



Citizen's Bond Oversight Committee

120-Day Mobilization Plan and Quick Start Projects

September 9, 2025



AUSONIO
CONSTRUCTION MANAGEMENT



BRAILSFORD & DUNLAVEY

AKG
A KENNEDY GROUP

Agenda

- Intro to Ausonio | B&D | AKG
- 120 Day Mobilization Plan
- Action
 - Quick Start Projects Overview
 - Quick Start Project List for Approval





Introductions



BRAILSFORD & DUNLAVEY



Introductions

Program Management Team

Ausonio Incorporated

- Contractors & Construction Managers in the Tri-County Area since 1959
- Second Generation : Andrew P Ausonio
- Technically Educated Staff
 - P.E., CCM, CMIT, Drones, etc
- Award Winning
 - 2024 Top 90 US Construction Management Firm BD+C Giants 400 Report
 - 2024 APWA Project of the Year: Structures Less than \$5M for CSUMB Otter Express
 - 2023 APWA Project of the Year: Historical Preservation for CSUMB Stadium Repair



Dustin Conner

Program Manager



Sam Phillips

Chief Operations
Officer (COO)



B.S. Construction Management, emphasis in Architectural Project Management, CSU Chico

CCM Certified

Leadership in Energy and Environmental Design (LEED) Green Associate

OSHA 30-hour Trained

OSHA 10-hour Trained

Toastmasters Competent Communicator Certified

2016-2017 PG Chamber of Commerce Board member

PG Pony Softball Coach

PG Rec Soccer Coach

Dustin Conner, CCM

Program Manager | Ausonio

Dustin has worked on public contracts in the construction management role since graduating college. He has been involved in the public bid process on all projects using multiple delivery methods. In his current role with Ausonio, he is overseeing the Bond Program at Monterey Peninsula Community College. Dustin works with clients and project teams with a collaborative approach to effectively deliver successful products. His extensive knowledge of public works and education facilities will bring value to any project.

Monterey Peninsula College Measure V Bond | Monterey, CA (\$230M)

Program manager for various projects including Campus-wide lighting upgrades, campus-wide smart classrooms (AV upgrades), library roof, HVAC and TI renovations, gymnasium boiler, roof & HVAC upgrades, library cafe, science classrooms, etc.

California State University Monterey Bay Otter Student Union | Marina, CA (\$68M)

Construction manager on new 70,000sf Student Union. Design build delivery method.

California State University Monterey Bay Corporation Loan Projects | Marina, CA (\$7M)

Program manager oversight on multiple facilities maintenance projects (roofing, painting, re-carpet, fire alarms, and site improvements) for CSUMB's Student Housing during COVID Pandemic.

California State University Monterey Bay Football Club Stadium | Marina, CA (\$11M)

Construction manager oversight on 6,000-seat pro soccer stadium.

Monterey Conference Center | Monterey, CA (\$60M)

Project manager for renovation and addition of Monterey Conference Center. Concrete structure with post tension slab and beams. Full Structural retrofit. All new finishes.

Introductions

Program Management Team

Brailsford & Dunlavey (B&D)

- Over 1,500 projects since 1993, specializing in planning and managing school district facilities.
- Guides clients from needs assessment through construction with proven best practices.
- Focuses on cost, schedule, and quality while ensuring strong stakeholder communication.
- Experienced in diverse delivery methods (design-build, lease-leaseback, P3s).
- National presence; recognized as a Top 25 Program Management Firm.



Cody Carpino

Director



Mark Newton

Senior Vice President

Introductions

Program Management Team

Ann Kennedy Group (AKG)

- Manages public funding for education and public agencies, ensuring state and federal compliance.
- Certified Woman Owned and Small Business Enterprise in California with strong oversight relationships.
- Specializes in financial tracking, compliance, and communication for school districts and colleges.
- Provides policy development, business process analysis, and compliance oversight.
- Services include capital planning, program management, reporting, grant compliance, and data management.



