portola Plaza Hotel – *certified LEED Silver*
- Highlands Inn Remodel
- Hyatt Hotel
- Poppy Hills Golf Clubhouse
- Sea Harvest Restaurant
- Kentucky Fried Chicken/Long John Silvers-Monterey, Seaside, Marina

Custom Residential

- Jeff Davi Residence, 5100 sq. ft. New Residence – Laureles Grade
- Huntington Residence, Fire Damage Repair & Addition – San Benancio
- Pereles Residence, New Residence – Carmel Valley
- Russell Residence, 3900 sq. ft. New Residence – Pacific Grove
- Von Berg Residence, 3800 sq. ft. New Residence- Toro Hills
- Williamson Residence, 3200 sq. ft. Addition – Markham Ranch

Cost Management Procedures

Successful cost management is heavily dependent on how well the project is planned, scheduled, staffed, and communicated. The Estimators and Project Managers at Ausonio have the depth of experience and expertise to develop comprehensive estimates given clear specifications and detailed plans. If the specs and plans are not finalized, they can assist with developing robust plans and specs that show the most cost-effective way to build.

Something unexpected always happens on a project: a wall is opened on a remodel job and the wiring isn't where it is supposed to be or there is something in the wall that is in the way; on new construction unsuitable soil may be found when digging a trench or a sanitary sewer is discovered that was not on the site plan. These types of occurrences are dealt with through the RFI/Change Order procedures and are not considered cost overruns: they are changes to scope – due to unexpected site conditions – and possibly changes to schedule.

Accurate and expedient handling of Contractor Applications for Payment can reduce change orders and protect the Owner. Ausonio will see that pay application process is fair for both the Owner and Contractor. The Project Manager will make sure all schedule updates, progress as-built, progress lien waiver and certified payroll (if required) are submitted prior to monthly payment. The PM will also visually tour the project with the Contractor, Inspector, Owner and Architect (if desired) to review the work being billed for to make certain it is justified. 5% retention will be held until the project is complete along with 1% for punch list completion and 1% for project close-out to see that there are funds available to take care of potential end-of-project issues.

Tracking the costs, anticipated or unanticipated is done through Sage-Timberline construction accounting software. Budgets for materials, subcontractors, and labor are all entered into the system along with any RFIs and change orders as the project progresses. Reports such as an estimate versus budget spreadsheet can be generated at any time to view how the project is tracking. The Project Managers use these reports and regular communication with the field Superintendent to keep on top of project costs.

Regular communication is key to every stage of a project to keep costs in check. Knowing how far along the project is and how much of the budget has been allocated will help avoid overruns. Clear communication with the Owner on the impact – to cost and schedule – of his or her desired mid-project changes will help avoid surprises. Scope creep is the leading cause of cost and time overruns.

When a cost overrun occurs or is forecast, then negotiations must take place. Our goal is to have the change identified, quoted, and approved prior to the start of work. If a subcontractor did additional work that was not approved, they will need to keep to their original estimate.

A contingency fund in the original budget can help mitigate unexpected additional costs to a project.

See letters of recommendation after References page for endorsements of Ausonio's ability to remain within budget and schedule.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

6/28/2016

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

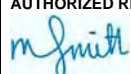
PRODUCER Salinas-Alliant Insurance Services, Inc 150 Main St Ste 220 Salinas, CA 93901	CONTACT NAME: Christine Walker
	PHONE (A/C, No, Ext): (831) 789-8560
	FAX (A/C, No):
	E-MAIL ADDRESS:
	INSURER(S) AFFORDING COVERAGE
	INSURER A : National Fire Insurance Co of Hartford
	INSURER B : Valley Forge Insurance Company
	INSURER C : Indian Harbor Insurance Company
	INSURER D :
	INSURER E :
	INSURER F :

INSURED Ausonio, Inc. 11420 A Commercial Parkway Castroville, CA 95012	CERTIFICATE NUMBER:	REVISION NUMBER:
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THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:			6014518992	11/01/2015	11/01/2016	EACH OCCURRENCE \$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000
							MED EXP (Any one person) \$ 15,000
							PERSONAL & ADV INJURY \$ 1,000,000
							GENERAL AGGREGATE \$ 2,000,000
							PRODUCTS - COMP/OP AGG \$ 2,000,000
							\$
B	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS			6016009417	11/01/2015	11/01/2016	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000
							BODILY INJURY (Per person) \$
							BODILY INJURY (Per accident) \$
							PROPERTY DAMAGE (Per accident) \$
							\$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$
							AGGREGATE \$
							\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/>
							E.L. EACH ACCIDENT \$
							E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$
C	Contractors Prof.			PEC003611304	11/01/2015	11/01/2016	Each Claim 2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
RE: Capitola Library Construction, proof of qualifications

