

**REGULAR MEETING OF THE
MONTEREY PENINSULA AIRPORT DISTRICT
BOARD OF DIRECTORS**

September 24, 2026 – 4:30 PM Pacific Time

**Monterey Regional Airport
200 Fred Kane Drive, Suite 200
Monterey, CA 93940**

The Monterey Peninsula Airport District holds regular meetings at the Airport Board Room, with in-person attendance. Members of the public may attend the Board Meeting in person and request to speak to the Board when the Chair calls for public comment. In general, in person or emailed comments are preferred. Remote comments are allowed for Board meetings which take place in the Board Room, as outlined below.

The Monterey Peninsula Airport District will continue to broadcast the Board Meetings via Zoom video conference for viewing by the public. To view the Board meeting via Zoom video conference, please visit www.zoom.us/join and enter the following Meeting ID: **831 7098 4092**. If you do not have access to the internet, you may listen telephonically by calling (253) 215-8782 and entering the same Meeting ID.

Pursuant to Resolution 1862, members of the public may provide comments remotely for Board Meetings which are held in the Board Room. In the event that remote participation technology is unexpectedly not available, such as during an internet service outage, electrical outage, or other technological issue that prevents remote participation by the public, the meeting will not be continued or cancelled. Remote participation is provided as a courtesy and members of the public who rely upon remote participation to provide public comment do so at their own risk. When the Chair calls for public comment, attendees can queue to speak with the "Raise Hand" feature. On the Zoom application, click the "Raise Hand" button. On the phone, press *9. The Secretary to the Board will call speaker names and unmute speaker microphones. You will have up to 3 minutes to provide your oral comments, pursuant to Board policy.

Members of the public are encouraged to provide written public comment by sending an email to info@montereyairport.com and include the following subject line: "Public Comment Item # (insert the agenda item number relevant to your comment)." Written comments should be received by 7:00 AM on the day of the meeting. All submitted comments will be provided to the Board for consideration and will be compiled as part of the record.

A. CALL TO ORDER/ROLL CALL

B. PLEDGE OF ALLEGIANCE

C. COMMUNICATIONS/ANNOUNCEMENTS/INFORMATIONAL ITEMS

D. PUBLIC COMMENTS ON NON-AGENDA ITEMS

Any person may address the Monterey Peninsula Airport District Board at this time on any item that is **NOT** on today's agenda and should be within the jurisdiction of the Monterey Peninsula Airport District Board. Comments concerning matters set forth on this agenda will be heard at the time the matter is considered.

E. CONSENT AGENDA - ACTION ITEMS

The Consent Agenda consists of those items which are routine and for which a staff recommendation has been prepared. A Board member, member of the audience, or staff may request that an item be placed on the deferred consent agenda for further discussion. One motion will cover all items on the Consent Agenda. The motion to approve will authorize the action or recommendation indicated.

Approve 1. [Minutes of the Regular Meeting of the Monterey Peninsula Airport District Board of Directors of August 27, 2026](#)

F. DEFERRED CONSENT AGENDA – ACTION ITEMS

G. REGULAR AGENDA - ACTION ITEMS

- Approve 1. [A Service Agreement between the Monterey Peninsula Airport District and Wells Electrical, Inc. for ChargePoint Electric Vehicle Charging Stations](#)
- Approve 2. [A Contract Amendment between the Monterey Peninsula Airport District and Ausonio Incorporated for 2801 Monterey Salinas Highway Building C Exterior Improvements](#)
- Approve 3. [Phase 9 Amendments 1-4 to the Professional Services Agreement with Kimley-Horn and Associates, Inc. to Provide Project Management Services in Support of the Safety Enhancement Program \(SEP\) Taxiway A Relocation – Phase D2 Replacement Terminal Construction Observation](#)
- Approve 4. [Amendment 1B to the Professional Services Agreement with Otto Construction for Design Build for the Rental Car Ready Return Lot and Facility](#)
- Approve 5. [Amendment 2 to the Professional Services Agreement with Otto Construction for the Safety Enhancement Program \(SEP\) Taxiway A Relocation – Phase D3 Terminal Complex Landside 100% Relocated Parking Construction](#)
- Approve 6. [A Professional Services Agreement between the Monterey Peninsula Airport District and Ausonio Incorporated for Project Management of the Rental Car Facility](#)
- Approve 7. [The Reallocation of Funds from Project 2026-03, Sky Park Drive Road Improvements, to Complete the Detention Pond Erosion Project](#)

H. BOARD REPORTS AND ACCEPTANCE OF DEPARTMENT REPORTS

[The Board receives Department Reports which do not require any action by the board.](#)

Board Member questions (if any) for Standing Committees (Finance, Air Service, Lease)

Ad-Hoc Committee Reports:

Committee

Local Jurisdiction Liaison

Director

Directors Leffel & Pick

Liaison/Representatives Reports:

Agency Liaison/Representative

Local Agency Formation Commission

Regional Taxi Authority

Transportation Agency for Monterey County

Special Districts Association Liaison

Association of Monterey Bay Area Governments

Director

Director Leffel

Director Ahmadi

Director Pick / Miller Alternate

Director Leffel / Pick Alternate

Director Pick / Leffel Alternate

Board Member Reports on Conferences and Events attended at Monterey Peninsula Airport District Expense (if any) as Approved by the Board (per AB 1234 and the Finance & Accounting Policy Manual).

I. PENDING REQUESTS FOR FUTURE AGENDA ITEMS

- AMBAG Presentation on the 2050 Municipal Transportation Plan
- Confirmation of Board Visioning Workshop Date/Time

J. DISCUSSION OF FUTURE AGENDAS

K. ADJOURNMENT

AGENDA DEADLINE

This is the final Agenda that has been posted on the bulletin board outside of the District Offices in the Terminal Building at the Monterey Regional Airport no less than 72 hours prior to the meeting.

All items submitted by the public for possible inclusion on the Board Agenda or in the Board packet must be received by 5:00 P.M. on the Friday before the first Wednesday of the month. This agenda is subject to revision and may be amended prior to the scheduled meeting.

Upon request and where feasible, the Monterey Peninsula Airport District will provide written agenda materials in appropriate alternate formats, or disability-related modification or accommodation, including auxiliary aids or services, to enable individuals with disabilities to participate in public meetings. To allow the District time within which to make appropriate arrangements, please submit a written request containing a brief description of the materials requested and preferred alternative format or auxiliary aid or service desired as far as possible in advance of the meeting. Requests should be sent to the District Secretary at 200 Fred Kane Drive, Suite 200, Monterey, California 93940.

MINUTES OF THE REGULAR MEETING OF THE MONTEREY PENINSULA AIRPORT DISTRICT BOARD OF DIRECTORS

August 27, 2026 – 4:30 PM Pacific Time

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A. CALL TO ORDER/ROLL CALL

Chair Pro Tem Leffel called to order the Regular meeting of the Monterey Peninsula Airport District at 4:31 PM. Directors Ahmadi and Gaglioti were present. Directors Miller and Chair Pick were expected shortly. The following staff were in attendance: Executive Director Morello, District Counsel Huber, Deputy Executive Director Robare, Controller Wilson, and Acting Board Secretary Adams. District Counsel Huber participated by videoconference.

B. PLEDGE OF ALLEGIANCE

Director Ahmadi led the Pledge of Allegiance.

C. COMMUNICATIONS/ANNOUNCEMENTS/INFORMATIONAL ITEMS

Executive Director Morello announced the Monterey Regional Airport received the Monterey Peninsula Chamber of Commerce 2026 Business Excellence Award in the category of Government, Public Utilities & Transportation, at the Business Excellence Awards Dinner held July 23, 2026.

Executive Director Morello introduced Richard Rees, who was recently hired as the Monterey Peninsula Airport District Assistant Controller.

Executive Director Morello announced that Donald Williams, Monterey Peninsula Airport District Operations Manager, recently earned the designation of Certified Airport Executive (C.A.E.) from Southwest American Association of Airport Executives (SWAAAE).

Executive Director Morello announced that Whitney Robare, Monterey Peninsula Airport District Deputy Executive Director, has earned the certification of Accredited Airport Executive (A.A.E.) from the

American Association of Airport Executives (AAAE). She was also recently named SWAAAE member of the year.

Director Miller and Chair Pick arrived at 4:38 PM.

D. PUBLIC COMMENTS ON NON-AGENDA ITEMS

Mayor Scott Donaldson, of Del Rey Oaks (DRO), expressed appreciation for the airport's recent response efforts to a fire fuel mitigation concern, the great relationship airport staff maintains with the DRO Police department, and Director Gaglioti's time and attention to the DRO community.

E. CONSENT AGENDA - ACTION ITEMS

- | | |
|---------|--|
| Approve | 1. Minutes of the Regular Meeting of the Monterey Peninsula Airport District Board of Directors of July 24, 2026 |
| Approve | 2. Minutes of the Air Carrier Service – Marketing – Community Relations Committee Meeting of the Monterey Peninsula Airport District Board of Directors of August 10, 2026 |
| Approve | 3. Minutes of the Budget & Finance Committee Meeting of the Monterey Peninsula Airport District Board of Directors of August 10, 2026 |
| Approve | 4. Minutes of the Airport Property Development & Lease Committee Meeting of the Monterey Peninsula Airport District Board of Directors of August 14, 2026 |

No Public Comment.

Director Ahmadi pulled Item E.2.

Director Leffel motioned to approve Items E.1, E.3, and E.4. Director Gaglioti seconded the motion. The motion passed unanimously by a roll call vote of 5-0.

F. DEFERRED CONSENT AGENDA – ACTION ITEMS

Director Ahmadi pulled Item E.2 to ask a question about the August 10, 2026 minutes of the Air Carrier Service – Marketing – Community Relations Committee Meeting. In response, Air Service Committee members gave a report out on their discussion of a suggested public relations activity and their conclusion that it should not be pursued.

No Public Comment.

Director Ahmadi moved to approve Item E.2. Director Leffel seconded the motion. The motion passed unanimously by a roll call vote of 5-0.

G. REGULAR AGENDA - ACTION ITEMS

- | | |
|-------|--|
| Adopt | 1. Resolution No. 1937, A Resolution of the Board of Directors of the Monterey Peninsula Airport District Approving a Loan with the United States Department of Transportation and Approving the Execution and Delivery of Documents in Connection Therewith and Certain Other Matters |
|-------|--|

Executive Director Morello introduced the Plan of Finance Team associates who attended the meeting by videoconference: Brian Gallucci, Managing Director of PFM's Airport Group; John Gillen, Finance Director with Unison Consulting, Inc.; Ben Johnson, Public Finance Attorney at Ballard Spahr; Adam Aranda, Barclays Capital, Inc.; and Travis Cooper, California Municipal Finance Authority (CMFA).

Controller Wilson gave an overview of the TIFIA (Transportation Infrastructure Finance and Innovation Act) Loan program through the U.S. Department of Transportation. He reviewed the loan requirements and the significant benefits for the Monterey Peninsula Airport District.

No Public Comment.

Chair Pick stated the Finance Committee reviewed this item and recommended adoption.

District Counsel Huber, Mr. Johnson, Mr. Gallucci, and Controller Wilson answered questions from Directors.

Director Leffel moved to adopt Resolution No. 1937, A Resolution of the Board of Directors of the Monterey Peninsula Airport District Approving a Loan with the United States Department of Transportation and Approving the Execution and Delivery of Documents in Connection Therewith and Certain Other Matters. Director Gaglioti seconded the motion. The motion passed unanimously by a roll call vote of 5-0.

Adopt 2. Resolution No. 1938, A Resolution of the Board of Directors of the Monterey Peninsula Airport District Approving a Public Hearing Relating to Its Airport Revenue and Refunding Bonds Payable From Airport Revenues, Authorizing the Issuance and Delivery of the Airport Revenue and Refunding Bonds and Approving the Execution and Delivery of Documents In Connection Therewith and Certain Other Matters

Mr. Johnson reported that a public hearing is required for the issuance of bonds and that was done some time ago. He stated it is prudent to have another public hearing at this time and CMFA, as the conduit issuer for the airport, held their Public hearing yesterday and there was no comment.

Chair Pick opened the Public Hearing at 5:20 PM. There was no Public Comment. Chair Pick closed the Public Hearing at 5:21 PM.

Mr. Gallucci delivered a presentation that focused on the highlights of the Plan of Finance and the anticipated finance timeline. He explained the reason for having two airport revenue bond series (A & B); the key features of the Preliminary Official Statement, which contains relevant details investors need to make informed decisions; and gave an overview of the bond underwriting process.

Mr. Gallucci and Controller Wilson answered questions from Directors.

Executive Director Morello distributed revised copies of Resolution No. 1938 to the dais and those in physical attendance and asked that adoption of Resolution No. 1938 include the highlighted modification. The modification added "The Authorized Officers are also authorized, based upon the advice of the District's municipal advisor, to determine whether obtaining bond insurance is advisable" in Section 8 and "municipal bond insurance policies and commitments and surety bond policies or other agreements" in Section 9. Mr. Gallucci added that the additions reflect clear authorization to allow for the possibility of bond insurance should it be deemed beneficial at a later date.

Director Leffel moved to adopt Resolution No. 1938, A Resolution of the Board of Directors of the Monterey Peninsula Airport District Approving a Public Hearing Relating to Its Airport Revenue and

Refunding Bonds Payable From Airport Revenues, Authorizing the Issuance and Delivery of the Airport Revenue and Refunding Bonds and Approving the Execution and Delivery of Documents In Connection Therewith and Certain Other Matters, including the modification presented today. Director Gaglioti seconded the motion. The motion passed unanimously by a roll call vote of 5-0.

A break was taken from 6:06 PM to 6:15 PM. Director Miller returned from break at 6:18 PM.

Approve 3. Professional Service Agreement between the Monterey Peninsula Airport District and Garver-USA, Inc. (Garver) for Planning Services Support

Executive Director Morello explained the need for professional planning support services. She highlighted the expected deliverables, which are on a time and materials basis, and reported the expense will be offset by savings from two open staff positions.

No Public Comment.

Director Morello answered questions from Directors.

Director Leffel motioned to approve the Professional Service Agreement between the Monterey Peninsula Airport District and Garver-USA, Inc. (Garver) for Planning Services Support. Director Gaglioti seconded the motion. The motion passed unanimously by a roll call vote of 5-0.

Approve 4. First Amendment to the Employment Agreement between the Monterey Peninsula Airport District and Christine Morello

District Counsel Huber stated this agreement reflects direction given to him by the Board of Directors after a favorable evaluation of the Executive Director.

No Public Comment.

Director Leffel motioned to approve the First Amendment to the Employment Agreement between the Monterey Peninsula Airport District and Christine Morello. Director Miller seconded the motion. The motion passed unanimously by a roll call vote of 5-0.

Approve 5. Amendment to the Professional Services Agreement with PFM Financial Advisors, LLC to Provide Financial Analysis in Support of the Safety Enhancement Program (SEP) Taxiway A Relocation Phase 6 Series 2026 GARBS

Executive Director Morello stated the last amendment to the PFM Professional Services Agreement did not include the services related to the issuance of the GARBS (General Airport Revenue Bonds). This amendment is to provide financial analysis in support of the Series 2026 GARBs.

No Public Comment.

Director Leffel moved to approve both Item G.5, Amendment to the Professional Services Agreement with PFM Financial Advisors, LLC to Provide Financial Analysis in Support of the Safety Enhancement Program (SEP) Taxiway A Relocation Phase 6 Series 2026 GARBS and Item G.6, First Amendment to the Professional Services Agreement Between Monterey Peninsula District and Barnes & Thornburg LLP for Professional Services as Bond/Tax and Disclosure Counsel, dated as of August 27, 2026. Director Gaglioti seconded the motion. The motion passed unanimously by a roll call vote of 5-0.

Approve 6. First Amendment to the Professional Services Agreement Between Monterey Peninsula District and Barnes & Thornburg LLP for Professional Services as Bond/Tax and Disclosure Counsel, dated as of August 27, 2026

The board approved Item G.6 unanimously by a roll call vote of 5-0 together with Item G.5 as recorded above.

H. BOARD REPORTS AND ACCEPTANCE OF DEPARTMENT REPORTS

The Board receives Department Reports which do not require any action by the board.

Board Member questions (if any) for Standing Committees (Finance, Air Service, Lease)

Ad-Hoc Committee Reports:

<u>Committee</u>	<u>Director</u>
Local Jurisdiction Liaison	Directors Leffel & Pick

Liaison/Representatives Reports:

<u>Agency Liaison/Representative</u>	<u>Director</u>
Local Agency Formation Commission (LAFCO)	Director Leffel
Regional Taxi Authority (RTA)	Director Ahmadi
Transportation Agency for Monterey County (TAMC)	Director Pick / Miller Alternate
Special Districts Association Liaison	Director Leffel / Pick Alternate
Association of Monterey Bay Area Governments (AMBAG)	Director Pick / Leffel Alternate

Board Member Reports on Conferences and Events attended at Monterey Peninsula Airport District Expense (if any) as Approved by the Board (per AB 1234 and the Finance & Accounting Policy Manual).

- Director Gaglioti's report of SWAAAE Annual Summer Conference, July 19-22, 2026

Staff answered questions from Directors regarding Staff Reports.

Director Gaglioti reported highlights of the SWAAAE Annual Summer Conference which he attended July 19-22, 2026.

There were no Local Jurisdiction meetings.

Director Leffel reported for LAFCO.

There was no Regional Taxi Authority meeting.

Chair Pick reported for TAMC.

There was no Special Districts meeting.

Director Leffel reported that no one attended the AMBAG meeting due to a conflict.

I. PENDING REQUESTS FOR FUTURE AGENDA ITEMS

- AMBAG Presentation on the 2050 Municipal Transportation Plan

J. DISCUSSION OF FUTURE AGENDAS

There was a discussion about possible future agenda items; none were determined.

There was general agreement to hold a Board Visioning Workshop in October 2026.

K. ADJOURNMENT

The meeting adjourned at 7:03 PM.

*Approved at the
Meeting of September 24, 2026*

Danial Pick, Chair

A T T E S T

*Christine Morello
District Secretary*

TO: Monterey Peninsula Airport District Board of Directors
FROM: Christine Morello, Executive Director
SUBJ: Authorize a Service Agreement between the Monterey Peninsula Airport District and Wells Electrical, Inc. for ChargePoint Electric Vehicle Charging Stations

DISCUSSION. With the relocation of the Replacement Terminal Complex, the Airport is required to include electric vehicle charging capacity at the new premium parking lot. The requirement is to provide a mix of Level 2 and direct-current fast-charging equipment. Level 2 stations are appropriate for vehicles parked for longer periods, while Level 3 stations provide substantially faster charging for users with shorter dwell times. The proposed equipment includes contactless payment capability, cellular connectivity, access and pricing controls, reporting, alerts, and network monitoring.

Wells Electrical, Inc., a California-licensed electrical contractor, provided pricing for the charging hardware, mounting components, cloud-network plans, warranty and support coverage, activation, commissioning, freight, and estimated tax.