Ann Kennedy
Bond Compliance
Leadership



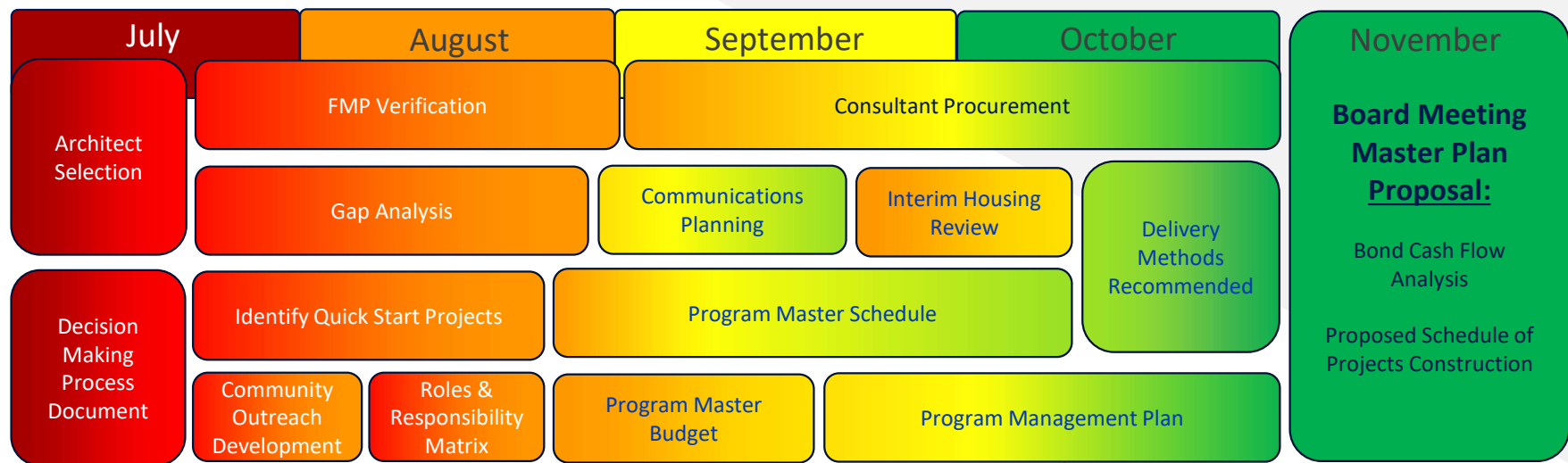
Jeff Scogin
Bond Compliance



120-Day Mobilization Plan



120-Day Mobilization Plan



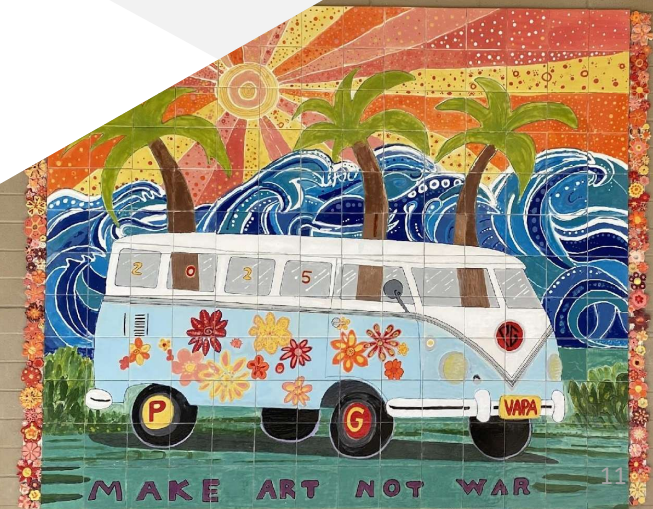
First Month

- District/ Architect Team Building
- Decision Making Process Document – Weekly Meeting
- Identify Quick Start Projects
- Facilities Master Plan (FMP) Verification
- Begin Gap Analysis Studies



Second Month

- Quick Start Projects
 - Scoping
 - Budgeting
 - Design Proposals
 - Board Approval Preparation
- Finalize Gap Analysis
 - Begin Master Plan Estimating