CERTIFICATE HOLDER The City of Capitola 420 Capitola Avenue Capitola, CA 95010	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
---	---

References

Monterey Bay Air District Resources District

Richard A. Stedman

Air Pollution Control Officer

(831) 647-9411

GBMI INC.

George Barrall

DSA Project Inspector 2195

(408) 202-5137

Live Oak School District

Keith Houchen

Senior Director of Buildings, Grounds, Maintenance and Transportation

(831) 475-6095 x1

City of Monterey – Department of Plans & Public Works

Robert M. Harary, PE

Principal Engineer/Capital Programs Manager

(831) 646-3447

Monterey College of Law

Mitchel L. Winick

President and Dean

(831) 241-8998

Monterey Peninsula Airport District

Mark Bautista

Deputy General Manager, Planning & Development

(831) 648-7000

New Life Church of the Nazarene

Rev. Tim King

Pastor

(831) 444-6064

Jacoubowsky Hawkins Walker Architects, Inc.

Daryl Hawkins, AIA

Architect/President

(831) 649-1701

Dan Caputo Co.

Dan Caputo Jr.

President

(408) 920-8000

The Paul Davis Partnership Architects & Planners

Paul W. Davis AIA

Architect

(831) 373-2784

July 5, 2016

To Whom It May Concern:

It is my great pleasure to write this letter of recommendation for Jim Staniec and the Ausonio organization, who provided project management oversight during the Monterey Bay Air Resources District's (District) recent building remodel. Throughout the project, Ausonio's highly professional staff demonstrated the following knowledge, skills and abilities:

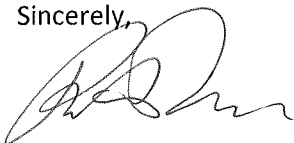
- Ability to communicate clearly with all parties connected with the project
- Timely response to questions and issues
- A clear understanding of the preconstruction and construct processes and ability to manage those processes which lead a successful project for all its stake holders
- Understanding the needs of the District and working closely with the Design Team and Contractor to see that those needs were met
- Ability to understand construction issues that arose and come up with doable and cost effective solutions to such issues

Using their management expertise, Ausonio performed numerous tasks associated with the remodel project. The following is a list of tasks completed by Ausonio associated with the District's project:

- Working with District to solicit Architect including drafting the RFQ, coordinating and leading the interview process, negotiating the Architect fee schedule
- Organize, lead and document the development of the Owner Project Requirements (OPR) including conducting the OPR meeting with District staff, Architect, Engineer's and Project Manager
- Working with Architect and District through the plan development process
- Completed a constructability review of the plans prior to going out to bid thus reducing Change Orders related to constructability issues
- Developed the project budget which was met at the project completion
- Organized and lead the Contractor Bidding process

Please consider Ausonio for your project management needs. I recommend the services of Ausonio without hesitation and look forward to working with them in the future. Feel free to contact me if you have any questions or require additional information.

Sincerely,



Richard A. Stedman

GBMI INC.
INSPECTIONS
D.S.A. CERTIFIED #2195
6952 GRANDWOOD WAY
SAN JOSE, CALIFORNIA 95120

(408) 202-5137 CELLULAR
(408) 997-6555 FAX

gbarrall@aol.com

APRIL 27, 2016

SUBJECT: LETTER OF RECOMMENDATION FOR AUSONIO INCORPORATED

TO WHOM IT MAY CONCERN:

I WOULD LIKE TO COMPLIMENT AUSONIO INCORPORATED ON IT'S PROFESSIONALISM,, KNOWLEDGE OF DESIGN BUILD, AND THEIR ABILITY TO TAKE OWNERSHIP OF PROJECT QUALITY, BUDGET, SCHEDULING, ALONG WITH THEIR ABILITY TO INTERFACE WITH CLIENTS.