Level 2 Charging Equipment

The Level 2 scope includes two dual-port ChargePoint CP6000 stations, providing four charging ports in total; two concrete mounting kits; 60-month Professional Cloud Plans for four ports; 60-month ChargePoint Assure coverage for two stations; initial activation and configuration; freight; and estimated sales tax. The quoted Level 2 total is \$26,092.17.

Level 3 Charging Equipment

The Level 3 scope includes four 62.5-kilowatt ChargePoint Express 250 stations; concrete mounting templates; above-ground conduit access kits; 60-month Professional Cloud Plans; 60-month ChargePoint Assure coverage; on-site validation, testing, commissioning, and configuration; initial activation; freight; and estimated sales tax. The quoted Level 3 total is \$192,815.55.

Staff recommends that the Board authorize the Executive Director to execute a service agreement with Wells Electrical, Inc. for the purchase of two ChargePoint CP6000 Level 2 charging stations and four ChargePoint Express 250 Level 3 charging stations, including specified mounting equipment, five-year cloud-network subscriptions, five-year warranty and support plans, activation, commissioning, freight, and estimated sales tax, in an amount not to exceed \$218,907.72, subject to final legal review, confirmation of available budget, and verification of current vendor pricing. The contract amount includes estimated sales tax and freight. OTTO construction has included the engineering, permitting, make-ready and infrastructure work, for this installation.

SOURCE OF FUNDS. The project is included in the Fiscal Year (FY) 2027 Capital Improvement Program (CIP) Budget as a District funded project costs: 2025-09 Replacement Terminal.

SCHEDULE. The proposed service agreement anticipates a schedule to begin as soon as an agreement is approved.

IMPACT ON OPERATIONS. There will be no impacts on operations.

RECOMMENDATION. Authorize the Executive Director to execute a contract with Wells Electrical, Inc. for the purchase of two ChargePoint CP6000 Level 2 charging stations and four ChargePoint Express 250 Level 3 charging stations, including specified mounting equipment, five-year cloud-network subscriptions, five-year warranty and support plans, activation, commissioning, freight, and estimated sales tax, in an amount not to exceed \$218,907.72, subject to final legal review, confirmation of available budget, and verification of current vendor pricing.

ATTACHMENTS.

Wells Electrical, Inc. proposal, "Provide Level 2 & 3 EV Charging Stations," dated August 10, 2026



WELLS ELECTRICAL, INC



Mr. Brian Roth, Project Manager
200 Fred Kane Drive
Monterey, CA 93940

Proposal | Provide Level 2 & 3 EV Charging Stations



August 10, 2026



Hardware & Software Quote

Scope of Work	
Provide pricing for ChargePoint Level 2, CP6000 EV charging stations, Cloud Network and Assure Warranty Plans	
Description Level 2 - CP6000	Cost
(2) CP6621B-50A-L5.5 ChargePoint CP6021, AC Station, 2 x Type 1 Cable, 2 x Omni port holsters (enables J1772 and/or NACS vehicle charging), 50A, 1-Phase, 18' Cable, 6' Cable Management Kit, Pedestal Mount, 8" Touch Display, Contactless Credit Card and RFID Reader, Cellular, UL, Energy Star, Power Share Jumper @ \$6,793.00 per station	\$13,586.00
(2) CP6001-CCM Bollard Concrete Mounting Kits. @ \$105.00 each	\$210.00
(4) CP-SW-STE-PROFESSIONAL-AC-1P-60M 60-month Professional Cloud Plan for AC, 1 Port. Includes: all Core plan features, Public Sharing, Pricing Control, Tap to Pay, Custom screen, session limits. Subject to hardware compatible. New station req. Activation & 12-mo. min purchase @ \$1,690.00 per port	\$6,760.00
(2) CP-ASSURE-CP6000-1S-60M ChargePoint Assure for CP6000 stations. Includes parts and labor coverage, network operating center (NOC) monitoring, targeted services levels and performance reporting. Priced per station. 60 Months @ \$1,710.00 per station	\$3,420.00
(2) CPSUPPORT-ACTIVE Initial Station Activation & Configuration Service includes activation of cloud services and configuration of radio groups, custom groups, connections, access control, visibility control, pricing, reports and alerts. One-time initial service per station. @ \$249.00 per station	\$498.00
Freight for EV Charging Stations	\$480.00
Subtotal	\$24,954.00
Estimated Tax on EV Charging Stations	\$1,138.17
Level 2 Total Costs	\$26,092.17

*Sales tax for the above proposal has been estimated and will be noted on final invoice



WELLS ELECTRICAL, INC

Hardware & Software Quote

Scope of Work	
Provide pricing for ChargePoint Level 3, CPE250 EV charging stations, Cloud Network and Assure Warranty Plans	
Description Level 3 – CPE250	Cost
(4) CPE250C-625-CCS1-200A-CHD ChargePoint Express 250 Station (62.5 kW), includes Express 250 Station, 2x Power Modules, 1x CCS1 200A cable, 1x CHAdeMO cable, North America Modem/SIM. cUL and UL listed. Requires CPE250-CMT. Include (1) CPE250-CMT on orders for this station @ \$26,250.00 per station	\$105,000.00
(4) DC-UNIVERSAL-CMT-METRIC Concrete Mounting Template used for the base mounting for the CPE250 and Express Plus Stations and is used to align conduits and mounting bolts.	\$0.00
(4) CPE250-SCEK-H2 The CPE250-SCEK-H2 provides access to the CPE250 for above ground conduit installations. @ \$4,385.00 each	\$17,540.00
(4) CP-SW-STE-PROFESSIONAL-DC-1P-60M 60-month Professional Cloud Plan for DC, 1 Port. Includes: all Core plan features, Public Sharing, Pricing Control, Tap to Pay, Custom screen, session limits. Subject to hardware compatible. New station req. Activation & 12-mo. min purchase @ \$3,375.00 per station	\$13,500.00
(4) CP-ASSURE-CPE250-1S-60M ChargePoint Assure for CPE250 stations. Includes parts and labor coverage, network operating center (NOC) monitoring, targeted services levels and performance reporting. Priced per station. 60 Months @ \$9,225.00 per station	\$36,900.00
(4) CPE250-COMMISSIONING Includes on-site validation, testing, Commissioning and configuration per customer spec. If Commissioning cannot be performed due to reasons for which ChargePoint is not responsible, the customer will incur a rescheduling fee @ \$1,230.00 per station	\$4,920.00
(4) CPSUPPORT-ACTIVE initial station activation and configuration service, including activation of cloud services and configuration of radio groups, custom groups, connections, access control, visibility control, pricing, reports and alerts. One-time initial service per station. @ \$249.00 per station	\$996.00
Freight for EV Charging Stations	\$3,850.00
Subtotal	\$182,706.00
Estimated Tax on EV Charging Stations	\$10,109.55
Level 3 Total Costs	\$192,815.55

*Sales tax for the above proposal has been estimated and will be noted on final invoice



WELLS ELECTRICAL, INC

Notes

- Pricing is valid for 60 days from date of estimate.

Exclusions

- Engineering Permitting
- Make-ready and/or any infrastructure work.
- Installation and/or commissioning

Payment Terms

- Terms Net30

Pollyanna Price

Signature

Ms. Pollyanna Price (208) 500-8743

Dir. of Client Development & Business Operations

Signature

Name

Date

AGENDA ITEM: G-2
DATE: September 24, 2026

TO: Monterey Peninsula Airport District Board of Directors
FROM: Christine Morello, Executive Director
SUBJ: Authorize a Contract Amendment between the Monterey Peninsula Airport District and Ausonio Incorporated for 2801 Monterey Salinas Highway Building C Exterior Improvements

DISCUSSION. On May 21, 2025 the Board approved Resolution No. 1902 that Authorized a Service Agreement for the 2801 Monterey Salinas Highway Building C Improvements.

The work on this building was completed in 2025 and the space is tenanted, but at the time of the initial improvements, no work was completed to the façade of the building. It is necessary to complete the outside of the building prior to the winter weather.

Staff recommendation is that the Board approve a contract amendment with Ausonio Incorporated for the expenditure in a contract estimate of \$114,201.00 and authorize the Executive Director to execute the purchase order and contract amendment.

SOURCE OF FUNDS. The project is included in the Fiscal Year (FY) 2027 Capital Improvement Program (CIP) Budget as a District Only funded project: 2027-02.

SCHEDULE. The proposed contract amendment anticipates a schedule to begin as soon as an agreement is approved.

IMPACT ON OPERATIONS. There will be no impacts on operations.

RECOMMENDATION. Approve a Contract Amendment between the Monterey Peninsula Airport District and Ausonio Incorporated for 2801 Monterey Salinas Highway Building C Exterior Improvements.

ATTACHMENTS.

Ausonio Incorporated Contract Amendment
Exhibit A Monterey Airport T1- Exterior Painting



July 30, 2026

Monterey Airport TI
C/o Brian Roth
2801 Monterey Salinas, Highway
Monterey, CA 93940

RE: **Monterey Airport TI – Exterior Painting**
2801 Monterey Salinas, Highway
Monterey CA 93940

Dear Brian,

We are pleased to submit our estimate of **One Hundred Fourteen Thousand Two Hundred & One Dollars and No Cents (\$114,201.00)** to complete the following work necessary for exterior painting of the building located at 2801 Monterey Salinas, Highway, Monterey, CA 93940 with the following Inclusions and exclusions.

INCLUSIONS

1. Paint & Power Wash Exterior Building per plans and specifications.
2. Includes scrapping of loose & scaling paint.
3. Includes filling & sanding as needed.
4. Includes low sheen paint of body of building.
5. Includes satin enamel for all exterior trim.
6. Includes removal of loose flaking lead base paint & encapsulation of the remaining paint; excluding to abate all lead paint.
7. Client to provide staging or laydown area as needed.
8. Includes on-going job clean-up.
9. All work to be completed during normal business hours (7:00 AM to 5:00 PM, Monday through Friday) with clear unobstructed access to the work area.
10. All work will be completed in 6 weeks.
11. Price good for 30 days and subject to change due to market volatility.

EXCLUSIONS

1. Any inspections or fees.
2. Any plans, engineering, or permits.
3. Any overtime or weekend work.
4. Bonds
5. Any temporary fencing or temporary power needed.
6. Restroom facilities for our employees are to be supplied by Monterey Airport.
7. Anything not specifically listed under **inclusions**.
8. Tariffs or any unforeseen costs associated with it.



AUSONIO

I N C O R P O R A T E D

Thank you for the opportunity to submit this proposal. We will be pleased to review it with you at your earliest convenience. If you have any questions or comments, please feel free to call.

Sincerely,

Samuel J. Phillips
Vice President

Monterey Airport TI - Ext. Painting
Brian Roth
2801 Monterey Salinas, Highway,
Monterey, CA 93940

Ausonio Incorporated
11420 A Commercial Parkway
Castroville, California 95012
(831) 633-3371 649-6044 662-0721
State License No. 682308

Dated: 07-30-26

Project: Monterey Airport TI - Ext. Painting Construction Budget

ITEM #	ITEM	BUDGET	% Comp	DUE THIS PAYMEN	TOTAL TO DATE
1	Project Management	\$ 5,470		\$ -	\$ -
2	Permits & Fees - Allowance	\$ -		\$ -	\$ -
3	Utility Hook-up Fee - Allowance	\$ -		\$ -	\$ -
4	Regional Traffic Impact Fee - Allowance	\$ -		\$ -	\$ -
5	Surveying	\$ -		\$ -	\$ -
6	Soils Report	\$ -		\$ -	\$ -
7	Special Inspections - Allowance	\$ -		\$ -	\$ -
8	Haz Material Testing	\$ -		\$ -	\$ -
9	Haz Material Removal	\$ -		\$ -	\$ -
10	Temporary Facilities	\$ -		\$ -	\$ -
11	Temporary Utilities	\$ 240		\$ -	\$ -
12	Debris Box/Cleanup	\$ -		\$ -	\$ -
13	Equipment Rental	\$ -		\$ -	\$ -
14	Demolition	\$ -		\$ -	\$ -
15	Grading and Paving	\$ -		\$ -	\$ -
16	Site Concrete	\$ -		\$ -	\$ -
17	Striping & Signage	\$ -		\$ -	\$ -
18	Automatic Gates	\$ -		\$ -	\$ -
19	Chain Link Fence & Gates	\$ -		\$ -	\$ -
20	Monument Sign	\$ -		\$ -	\$ -
21	Landscape and Irrigation	\$ -		\$ -	\$ -
22	Concrete Reinforcing	\$ -		\$ -	\$ -
23	Concrete - Foundation	\$ -		\$ -	\$ -
24	Concrete - Slab	\$ -		\$ -	\$ -
25	Concrete - Tilt-up Walls	\$ -		\$ -	\$ -
26	Concrete - Exterior/Other	\$ -		\$ -	\$ -
27	Masonry	\$ -		\$ -	\$ -
28	Trash Enclosures	\$ -		\$ -	\$ -
29	Structural Steel	\$ -		\$ -	\$ -
30	Rough Lumber & Materials	\$ -		\$ -	\$ -
31	Floor & Roof Trusses	\$ -		\$ -	\$ -
32	Floor & Panelized Roof Systems	\$ -		\$ -	\$ -
33	Finish Lumber	\$ -		\$ -	\$ -
34	Rough Labor	\$ -		\$ -	\$ -
35	Finish Labor	\$ -		\$ -	\$ -
36	Supervision	\$ 15,347		\$ -	\$ -
37	Cabinets & Countertops	\$ -		\$ -	\$ -
38	Caulking & Waterproofing	\$ -		\$ -	\$ -
39	Insulation	\$ -		\$ -	\$ -
40	Insulated Panels	\$ -		\$ -	\$ -
41	Fireproofing	\$ -		\$ -	\$ -
42	Cladding/Siding	\$ -		\$ -	\$ -
43	Roofing	\$ -		\$ -	\$ -
44	Sheetmetal	\$ -		\$ -	\$ -
45	Doors, Frames & Hardware	\$ -		\$ -	\$ -
46	Storefront, Glass & Glazing	\$ -		\$ -	\$ -
47	Overhead Doors	\$ -		\$ -	\$ -
48	Coldroom Doors	\$ -		\$ -	\$ -
49	Skylights/Smoke Vents	\$ -		\$ -	\$ -
50	Roof Hatch & Ladders	\$ -		\$ -	\$ -
51	Lath and Plaster	\$ -		\$ -	\$ -
52	Drywall	\$ -		\$ -	\$ -
53	Gyp-crete	\$ -		\$ -	\$ -
54	Metal Studs	\$ -		\$ -	\$ -
55	Ceramic Tile	\$ -		\$ -	\$ -
56	Acoustical Ceiling	\$ -		\$ -	\$ -
57	Sheet Vinyl & Carpeting	\$ -		\$ -	\$ -
58	Painting	\$ 73,000		\$ -	\$ -
59	Epoxy/Polished Conc Floors	\$ -		\$ -	\$ -
60	FRP	\$ -		\$ -	\$ -
61	Chaulk/Tack/Conf Boards	\$ -		\$ -	\$ -
62	Misc Accessories	\$ -		\$ -	\$ -
63	Restroom Accessories	\$ -		\$ -	\$ -
64	AV Accessories	\$ -		\$ -	\$ -
65	Shop Equipment	\$ -		\$ -	\$ -
66	Operable Partition	\$ -		\$ -	\$ -
67	Appliances	\$ -		\$ -	\$ -
68	Athletic Equipment	\$ -		\$ -	\$ -
69	Dock Equipment	\$ -		\$ -	\$ -
70	Blinds/Entry Mats	\$ -		\$ -	\$ -
71	Lead Shielding	\$ -		\$ -	\$ -
72	Mezzanine	\$ -		\$ -	\$ -
73	Canopy	\$ -		\$ -	\$ -
74	Metal Building	\$ -		\$ -	\$ -
75	Elevator	\$ -		\$ -	\$ -
76	Plumbing	\$ -		\$ -	\$ -
77	Site Utilities	\$ -		\$ -	\$ -
78	Fire Sprinkler System	\$ -		\$ -	\$ -
79	Fire Alarm System	\$ -		\$ -	\$ -
80	Coldroom Refrigeration	\$ -		\$ -	\$ -
81	HVAC/Sheet metal	\$ -		\$ -	\$ -
82	Electrical	\$ -		\$ -	\$ -
83	Security Alarm System	\$ -		\$ -	\$ -
84	Solar Panels	\$ -		\$ -	\$ -
85	SUB-TOTAL	\$ 94,057	0%	\$ -	\$ -
86	Builders Risk Ins	\$ -		\$ -	\$ -
87	Liability Insurance	\$ 941		\$ -	\$ -
88	Contractor's Contingency	\$ 4,750		\$ -	\$ -
89	Owner's Contingency	\$ -		\$ -	\$ -
90	Overhead	\$ 6,982		\$ -	\$ -
91	Fee	\$ 7,471		\$ -	\$ -
92	TOTAL CONSTRUCTION	\$ 114,201	0%	\$ -	\$ -
93					
94	DESIGN FEE	\$ -		\$ -	\$ -
95					
96	TOTAL PROJECT COST	\$ 114,201		\$ -	\$ -
97					
98					
99					
100	PROJECT SF	13,230	SF		
101	Cost per SF w/o Design	\$ 8.63	SF		
102	Cost per SF w/ Design	\$ 8.63	SF		

AGENDA ITEM: G-3
DATE: September 24, 2026

TO: Monterey Peninsula Airport District Board of Directors
FROM: Christine Morello, Executive Director
SUBJ: Phase 9 Amendments 1-4 to the Professional Services Agreement with Kimley-Horn and Associates, Inc. to Provide Project Management Services in Support of the Safety Enhancement Program (SEP) Taxiway A Relocation – Phase D2 Replacement Terminal Construction Observation

BACKGROUND. November 26, 2018, the Board of Directors (BOD) of the Monterey Peninsula Airport District (MPAD) approved Resolution No. 1730 certifying Final Environmental Impact Report (FEIR) (SCH 2015121105) and Resolution No. 1731, approving Alternative 1 as the Airport Master Plan Project for Monterey Regional Airport (MRY).

April 20, 2022, the BOD approved Resolution No. 1819 and certified the Revised Addendum to FEIR for the Minor Project Modifications and approved Resolution No. 1820 the Minor Project Modifications to the MRY Airport Master Plan.

The FY25 Adopted Capital Improvement Budget contains Project 2023-00 Safety Enhancement Program (SEP) Phase D3 Terminal Complex Landside Improvements (parking and circulation) and the approved Airport Capital Improvement Program (ACIP) for FY 2022-2028 includes this SEP project phase.

September 11, 2019, the Board adopted Resolution No. 1761 Authorizing a Professional Services Agreement with Kimley-Horn and Associates, Inc. (KHA) to Provide Project Management Services Related to the Development of ACIP Projects.

Based upon review of the experience and qualification data received, and background information obtained, KHA was determined to be the most suited engineering firm to provide Project Management (PM) and support services as it relates to the Airport Master Plan Short Term Improvement Projects.

May 21, 2025 the BOD approved the initial Phase 9 construction observation services. It was anticipated that there would be additional amendments based on the procurement of the contractor as the Construction Manager As Constructor (CMAC).