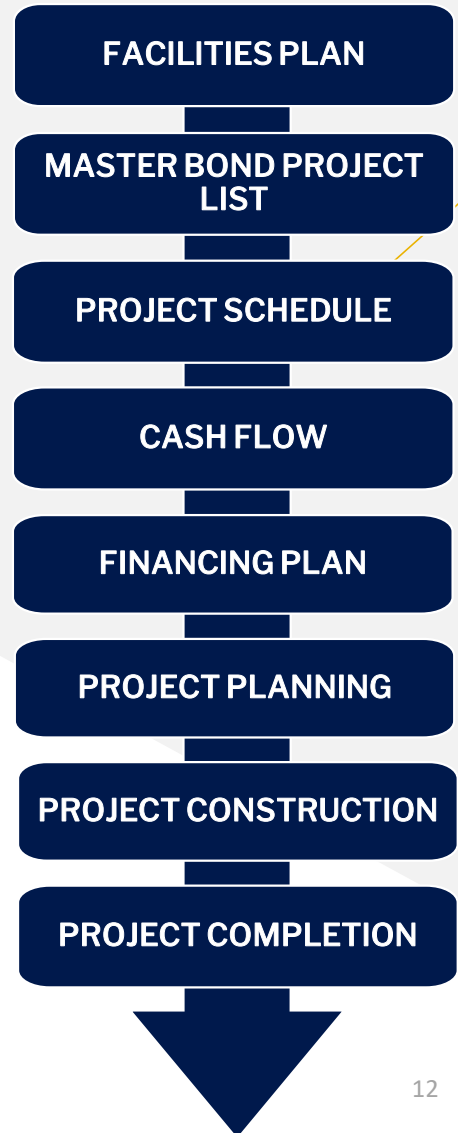


Third Month

- Develop Program Master Budget and Bond Project List
 - Founded on the Facility Master Plan and Bond Language
 - Utilizing the Gap Analysis Scoping document
 - Estimate project budgets for all priority #1, #2, and #3 projects
 - Originate “Full Need” overall Master Budget

The ballot title for Measure B was as follows:

“With no projected increase to current tax rates, shall Pacific Grove Unified School District’s measure to renovate existing classrooms; replace deteriorating electrical wiring; expand Science, Technology, Engineering, Arts and Mathematics facilities at Forest Grove Elementary School, Robert Down Elementary School, Pacific Grove Middle School, Pacific Grove Adult Education Center, Pacific Grove Community High School and Pacific Grove High School be adopted, authorizing \$78 million of bonds at legal rates, annual audits, average levies below \$32 per \$100,000 of assessed valuation (approximately \$4,700,000 annually) while outstanding, citizens’ oversight, and full disclosure of spending with funds that cannot be spent elsewhere.



Project Priority

- To help the District strategically implement improvements, the plan follows the master plan and categorizes recommendations into three tiers of priority:
- **Priority 1** focuses on urgent needs including health, safety, ADA accessibility, aging infrastructure, and security upgrades.
- **Priority 2** emphasizes programmatic improvements, such as restroom modernization, classroom upgrades, and support space enhancements that promote student wellness and instructional alignment.
- **Priority 3** includes long-term goals like athletic facility upgrades, playground revitalization, outdoor learning spaces, and expansion of career technical education (CTE) and specialty classrooms.



Third Month

- Consultant Procurement
- Interim Housing Review
- Draft Program Master Schedule
- Construction Delivery Methods
 - Design-Bid-Build
 - Lease-Leaseback
 - Design-Build
- Introduction to Board and Community



Fourth Month

The **Master Bond Project List** is the **key tracking document** of a bond program, to which the **remainder of the program elements tie**.