I HAVE WORKED WITH AUSONIO INCORPORATED ON MULTIPLE PROJECTS IN THE LAST FIVE YEARS. PROJECTS AT MONTEREY PENINSULA COLLEGE INCLUDE, MODERNIZATIONS TO THEIR GYMNASIUM, AND SEVERAL BUILDINGS IN THEIR ART COMPLEX. THE LATEST WAS A NEW DESIGN BUILT PROJECT, THE BOYS AND GIRLS CLUB FACILITY IN SANTA CRUZ. CONSTRUCTED FOR THE LIVE OAK SCHOOL DISTRICT PARTNERING WITH THE COUNTY OF SANTA CRUZ .

I HAVE WORKED WITH AUSONIO ON THESE PROJECTS AND HAVE ALWAYS HAD THE UTMOST RESPECT FOR THEIR KNOWLEDGE OF PREVAILING CODES, ABILITY TO SUCCESSFULLY COMPLETE PROJECTS ON TIME AND WITHIN BUDGET WITHOUT SACRIFICING QUALITY WORKMANSHIP OR COMPROMISE DESIGN.

I HAVE NO HESITATION IN RECOMMENDING AUSONIO TO ANY SCHOOL DISTRICT OR POTENTIAL CLIENT.

SINCERELY,

GEORGE BARRALL
DSA PROJECT INSPECTOR 2195



Live Oak School District

Buildings / Grounds / Maintenance / Transportation

960 Bostwick Lane, Santa Cruz, Ca. 95062

831 475-6095 x1 Fax 831 475-7163

April 1, 2016

To Whom It May Concern:

In March, 2015, the Live Oak School District selected Ausonio, Inc. to partner with on a \$3.5-million-dollar Joint Youth Center project also known as the Boys & Girls Club. This was a Design/Build project that was constructed on the School Districts property with funding from the County of Santa Cruz. This unique situation presented many logistical hurdles which Ausonio, Inc. and their expert team clearly handled.

Led by Ausonio's project manager, Jim Staniec, and site supervisor Joe Carabba, this project flowed smoothly through-out it's duration. Jim, Joe and many behind the scenes Ausonio staff brought this job in on time and within budget. From the very start, Ausonio, Inc. took ownership of this project and worked collaboratively with every entity involved. Because of this project's uniqueness, Ausonio, Inc. had to deal with the Live Oak School District, the County of Santa Cruz and the Department of the State Architect (DSA). Not an easy task, but handled very professionally by their well qualified staff.

I have been involved with dozens of projects and I can easily say this was the smoothest one. Because this project was high profile and quite political in nature, I for one, am glad we picked Ausonio, Inc. to partner with. Nothing speaks higher than to have a contractor working on a public works project, stay within budget, be on time, minimize change orders, keep all entities happy and produce an outstanding building.

Ausonio, Inc.'s qualifications are too numerous to be able to list in one letter. I will say, they are by far, the best contracting company I've had the pleasure to work with in the 34 years that I've been involved with public works projects. I would use them again in a heart beat.

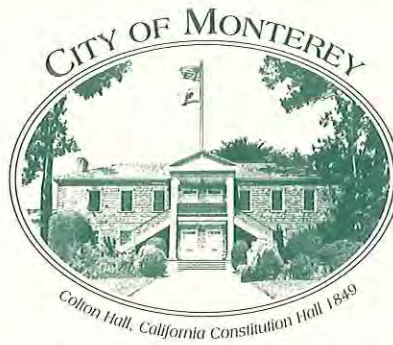
Sincerely,

Keith Houchen

Senior Director of Buildings, Grounds, Maintenance and Transportation

Live Oak School District

Santa Cruz, Ca.



DEPARTMENT OF PLANS & PUBLIC WORKS

March 31, 2016

To Whom it May Concern:

In September, 2014, the City of Monterey selected Ausonio, Inc. to provide comprehensive program management and construction management services for the \$60M Monterey Conference Center Renovation, including the Portola Plaza Renovation Project. This is the largest, most complex, and highest-profile capital improvement project in the City of Monterey's long history.

As program managers, Ausonio took the lead role in guiding the third party architectural design team in preparing technical reports, designs, and bidding documents, drafted front end contract documents, conducted progress meetings and workshops, prepared bid documents for various ancillary projects, generated independent cost estimates and schedules, and coordinated entitlements with numerous City departments and other stakeholders. They are currently serving as construction managers overseeing the construction contractor by documenting the contractor's work, tracking submittals, RFIs and potential change orders, resolving significant differing site condition issues, and supporting value engineering initiatives which have saved over \$1M to date.