SCOPE OF WORK. Phase 9 Amendments 1 through 4 is related to the Program Management for construction oversight of the Replacement Terminal. Kimley-Horn will complete the scope of services in four (4) tasks as follows and as more specifically described in the Detailed Scope of Services.

Amendment 9.1 – Program Management Services for the Operational Readiness, Activation, and Transition Assessment – \$28,616.00

Amendment 9.2 - Program Management Services for the Building Enclosure Commissioning Services - \$85,169.00

Thornton Tomasetti (TT) will perform Building Enclosure Commissioning (BECx) services that cover the materials, components, systems and assemblies of the building enclosure with the goal of achieving LEED v4/v4.1 Enhanced Commissioning includes the building envelope for exterior glazing systems, exterior cladding systems, roofing and waterproofing, below grade waterproofing.

Amendment 9.3 - Program Management Services for the Special Inspection and Material Testing Services - \$599,911.00

Earth Systems work includes special inspections and material testing related to cast-in-place concrete, structural steel framing, field welding, architecturally exposed structural steel, steel decking, rough carpentry, cross-laminated timber, glue-laminated timber, intumescent fireproofing, linear metal ceilings and walls, and shoring. Material testing services include concrete testing, high strength bolt testing, grout testing, fireproofing bonding and density.

Amendment 9.4 Program Management Services for the Operational Readiness, Activation, and Transition (ORAT) Support Services - \$333,772.00

Garver's work will complement and build on the previously completed ORAT Assessment task. Generally, the scope of this Project includes stakeholder coordination, planning support, operational support, and as-needed analysis for the ORAT process. This scope is intended to provide ongoing ORAT support up to and including the opening (activation) of the replacement terminal for passenger operations.

Phase 9 amendment 1-4 is a not-to-exceed cost of \$1,047,468.00 for a total contract cost of \$3,734,012.00.

BUDGET EFFECT. Program Management costs are included in the District share of costs identified in the Plan of Finance for Terminal Construction.

IMPACT ON OPERATIONS. Staff will be working with the Project Management Team to ensure that all activities are completed as necessary within the construction team schedule.

RECOMMENDATION. Approve Phase 9 Amendments 1-4 to the Professional Services Agreement with Kimley-Horn and Associates, Inc. to Provide Project Management Services in Support of the Safety Enhancement Program (SEP) Taxiway A Relocation – Phase D2 Replacement Terminal Construction Observation

ATTACHMENTS.

Kimley-Horn and Associates, Inc. Contract Amendment – 2 (two) pages

Kimley-Horn and Associates, Inc. Phase 9 Amendments 1 – 4 Scope of Work – 47 (forty-seven) pages

**PHASE 9 AMENDMENTS 1-4 TO THE PROFESSIONAL SERVICES AGREEMENT WITH
KIMLEY-HORN AND ASSOCIATES, INC. TO PROVIDE PROJECT MANAGEMENT IN
SUPPORT OF THE SAFETY ENHANCEMENT PROGRAM (SEP) TAXIWAY A RELOCATION
– PHASE D2 REPLACEMENT TERMINAL CONSTRUCTION OBSERVATION**

November 26, 2018, the Board of Directors (BOD) approved Resolution No. 1730 certifying Final Environmental Impact Report (EIR) (SCH 2015121105), and Resolution No. 1731, approving Alternative 1 as the Airport Master Plan Project for Monterey Regional Airport.

September 11, 2019, the BOD adopted Resolution No. 1761 Authorizing a Professional Services Agreement with Kimley-Horn and Associates, Inc. (KHA) to Provide Project Management Services Related to the Development of Airport Capital Improvement Projects.

April 20, 2022, the BOD approved Resolution No. 1819 and certified the Revised Addendum to FEIR for the Minor Project Modifications and approved Resolution No. 1820 the Minor Project Modifications to the MRY Master Plan.

The FY27 Adopted Capital Improvement Budget contains Project 2025-09 Replacement Terminal that contains Administrative expenses.

Phase 9 Amendment dated May 21, 2025, Project Management (PM) and support services was for the Replacement Terminal Construction Observation that included: Project Management for project and contract management, client coordination and communications; Construction Observation and Representation for on-site construction observation services including on-site daily observations; LEED® Fundamental Commissioning; and Project Closeout observations and process for a not-to-exceed cost of \$2,686,544.00.

Since the contractor was procured as a Construction Manager As Constructor, Hensel Phelps together with KHA, HOK and staff have employed engineering and value options that include the final services that are necessary to comply with the LEED Platinum certification, Special Inspections and operational transition services for the new facility.

Amendments 1-4 include the following construction support activities:

Operational Readiness, Activation, and Transition Assessment, Building Enclosure Commissioning (“BECx”) Services, Special Inspection and Material Testing Services, and Operational Readiness, Activation, and Transition Support Services. The scope of the proposed Phase 9 contract amendment services 1-4 is a not-to-exceed cost of \$1,047,468.00.

The full cost of the Construction Management Services Phase 9 is a not-to-exceed estimate of \$3,734,012.00.

MONTEREY PENINSULA
AIRPORT DISTRICT

KIMLEY-HORN AND ASSOCIATES, INC.

Christine Morello
Executive Director

Pearse Melvin, PE
Principal-In-Charge
Kimley-Horn and Associates, Inc.

Attachment:

Phase 9 Amendments 1-4 Program Management Advisory Services for the Replacement Terminal Construction

KIMLEY-HORN AND ASSOCIATES, INC.

**PROPOSAL FOR
Monterey Regional Airport**

PROGRAM MANAGEMENT ADVISORY SERVICES

Phase 9 – Amendment 1

**Program Management Services for the Operational Readiness,
Activation, and Transition Assessment**

May 2026

1. OVERVIEW

Monterey Peninsula Airport District (“District” or “Client”) is employing Kimley-Horn and Associates, Inc. (“Kimley-Horn” or “Consultant”) as the Program Management Team to support the District in delivering multiple projects from the Safety Enhancement Program (SEP) for Taxiway A Relocation within an overall program (hereafter “Program”) at the Monterey Regional Airport (“MRY” or “Airport”).

The Program Management Advisory Services are to provide the professional services needed to assist in providing support and consultation to the Airport as it implements the series of terminal improvement projects that comprise the Program.

This proposal is for Kimley-Horn, in the Program Manager role, to provide Program Management Services for the Operational Readiness, Activation, and Transition (“ORAT”) Assessment with Garver-USA, Inc. (“Garver”).

2. PROJECT SUMMARY

The proposed improvements include the construction of the new Terminal Facility as shown on the Issue for Contract Documents submittal dated November 15, 2024. An ORAT Assessment is a means to aid the Airport in creating a plan to prepare the new Terminal Facility for operation and for the transition of operations from the existing Terminal Facility.

Kimley-Horn will complete the scope of services in two (2) tasks as follows and as more specifically described in the Detailed Scope of Services.

Task 9.1 – ORAT Assessment. This task is the ORAT Assessment led by Garver.

Task 9.2 – Project Management. This task is for project and contract management, client coordination and communications.

3. DETAILED SCOPE OF SERVICES

9.1 ORAT ASSESSMENT (BY GARVER)

See attachment A.

9.2 PROGRAM MANAGEMENT

Under this Task, Kimley-Horn will develop and implement a client communication process that involves ongoing e-mail and phone calls for the duration of this task order.

Kimley-Horn will manage its contract processes, and its budgets including its scoping, subconsultant negotiations, invoicing and maintaining internal Kimley-Horn project controls related to its staffing, schedules, and budgets.

This task will include the following services:

9.2.1 Project Management and Administration

- Contract management and administration.
- Coordinate with subconsultants to obtain and facilitate negotiation of contracts and proposals to submit to the Airport for approval as Sub-Task Orders.
- Provide oversight, coordination, and general review for subconsultant activities.

9.2.2 Project Meetings

- Attend internal staff and stakeholder meetings as requested by the Airport.

Assumptions and Clarifications:

- Under this task we have included up to three (3) one-hour virtual meetings with Airport staff for two (2) Kimley-Horn staff to participate in.

4. ASSUMPTIONS, CLARIFICATIONS AND EXCLUSIONS

- See attached level of effort assumed for the tasks.

5. ADDITIONAL SERVICES

Services not included in this proposal may be added, by mutual agreement, in writing, applying the Rate Schedule included below.

6. SCHEDULE

This proposal is based on the following:

ORAT Assessment duration of up to six (6) weeks from NTP.

7. TERMS OF COMPENSATION

Kimley-Horn will perform the Services in the Tasks above on a labor fee plus expense basis. Labor fee will be billed on an hourly basis according to the below rate schedule.

Direct reimbursable expenses such as express delivery services, fees, air travel, and other direct expenses will be billed at 1.15 times cost. All permitting, application, and similar project fees will be paid directly by the Client.

Based on current information, Kimley-Horn estimates that the fees will be approximately **\$Error! Reference source not found..** Fee estimates in this Agreement are for general budgeting purposes only. Actual fees may be less or more than the estimates.

Task 9 – Amendment 1 Program Management	\$	3,640
Expenses	\$	24,976
Total Fee.....	\$	28,616

Payment will be due within 30 days of your receipt of the invoice and should include the invoice number and Kimley-Horn project number.

Rate Schedule

Role	Rate
Sr Leader, Principal	\$345 to \$375
Project Manager	\$300 to \$325
Senior Professional I	\$280 to \$300
Senior Professional II	\$250 to \$280
Technical Support	\$200 to \$250
Analyst	\$175 to \$225
Clerical Admin	\$100 to \$120

⁽¹⁾ Beginning on June 30, 2026 and each year anniversary thereafter during the term of the professional services agreement, the Consultant will automatically increase the compensation Fee schedule under this agreement. The amount of the annual increase shall be determined by multiplying the compensation rate by the percentage change in the Consumer Price Index ^{**} ("CPI") for the preceding year or 5%, whichever is less.

In the event the above-mentioned index is discontinued prior to the expiration of this agreement, the Consultant shall immediately request the Bureau of Labor Statistics of the U.S. Department of Labor to supply a formula for the conversion of the above-mentioned index to a similar index then available; and, said formula shall thenceforth be the basis for the computation.

**U.S. Bureau of Labor Statistics, U.S. County Average, All Items Series A (1982-1984=100)
"Urban Wage Earners and Clerical Workers."

Monterey Regional Airport
PROGRAM MANAGEMENT SERVICES
Phase 9 - 1 ORAT Assessment
Derivation of Fee

										<i>Expenses</i>	
								Total Labor Hours	Labor Total	Subconsultant	Other
				Project Manager	Analyst	Accounting	Clerical Admin				
				Rates (w/Fee and Overhead)							
				\$353.73	\$205.06	\$251.20	\$128.16				
<i>Scope Sections</i>		<i>Title/Task</i>									
MRY ORAT Assessment											
		9.1	ORAT Assessment (by Garver)						\$ -	\$ 24,976	\$ -
		9.2.1	Project Management and Administration			4	2	5	11	\$ 1,963	\$ -
		9.2.2	Project Meetings			3	3			\$ 1,676	\$ -
										\$ -	\$ -
										\$ -	\$ -
										\$ -	\$ -
										\$ -	\$ -
										\$ -	\$ -
										\$ -	\$ -
										\$ -	\$ -
<i>Project Totals</i>					3	7	2	5	11	\$ 3,640	\$ 24,976
<i>Percentage of Total</i>					27%	64%	18%	45%		13%	87%



13750 San Pedro Ave.
Suite 350
San Antonio, TX 78232
TEL 210.447.6250
www.GarverUSA.com

Monterey Regional Airport Replacement Terminal
Operational Readiness, Activation, and Transition (ORAT) Assessment
Scope of Services
Revised March 9, 2026

This scope proposes ORAT assessment services to support the planning for and transition to the replacement passenger terminal at Monterey Regional Airport (hereafter “MRY” or “airport”). The assessment approach will identify any gaps in the existing transition plans and discuss ways to fill those gaps. As part of this gap analysis, the assessment will seek to identify and delineate any ORAT-related components (operational simulations, systems documentation, training, etc.) that are contained in the scopes of vendors and contractors already engaged in the terminal project.

If desired by the airport, the completion of this scope could then be followed by a comprehensive scope that utilizes the results of the assessment to provide tailored support for ORAT implementation. This support could include facilitating ongoing stakeholder coordination, process and procedure development and training, operational simulations, and on-site support leading up to and during the transition and opening of the new terminal.

Scope of Services

The proposed scope of services is as follows:

1. Garver will complete an ORAT assessment determine specific needs, challenges, and staff preparedness associated with both opening the replacement terminal and transitioning from the current terminal to the replacement terminal.
 - a. Assessment will include one (1) site visit by two (2) Garver staff to assess conditions and interview key stakeholders. Site visit duration is expected to be two (2) business days.
 - b. Relevant available project and airport documentation will be reviewed.
2. Following completion of the assessment, a report will be developed and provided to the airport outlining the findings of the assessment and providing recommendations for full execution of MRY’s ORAT process.

Attachment A

Deliverable

Following completion of the work described in item #1 of the scope of services, Garver will produce a report (item #2 in the scope of services) documenting findings and recommendations resulting from the assessment. The report is expected to be between 15 and 30 pages in length and will be delivered to MRY for review upon completion. If desired by the airport, one (1) virtual meeting will be facilitated to discuss the report.

Schedule

Following Notice to Proceed, it is anticipated that this scope of work could be completed in six (6) weeks.

Fee

A fee breakdown for this scope of work is attached as Exhibit B.

Please do not hesitate to contact me with any questions. We look forward to supporting MRY's Metamorphosis!

Neil Gabrielson, A.A.E., ACE, ENV SP
Senior Aviation Planner – Safety & Sustainability
Garver



Exhibit B
Monterey Regional Airport
MRY ORAT Assessment
Garver Hourly Rate Schedule: July 2025 - June 2026

Classification	Rates
Engineers / Architects	
E-1	\$ 171.00
E-2	\$ 200.00
E-3	\$ 239.00
E-4	\$ 281.00
Planners	
P-1	\$ 205.00
P-2	\$ 244.00
P-3	\$ 277.00
P-4	\$ 315.00
Designers	
D-1	\$ 154.00
D-2	\$ 174.00
Management / Administration	
AM-1	\$ 100.00
AM-2	\$ 154.00

Agreement for Professional Services
MRY ORAT Assessment

Garver Project No. 2600014

Exhibit B

Monterey Regional Airport
MRY ORAT Assessment

FEE SUMMARY

	Title I Service	Estimated Fees
Time and Materials (Not To Exceed)	Orat Assessment	\$ 24,976.00

Exhibit B**Attachment A****Monterey Regional Airport
MRY ORAT Assessment****ORAT Assessment**

WORK TASK DESCRIPTION	P-4	P-2	D-2	AM-2
	Aviation Planning	Aviation Planning	Aviation Planning	Aviation Planning
	\$315.00	\$244.00	\$174.00	\$154.00
	hr	hr	hr	hr
ORAT Assessment				
Project Management	2	5		
Site visit (with travel)	20	20		
Assessment Report	4	24	8	2
QA/QC	2			
Subtotal - ORAT Assessment	28	49	8	2

Hours	28	49	8	2
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SUBTOTAL - SALARIES:	\$22,476.00
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DIRECT NON-LABOR EXPENSES

Document Printing/Reproduction/Assembly	
Postage/Freight/Courier	\$0.00
Office Supplies/Equipment	\$0.00
Computer Modeling/Software Use	\$0.00
Travel Costs	\$2,500.00

SUBTOTAL - DIRECT NON-LABOR EXPENSES:	\$2,500.00
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SUBTOTAL:	\$24,976.00
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SUBCONSULTANTS FEE:	\$0.00
----------------------------	---------------

TOTAL FEE:	\$24,976.00
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KIMLEY-HORN AND ASSOCIATES, INC.

**PROPOSAL FOR
Monterey Regional Airport**

PROGRAM MANAGEMENT ADVISORY SERVICES

Phase 9 – Amendment 2

**Program Management Services for the Building Enclosure
Commissioning Services**

July 2026

1. OVERVIEW

Monterey Peninsula Airport District (“District” or “Client”) is employing Kimley-Horn and Associates, Inc. (“Kimley-Horn” or “Consultant”) as the Program Management Team to support the District in delivering multiple projects from the Safety Enhancement Program (SEP) for Taxiway A Relocation within an overall program (hereafter “Program”) at the Monterey Regional Airport (“MRY” or “Airport”).

The Program Management Advisory Services are to provide the professional services needed to assist in providing support and consultation to the Airport as it implements the series of terminal improvement projects that comprise the Program.

This proposal is for Kimley-Horn, in the Program Manager role, to provide Program Management Services for the Building Enclosure Commissioning (“BECx”) Services with Thornton Tomasetti, Inc.

2. PROJECT SUMMARY

The proposed improvements include the construction of the new Terminal Facility as shown on the Issue for Contract Documents submittal dated November 15, 2024. The BECx is being performed as part of overall building commissioning process.

Kimley-Horn will complete the scope of services in two (2) tasks as follows and as more specifically described in the Detailed Scope of Services.

Task 9.1 – BECx Services. This task is the BECx Services led by Thornton Tomasetti.

Task 9.2 – Project Management. This task is for project and contract management, client coordination and communications.

3. DETAILED SCOPE OF SERVICES

9.1 BECx SERVICES (BY THORNTON TOMASETTI)

See Attachment A.

9.2 PROGRAM MANAGEMENT

Under this Task, Kimley-Horn will develop and implement a client communication process that involves ongoing e-mail and phone calls for the duration of this task order.

Kimley-Horn will manage its contract processes, and its budgets including its scoping, subconsultant negotiations, invoicing and maintaining internal Kimley-Horn project controls related to its staffing, schedules, and budgets.

This task will include the following services:

9.2.1 Project Management and Administration

- Contract management and administration.
- Coordinate with subconsultants to obtain and facilitate negotiation of contracts and proposals to submit to the Airport for approval as Sub-Task Orders.
- Provide oversight, coordination, and general review for subconsultant activities.

9.2.2 Project Meetings/Site Coordination

- Attend internal staff and stakeholder meetings as requested by the Airport.
- Coordinate and participate in site visits with Thornton Tomasetti

Assumptions and Clarifications:

- Under this task we have included up to four (4) one-hour virtual meetings with Airport staff for two (2) Kimley-Horn staff to participate in.

4. ASSUMPTIONS, CLARIFICATIONS AND EXCLUSIONS

- See attached level of effort assumed for the tasks.

5. ADDITIONAL SERVICES

Services not included in this proposal may be added, by mutual agreement, in writing, applying the Rate Schedule included below.

6. SCHEDULE

This proposal is based on the following:

See Attachment A.

7. TERMS OF COMPENSATION

Kimley-Horn will perform the Services in the Tasks above on a labor fee plus expense basis. Labor fee will be billed on an hourly basis according to the below rate schedule.

Direct reimbursable expenses such as express delivery services, fees, air travel, and other direct expenses will be billed at 1.15 times cost. All permitting, application, and similar project fees will be paid directly by the Client.

Based on current information, Kimley-Horn estimates that the fees will be approximately \$85,169. Fee estimates in this Agreement are for general budgeting purposes only. Actual fees may be less or more than the estimates.