- Further defines the projects described in the ballot language
- Foundation upon which the bond program is implemented
- Includes:
 - Project Name and Number
 - Scope
 - Budget (hard and soft costs)
 - Total = Bond Authorization + Interest Earnings

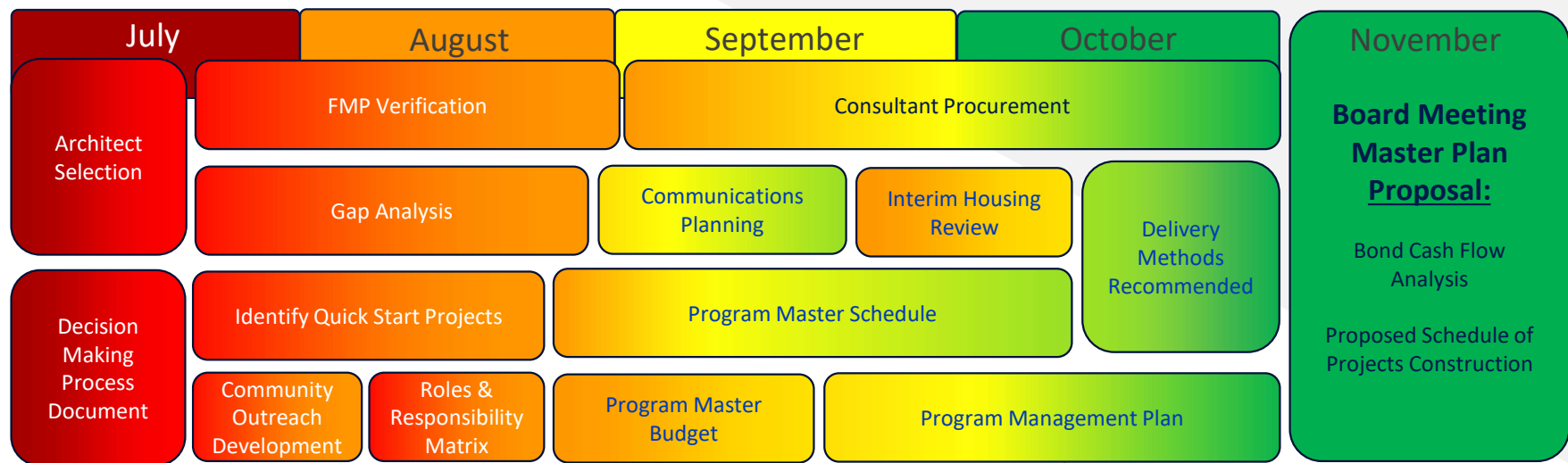
Master Project List Report				Monterey Peninsula Community College District
Measure V Bond Program				DRAFT
DRAFT FOR DISCUSSION PURPOSES ONLY - March 7, 2022				
Category/Project	Status	Budget	Description	
Monterey Peninsula College				
MPC-001 Art Studio	Deferred	\$890,000	Improvements (floor plan remains) to the Art Studio building include: interior and exterior paint, energy efficient lighting, upgraded hardware switches, uninterrupted power supplies, new fiber runs, expanded Wi-Fi access points, classroom technology upgrades, new BMS system, roof flashing repair, and termite infestation study and mitigation.	
MPC-002 Business, Math, and Computer Science	Deferred	\$5,600,000	Improvements (floor plan remains) to the Business, Math, and Computer Science building include: interior and exterior paint, add energy efficient lighting, upgraded hardware switches, uninterrupted power supplies, new fiber runs, expanded Wi-Fi access points, classroom technology upgrades, new BMS system, HVAC replacement, roof replacement, elevator replacement, and add gender neutral restroom.	
MPC-003 Humanities / Support Services	Deferred	\$2,250,000	Improvements (floor plan remains) to the Humanities / Support Services building include: interior and exterior paint, add energy efficient lighting, upgraded hardware switches, uninterrupted power supplies, new fiber runs, expanded Wi-Fi access points, classroom and conference room technology upgrades, new BMS system, HVAC refresh, roof replacement, and site work clean up.	
MPC-004 Art Drafting	Active	\$2,600,000	A complete renovation of the Art Drafting building includes: new interiors, mechanical, electrical, and plumbing systems, seismic upgrade, new windows, expanded Wi-Fi access points, and smart classrooms.	