Led by Sam Phillips, the Ausonio team has consistently provided responsive and reliable services to the City. Mr. Phillips possesses a strong sense of ownership for the project, maintains professionalism and a positive attitude even in the most stressful situations, readily adapts to changes and City re-direction, demonstrates advanced knowledge of building construction trades, and ensures the Ausonio team stays right on budget. The other Ausonio staff assigned to the City's project truly work collaboratively with City staff and project stakeholders while demonstrating diligence in prosecuting the work. They are a pleasure to work with.

It is my pleasure to recommend Ausonio for any building construction project for which they are being considered. If you have any questions, please do not hesitate to contact me at (831) 646-3447.

Sincerely,

A handwritten signature in blue ink that reads "Robert M. Harary". The signature is written in a cursive, flowing style.

Robert M. Harary, PE

Principal Engineer/Capital Programs Manager

From: Mitch Winick [<mailto:mwinick@montereylaw.edu>]
Sent: Thursday, September 04, 2014 12:08 PM
To: Keith Houchen
Subject: Re: Ausonio, Inc.

Dear Mr. Houchen,

Ausonio served as the primary contractor for Monterey College of Law's LEED Platinum project that was completed in 2010. I can attest to the fact that the \$2.5M project was completed on-time and on-budget. In addition, I found Ausonio's selection and coordination of the subcontractors and coordination with the architect to be extremely effective and an important element of the project's success. As the client, Ausonio was also very helpful in guiding my decisions in a manner that avoided mistakes or miscommunication. We have "lived" in our facility now for four years and the quality of the design, material, and workmanship remains evident.

Please do not hesitate to contact me with additional questions or concerns.

Mitchel L. Winick
President and Dean
Monterey College of Law
831-241-8998



200 Fred Kane Drive, Suite 200
Monterey, CA 93940
(831) 648-7000
(831) 648-7021 FAX

Monterey Peninsula Airport District

June 18, 2014

To Whom It May Concern:

Please consider this correspondence as an official letter of reference for Ausonio Incorporated. After two successful construction projects, the Airport enlisted the services of Ausonio Incorporated in a program management/construction management roll.

Ausonio professionally managed multiple aspects of the project, including the architect, contractor, Board of Director reports, the security and the relocation of multiple operators within the airport, for our \$9 million Airport Terminal Modernization Project.

Prior to bidding, Ausonio spent considerable time reviewing the plans and specifications. After bids were received that exceeded the amount of funding available for the project, Ausonio played a pivotal role in the value engineering of the project with our lowest responsible bidder. In every instance, Ausonio made sure the revised plans reflected the needs of the Airport.

The remodel of an operating airport comes with many unique challenges; including security checks for all workers; safety of airport users, especially our passengers and staff; asbestos removal in a public facility (including a restaurant); delivery coordination; updating old infrastructure and the shutting down/powering up of new electrical services during the night to be fully operational by 6 am.

Ausonio orchestrated the successful management of seismic safety/space reconfiguration, while keeping the operations of the Airport running smoothly.

I highly recommend Ausonio's expertise in a construction management role, and would not hesitate to use them again if the need arose. If you have any questions, or I can provide additional information, please do not hesitate to contact me at (831) 648-7000, ex. 212, or at www.mbautista@montereyairport.com.

Sincerely,

A handwritten signature in blue ink, appearing to read "Mark Bautista".

MARK BAUTISTA
Deputy General Manager, Planning & Development



February 12, 2014

To Whom It May Concern:

This letter of recommendation is in reference to our working relationship with Ausonio, Inc. as we contacted with them as our Design-Build General Contractor for our new worship center at 800 North Main Street in Salinas, California.

Upon recommendation from our architect Daryl Hawkins with JHW Architects, we selected Ausonio. Jim Staniec was our project manager and met with our board of directors numerous times before we signed a contract. The purpose of these meetings was for our Design-Build team to hearing our needs, ideas, scope and limitations of the project. Both JHW and Ausonio worked well together in guiding us to a realistic and favorable plan for the project.