Task 9 – Amendment 2 Program Management	\$	10,909
Expenses	\$	74,260
Total Fee.....	\$	85,169

Payment will be due within 30 days of your receipt of the invoice and should include the invoice number and Kimley-Horn project number.

Rate Schedule

Role	Rate
Sr Leader, Principal	\$345 to \$375
Project Manager	\$300 to \$325
Senior Professional I	\$280 to \$300
Senior Professional II	\$250 to \$280
Technical Support	\$200 to \$250
Analyst	\$175 to \$225
Clerical Admin	\$100 to \$120

⁽¹⁾ Beginning on June 30, 2026 and each year anniversary thereafter during the term of the professional services agreement, the Consultant will automatically increase the compensation Fee schedule under this agreement. The amount of the annual increase shall be determined by

multiplying the compensation rate by the percentage change in the Consumer Price Index ** ("CPI") for the preceding year or 5%, whichever is less.

In the event the above-mentioned index is discontinued prior to the expiration of this agreement, the Consultant shall immediately request the Bureau of Labor Statistics of the U.S. Department of Labor to supply a formula for the conversion of the above-mentioned index to a similar index then available; and, said formula shall thenceforth be the basis for the computation.

**U.S. Bureau of Labor Statistics, U.S. County Average, All Items Series A (1982-1984=100)
"Urban Wage Earners and Clerical Workers."

Monterey Regional Airport
PROGRAM MANAGEMENT SERVICES
Phase 9 - 2 BECx Services
Derivation of Fee

												<i>Expenses</i>	
						Project Manager	Analyst	Accounting	Clerical Admin	Total Labor Hours	Labor Total	Subconsultant	Other
				Rates (w/Fee and Overhead)		\$353.73	\$205.06	\$251.20	\$128.16				
<i>Scope Sections</i>			<i>Title/Task</i>										
MRY BECx Services													
		9.1	Building Envelope Commissioning (by Thornton Tomasetti)								\$ -	\$ 74,260	\$ -
		9.2.1	Project Management and Administration		4	8	4	4	20	\$ 4,573	\$ -	\$ -	\$ -
		9.2.2	Project Meetings/Site Coordination		4	24			28	\$ 6,336	\$ -	\$ -	\$ -
										\$ -	\$ -	\$ -	\$ -
										\$ -	\$ -	\$ -	\$ -
										\$ -	\$ -	\$ -	\$ -
										\$ -	\$ -	\$ -	\$ -
										\$ -	\$ -	\$ -	\$ -
										\$ -	\$ -	\$ -	\$ -
<i>Project Totals</i>					8	32	4	4	48	\$ 10,909	\$ 74,260	\$ -	\$ -
<i>Percentage of Total</i>					17%	67%	8%	8%		13%	87%		

Via email: al.lapera@kimley-horn.com

February 5, 2026

Revised: June 22, 2026

Albert W. LaPera
Senior Practice Building-Energy Services Manager

Kimley-Horn

201 North Franklin St., Suite 1400
Tampa, Florida 33602

**RE: MONTEREY REGIONAL AIRPORT NEW TERMINAL FACILITY, MONTEREY, CA
PROPOSAL FOR BUILDING ENCLOSURE COMMISSIONING SERVICES**

Dear Al,

Thornton Tomasetti, Inc. (TT) is pleased to submit this proposal to Kimley-Horn to provide Building Enclosure Commissioning (BECx) services for the above referenced project. We understand that Kimley-Horn is acting as the Commissioning Authority (CxA) for the project.

I. DESCRIPTION OF PROJECT

The project consists of a new two-level Monterey airport terminal and concourse building totaling approximately 85,328 sf, with primary passenger processing and boarding functions located at the upper concourse level (approximately 48,500 gsf plus 538 sf of exterior deck), and ramp operations, baggage offices, and MEP spaces at the lower apron level (approximately 11,890 gsf plus 24,400 sf of covered unenclosed area). The building is set into a sloping site such that the lower level meets grade along the north side and the upper level meets grade along the west, south, and east sides. The enclosure systems to be commissioned include insulated metal panel, uninsulated metal panel rainscreen, and stucco, with a TPO roof assembly. Overall building height is approximately 35 feet from apron grade to the maximum roof elevation. The project is targeting LEED Platinum.

II. SCHEDULE

The proposal is based on the following schedule assumed by TT.

Review/Construction Phase*	36 months
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*TT understands the project has already started construction and the above estimated schedule is to be refined upon award.

III. SCOPE OF WORK

RE: MRY NEW TERMINAL FACILITY
PROPOSAL FOR BUILDING ENCLOSURE COMMISSIONING

JUNE 22, 2026 PAGE 2 of 8

Thornton Tomasetti (TT) will perform Building Enclosure Commissioning (BECx) services in general accordance with procedures, methods and documentation techniques established by ASHRAE Guideline 0 'The Commissioning Process', the National Institute of Building Sciences (NIBS) Guideline 3–2012, and ASTM E2947 – 2016 'Standard Guide for Building Enclosure Commissioning'. Our services will cover the materials, components, systems and assemblies of the building enclosure with the goal of achieving LEED v4/v4.1 Enhanced Commissioning, Option 2.

Thornton Tomasetti is submitting this proposal to provide the following services related the building envelope:

- Exterior glazing systems
- Exterior cladding systems
- Roofing and waterproofing
- Below grade waterproofing

Interior waterproofing, interior works, miscellaneous metals, façade access system design, hardware, railings, canopies, scope outside of the building enclosure are excluded from TT's scope of services in this proposal.

IV. SCOPE OF SERVICES

A. Document Review and Construction Phase

1. Owner's Project Requirements

- a. Participate in a BECx kick off meeting for building enclosure work in Monterey or via teleconference, for an overview of the project, discussion of design criteria, and to become generally familiar with the project intent.
- b. Attend up to two (2) subsequent meetings via teleconference to review performance, durability and serviceability requirements, to assist in the development of the OPR.
- c. TT will review and comment on the Owner's Project Requirements (OPR) document and design team's Basis of Design (BOD) documents for the purposes of verifying inclusion of building envelope criteria.
- d. Provide a written summary report to establish a baseline for the building enclosure work.

2. Enclosure Design Peer Review and Report

- a. TT will perform design peer review of the Design Documents (drawings

RE: MRY NEW TERMINAL FACILITY
PROPOSAL FOR BUILDING ENCLOSURE COMMISSIONING

JUNE 22, 2026 PAGE 3 of 8

and specifications) related to be building envelope work, prepared by the design team. This proposal assumes one (1) review for: 100% IFC Set and prior envelope peer review documentation.

- b. TT will provide marked-up comments on the Design Documents and provide a written memo summarizing comments. TT will also include comments into the Cx Issues Log (the Cx Issues Log shall be provided by the CxA).
- c. TT will verify inclusion of systems manual requirements in construction documents (if appropriate).
- d. TT will verify inclusion of operator and occupant training requirements in construction documents (if appropriate).
- e. TT will participate in up to two (2) meetings via teleconference to review our peer review comments.

3. BECx Specification & BECx Plan

- a. TT will develop the BECx portion for the overall Commissioning (Cx) Plan, which shall be provided by the project's overall Commissioning Authority (CxA).
- b. TT will comment on the building enclosure commissioning (BECx) specification for inclusion into the project manual, confirming the roles and responsibilities of all parties in the process and coordinating the extent and scope of performance lab and field performance testing to be undertaken.

4. Pre-Construction Meeting and BECx Kick-Off

- a. TT will attend and participate in a pre-construction BECx kick-off meeting with the Owner, Architect, CM and enclosure sub-contractors in Monterey or via teleconference. The purpose of this meeting will be to introduce members of the construction team to the BECx process and to discuss how the process will be integrated into the Building Enclosure Quality Control and Quality Assurance Programs implemented by the CM during the construction phase.

5. Shop Drawing and Submittal Review Assistance

- a. TT will review and provide technical comments on select critical building enclosure related submittals (up to 2 reviews per submittal), including shop drawings, thermal analysis, test reports, quality control documents, for compliance with performance specification, design intent and the OPR. Our

RE: MRY NEW TERMINAL FACILITY
PROPOSAL FOR BUILDING ENCLOSURE COMMISSIONING

JUNE 22, 2026 PAGE 4 of 8

review is anticipated to be completed after the Design Team has approved each submittal, in order to streamline the review process as a supplemental review. This proposal assumes up to twelve (12) submittals.

6. Trade Pre-Installation Meetings

- a. Attend and participate in up to one (1) preconstruction meetings to begin Work with the enclosure Subcontractor(s). The purpose of the meeting will be to go over the requirements in the OPR to the associated trade subcontractors and their quality control and quality assurance program, and outline the BECx provider's role in the field during the construction of the building enclosure. TT will review contractor enclosure installation check lists, discuss lessons learned from the pre-construction mock-up process, and verify that methods of installation are consistent with manufacturer requirements and industry best-practice for the various enclosure assemblies.

7. Construction Site Visits

- a. TT will perform up to eight (8) periodic site visits during the installation of the envelope materials and systems to verify conformance with the approved shop drawings, recommended manufacturer's installation instructions, the project requirements and industry standards.
- b. Prepare and issue a written field report with color photographs of our observations and findings. The report will document general conformance with the Contract Documents and shop drawings and identify items that may require further action.
- c. TT will develop a BECx Commissioning Report for inclusion in the overall Commission Report provided by the CxA.

8. BECx Construction Team Meetings

- a. TT will attend up to eight (8) BECx constructions meetings, in conjunction with the scheduled site visits, to review the progress of the enclosure work and address non-conformance action items as observed during site visits.

9. Field Performance Testing Observation

- a. Perform site visits to witness field air and water chamber tests, water infiltration hose tests, flood tests, air barrier adhesion and infiltration tests and other enclosure tests as required, in accordance with the BECx specification and testing plan. These are assumed to coincide with periodic site visits and are not in addition to.

RE: MRY NEW TERMINAL FACILITY
PROPOSAL FOR BUILDING ENCLOSURE COMMISSIONING

JUNE 22, 2026 PAGE 5 of 8

- b. Prepare written test reports with photographs of our observations and findings, including any discussion meeting minutes, changes to the construction process, testing procedures, modifications to shop drawings and other follow-up or remedial items.
- c. Re-testing due to failure beyond the regularly schedule site visits indicated shall be provided as an additional service.

B. Warranty / Post-Occupancy Phase

- 1. After the major completion of the building envelope portions of the building, TT will conduct one (1) follow-up site visit to review the current conditions for the purpose of identifying issues that fall within the 12-month warranty period. TT anticipates performing the site visit approximately 10 months after substantial completion.
- 2. TT will provide a final BECx Commissioning Report for inclusion in the overall Commission Report provided by the CxA. The report will include site visit and testing reports with photographs, maintenance of enclosure elements, and shop drawing modifications.

V. CLIENT RESPONSIBILITY

The Client shall be responsible to:

- A. Provide all applicable available drawings, specifications, shop drawings, reports, photographs, material submittals, and other building data, other than those already in our possession.
- B. Provide access to the interior and exterior of the building envelope, including any lifts and/or scaffolding as may be necessary.
- C. Maintain the building/construction site in a safe condition at all times.
- D. Engage the services of an independent and qualified testing agency for performance testing and/or materials evaluation, if deemed necessary at any point during the project.

It is understood that TT has the right to rely upon the accuracy and completeness of all data furnished to it.

RE: MRY NEW TERMINAL FACILITY
PROPOSAL FOR BUILDING ENCLOSURE COMMISSIONING

JUNE 22, 2026 PAGE 6 of 8

VI. FEES AND EXPENSES

We propose to provide the services described in the above Scope of Services based on a Time and Expense (T&E) Not to Exceed (NTE) fee of \$70,000 (SEVENTY THOUSAND DOLLARS) based on the attached hourly rates, plus reimbursable expenses. We will advise the Client prior to exceeding the budgeted total for each phase:

A. BECx Basic Services:

1. Design Review Phase	\$ 10,000
2. Construction Phase	\$ 54,000
3. Warranty/Post-Occupancy Phase	\$ 6,000

Total	\$ 70,000
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B. Materials sampling and testing costs are not included in the above fees.

C. The following expenses are in addition to the fees for basic services above and will be billed to the Client at our cost:

1. Travel, out-of-town living and related expenses, printing, courier service, and express mail. Deliverables and reviewed submittals will be transferred via electronic means whenever possible. Plotting and reproductions requests by Client or Owner will be electronically forwarded to an outside reproduction facility, and the cost will be charged to the Client.
2. Fees and expenses for securing approvals of governing authorities having jurisdiction over the Project.
3. Sub-consultants, physical models, 3-dimensional flythrough and special presentation materials.

TT estimates reimbursable fees not to exceed \$4,000.

D. TT will invoice the Client on a monthly cycle for fees and expenses. Payments will be due from the Client to TT within 30 days of the invoice date.

VII. ADDITIONAL SERVICES

The following services are not included in the Scope of Services of this Agreement and are not included in the indicated fees. If authorized by the Client, TT will perform the following additional services at the hourly rates indicated in the attached Thornton Tomasetti, Inc. Hourly Billing Rates.

RE: MRY NEW TERMINAL FACILITY
PROPOSAL FOR BUILDING ENCLOSURE COMMISSIONING

JUNE 22, 2026 PAGE 7 of 8

- A. Providing professional consulting services relative to work that is outside the Scope of Services described above.
- B. Reviewing or addressing major changes to the building envelope design after the design phase is complete.
- C. Accommodating significant scope changes including, but not limited to, significant differences in the Project scope, area, cost, complexity, schedule, character of construction.
- D. Performing infrared thermography scanning and evaluation during the construction and/or warranty phase.
- E. Processing submittals from the Contractor, which have not been solicited by the construction documents or are not related to the building enclosure. In addition, processing submittals related to alternate designs and Contractor substitutions are not included.
- F. Serving as an expert witness or consultant in connection with any public or private hearing, arbitration, or legal proceeding.
- G. Services made necessary by the default of the Contractor, or by defects or deficiencies in the work of the Contractor.

CALIFORNIA BILLING RATES

TITLE	HOURLY BILLING RATE
ADMINISTRATIVE SUPPORT STAFF.....	\$155.00
BUILDING INFORMATION MODELER.....	\$265.00
ENGINEER/DESIGNER.....	\$270.00
SENIOR ENGINEER/DESIGNER	\$290.00
PROJECT ARCHITECT/ENGINEER /DIRECTOR	\$340.00
SENIOR PROJECT ARCHITECT/ENGINEER /DIRECTOR.....	\$355.00
ASSOCIATE	\$390.00
SENIOR ASSOCIATE.....	\$410.00
VICE PRESIDENT/ ASSOCIATE PRINCIPAL	\$480.00
SENIOR VICE PRESIDENT/PRINCIPAL	\$505.00
SENIOR PRINCIPAL	\$550.00
MANAGING PRINCIPAL.....	\$605.00

Notes: (1) Out-of-pocket expenses including, but not limited to, travel, project-specific IT or telecommunications requirements, third-party printing services, courier service, express mailings, and special consultants, will be billed at our cost

(2) Rates are effective through December 31, 2026.

Basic Services Fee Matrix

Project: Monterey Regional Airport New Terminal Facility

Firm: Thornton Tomasetti

Building Enclosure Commissioning									
Staff		Design Review		Construction		Post-Occupancy		Total	
Position	Hourly Rate	Hours	Fee	Hours	Fee	Hours	Fee	Hours	Fee
Vice President/Associate Principal	\$ 480	6	\$ 2,880	36	\$ 17,280	2	\$ 960	44	\$ 21,120
Senior Project Engineer	\$ 355	0	\$ -	0	\$ -	8	\$ 2,840	8	\$ 2,840
Project Engineer	\$ 340	16	\$ 5,440	80	\$ 27,200	0	\$ -	96	\$ 32,640
Senior Engineer	\$ 290	0	\$ -	0	\$ -	8	\$ 2,320	8	\$ 2,320
Engineer	\$ 270	6	\$ 1,620	36	\$ 9,720	0	\$ -	42	\$ 11,340
TOTAL		28	\$ 9,940	152	\$ 54,200	18	\$ 6,120	198	\$ 70,260

KIMLEY-HORN AND ASSOCIATES, INC.
PROPOSAL FOR
Monterey Regional Airport

PROGRAM MANAGEMENT ADVISORY SERVICES

Phase 9 – Amendment 3

Program Management Services for the Special Inspection and
Material Testing Services

September 2026

1. OVERVIEW

Monterey Peninsula Airport District (“District” or “Client”) is employing Kimley-Horn and Associates, Inc. (“Kimley-Horn” or “Consultant”) as the Program Management Team to support the District in delivering multiple projects from the Safety Enhancement Program (SEP) for Taxiway A Relocation within an overall program (hereafter “Program”) at the Monterey Regional Airport (“MRY” or “Airport”).

The Program Management Advisory Services are to provide the professional services needed to assist in providing support and consultation to the Airport as it implements the series of terminal improvement projects that comprise the Program.

This proposal is for Kimley-Horn, in the Program Manager role, to provide Program Management Services for Special Inspection and Material Testing Services with Earth Systems, Inc. (“Earth Systems”).

2. PROJECT SUMMARY

The proposed improvements include the construction of the new Terminal Facility as shown on the Issue for Contract Documents submittal dated November 15, 2024. Special Inspections and Material Testing are required for construction of the new Terminal Facility.

Kimley-Horn will complete the scope of services in two (2) tasks as follows and as more specifically described in the Detailed Scope of Services.

Task 9.1 – Special Inspections and Material Testing. This task is the inspection and testing services led by Earth Systems.

Task 9.2 – Project Management. This task is for project and contract management, client coordination and communications.

3. DETAILED SCOPE OF SERVICES

9.1 SPECIAL INSPECTION AND MATERIALS TESTING (BY EARTH SYSTEMS)

See attachment A.

9.2 PROGRAM MANAGEMENT

Under this Task, Kimley-Horn will develop and implement a client communication process that involves ongoing e-mail and phone calls for the duration of this task order.

Kimley-Horn will manage its contract processes, and its budgets including its scoping, subconsultant negotiations, invoicing and maintaining internal Kimley-Horn project controls related to its staffing, schedules, and budgets.

This task will include the following services:

- Contract management and administration.
- Coordinate with subconsultants to obtain and facilitate negotiation of contracts and proposals to submit to the Airport for approval as Sub-Task Orders.
- Provide oversight, coordination, and general review for subconsultant activities, including coordination of inspection requests by the Contractor.

4. ASSUMPTIONS, CLARIFICATIONS AND EXCLUSIONS

- See attached level of effort assumed for the tasks.

5. ADDITIONAL SERVICES

Services not included in this proposal may be added, by mutual agreement, in writing, applying the Rate Schedule included below.

6. SCHEDULE

This proposal is based on the following:

Overall Project Schedule provided by Hensel-Phelps at the start of construction and is subject to change with schedule changes during the course of construction.

7. TERMS OF COMPENSATION

Kimley-Horn will perform the Services in the Tasks above on a labor fee plus expense basis. Labor fee will be billed on an hourly basis according to the below rate schedule.

Direct reimbursable expenses such as express delivery services, fees, air travel, and other direct expenses will be billed at 1.15 times cost. All permitting, application, and similar project fees will be paid directly by the Client.