MPC-005 Family Consumer Science (Demo)	Deferred	\$300,000	A complete renovation of the Family Consumer Science building includes: new interiors, mechanical, electrical, and plumbing systems, seismic upgrade, windows, added storage, expanded Wi-Fi access points, and smart classrooms. Candidate to move whole program out to Marina Ed Center (budget included in Marina Ed Center Expansion for new Hospitality Program). If Hospitality moves, switch use to something else or remove building?	
MPC-006 Humanities	Deferred	\$5,300,000	Improvements (floor plan remains) to the Humanities / Support Services building include: interior and exterior paint, add energy efficient lighting, upgraded hardware switches, uninterrupted power supplies, new fiber runs, expanded Wi-Fi access points, classroom and conference room technology upgrades, new BMS system, HVAC refresh, roof replacement, and elevator replacement.	
MPC-007 Nursing	Deferred	\$4,570,000	A complete renovation of the Nursing building include: new interiors, mechanical, electrical, and plumbing systems, seismic upgrade, windows, added storage, expanded Wi-Fi access points, and smart classrooms. Building received new roof in recent past. Candidate to move whole program out to Marina Ed Center (budget included in Marina Ed Center Expansion for new nursing facility). If Nursing moves, switch use to something else or remove building?	
MPC-008 Administration	Deferred	\$8,030,000	Improvements (floor plan remains) to the Administration building include: interior and exterior paint, replace flooring, add energy efficient lighting, upgraded hardware switches, uninterrupted power supplies, new fiber runs, expanded Wi-Fi access points, conference room technology upgrades, new BMS system, HVAC replacement, replace main electrical switchgear, roof replacement, and replace all windows.	
MPC-009 Life Science	Deferred	\$5,540,000	Improvements (floor plan remains) to the Life Science building include: interior and exterior paint, add energy efficient lighting, upgraded hardware switches, uninterrupted power supplies, new fiber runs, expanded Wi-Fi access points, classroom and conference room technology upgrades, new BMS system, HVAC refresh, roof replacement, and elevator replacement.	