Upon approval of the contract, as permissions granted by the City of Salinas, construction began March 1, 2013 and was completed in August 2013. There were some unforeseen delays, but Jim Staniec was very proactive in keeping us informed. Jim's was always professional and advocated for our best interests throughout the entire process. We are pleased with the process and results of the construction.

If we ever had another need for construction by a design-build team, we would strongly consider Ausonio, Inc. as an option. I am happy to talk with anyone regarding our experience with Ausonio, Inc.

Sincerely,

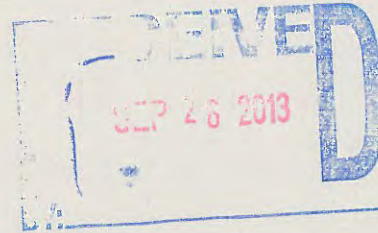
Rev. Tim King
Pastor

Offering refuge to our community by introducing people to Christ
800 North Main Street, Salinas CA 93906
831 444 6064



September 25, 2013

Mr. Jim Staniec, Project Manager
Mr. Andrew Ausonio, President
Ausonio, Inc
11420 A Commercial Parkway
Castroville, CA 95012-3214



RE: Salinas New Life Church

Dear Jim and Andrew,

I want to strongly acknowledge the fulfillment of the responsibilities you and Ausonio have successfully completed in this project. We felt from the beginning God's direction and help in obtaining this property for the New Life Church at such a reasonable price to begin with, but also the responsibility we had to work within the budget of the funds the church had available. As always in construction, not everything was apparent when we first started this project on an existing building, but with your help and guidance, we successfully completed the conversion and remodel of this existing building for their use as a church facility within the budget and leaving them with no debt.

I so appreciate the help and confidence I had in you to bring you into the process at the beginning as a team member to help set the budget from the start, and keep us on track.

The Church is very excited as they begin their 75th year of service to begin this new phase of their ministry in a wonderful new building designed for their needs at a very prominent location on Main Street in Salinas.

Thank you for the important role as a team member you have had in this successful project!

Sincerely,

Daryl Hawkins, AIA
Architect/President

Cc: Pastor Tim King

DAN CAPUTO CO.

Via Facsimile and Regular Mail

November 16, 2001

Mr. Andrew Ausonio
Ausonio Incorporated
11420 A Commercial Parkway
Castroville, CA 95012

RE: 713 La Guardia Street

Dear Andrew:

On behalf of Dan Caputo Co. and Caputo Associates, we want to thank Ausonio Incorporated for the great job they did with the construction project at 713 La Guardia Street in Salinas, California. Jim Staniec and the crew of Ausonio should especially be commended as they completed the tenant improvement build out under an extremely tight timeframe. It was because of their extraordinary efforts that the project came in within budget and the timeframe was met.

Dan Caputo Co. and Caputo Associates would not hesitate to use Ausonio Construction with any of their future construction needs. We look forward to a continued relationship with Ausonio Construction.

Regards,


Dan Caputo Jr.

Cc: Richard Rolla
Phillip Rolla



December 4, 2000

To Whom It May Concern:


As an architect in this community for years, our firm has had the opportunity to work on a variety of different types of projects with many of the area's best contractors. It has been my experience that those contractors contribute most to the project when they are willingly a part of the team process and seek to provide the most coordinated and cost efficient project within the goals and design concept of the owner.

I have always found Ausonio Inc. to be unique in its approach to be a part of a design/build team. Based on their history of developing projects, they have an "owner's mind" that seeks solutions and alternatives, yet maintain the design concept. This is a nontraditional way of thinking that is rare and a valuable asset to an architect and an owner. I've also appreciated their ability to analyze and value engineer structural systems and material types by bringing the major systems subtrades or suppliers to the table. Budget, schedule, constructibility and the design concept are the variables that they have been able to manage successfully.

But what I've been most impressed with is the ability of the staff to be consistent in this mindset from Andrew and the project managers to the carpenter in the field. I am impressed with the number of capable individuals I've dealt with over the last few years and the projects have turned out better than imagined because of their ability and expertise.

I highly recommend Ausonio Inc. as a general contractor and would be more than happy to further discuss their qualifications if desired.

Sincerely,


Paul W. Davis AIA
Architect

City's Contract Agreement

We have reviewed the City's contract agreement and upon clarification of a couple of minor questions, are willing to enter into such agreement.