Based on current information, Kimley-Horn estimates that the fees will be approximately \$405,823. Fee estimates in this Agreement are for general budgeting purposes only. Actual fees may be less or more than the estimates.

Task 9 – Amendment 3 Program Management \$ 25,351
 Expenses \$ 574,560
 Total Fee..... \$ 599,911

Payment will be due within 30 days of your receipt of the invoice and should include the invoice number and Kimley-Horn project number.

Rate Schedule

Role	Rate
Sr Leader, Principal	\$345 to \$375
Project Manager	\$300 to \$325
Senior Professional I	\$280 to \$300
Senior Professional II	\$250 to \$280
Technical Support	\$200 to \$250
Analyst	\$175 to \$225
Clerical Admin	\$100 to \$120

⁽¹⁾ Beginning on June 30, 2026 and each year anniversary thereafter during the term of the professional services agreement, the Consultant will automatically increase the compensation Fee schedule under this agreement. The amount of the annual increase shall be determined by multiplying the compensation rate by the percentage change in the Consumer Price Index ^{**} (“CPI”) for the preceding year or 5%, whichever is less.

In the event the above-mentioned index is discontinued prior to the expiration of this agreement, the Consultant shall immediately request the Bureau of Labor Statistics of the U.S. Department of Labor to supply a formula for the conversion of the above-mentioned index to a similar index then available; and, said formula shall thenceforth be the basis for the computation.

^{**}U.S. Bureau of Labor Statistics, U.S. County Average, All Items Series A (1982-1984=100) “Urban Wage Earners and Clerical Workers.”

Monterey Regional Airport
PROGRAM MANAGEMENT SERVICES
Phase 9 - 3 Special Inspection and Material Testing Services
Derivation of Fee

			Total \$599,911								Expenses	
					Project Manager	Analyst	Accounting	Clerical Admin	Total Labor Hours	Labor Total	Subconsultant	Other
				Rates (w/Fee and Overhead)	\$353.73	\$205.06	\$251.20	\$128.16				
Scope Sections			Title/Task									
			MRY Special Inspection and Material Testing Services									
		9.1	Special Inspection and Material Testing (by Earth Systems)							\$ -	\$ 574,560	\$ -
		9.2	Project Management and Administration		15	70	15	15	115	\$ 25,351	\$ -	\$ -
										\$ -	\$ -	\$ -
										\$ -	\$ -	\$ -
										\$ -	\$ -	\$ -
										\$ -	\$ -	\$ -
										\$ -	\$ -	\$ -
										\$ -	\$ -	\$ -
										\$ -	\$ -	\$ -
Project Totals					15	70	15	15	115	\$ 25,351	\$ 574,560	\$ -
Percentage of Total					13%	61%	13%	13%		4%	96%	

Scope of Services and Compensation

Table 1 below is an estimation of the Special Inspection, material testing and Subconsultant internal management services anticipated for the project. The Special Inspection, material testing, and Subconsultant internal management services required is subject to change. Subconsultant shall perform the Special Inspection, material testing, and Subconsultant internal management services on a time and material basis. Consultant reserves the right to allocate estimated funds between services based on the requirements of the project. Any additional services beyond the limits of this Contract will be negotiated separately.

Table 1 - Special Inspection, Material Testing and Subconsultant Management Services Breakdown

SPECIAL INSPECTION TYPE SERVICES	ASSUMED DAYS	ASSUMED HOURS/DAY	PERSONNEL CLASSIFICATION	HOURLY BILLING RATE	EXTENDED COST
CAST-IN-PLACE CONCRETE - Site	55	8	CWI & SPECIAL INSPECTOR	\$160.00	\$70,400.00
STRUCTURAL STEEL FRAMING - Fab Shop	70	8	MISC.	\$95.00	\$53,200.00
STRUCTURAL STEEL FRAMING - Site	50	8	CWI & SPECIAL INSPECTOR	\$160.00	\$64,000.00
STRUCTURAL STEEL FRAMING SEISMIC SUPPLEMENT	10	8	CWI & SPECIAL INSPECTOR	\$160.00	\$12,800.00
FIELD WELDING	30	8	CWI & SPECIAL INSPECTOR	\$180.00	\$43,200.00
ARCHITECTURALLY EXPOSED STRUCTURAL STEEL	10	4	TECHNICIAN	\$148.00	\$5,920.00
POST-INSTALLED ANCHORS	50	4	TECHNICIAN	\$148.00	\$29,600.00
STEEL DECKING	10	8	CWI & SPECIAL INSPECTOR	\$160.00	\$12,800.00
METAL FABRICATIONS	20	4	SPECIAL INSPECTOR	\$130.00	\$10,400.00
ROUGH CARPENTRY	20	4	CWI & SPECIAL INSPECTOR	\$160.00	\$12,800.00
CROSS-LAMINATED TIMBER	10	4	CWI & SPECIAL INSPECTOR	\$160.00	\$6,400.00
GLUE-LAMINATED TIMBER CONSTRUCTION	5	10	PROJECT PROFESSIONAL	\$190.00	\$9,500.00
INTUMESCENT FIREPROOFING	50	8	CWI & SPECIAL INSPECTOR	\$180.00	\$72,000.00
LINEAR METAL CEILINGS AND WALLS	20	4	TECHNICIAN	\$148.00	\$11,840.00
SHORING - Field Welding	20	8	SPECIAL INSPECTOR	\$180.00	\$28,800.00
SHORING - Site	30	8	CWI & SPECIAL INSPECTOR	\$160.00	\$38,400.00
Subtotal					\$482,060.00
MATERIAL TESTING SERVICES			ASSUMED NUMBER OF TESTS	COST PER TEST	EXTENDED COST
CONCRETE TESTING			330	\$50.00	\$16,500.00
HIGH STRENGTH BOLT TESTING			20	\$1,200.00	\$24,000.00
GROUT TESTING			100	\$60.00	\$6,000.00
FIREPROOFING BONDING			100	\$80.00	\$8,000.00
FIREPROOFING DENSITY			20	\$125.00	\$2,500.00
Subtotal					\$57,000.00
SUBCONSULTANT INTERNAL MANAGEMENT SERVICES	ASSUMED HOURS		PERSONNEL CLASSIFICATION	HOURLY BILLING RATE	EXTENDED COST
MANAGEMENT	80		PRINCIPAL PROFESSIONAL	\$270.00	\$21,600.00
ADMIN	80		FIELD SERVICES SUPERVISOR	\$140.00	\$11,200.00
FINAL LETTERS	10		PRINCIPAL PROFESSIONAL	\$270.00	\$2,700.00
Subtotal					\$35,500.00
Total					\$574,560.00

KIMLEY-HORN AND ASSOCIATES, INC.

**PROPOSAL FOR
Monterey Regional Airport**

PROGRAM MANAGEMENT ADVISORY SERVICES

Phase 9 – Amendment 4

**Program Management Services for the Operational Readiness,
Activation, and Transition Support Services**

September 2026

1. OVERVIEW

Monterey Peninsula Airport District (“District” or “Client”) is employing Kimley-Horn and Associates, Inc. (“Kimley-Horn” or “Consultant”) as the Program Management Team to support the District in delivering multiple projects from the Safety Enhancement Program (SEP) for Taxiway A Relocation within an overall program (hereafter “Program”) at the Monterey Regional Airport (“MRY” or “Airport”).

The Program Management Advisory Services are to provide the professional services needed to assist in providing support and consultation to the Airport as it implements the series of terminal improvement projects that comprise the Program.

This proposal is for Kimley-Horn, in the Program Manager role, to provide Program Management Services for the Operational Readiness, Activation, and Transition (“ORAT”) Support Services for opening the new Terminal Facility with Garver-USA, Inc. (“Garver”).

2. PROJECT SUMMARY

The proposed improvements include the construction of the new Terminal Facility as shown on the Issue for Contract Documents submittal dated November 15, 2024. ORAT Support Services are a means to aid the Airport in stakeholder coordination, planning support, operational support, and as-needed analysis for the process to transition operations from the legacy Terminal to the new Terminal. Kimley-Horn and Garver will complete the scope of services in two (2) tasks as follows and as more specifically described in the Detailed Scope of Services.

Task 9.1 – ORAT Services. This task is the ORAT Support Services led by Garver.

Task 9.2 – Project Management. This task is for project and contract management, client coordination and communications.

3. DETAILED SCOPE OF SERVICES

9.1 ORAT SUPPORT SERVICES (BY GARVER)

See Attachment A.

9.2 PROGRAM MANAGEMENT

Under this Task, Kimley-Horn will develop and implement a client communication process that involves ongoing e-mail and phone calls for the duration of this task order.

Kimley-Horn will manage its contract processes, and its budgets including its scoping, subconsultant negotiations, invoicing and maintaining internal Kimley-Horn project controls related to its staffing, schedules, and budgets.

This task will include the following services:

9.2.1 Project Management and Administration

- Contract management and administration.
- Coordinate with subconsultants to obtain and facilitate negotiation of contracts and proposals to submit to the Airport for approval as Sub-Task Orders.
- Provide oversight, coordination, and general review for subconsultant activities.

9.2.2 Project Meetings

- Attend internal staff and stakeholder meetings as requested by the Airport and Garver. See attached derivation of fee for assumed level of effort to support Garver's work for this task order. Any effort beyond what is shown in the derivation of fee will require a contract value increase.

4. ASSUMPTIONS, CLARIFICATIONS AND EXCLUSIONS

See attached level of effort assumed for the tasks.

5. ADDITIONAL SERVICES

Services not included in this proposal may be added, by mutual agreement, in writing, applying the Rate Schedule included below.

6. SCHEDULE

This proposal is based on the following:

ORAT Support Services will be conducted in support of and leading up to an assumed New Terminal Opening in September 2027. See Attachment A for more schedule information.

7. TERMS OF COMPENSATION

Kimley-Horn will perform the Services in the Tasks above on a labor fee plus expense basis. Labor fee will be billed on an hourly basis according to the below rate schedule.

Direct reimbursable expenses such as express delivery services, fees, air travel, and other direct expenses will be billed at 1.15 times cost. All permitting, application, and similar project fees will be paid directly by the Client.

Based on current information, Kimley-Horn estimates that the fees will be approximately \$333,772. Fee estimates in this Agreement are for general budgeting purposes only. Actual fees may be less or more than the estimates.

Task 9 – Amendment 4 Program Management \$ 35,081
Expenses \$ 298,691
Total Fee..... \$ 333,772

Payment will be due within 30 days of your receipt of the invoice and should include the invoice number and Kimley-Horn project number.

Rate Schedule

Role	Rate
Sr Leader, Principal	\$345 to \$375
Project Manager	\$300 to \$325
Senior Professional I	\$280 to \$300
Senior Professional II	\$250 to \$280
Technical Support	\$200 to \$250
Analyst	\$175 to \$225
Clerical Admin	\$100 to \$120

⁽¹⁾ Beginning on June 30, 2026 and each year anniversary thereafter during the term of the professional services agreement, the Consultant will automatically increase the compensation Fee schedule under this agreement. The amount of the annual increase shall be determined by multiplying the compensation rate by the percentage change in the Consumer Price Index ^{**} ("CPI") for the preceding year or 5%, whichever is less.

In the event the above-mentioned index is discontinued prior to the expiration of this agreement, the Consultant shall immediately request the Bureau of Labor Statistics of the U.S. Department of Labor to supply a formula for the conversion of the above-mentioned index to a similar index then available; and, said formula shall thenceforth be the basis for the computation.

**U.S. Bureau of Labor Statistics, U.S. County Average, All Items Series A (1982-1984=100)
"Urban Wage Earners and Clerical Workers."

Monterey Regional Airport
PROGRAM MANAGEMENT SERVICES
Phase 9 - 4 Replacement Terminal
ORAT Support Services
Derivation of Fee

			Total \$333,772		Labor						Expenses			
					Project Manager	Senior Technical Support	Analyst	Accounting	Clerical Admin.	Total Labor Hours	Labor Total	Subconsultant	Other	
				Rates (w/Fee and Overhead)	\$353.73	\$251.20	\$205.06	\$251.20	\$128.16					
Scope Sections		Title/Task				Enter Labor Hours								
		PROGRAM MANAGEMENT ADVISORY SERVICES												
Phase	9	Program Management - Replacement Terminal ORAT Support Services												
	9.1		ORAT Services									\$ -	\$ 298,691	\$ -
			ORAT Services (by Garver)									\$ -	\$ 298,691	\$ -
	9.2		Project Coordination			32	15	84	10	2	143	\$ 35,081	\$ -	\$ -
		9.2.1	Project Management and Administration			2		4	10	2	18	\$ 4,296	\$ -	\$ -
		9.2.2	Coordination Meetings			30	15	80			125	\$ 30,785	\$ -	\$ -
												\$ -		\$ -
Project Totals						32	15	84	10	2	143	\$ 35,081	\$ 298,691	\$ -
Percentage of Total						22%	10%	59%	7%	1%		11%	89%	



**EXHIBIT A
SCOPE OF SERVICES
MONTEREY REGIONAL AIRPORT
REPLACEMENT TERMINAL ORAT SUPPORT SERVICES**

GENERAL/BACKGROUND

This scope of services details operational readiness and transition (ORAT) services (Project) for the replacement terminal facility at the Monterey Regional Airport (MRY) of Monterey, CA hereinafter referred to as “MPAD”, or “Airport”. This scope is intended to complement and build on the previously completed ORAT Assessment task. Generally, the scope of this Project includes stakeholder coordination, planning support, operational support, and as-needed analysis for the ORAT process. This scope is intended to provide ongoing ORAT support up to and including the opening (activation) of the replacement terminal for passenger operations.

ELEMENT 1 – PROJECT COORDINATION

Task 1.1 – Project Administration and Status/Coordination Meetings

This element includes project administration for the life of the Project. This element also includes up to forty (40) general project coordination meetings that are anticipated to each be one (1) hour in length and will be attended by one (1) Garver staff member. Initially, these meetings will be bi-weekly but are expected to transition to a weekly cadence approximately two (2) months before final completion of the replacement terminal. This meeting schedule assumes an August 2026 start of this project and a September 18, 2027 replacement terminal final completion based on the most current CPM, dated June 11, 2026. This meeting schedule will be adjusted as needed to accommodate any changes in the construction schedule. The schedule for these meetings will be established in coordination with MPAD staff in Task 1.2 of this scope of services. The meetings contained in this element are in addition to other specific meetings and site visits detailed in other elements of this scope of services.

Task 1.2 – Task Kickoff Meeting

Garver will facilitate a one (1) hour virtual kickoff meeting with MPAD staff and terminal program management (Kimley Horn and Associates, Inc or hereafter “KHA”) for this Project. The kickoff meeting will be attended by two (2) Garver staff. The kickoff meeting will review the elements of this scope of services, confirm current replacement terminal CPM schedule, and establish general expectations for the Project, in alignment with this scope of services. A schedule for the bi-weekly meetings denoted in Task 1.1 will also be discussed in this meeting.



ELEMENT 2 – ORAT WORKING GROUPS

This element includes establishing and coordinating activities of stakeholder working groups to facilitate the ORAT process.

Task 2.1 – ORAT Working Group Establishment

Working with airport staff, Garver will provide specific recommendations for the makeup of three (3) primary ORAT working groups. These working groups are expected to be Airside, Terminal, and Landside/Parking. Subgroups focusing on IT and security considerations will also be established within the Terminal working group. This task includes a one (1) hour virtual meeting with MPAD and KHA staff to discuss the working groups and identify stakeholder participants for each working group. The Airport will provide comments and any requested revisions to this list, and will provide contact information (email and phone number) for each identified stakeholder. Garver will incorporate these requested changes, if any. Garver will then contact each stakeholder to establish their participation in the assigned working group(s). An initial suggested list of working group participants is provided here. Additional participants may need to be included on an ad hoc basis.

- Airside
 - Airline station managers
 - Monterey Fuel Company manager or supervisor
 - FAA Air Traffic Control Tower manager or representative
 - MPAD Superintendent of Field Operations or representative
 - MPAD Airside Project Manager
 - Passenger boarding bridge (PBB) vendor/trainer representative
 - Electric ground support chargers (eGSE) vendor representative
 - TSA supervisor or manager
- Terminal
 - Airline station managers
 - TSA supervisor or manager
 - Monterey Fire deputy chief or representative
 - Del Rey Oaks Police commander or representative
 - MPAD Superintendent of Field Operations or representative
 - MPAD Terminal Project Manager
 - Building automation system vendor/training representative
 - Access control and monitoring system vendor/training representative
 - Baggage handling system vendor/training representative
 - Closed circuit television vendor/training representative
 - Fire alarm/building safety systems vendor/training representative
 - Fire alarm/building safety systems maintenance provider representative
 - Terminal subgroups
 - IT
 - MPAD Terminal Project Manager
 - Building automation system vendor/training representative



- Access control and monitoring system vendor/training representative
- TSA supervisor or manager
- Closed circuit television vendor/training representative
- MPAD IT services vendor
- Security
 - MPAD Terminal Project Manager
 - MPAD Superintendent of Field Operations or representative
 - Del Rey Oaks Police commander or representative
 - Access control and monitoring system vendor/training representative
 - TSA supervisor or manager
 - Closed circuit television vendor/training representative
 - Sterile Area exit lane doors vendor/training representative
- Landside
 - Monterey Fire deputy chief or representative
 - Del Rey Oaks Police commander or representative
 - MPAD Superintendent of Field Operations or representative
 - MPAD Landside Project Manager
 - Parking Access and Revenue Control Systems (PARCS) vendor representative

Task 2.2 – ORAT Working Group Facilitation

Following completion of Task 2.1, Garver will facilitate regular meetings of each working group. An initial set of meetings will be completed in-person at MRY. Each meeting is expected to be one (1) hour in length and attended by two (2) Garver staff. Subsequently, each working group will meet virtually on a monthly basis for one (1) hour until approximately six (6) months prior to replacement terminal completion, which is currently expected to occur in September 2027. At approximately six (6) months prior to replacement terminal opening, the frequency of these meetings will increase to bi-weekly. At approximately three (3) months prior to replacement terminal opening, the frequency of these meetings will increase to weekly. These meetings will be attended by one (1) Garver staff member. The Garver project manager will also attend these meetings as needed to provide additional support and coordination.

Meetings with these working groups will be used to identify clear timelines for remaining ORAT processes (familiarization, training, testing, and transition) in alignment with the terminal program CPM and contracted scopes for KHA, Hensel Phelps (HP), and specific system vendors. Once timelines are established, action plans will be developed to achieve and complete necessary processes. Garver will facilitate coordination between the working groups to provide overall alignment and visibility on ORAT schedules and tasks.