Fourth Month

Master Bond Project List Approval

- Identify Projects eligible for State Matching Funds
- Board of Trustees Presentation of Budgets for Priority #1 and #2 Projects:
 - Initial feedback
 - Revisions if needed
- December - Bond subcommittee presentation and feedback – Priority 3 Projects

120-Day Mobilization Plan





Quick Start Projects Overview (for Summer 2026)



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Forest Grove ES

Designer: DCA Architects

Total Campus Budget: \$3,465,000

Scope of Work:

- Playground resurfacing and striping
- ADA accessible path-of-travel improvements and extension to basketball courts and field
- Amphitheater seating
- Replace stairs and handrails for code compliance
- Modular Repair
- Multi-Purpose Room Interior Improvements



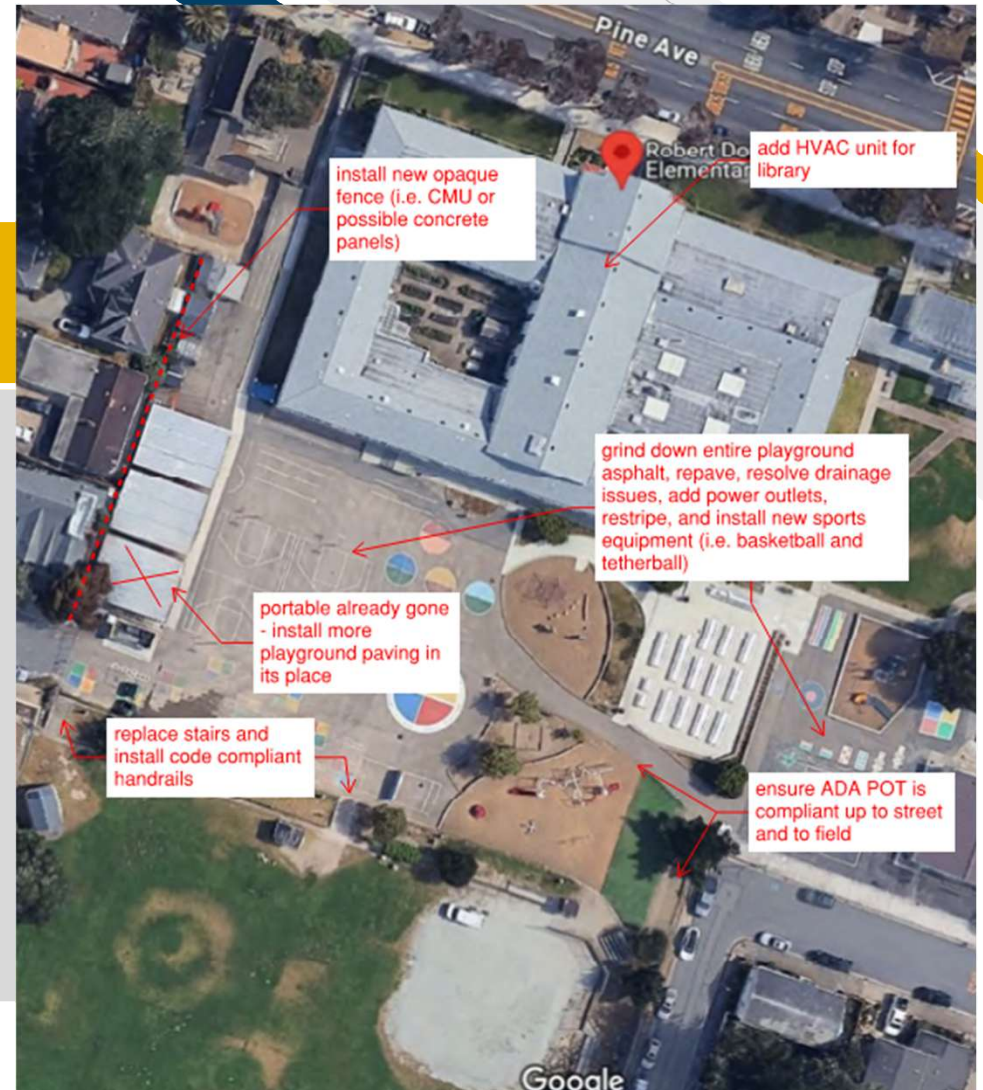
Robert Down ES

Designer: DCA Architects

Total Campus Budget: \$3,281,250

Scope of Work:

- Playground resurfacing and striping
- ADA accessible path-of-travel improvements and extension to field
- Westerly property line fence enhancement
- Replace stairs and handrails for code compliance
- Library HVAC
- Fire Alarm Replacement



Pacific Grove MS

Designer: DCA Architects
Total Campus Budget: \$231,000

Scope of Work:

- Exterior Painting Gymnasium and Modulares
- Fence improvements off southeast corner of site
- Generator – work already approved to be installed this year



Pacific Grove HS

Designer: DCA Architects

Total Campus Budget: \$2,294,250

Scope of Work:

- ADA accessible path-of-travel improvements and extension to baseball field
- Fencing additions for security at Parking Lot B
- Pave fire lane east of library
- Building Envelope roofing and paint at Gymnasium
- Replace Switchgear – work already approved to be installed this year



Pacific Grove Adult Education

Designer: DCA Architects

Total Campus Budget: \$2,201,250

Scope of Work:

- ADA accessible path-of-travel improvements between parking lot and office entries
- Parking lot resurfacing and striping
- Fencing along perimeter for security
- Demolition and Utility Relocation at Nursing Annex
- Butterfly Room Window Replacement
- Design of Community High Relocation



David Ave Campus

Designer: DCA Architects

Total Campus Budget: \$630,000

Scope of Work:

- Phase Paint and Gutter Project
- Begin design assessment of site ADA Improvements with Program funds
- Assess design for one set of restroom upgrades





Quick Start Project List



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2025-26 General Obligation Bond Quick Start List