ELEMENT 3 – REPLACEMENT TERMINAL SYSTEMS RESPONSIBILITIES DETERMINATION SUPPORT

Task 3.1 – Systems Responsibility Mapping

Simultaneous to Task 2.1, Garver will work with MPAD and KHA staff to complete the Systems Mapping Matrix that was included in the *Replacement Terminal ORAT Assessment* report dated June 2026. The intent of this task will be to complement related KHA and HP commissioning tasks and provide broad visibility to support later tasks in this scope of services. To initiate this process, Garver will facilitate one (1) in-person workshop lasting up to two (2) hours with MPAD and KHA to review the information needed to complete the matrix. Responsibilities for both initial commissioning and training will be identified and discussed, however ongoing O&M responsibilities will be the focal point of this discussion. This workshop will be attended by two (2) Garver staff and is expected to take place during the same site visit discussed in Task 2.1 of this scope of services. The list of systems to be discussed will be provided by KHA.

Attendees to this workshop are expected to include:

- MPAD project managers
- KHA terminal program manager
- Replacement terminal program subcontractors with responsibility for systems named above
- At the discretion of MPAD staff, vendors with responsibility for comparable systems in the existing terminal may also be included in this workshop.

Using information discussed and collected during this workshop, Garver will complete a draft of the Systems Mapping Matrix. The results of the matrix will be shared with MPAD staff in a one (1) hour virtual meeting. Any comments from MPAD staff will be incorporated into the matrix, which will then be provided to MPAD in Excel form and used to inform subsequent tasks of this scope of services. This matrix will also be used to inform the *MPAD Staffing Analysis*, to be completed under a separate scope of services if approved by MPAD.

Task 3.2 – Replacement Terminal Training Matrix

Concurrent with Task 3.1 and utilizing information collected during the workshop, Garver will complete a draft of the Replacement Terminal Training Matrix that was included in the *Replacement Terminal ORAT Assessment* report dated June 2026. The results of the matrix will be shared with MPAD and KHA staff during the same one (1) hour virtual meeting denoted in Task 3.1. Any comments from MPAD and/or KHA staff will be incorporated into the matrix, which will then be provided to KHA in Excel form and used to inform subsequent tasks of this scope of services. This matrix will also be used to inform the *MPAD Staffing Analysis*, to be completed under a separate scope of services if approved by MPAD.

ELEMENT 4 – REPLACEMENT TERMINAL TRIALS/TESTING

Task 4.1 – Replacement Terminal Operational Trials

Following substantial completion of the replacement terminal, in coordination with MPAD, KHA, and MPAD's public relations consultant (Aviatrix), Garver will facilitate a holistic terminal operational trial process involving stakeholders from the ORAT working groups (Element 2) and using participants



identified by MPAD to simulate members of the public (passengers, meeters and greeters, etc). A total of two (2) holistic testing processes will be facilitated. It is anticipated that these will occur during a combination of daytime and nighttime hours to replicate varying conditions over a period of two (2) days. A total of four (4) Garver staff will participate on site in these trials. It is expected that contractors and vendors with responsibilities for specific systems, as outlined in earlier elements of this scope, will be on site during these trials to provide system-specific oversight and support.

Following completion of these trials, one (1) three (3) hour debriefing meeting will be held to discuss the outcomes of the trials. The meeting is expected to be held on site at the Airport following completion of the second trial, no later than the following business day. Following completion of this meeting, Garver will provide MPAD and KHA with a compiled list of findings for systems, processes, or other items needing to be addressed prior to replacement terminal opening.

ELEMENT 5 – REPLACEMENT TERMINAL TRANSITION AND ACTIVATION SUPPORT

Task 5.1 – Replacement Terminal Transition Support

In accordance with the CPM and ORAT schedule developed in Task 2.2 of this scope, Garver will support transition from the existing terminal to the replacement terminal by providing one (1) Garver staff member on site as an extension of MPAD staff when stakeholders begin the process of relocating equipment and supplies to the replacement terminal. Garver will provide oversight and documentation of these activities and will support coordination of resources and between stakeholders during this process. Garver will not be responsible for the physical movement of items and will not directly engage in breakdown of equipment in the existing terminal or setup/commissioning of equipment in the replacement terminal. This support is expected to begin approximately one (1) week before opening of the replacement terminal for passenger operations and continue until twenty-four (24) hours prior to the opening of the terminal for passenger operations.

Task 5.2 – Replacement Terminal Activation Support

Beginning approximately twenty-four (24) hours prior to opening of the replacement terminal for passenger operations, four (4) Garver staff will be on site to support final preparations for opening and the initial activation of the terminal. Garver will also document the activation through photos and videos as able during the course of operational support. The staff will be on site in rotating twelve (12) hour shifts of two (2) staff per shift to provide continuous 24-hour coverage of final transition activities and the initial activation. This coverage will continue until approximately twenty-four (24) hours after initial terminal activation. Following this period, one (1) Garver staff member will remain on site for twelve (12) hours per day for an additional two (2) business days to provide as-needed support.

Task 5.3 – Replacement Terminal Activation Documentation

Following completion of Task 5.2, Garver will provide MPAD with a cloud-based folder of photos taken by Garver staff during Tasks 5.1 and 5.2. Garver will also provide KHA with a memo documenting key observations and any known outstanding concerns or other items needing follow-up regarding the transition and activation process. This memo is expected to be three to five (3-5) pages in length and



primarily in an outline/bullet format for ease of reference. The intent of this documentation is to support KHA and HP's own tracking.

ELEMENT 6 – CONTINGENCY SUPPORT

Task 6.1 – As-Needed Additional Support

This task will provide additional as-needed support beyond the scope of the preceding elements of this scope of services. This task includes one additional two-day site visit, which can be completed independently or combined with another site visit denoted within this scope, as needed.

Extra Work:

For clarification purposes, the proposed scope of services for this Task specifically does not include any of the following items/tasks stated below:

- Building or systems commissioning
- Training coordination, except as specified in this scope of services
- Training scheduling or facilitation
- Trials coordination or facilitation, except as specified in this scope of services
- Systems responsibility mapping except as specified in this scope of services
- IT support
- Physical moving services
- Legacy terminal reuse support
- Legal representation
- Design or conceptual design work
- Construction administration or observation

Exhibit B
Monterey Peninsula Airport District
Replacement Terminal ORAT Support Services
FEE SUMMARY

	Title I Service	Estimated Fees
Rate Schedule	Project Coordination	\$ 25,928.00
Rate Schedule	Orat Working Groups	\$ 95,528.00
Rate Schedule	Replacement Terminal Systems Responsibilities Support	\$ 13,595.00
Rate Schedule	Replacement Terminal Trials/Testing	\$ 70,776.00
Rate Schedule	Replacement Terminal Transition And Activation Support	\$ 63,750.00
Rate Schedule	Contingency Support	\$ 29,114.00
	Total All Services	\$ 298,691.00

Exhibit B
Monterey Peninsula Airport District
Replacement Terminal ORAT Support Services
Project Coordination

WORK TASK DESCRIPTION	P-4	P-2
	\$328.00	\$254.00
	hr	hr
1.1 Project Administration		
Bi-Weekly Meetings (40)		40
Internal Coordination	12	40
Subtotal - Project Administration	12	80
1.2 Task Kick-off Meeting		
Meeting Prep	1	3
One (1) Hour Virtual Kickoff Meeting	1	1
Subtotal - Task Kick-off Meeting	2	4

Hours **14** **84**

SUBTOTAL - SALARIES: **\$25,928.00**

DIRECT NON-LABOR EXPENSES

Document Printing/Reproduction/Assembly	\$0.00
Postage/Freight/Courier	\$0.00
Office Supplies/Equipment	\$0.00
Computer Modeling/Software Use	\$0.00
Travel Costs	\$0.00

SUBTOTAL - DIRECT NON-LABOR EXPENSES: **\$0.00**

TOTAL FEE: **\$25,928.00**

Exhibit B**Monterey Peninsula Airport District
Replacement Terminal ORAT Support Services****ORAT Working Groups**

WORK TASK DESCRIPTION	P-5	P-4	P-2	P-1	E-2	D-2
	\$387.00	\$328.00	\$254.00	\$214.00	\$208.00	\$181.00
	hr	hr	hr	hr	hr	hr
2.1 ORAT Working Group Establishment						
Working Group Stakeholder ID Meeting		1	1			
Finalize Working Group Participant Rosters			4	8		
Working Group Participant Initial Outreach			4	12		
Subtotal - ORAT Working Group Establishment	0	1	9	20	0	0
2.2 ORAT Working Group Facilitation						
Initial Working Group Meetings (with prep and travel)		12	16	4		4
Airside Working Group Meetings		34	12			
Terminal Working Group Meetings	34		12			
-IT Sub Group Meetings		34	8			
-Security Sub Group Meetings			34			
Landside Working Group Meetings			34			
Action Plan Development & Coordination	8	8	24	8	8	
Subtotal - ORAT Working Group Facilitation	42	88	140	12	8	4

Hours	42	89	149	32	8	4
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SUBTOTAL - SALARIES:	\$92,528.00
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DIRECT NON-LABOR EXPENSES

Travel Costs	\$3,000.00
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SUBTOTAL - DIRECT NON-LABOR EXPENSES:	\$3,000.00
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TOTAL FEE:	\$95,528.00
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Exhibit B**Monterey Peninsula Airport District
Replacement Terminal ORAT Support Services****Replacement Terminal Systems Responsibilities Support**

WORK TASK DESCRIPTION	P-4	P-2	D-2
	\$328.00	\$254.00	\$181.00
	hr	hr	hr
3.1 Systems Responsibility Mapping			
Systems Mapping Workshop (with prep)	10	14	
Draft Systems Mapping Matrix	2	4	
Draft Matrix Meeting	1	1	
Revisions	1	2	
Subtotal - Systems Responsibility Mapping	14	21	0
3.2 Replacement Terminal Training Matrix			
Draft Training Matrix	1	4	2
Revisions	1	1	1
Subtotal - Replacement Terminal Training Matrix	2	5	3

Hours	16	26	3
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SUBTOTAL - SALARIES:	\$12,395.00
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DIRECT NON-LABOR EXPENSES

Travel Costs	\$1,200.00
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SUBTOTAL - DIRECT NON-LABOR EXPENSES:	\$1,200.00
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TOTAL FEE:	\$13,595.00
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Exhibit B**Monterey Peninsula Airport District
Replacement Terminal ORAT Support Services****Replacement Terminal Trials/Testing**

WORK TASK DESCRIPTION	P-5	P-4	P-2	P-1
	\$387.00	\$328.00	\$254.00	\$214.00
	hr	hr	hr	hr
4.1 Replacement Terminal Operational Trials				
Operational Trials Planning/Coordination	8	12	24	24
Operational Trials Facilitation (with travel) & Debriefing (4 staff)		40	40	80
List of Findings		4	8	12
Subtotal - Replacement Terminal Operational Trials	8	56	72	116

Hours	8	56	72	116
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SUBTOTAL - SALARIES:	\$64,576.00
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DIRECT NON-LABOR EXPENSES

Travel Costs	\$6,200.00
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SUBTOTAL - DIRECT NON-LABOR EXPENSES:	\$6,200.00
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TOTAL FEE:	\$70,776.00
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Exhibit B**Monterey Peninsula Airport District
Replacement Terminal ORAT Support Services****Replacement Terminal Transition and Activation Support**

WORK TASK DESCRIPTION	P-4	P-2	P-1	D-2
	\$328.00	\$254.00	\$214.00	\$181.00
	hr	hr	hr	hr
5.1 Replacement Terminal Transition Support				
Transition Oversight and Documentation			40	
Subtotal - Replacement Terminal Transition Support	0	0	40	0
5.2 Replacement Terminal Activation Support				
Activation Support and Documentation (4 staff)	32	56	64	
Subtotal - Replacement Terminal Activation Support	32	56	64	0
5.3 Replacement Terminal Activation Documentation				
Activation Photos and Documentation Memo	2	8	12	2
QA/QC	2			
Documentation	4	8	12	2

Hours	36	64	116	2
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SUBTOTAL - SALARIES:	\$53,250.00
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DIRECT NON-LABOR EXPENSES

Travel Costs	\$ 10,500.00
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SUBTOTAL - DIRECT NON-LABOR EXPENSES:	\$10,500.00
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TOTAL FEE:	\$63,750.00
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Exhibit B**Monterey Peninsula Airport District
Replacement Terminal ORAT Support Services****Contingency Support**

WORK TASK DESCRIPTION	P-5	P-4	P-2	P-1	E-4	E-2	D-2
	hr	hr	hr	hr	hr	hr	hr
6.1 As-Needed Additional Support	4	9	64	12	2	4	12
Subtotal - As-Needed Additional Support	4	9	64	12	2	4	12

Hours	4	9	64	12	2	4	12
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SUBTOTAL - SALARIES:	\$26,914.00
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DIRECT NON-LABOR EXPENSES

Travel Costs	\$2,200.00
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SUBTOTAL - DIRECT NON-LABOR EXPENSES:	\$2,200.00
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TOTAL FEE:	\$29,114.00
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AGENDA ITEM: G-4
DATE: September 24, 2026

TO: Monterey Peninsula Airport District Board of Directors
FROM: Christine Morello, Executive Director
SUBJ: Approve Amendment 1B to the Professional Services Agreement with Otto Construction for Design Build for the Rental Car Ready Return Lot and Facility

BACKGROUND. The California Civil Code Section 1936 provides the state's regulation regarding Customer Facility Charge (CFC) collections, among other regulatory requirements. CFC revenues can be used to (a) finance, design, and construct ConRACs, (b) finance, design, construct, and operate common-use transportation systems that move passengers between airport terminals and those consolidated car rental facilities, and acquire vehicles for use in that system, and (c) finance, design, and construct terminal modifications solely to accommodate and provide customer access to common-use transportation systems. The aggregate amount to be collected shall not exceed the reasonable costs, as determined by an audit, by an independent auditor, paid for by the airport, to finance, design, and construct those facilities.

Civil Code section 1939.17, and Government Code sections 50474.21 and 50474.3, which may be renumbered and amended from time to time, provide a mechanism for airports to charge a Customer Facility Charge.

Under the recently passed Ordinance 935, CFCs will be collected by the Rental Car Companies based on \$8.50 per day applicable to each rental contract for up to five days.

June 20, 2024, the Board adopted Resolution 1882, approving a Professional Service Agreement with Otto Construction as the Construction Manager-at-Risk for the New Terminal Facility Landside Improvements Project.

October 16, 2025 the Board adopted Resolution No. 1916, approving Amendment 1 to the Professional Service Agreement with Otto Construction for design services for the Rental Car Ready Return lot in a lump sum cost of \$201,600.00.

March 26, 2026 the BOD approved Amendment 1A to the Professional Services Agreement with Otto Construction for Design Build for the Rental Car Ready Return Lot and Facility for a contract total cost for design of \$580,480.00.

ANALYSIS. Project 2026-02 Rental Car Ready Return Lot Existing/Future was included in the FY 2027 Capital Improvement Program Budget, as approved by the Board on May 28, 2026 in the amount of \$9,274,350.00.

OTTO Construction began the design and preconstruction services for the Short-Term Lot Reconfiguration project in October 2025 and for the Facility in April of 2026. The project scope includes construction of a 3,700 SF standalone Rental Car Facility and the reconfiguration of

parking spaces, circulation, and ingress/egress to convert the existing short-term parking lot into a ready return lot for rental cars.

The GMP is based upon the Issue for Permit Plans & Specifications by HGHB dated August 6, 2026, Geotechnical Report by Cornerstone Earth Group dated November 12, 2024 and supplemental letter dated September 15, 2026, and Otto Construction Pre-bid Addendum 1 dated September 11, 2026.

The GMP consists of the following:

Direct cost of construction	\$6,386,711.00
Design Contingency (15%)	\$ 958,007.00
Construction Contingency (5%)	\$ 319,336.00
GL/WC/Auto Insurance	\$ 30,656.00
Payment & Performance Bonds	\$ 61,312.00
CMAR Fee (5%)	\$ 383,203.00
 TOTAL GMP	 \$ 8,139,225.00

BUDGET EFFECT. The CFC collected would be used to fund this design.

SOURCE OF FUNDS. The design costs are included in the Adopted CIP budget using Customer Facility Charge (CFC) funds and in the overall Plan of Finance for the Terminal Complex Improvements.

IMPACT ON OPERATIONS. The Project management team will oversee and reduce the impacts on parking operations as much as feasible.

SCHEDULE. The Otto Construction team will begin immediately.

RECOMMENDATION. Approve Amendment 1B to the Professional Services Agreement with Otto Construction for Design Build for the Rental Car Ready Return Lot.

ATTACHMENTS.

Otto Construction Amendment 1B – one (1) page
Guaranteed Maximum Price – ten (10) pages

**AMENDMENT 1B TO THE PROFESSIONAL SERVICES AGREEMENT WITH OTTO
CONSTRUCTION FOR DESIGN BUILD FOR THE RENTAL CAR READY RETURN LOT AND
FACILITY**

November 26, 2018, the Board of Directors (BOD) approved Resolution No. 1730 certifying Final Environmental Impact Report (EIR) (SCH 2015121105), and Resolution No. 1731, approving Alternative 1 as the Airport Master Plan Project for Monterey Regional Airport.

September 11, 2019, the BOD adopted Resolution No. 1761 Authorizing a Professional Services Agreement with Kimley-Horn and Associates, Inc. (KHA) to Provide Project Management Services Related to the Development of Airport Capital Improvement Projects.

April 20, 2022, the BOD approved Resolution No. 1819 and certified the Revised Addendum to FEIR for the Minor Project Modifications and approved Resolution No. 1820 the Minor Project Modifications to the MRY Master Plan.

The FY26 Adopted Capital Improvement Budget contains 2026-02 Rental Car Ready Return Lot Existing/Future project.

October 16, 2025, the BOD approved Resolution 1916 Amendment 1 to the Agreement between the Monterey Peninsula Airport District ("District") and Otto Construction.

March 26, 2026 the BOD approved Amendment 1A to the Professional Services Agreement with Otto Construction for Design Build for the Rental Car Ready Return Lot and Facility for a total contract cost of \$580,480.00.

The work and services to be performed by Otto Construction under the proposed Amendment to the Agreement is consistent with, and covered by, the Final EIR for the Airport Master Plan Project.

In consideration of terms and conditions herein, District and Otto Construction agree that the Professional Services Agreement shall be amended as follows:

Contract Amendment 1B to Provide Design Build Services that includes the construction of the rental car facility and associated ready return lot for a Guaranteed Maximum Price listed below.

Direct cost of construction	\$6,386,711.00
Design Contingency (15%)	\$ 958,007.00
Construction Contingency (5%)	\$ 319,336.00
GL/WC/Auto Insurance	\$ 30,656.00
Payment & Performance Bonds	\$ 61,312.00
CMAR Fee (5%)	\$ 383,203.00
TOTAL GMP	\$ 8,139,225.00

MONTEREY PENINSULA AIRPORT DISTRICT OTTO CONSTRUCTION

Christine Morello
Executive Director

Allison Otto
President



MRY RENTAL CAR FACILITY

GMP SUBMISSION – SEPTEMBER 17, 2026

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September 17, 2026

Chris Morello
Monterey Regional Airport
200 Fred Kane Drive, Suite 200
Monterey, CA 93940

**RE: MRY RENTAL CAR FACILITY
GMP COVER LETTER**

Chris:

We are pleased to present our Guaranteed Maximum Price (GMP) of **\$8,139,225** for the MRY RENTAL CAR FACILITY project.

The GMP is based upon the Issue for Permit Plans & Specifications by HGHB dated August 6, 2026, Geotechnical Report by Cornerstone Earth Group dated November 12, 2024 and supplemental letter dated September 15, 2026, and Otto Construction Pre-bid Addendum 1 dated September 11, 2026.

The GMP consists of the following:

1. Direct Cost of Construction.....	\$6,386,711
2. Design Contingency (15.00%).....	\$958,007
3. Construction Contingency (5.00%)	\$319,336
4. Builder Risk Insurance.....	BY OWNER
5. GL/WC/Auto Insurance.....	\$30,656
6. Payment & Performance Bonds.....	\$61,312
7. CMAR Fee (5.00%).....	\$383,203

Total GMP.....\$8,139,225

Design and preconstruction fees are already under contract and are not included above.

Please see attached supporting documentation:

GMP Breakdown
General Conditions & General Requirements Breakdown
Assumptions & Qualifications
Bid Analysis Sheets
Subcontractor Bids

We look forward to working with you on this project.

Sincerely,
OTTO CONSTRUCTION

By:

A handwritten signature in blue ink, appearing to read "Natalie Hayward".

Natalie Hayward
Executive Vice President/Estimating & Preconstruction

1717 Second Street
Sacramento CA 95811
TEL 916.441.6870
FAX 916.441.6138

JOB:	MRY Rental Car Facility			
ESTIMATE:	GMP Estimate Breakdown			
DATE:	9/15/2026			
SPEC.	TRADE	SUB BID	OTTO	TOTAL
				-
None	Project Supervision & Management	-	496,510	496,510
None	General Requirements/Temporary Facilities	-	292,760	292,760
None	Testing & Inspections	188,102		188,102
None	Traffic Control	45,340		45,340
None	Staking	30,000		30,000
03 30 00	Cast In Place Concrete	see site		see site
03 35 43	Polished Concrete Finishing	29,722		29,722
05 12 00	Structural Steel Framing	115,080		115,080
None	Miscellaneous Metals	see steel		see steel
05 40 00	Cold-Formed Metal Framing	see drywall		see drywall
None	Rough Carpentry	see Otto	19,579	19,579
06 41 16	Plastic-Laminate-Clad Architectural Cabinets	91,160		91,160
06 64 00	Plastic Paneling	3,328		3,328
07 21 00	Thermal Insulation	5,700		5,700
07 27 26	Fluid-Applied Membrane Air Barriers	see metal panel		see metal panel
07 42 13	Insulated Metal Wall Panels	282,200		282,200
07 62 00	Sheet Metal Flashing & Trim	54,836		54,836
07 92 00	Joint Sealants	see drywall		see drywall
08 11 13	Hollow Metal Doors & Frames	13,189	12,230	25,419
08 14 16	Flush Wood Doors	see hm doors		see hm doors
08 41 13	Aluminum-Framed Storefronts	229,400		229,400
08 42 29	Sliding Automatic Entrances	see storefront		see storefront
08 53 13	Vinyl Windows	see storefront		see storefront
08 71 00	Door Hardware	see hm doors		see hm doors
08 80 00	Glazing	see storefront		see storefront
08 83 00	Mirrors	see TA's		see TA's
08 91 19	Fixed Louvers	N/A		N/A
09 29 00	Gypsum Board	201,854		201,854
09 51 13	Acoustical Panel Ceilings	8,616		8,616
09 65 15	Resilient Base	3,168		3,168
09 91 13	Exterior Painting	29,791		29,791
09 91 23	Interior Painting	see ext paint		see ext paint
10 28 00	Toilet & Bath Accessories	5,850		5,850
10 44 13	Fire Protection Cabinets	see TA's		see TA's
10 44 16	Fire Extinguishers	see TA's		see TA's
None	Signage	24,420		24,420
None	Fire Sprinklers	40,875		40,875
None	Metal Building	572,085		572,085
None	Plumbing	378,600		378,600
None	HVAC	see plumbing		see plumbing
26 00 10	Basic Electrical Requirements	1,119,316		1,119,316
26 00 60	Power System Study	see electrical		see electrical
26 05 19	Building Wire and Cable	see electrical		see electrical
26 05 26	Grounding & Bonding	see electrical		see electrical
26 05 29	Electrical Hangers & Support	see electrical		see electrical
26 05 31	Conduit	see electrical		see electrical
26 05 33	Boxes	see electrical		see electrical
26 05 43	Underground Ducts and Structures	see electrical		see electrical
26 05 53	Electrical Identification	see electrical		see electrical
26 09 42	Digital Lighting Control	see electrical		see electrical
26 22 13	Dry Tape Transformers	see electrical		see electrical
26 24 16	Panelboards	see electrical		see electrical
26 27 26	Wiring Devices	see electrical		see electrical
26 28 16	Overcurrent Protective Devices	see electrical		see electrical
26 28 19	Disconnect Switches	see electrical		see electrical
26 29 00	Motor Controls	see electrical		see electrical
26 50 00	Lighting	see electrical		see electrical
31 10 00	Site Clearing	2,093,000		2,093,000
31 20 00	Earth Moving	see site		see site
31 21 00	Utility Trenching & Backfill	see site		see site
32 11 00	Pavement Base Course	see site		see site
32 12 16	Asphalt Paving	see site		see site

JOB:	MRY Rental Car Facility			
ESTIMATE:	GMP Estimate Breakdown			
DATE:	9/15/2026			
SPEC.	TRADE	SUB BID	OTTO	TOTAL
32 13 13	Concrete Pavement	see site		see site
32 13 16	Decorative Concrete Paving	see site		see site
32 13 18	Cement & Concrete for Exterior Improvements	see site		see site
32 13 75	Concrete Curbs & Gutters	see site		see site
32 36 00	Steel Pipe Bollards	see site		see site
33 10 00	Water Systems	see site		see site
33 14 19	Water Distribution & Fire Hydrants	see site		see site
33 14 20	Testing & Disinfecting Water Utility Distribution	see site		see site
33 30 00	Sanitary Sewer System	see site		see site
33 41 00	Storm Utility Drainage Piping	see site		see site
None	Pavement Striping	see site		see site
None	Parking Signage	see site		see site
				-
				-
	DIRECT COST OF CONSTRUCTION	5,565,632	821,079	6,386,711
	DESIGN CONTINGENCY	15.00%		958,007
	CONSTRUCTION CONTINGENCY	5.00%		319,336
	ESCALATION CONTINGENCY	0.00%		-
	SUBTOTAL			7,664,054
	BUILDERS RISK INSURANCE			BY OWNER
	GL INSURANCE	0.40%		30,656
	PAYMENT & PERFORMANCE BONDS	0.80%		61,312
	CMAR FEE	5.00%		383,203
	GMP AMOUNT			8,139,225
ROM Values for Future Items Not Included in GMP				
1. Temporary PARCS - \$90,000				
2. Permanent PARCS including islands - \$250,000				
3. Landscaping - \$80,000				
Exclusions				
1. Design & Engineering Fees (separate design proposal provided to MRY for \$500,489)				
2. Permit Fees				
3. Utility Connection Fees				
4. Hazardous Soils Testing and/or Removal				
5. Off-hours Work				
6. PG&E, ATT, Comcast				

MRY Rental Car Facility
General Conditions & General Requirements Breakdown
September 17, 2026

Project Supervision		Quantity	Unit	Unit Cost (\$/unit)	Total
1	Project Executive	5.00	mo	5,190.00	25,950
2	Project Manager	5.00	mo	17,300.00	86,500
3	Project Superintendent	12.00	mo	19,030.00	228,360
4	Project Engineer	12.00	mo	12,975.00	155,700
				Subtotal	496,510

General Requirements/Temporary Facilities		Quantity	Unit	Unit Cost (\$/unit)	Total
1	Fleet Vehicles (Project Team)	12.00	mo	1,600.00	19,200
3	Temp Power	12.00	mo	1,000.00	12,000
4	Temp Water	12.00	mo	1,100.00	13,200
5	Temp Heat	3.00	mo	2,000.00	6,000
6	Small Tools & Misc. Supplies	1.00	ls	7,500.00	7,500
7	Clean-Up-Periodical	12.00	mo	4,613.33	55,360
8	Clean-Up-Final	1.00	ls	25,000.00	25,000
9	Dumpsters	12.00	mo	4,200.00	50,400
10	Qualified SWPPP Practitioner (QSP) Monitoring & Reporting	1.00	ls	23,800.00	23,800
11	SWPPP Creation, Approval, Notifications	-		-	By Owner
12	Office Trailer	5.00	mo	2,150.00	10,750
13	Storage Containers	12.00	mo	250.00	3,000
14	Forklift	3.00	mo	2,700.00	8,100
15	IT Costs	12.00	mo	2,300.00	27,600
16	Postage/Office Supplies	12.00	mo	100.00	1,200
17	Temporary Toilets	12.00	mo	1,200.00	14,400
18	Temporary Fencing/Enclosures	1,000.00	lf	11.00	11,000
19	Safety /First Aid Supplies	12.00	mo	354.17	4,250
				Subtotal	292,760



Division 01: General Conditions

- 1 Phasing is generally defined as follows:
Phase 1 - Building and site improvements up to the existing temporary short term exit (C404). Oct 2026
Phase 2 - Parking lot improvements north of building (C403 and partial C402). April 2027 - July 2027.
Phase 3 - Parking lot improvements (C401 and partial C402). Sept 2027 - Oct 2027.
- 2 General Conditions are based on a duration of 12 months.
- 3 We are assuming FAA Form 7460-1 is not necessary due to the Rental Car Facility being shielded by the existing terminal and the new terminal.
- 4 QC Testing is included.
- 5 No LEED requirements.
- 6 No Federal requirements.
- 7 Skilled & Trained Workforce is included.
- 8 Prevailing Wage is included.
- 9 Design & Engineering fees are already under contract and not included in GMP.
- 10 Plancheck and permit fees are excluded.
- 11 City review is not needed as project is within Airport property.
- 12 Off-hours work is excluded.

Division 03: Building Concrete

- 1 None

Division 05: Metals

- 1 None

Division 06: Rough Carpentry & Finish Carpentry

- 1 Final transaction desk design and finishes to be confirmed. We are including 3cm stone top, 1/2" solid surface face on the public side, and plastic laminate face on the employee side.
- 2 Casework in offices to be furniture-style off-the-shelf units.

Division 07: Thermal & Moisture Protection

- 1 Metal Roof Panel color TBD from Signature 300 Series.
- 2 Metal Soffit Panel color TBD from Signature 300 Series.

Division 08: Openings

- 1 Access Control Hardware is excluded. Airport employees will open/close the building for Rental Car

Division 09: Finishes

- 1 None

Division 10: Signage

- 1 Exterior building letters and ADA/exiting signage is included. The GMP includes an allowance for Site Wayfinding and Rental Car ID Signs of \$185,000.

Division 13: Metal Building

- 1 None

Division 21: Fire Sprinklers

- 1 Assumes adequate pressure, no fire pump needed (based on flow test for separate project).



Division 22: Plumbing

- 1 Domestic water meter for building is included.

Division 23: HVAC

- 1 Assumes adequate pressure, no fire pump needed (based on flow test for separate project).
- 2 BAS Controls are standalone, not tied to Terminal

Division 26: Electrical

- 1 Power to existing high mast light north of retaining wall is included.
- 2 Power & data only to future parking control gates (2) in-and-out gates at entry and (1) out-only gate at exit is included.
- 3 TV is OFOI. Infrastructure to (1) TV at soffit is included.
- 4 PG&E, Comcast, AT&T is excluded.

Division 31: Site Demo, Grading & Paving, Utilities

- 1 Concrete debris to be off-hauled. AC debris and dirt can be stockpiled at the Airport or off-hauled, whichever is more cost effective. If off-hauled, we will inform MRY of final location.
- 2 Onsite stockpile dirt can be used for fill; no imported fill is necessary.
- 3 5' deep overex at building pad and extending 7' from building perimeter is included per Cornerstone's recommendations.
- 4 Allowance included for temporary striping in the amount of \$40,000. Will be refined as we finalize phasing with MRY.
- 5 Allowance included for temporary signage in the amount of \$20,000. Will be refined as we finalize phasing with MRY.
- 6 Storm system modifications associated with ADS chamber are not included. Will be part of Landside
- 7 Utility connection fees are excluded.
- 8 Hazardous soils testing and/or removal is excluded.
- 9 Temporary PARCS is not included in GMP. See GMP breakdown for ROM alternate add.
- 10 Permanent PARCS is not included in GMP. Power and data will be stubbed to a pullbox for infrastructure to (2) future in-and-out gates at the permanent entry and (1) future out-only gate at the permanent exit. See GMP breakdown for ROM alternate add.

Division 32: Site Concrete

- 1 Sidewalk along Olstead up to short term exit will be expedited.
- 2 Pedestrian access to existing terminal will be maintained.

Division 32: Landscaping & Irrigation

- 1 No landscape or irrigation is included. GMP includes sleeves for future irrigation. See GMP breakdown for ROM alternate add.

MRY Rental Car Facility
Drawing List
September 17, 2026

Sheet No.	Sheet Name	HGHB Issue For Permit 8/6/26	HGHB Pre-bid Addendum 1 9/11/26
G0.0	Title Sheet	X	
G0.1	General Notes	X	X
G0.2	Accessibility General Notes	X	
G0.3	Accessibility General Notes	X	
G0.4	Accessibility General Notes	X	
G0.5	Cal Green Checklist	X	
G0.6	Cal Green Checklist	X	
G0.7	Cal Green Checklist	X	
G0.8	Cal Green Checklist	X	
C001	Civil Cover Sheet	X	
C101	Overall Site Plan	X	
C201	Demolition Plan	X	
C301	Horizontal Control Plan	X	
C401	Grading & Drainage Plan	X	
C402	Grading & Drainage Plan	X	
C403	Grading & Drainage Plan	X	
C404	Grading & Drainage Plan	X	
C405	Grading & Drainage Plan	X	
C406	Grading Sections	X	
C501	Site Utility Plan	X	
C502	Site Utility Plan	X	
C601	Signing & Striping Plan	X	
C701	Civil Details	X	
C702	Civil Details	X	
C703	Standard Details	X	
C704	Standard Plans	X	
C705	Standard Plans	X	
C801	Temporary Erosion & Sediment Control Notes	X	
C802	Temporary Erosion & Sediment Control Notes	X	
A0.1	Code Analysis	X	X
A1.0	Site Plan	X	
A2.1	Floor Plan	X	X
A2.2	Reflected Ceiling Plan	X	X
A2.3	Roof Plan	X	
A3.1	Exterior Elevations	X	X
A3.2	Exterior Elevations	X	X
A4.1	Building Sections	X	X
A5.1	Restroom Plan & Interior Elevations	X	
A6.1	Interior Elevations	X	X
A6.2	Interior Elevations	X	
A7.1	Finish, Door & Window Schedules	X	X
A8.1	Millwork	X	X

MRY Rental Car Facility
Drawing List
September 17, 2026

Sheet No.	Sheet Name	HGHB Issue For Permit 8/6/26	HGHB Pre-bid Addendum 1 9/11/26
A9.1	Partition Types	X	X
A9.2	Ceiling Details	X	
A9.3	Opening Details	X	
A9.4	Storefront & Wall Panel Details	X	X
A9.5	Wall Panel Plan Details	X	X
A9.6	Signage Details	X	
S1.1	General Notes & Typ. Details	X	X
S1.2	Typ. Metal Stud Framing	X	X
S1.3	Typ. Metal Stud Framing	X	X
S2.1	Foundation Plan	X	X
S3.1	Foundation Details	X	X
F1	Anchor Rod Setting Plan	X	
F2	Anchor Rod Section Details	X	
F3	Reaction Load Tables	X	
F4	Reaction Load Tables	X	
E1	Cover Sheet	X	
E2	Primary Steel	X	
E3	Roof Framing	X	
E4	Roof Sheeting Canopy & RPC	X	
E5	Soffit Sheeting Plan	X	
E6	Sidewall Framing Sheeting SWA & SWC	X	
E7	Endwall Framing Sheeting EWB & EWD	X	
E8	Portal Frame Cross Section SWA at Grid Line A	X	
E9	Portal Frame Cross Section SWA at Grid Line B	X	
E10	Cross Section at Frame Line 1	X	
E11	Cross Section at Frame Line 2	X	
E12	Cross Section at Frame Line 3	X	
E13	Cross Section at Frame Line 4	X	
E14	Connection Detail	X	
R1	Erection Guide	X	
R2	Erection Guide	X	
R3	Erection Guide	X	
R4	Metal Building Construction Drawings	X	
R5	Metal Building Construction Drawings	X	
R6	Metal Building Construction Drawings	X	
R7	Metal Building Construction Drawings	X	
R8	Metal Building Construction Drawings	X	
R9	Metal Building Construction Drawings	X	
R10	Metal Building Construction Drawings	X	
R11	Metal Building Construction Drawings	X	
R12	Metal Building Construction Drawings	X	
R13	Metal Building Construction Drawings	X	

MRY Rental Car Facility
Drawing List
September 17, 2026

Sheet No.	Sheet Name	HGHB Issue For Permit 8/6/26	HGHB Pre-bid Addendum 1 9/11/26
R14	Metal Building Construction Drawings	X	
R15	Metal Building Construction Drawings	X	
R16	Metal Building Construction Drawings	X	
R17	Metal Building Construction Drawings	X	
R18	Metal Building Construction Drawings	X	
M0.0	Mechanical Legend & Notes	X	
M0.1	Mechanical Basis of Design	X	
M0.2	Mechanical Schedules	X	
M1.1	Mechanical Zone Plan	X	
M2.1	Mechanical Floor Plan	X	
M3.1	Mechanical Piping Floor Plan	X	
M4.1	Mechanical Enlarged Views	X	
M5.1	Mechanical Piping Diagram	X	
M6.1	Mechanical Details	X	
M6.2	Mechanical Details	X	
M6.3	Mechanical Details	X	
P0.0	Plumbing Legend & Notes	X	
P0.1	Plumbing Calculations	X	
P0.2	Plumbing Schedules & Matrix	X	
P2.0	Plumbing Underground Plan	X	
P2.1	Plumbing Floor Plan	X	
P6.1	Plumbing Details	X	
P6.2	Plumbing Details	X	
P6.3	Plumbing Details	X	
E0.1	Symbols List & Drawing Index	X	
E0.2	Abbreviation, Notes & Schedules	X	
E0.3	T24 Compliance Forms	X	
E0.4	T24 Compliance Forms	X	
E1.1	Overall Electrical Site Plan	X	
E1.2	Enlarged Electrical Site Plan	X	
E2.1	Lighting & Special Systems Plans	X	
E2.2	Power & Telecom Plan	X	
E3.1	Enlarged Plans	X	
E4.1	Power One Line Diagram & Risers	X	
E7.1	Electrical & LV Details	X	
E7.2	Electrical Details	X	

AGENDA ITEM: G-5
DATE: September 24, 2026

TO: Monterey Peninsula Airport District Board of Directors
FROM: Christine Morello, Executive Director
SUBJ: Approve Amendment 2 to the Professional Services Agreement with Otto Construction for the Safety Enhancement Program (SEP) Taxiway A Relocation – Phase D3 Terminal Complex Landside 100% Relocated Parking Construction

BACKGROUND. November 26, 2018, the Board of Directors (BOD) of the Monterey Peninsula Airport District (MPAD) approved Resolution No. 1730 certifying Final Environmental Impact Report (FEIR) (SCH 2015121105) and Resolution No. 1731, approving Alternative 1 as the Airport Master Plan Project for Monterey Regional Airport (MRY).