Master Project List Report

Pacific Grove Unified School District

Pacific Grove Unified School District

8/26/2025

Location/Project	Status	Budget	Description
Forest Grove Elementary			
FGE-MD75 Portable Repair	Pending	\$630,000	Repair structural damage caused by fallen tree at portable including ADA upgrades to adjacent restroom.
FGE-MD76 ADA and Site Improvements	Pending	\$2,625,000	Address uneven asphalt walkways. Replace asphalt play courts with new surface. Address ADA issues from root damage. Redesign poorly placed drains near TK/Kinder to resolve flooding issues. Repair sewer line.
FGE-MD77 Multi-Purpose Room Interior Improvements	Pending	\$210,000	Replace VCT flooring in Multi-purpose room with LVP.
Forest Grove Elementary Totals:		\$3,465,000	
Robert Down Elementary			
RDE-MD41 Fire Alarm Upgrades	Pending	\$840,000	Campus-wide fire alarm replacement.
RDE-MD78 Entry Buzzer and Camera	Pending	\$26,250	Add buzzer and camera at bottom of offices stairs for staff alert for ADA assistance into school.
RDE-MD79 HVAC - Library	Pending	\$525,000	Add/Replace aging units in Library. Integrate into EMS system.
RDE-MD80 ADA and Site Improvements	Pending	\$1,890,000	Replace cracked asphalt. Install rubberized fall surfacing on playground. Replace west side fencing. Install panic hardware and secure gates. Improve site ADA accessibility, ramps and signage across campus.
Robert Down Elementary Totals:		\$3,281,250	
Pacific Grove Middle School			
MS-MD81 Site Security and Fencing	Pending	\$105,000	Install fencing to isolate PGMS closed campus approach.
MS-MD82 Paint Gymnasium and Portables	Pending	\$126,000	Paint exterior of the gymnasium and two portables.
Pacific Grove Middle School Totals:		\$231,000	
Pacific Grove High School			
HS-MD83 ADA and Fencing	Pending	\$1,191,750	Replace or extend fencing and add gates for perimeter control on south end of campus. Install ADA paths from gym to baseball field. Pave a new fire lane by Library.
HS-MD84 Roofing and Paint	Pending	\$1,102,500	Paint exterior and install Weatherweld roof on gym and weight room buildings.
Pacific Grove High School Totals:		\$2,294,250	

2025-26 General Obligation Bond Quick Start List

Master Project List Report

Pacific Grove Unified School District

Pacific Grove Unified School District

8/26/2025

Location/Project	Status	Budget	Description
Pacific Grove Adult School			
AE-MD85 ADA and Site Improvements	Pending	\$1,811,250	Install fence and gate at southeast corner of site and rear parking lot for security. Site ADA path of travel lot improvements adjacent to main parking. Replace failing pavement in main parking lot, add trash enclosure in main parking lot.
AE-MD86 Nursing Annex	Pending	\$262,500	Demolish unsafe structure and replace with classrooms to support State Preschool. Includes utility rerouting with PG&E and water.
AE-MD87 Community High Campus - Design	Pending	\$52,500	Schematic design a space to accommodate 2 classrooms of 960 SF each, and offices and restrooms in the southwest corner of the site. Include parking lot for new facility. Address path of travel from main parking lot to new site and adjacent to building 10,11,12 & 13. Widen fire lane as well.
AE-MD88 Butterfly Room Window Replacement	Pending	\$75,000	Replace leaky window wall at the Butterfly room in main building.
Pacific Grove Adult School Totals:		\$2,201,250	
David Avenue			
DA-MD89 Exterior Paint and Gutter Replacement - Phase 2	Pending	\$630,000	Exterior Paint and Gutter Replacement - Phase 2 to complete the remaining work not completed in summer 2025.
David Avenue Totals		\$630,000	
District Wide			
DW-MD90 Program Management	Pending	\$781,170	Program managements costs.
DW-MD91 Contingency	Pending	\$948,767	Contingency for project change orders (summer 2025 or 2026).
DW-MD92 Campus Wide Gas Survey	Pending	\$20,000	Conduct gas leak detection surveys at each campus.
District Wide Totals:		\$1,749,937	
Grand Total:		\$13,852,687	

Notes:

Funding Sources: Measure D
 Statuses: Pending
 This report is using draft budget data.
 * Project List has been Filtered



Thank You.



Dustin Conner



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