April 20, 2022, the BOD approved Resolution No. 1819 and certified the Revised Addendum to FEIR for the Minor Project Modifications and approved Resolution No. 1820 the Minor Project Modifications to the MRY Airport Master Plan.

The FY26 Adopted Capital Improvement Budget contains Project 2025-08 Safety Enhancement Program (SEP) Phase D3 Relocated Parking.

June 20, 2024, the Board adopted Resolution No. 1882 Authorizing a Professional Services Agreement with OTTO Construction as the Construction Manager-at-Risk for the Replacement Terminal Facility Landside Improvements project. Additionally, on August 21, 2024, the Board adopted Resolution No 1887 Authorizing a Notice to Proceed with Otto Construction for the Landside Circulation elements.

In August 2024, it was anticipated that there would be additional approvals based on a Guaranteed Maximum Price provided to the airport by OTTO Construction, and that staff would bring another request for approval of the parking lot components based on future funding availability.

May 13, 2025, the Board adopted Resolution No. 1903 Accepting the Guaranteed Maximum Price from OTTO Construction for the SEP Phase E3 Terminal Complex Landside 60% Parking Circulation Elements

SCOPE OF WORK. The May 2025 contract with OTTO Construction as the Construction Manager-at-Risk and General Contractor included the construction costs associated with the Terminal Complex Landside 60% Parking Circulation Elements with a Guaranteed Maximum Price (GMP) in an amount not-to-exceed \$5,634,952.00. Those fees were based on the available BIL Airport Improvement Grant (AIG) funds available through FAA FY25.

At that time, it was identified that a contract amendment would be brought forward in FAA FY26 to approve the additional 40% parking construction using funds support by the BIL AIG entitlement funds to complete all of the parking improvements for a total GMP cost of \$8,333,592.00.

OTTO Construction, with the assistance of subcontractors, shall provide the necessary supervision, labor, inspection, testing, start-up, material, equipment, machinery, utilities, and other facilities to complete construction of the Parking Circulation elements based on HOK design documents.

BUDGET EFFECT. These circulation element costs are included in the FY27 adopted Capital Improvement Program budget for project 2025-08 and were included in a BIL AIG grant agreement for the Terminal Complex Landside 40% Parking improvements that was received on September 8, 2026.

SOURCE OF FUNDS. The AIP grant agreement provides \$2,662,833.00 FAA AIG 95% share of the construction costs.

IMPACT ON OPERATIONS. Staff will continue to work with the Project Management Team to ensure that there are limited impacts during construction.

SCHEDULE. The project is on schedule to be completed in the Spring of 2027.

RECOMMENDATION. Approve Amendment 2 to the Professional Services Agreement with Otto Construction for the Safety Enhancement Program (SEP) Taxiway A Relocation – Phase D3 Terminal Complex Landside 100% Relocated Parking Construction.

ATTACHMENTS.

Otto Construction Amendment 2
GMP breakdown – 4 (four) pages

**AMENDMENT 2 TO THE PROFESSIONAL SERVICES AGREEMENT WITH OTTO
CONSTRUCTION FOR THE SAFETY ENHANCEMENT PROGRAM (SEP) TAXIWAY A
RELOCATION – PHASE D3 TERMINAL COMPLEX LANDSIDE 100% RELOCATED PARKING
CONSTRUCTION**

November 26, 2018, the Board of Directors (BOD) approved Resolution No. 1730 certifying Final Environmental Impact Report (EIR) (SCH 2015121105), and Resolution No. 1731, approving Alternative 1 as the Airport Master Plan Project for Monterey Regional Airport.

September 11, 2019, the BOD adopted Resolution No. 1761 Authorizing a Professional Services Agreement with Kimley-Horn and Associates, Inc. (KHA) to Provide Project Management Services Related to the Development of Airport Capital Improvement Projects.

April 20, 2022, the BOD approved Resolution No. 1819 and certified the Revised Addendum to FEIR for the Minor Project Modifications and approved Resolution No. 1820 the Minor Project Modifications to the MRY Master Plan.

May 21, 2025 the BOD approved Resolution No. 1903 Accepting the Guaranteed Maximum Price from OTTO Construction for the Safety Enhancement Program (SEP) Taxiway A Relocation – Phase D3 Terminal Complex Landside 60% Parking Circulation Elements.

This Amendment dated September 24, 2026, is to the Agreement between the Monterey Peninsula Airport District ("District") and Otto Construction approving 100% construction costs for the relocated parking. The work and services to be performed by Otto Construction under the proposed Amendment to the Agreement is consistent with, and covered by, the Final EIR for the Airport Master Plan Project.

In consideration of terms and conditions herein, District and Otto Construction agree that the Professional Services Agreement shall be amended as follows:

Contract Amendment to Provide 100% Relocated Parking Construction

The May 2025 contract with OTTO Construction as the Construction Manager-at-Risk and General Contractor included the construction costs associated with the Terminal Complex Landside 60% Parking Circulation Elements with a Guaranteed Maximum Price (GMP) in an amount not-to-exceed \$5,634,952.00. Those fees were based on the available BIL Airport Improvement Grant (AIG) funds available through FAA FY25.

This contract amendment approves the additional 40% parking construction using funds support by the BIL AIG entitlement funds to complete all of the parking improvements for a total GMP cost of \$8,333,592.00.

MONTEREY PENINSULA
AIRPORT DISTRICT

OTTO CONSTRUCTION

Christine Morello
Executive Director

Allison Otto
President Otto Construction

Attachment:
Guaranteed Maximum Price dated July 14, 2024

	A	B	F	G	H	I
1	Monterey Regional Airport					
2	New Terminal Building - Landside Improvements					
3	GMP Breakdown - FAA Grant Submission R1					
4	July 14, 2024					
5						
6	SPEC.	TRADE	TOTAL	CIRCULATION DISCRETIONARY	PARKING ENTITLEMENT/BIL	TRADE PARTNER
7			-			
8	BP01	Surveying	123,800	105,230	18,570	Kier & Wright
9	BP02	Signage	635,317	345,816	289,501	Signs of Success
10	BP03	Site Furnishings	-			
11	03 45 00	Precast Architectural Concrete	732,532		732,532	QCP
12	12 93 00	Fixed Site furnishings	379,597		379,597	Various
13	BP04	Electrical	2,772,300	1,201,300	1,571,000	Royal Electric
14	26 05 00	Common Work Results for Electrical	see electrical			
15	26 05 06	MEP Coordination	see electrical			
16	26 05 10	Electrical Service	see electrical			
17	26 05 18	UL-Listed 2-Hour Fire Rated Insulated Conductors	see electrical			
18	26 05 19	Low Voltage Electrical Power Conductors & Cables	see electrical			
19	26 05 23	Control-Voltage Electrical Cables	see electrical			
20	26 05 26	Grounding & Bonding for Electrical Systems	see electrical			
21	26 05 29	Hangers & Supports for Electrical Systems	see electrical			
22	26 05 33	Raceways & Boxes for Electrical Systems	see electrical			
23	26 05 34	Floor Boxes	see electrical			
24	26 05 43	Underground Ducts & Raceways for Electrical Systems	see electrical			
25	26 05 44	Sleeves & Sleeve Seals for Electrical Raceways & Cabling	see electrical			
26	26 05 48	Seismic Controls for Electrical Systems	see electrical			
27	26 05 53	Identification for Electrical Systems	see electrical			
28	26 05 73	Overcurrent Protective Device Short-Circuit & Coordination Study	see electrical			
29	26 05 74	Overcurrent Protective Device Arc-Flash Study	see electrical			
30	26 05 76	Overcurrent Protective Device Coordination Study	see electrical			
31	26 08 00	Commissioning of Electrical Systems	see electrical			
32	26 09 12	Electricity Metering	see electrical			
33	26 09 13	Electrical Power Monitoring	see electrical			
34	23 09 23	Lighting Control Devices	see electrical			
35	26 09 43	Networked Lighting Controls	see electrical			
36	26 22 13	Low-Voltage Transformers	see electrical			
37	26 24 13	Switchboards	see electrical			
38	26 24 13	Low-Voltage Generator Quick Connect Switchboard	see electrical			
39	26 24 13	Low-Voltage Integrated Switchboards	see electrical			
40	26 24 16	Panelboards	see electrical			
41	26 27 18	Surface Metal Raceway System	see electrical			
42	26 27 26	Wiring Devices	see electrical			
43	26 27 30	Fire-Rated Poke-Through Assemblies	see electrical			
44	26 27 43	Electric Vehicle Service Equipment	see electrical			
45	26 28 13	Fuses	see electrical			
46	26 28 16	Enclosed Switches & Circuit Breakers	see electrical			

	A	B	F	G	H	I
6	SPEC.	TRADE	TOTAL	CIRCULATION DISCRETIONARY	PARKING ENTITLEMENT/BIL	TRADE PARTNER
47	26 32 13	Diesel Engine Generators	see electrical			
48	02 63 60	Automatic Transfer Switches	see electrical			
49	26 43 13	Surge Protective Devices	see electrical			
50	26 51 00	Interior Lighting	see electrical			
51	26 52 19	Emergency Lighting & Exit Signs	see electrical			
52	26 56 00	Exterior Lighting	see electrical			
53	26 57 00	Fire Alarm System	see electrical			
54	BP05	Site Demo, Grading, Paving, Utilities	8,202,050	6,897,050	1,305,000	Duran & Venables
55	02 41 19	Selective Demolition	see site			
56	31 10 00	Site Clearing	see site			
57	31 12 00	Earth Moving	see site			
58	31 21 00	Utility Trenching & Backfill	see site			
59	31 23 16	Excavation & Subgrade (FAA Item P-152)	see site			
60	31 32 13	Cement Treated Subgrade (FAA Item P-156)	see site			
61	32 11 00	Pavement Base Course	see site			
62	32 11 23	Crushed Aggregate Base Course (FAA Item P-209)	see site			
63	32 11 23	Recycled Concrete Aggregate Base Course (FAA Item P-219)	see site			
64	32 11 23	Cement Treat Soil Base Course (FAA Item P-220)	see site			
65	32 12 16	Asphalt Paving	see site			
66	33 10 00	Water System	see site			
67	33 14 19	Water Distribution Fire Hydrants	see site			
68	33 14 20	Testing & Disinfecting Water Utility Distribution	see site			
69	33 30 00	Sanitary Sewer System	see site			
70	33 41 00	Storm Utility Drainage Piping	see site			
71	33 46 00	Subdrainage	see site			
72	BP06	Site Concrete	2,503,000	2,348,000	155,000	JJ Albanese
73	03 10 00	Concrete Formwork	see site concrete			
74	03 20 00	Concrete Reinforcement & Embedded Assemblies	see site concrete			
75	32 13 13	Concrete Pavement	see site concrete			
76	32 13 13	Cement Concrete Pavement (FAA Item P-501)	see site concrete			
77	32 13 16	Decorative Concrete Pavement	see site concrete			
78	32 13 18	Cement & Concrete for Exterior Improvements	see site concrete			
79	32 13 72	Joint Sealants for Pavements (FAA Item P-605)	see site concrete			
80	32 13 75	Concrete Curbs & Gutters	see site concrete			
81	BP07	Striping	276,960	-	276,960	Chrisp Company
82	32 17 23	Pavement Markings	see striping			
83	BP08	Landscaping & Pavers	1,514,620	1,324,735	189,885	McGuire & Hester
84	32 01 90	Landscape Maintenance Period	see landscaping			
85	32 14 00	Unit Paving	355,649	-	355,649	European Paving Design
86	32 84 00	Irrigation	see landscaping			
87	32 91 13	Soil Preparation	see landscaping			
88	32 92 00	Hydroseeding	see landscaping			
89	32 93 00	Plants	see landscaping			
90			-			
91		DIRECT COST OF CONSTRUCTION	17,495,825	12,222,131	5,273,694	
92						

	A	B	F	G	H	I
6	SPEC.	TRADE	TOTAL	CIRCULATION DISCRETIONARY	PARKING ENTITLEMENT/BIL	TRADE PARTNER
93		FIXED CONSTRUCTION SUPPORT COSTS	87,938	58,918	29,020	
94						
95		TIME SENSITIVE CONSTRUCTION SUPPORT COSTS	2,216,368	1,484,967	731,401	
96						
97		DESIGN DEVELOPMENT	1,749,583	672,220	1,077,362	
98						
99		CONSTRUCTION DEVELOPMENT	874,791	586,110	288,681	
100						
101		2025-2026 PRICE ADJUSTMENTS	1,626,059	1,089,459	536,599	
102						
103		SUBTOTAL	24,050,563	16,113,806	7,936,758	
104						
105		BUILDERS RISK INSURANCE	-	-	-	
106						
107		CMAR FEE	1,202,528	805,694	396,834	
108						
109		CMAR SERVICES	131,508	131,508	-	
110						
111		GMP AMOUNT	25,384,599	17,051,007	8,333,592	

The site plan is divided into four sectors: SECTOR A (top right), SECTOR B (top left), SECTOR C (bottom right), and SECTOR D (bottom left). Key features include:

- Infrastructure:** FRED KANE DR, GARDEN ROAD, OLIVESTED ROAD, MONTEREY SALINAS HIGHWAY, and APRON ACCESS ROAD.
- Buildings and Areas:** NEW TERMINAL, EMPLOYEE PARKING, COURT YARD, and various parking lots including PREMIUM PARKING, LONG TERM PARKING LOT, and RIDESHARE.
- Other Labels:** PROPERTY LINE, LIMIT OF WORK (ON-SITE), LIMIT OF WORK (OFF-SITE), and various lot numbers (e.g., 1/L601, 2/L600, 3/L600).
- Legend:**
 - PROPERTY LINE
 - CITY OF MONTEREY BOUNDARY
 - LIMIT OF WORK (ON-SITE)
 - LIMIT OF WORK (OFF-SITE)

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AGENDA ITEM: G-6
DATE: September 24, 2026

TO: Monterey Peninsula Airport District Board of Directors
FROM: Christine Morello, Executive Director
SUBJ: Authorize a Professional Services Agreement between the Monterey Peninsula Airport District and Ausonio Incorporated for Project Management of the Rental Car Facility

DISCUSSION. With the departure of one project manager in the planning department, there is a need for project management support of the Rental Car and Ready Return Lot construction.

Annually, staff provide notice of solicitation for contractors to register for inclusion on a List of Qualified Contractors, per section 22034 of the Public Contract Code. Using that List, staff asked Ausonio to provide an estimate for the cost of the services that would be needed to support the project construction, based on their experience with both the Airport and Otto Construction.

Ausonio provided the proposed service agreement on a time-and-materials basis, subject to the staffing levels in the proposal. The anticipated period of services is October 1, 2026 through March 31, 2027, subject to adjustment based on the Airport's needs. The total fee is based on actual hours worked, for a not-to-exceed amount of \$122,766.00.

SOURCE OF FUNDS. The project is included in the Fiscal Year (FY) 2027 Capital Improvement Program (CIP) Budget as a CFC funded project: 2026-02.

FISCAL IMPACT. This construction provides a new facility for the rental car companies at the replacement terminal space and is included in the Plan of Finance for that project.

SCHEDULE. The proposed service agreement anticipates a schedule to begin as soon as an agreement is approved.

IMPACT ON OPERATIONS. Impacts on operations will be mitigated to the best of the team's ability.

RECOMMENDATION. Authorize the Professional Service Agreement with Ausonio Incorporated for Project Management of the Rental Car Facility.

ATTACHMENTS.

Ausonio Incorporated Service Agreement (10 pages)
Ausonio Staff Support Services - Exhibit A (4 pages)

**AGREEMENT FOR PROFESSIONAL SERVICES BETWEEN
MONTEREY PENINSULA AIRPORT DISTRICT AND
AUSONIO INCORPORATED**

This Agreement for Professional Services ("Agreement") is made and entered into effective this 24th day of September 2026, by and between the Monterey Peninsula Airport District, a California special district ("District"), and Ausonio Incorporated ("Consultant").

WHEREAS, Consultant represents that Consultant is specially trained, experienced, and competent to perform the professional services required by this Agreement; and

WHEREAS, Consultant is willing to render such professional services, as are hereinafter defined, on the following terms and conditions.

NOW, THEREFORE, Consultant and District agree as follows:

1. Scope of Service.

Consultant will provide owner's representation and project coordination support to assist Airport staff with the new Design-Build Rental Return Facility as described in Exhibit "A" attached hereto and incorporated herein by reference.

2. Completion Schedule.

Consultant shall oversee the schedule provided by OTTO construction to ensure that they adhere to the requirements of the Design Build contract.

3. Compensation.

District hereby agrees to pay Consultant for services rendered to District pursuant to this Agreement in an amount not to exceed \$122,766.00 in the manner outlined in Exhibit "A."

4. Billing.

Consultant shall submit to District an itemized invoice, prepared in a form satisfactory to District, describing Consultant's services and fees for the period covered by the invoice. Except as specifically authorized by District, Consultant shall not bill District for duplicate services performed by more than one person. Consultant's bills shall include the following information to which such services or costs pertain:

- (a) a brief description of services performed;
- (b) the date the services were performed;
- (c) the percentage of work completed in each category of work;
- (d) total invoice costs;
- (e) remaining budget balance; and
- (f) Consultant's signature.

In no event shall Consultant submit any billing for an amount in excess of the maximum amount of compensation provided in Section 3, unless authorized in writing pursuant to Section 5.

All invoices shall be in full accord with any and all applicable provisions of this Agreement.

District shall make payment on each such invoice within thirty (30) days of receipt; provided, however, that if Consultant submits an invoice which is incorrect, incomplete, or not in accord with the provisions of this Agreement, District shall not be obligated to process any payment to Consultant until forty-five (45) days after a correct and complying invoice has been submitted by Consultant.

5. Additional Services.

It is understood by District and Consultant that it may be necessary, in connection with the project, for Consultant to perform or secure the performance of consulting and related services other than those set forth in Exhibit "A." If additional services are requested by District, Consultant shall advise District in writing of the cost of and estimated time to perform the services. Consultant shall not proceed to perform any such additional service until District has determined that such service is beyond the scope of the basic services to be provided by Consultant, is required, and has given District's written authorization to perform. Written approval for performance and compensation for additional services may be granted by the Executive Director or his or her designee.

6. Additional Copies.

If District requires additional copies of reports, or any other material which Consultant is required to furnish in limited quantities as part of the services under this Agreement, Consultant shall provide such additional copies as are requested, and District shall compensate Consultant on a time and materials basis.

7. Responsibility of Consultant.

(a) By executing this Agreement, Consultant agrees that Consultant is apprised of the scope of work to be performed under this Agreement and Consultant agrees that said work can and shall be performed in a fully competent manner. By executing this Agreement, Consultant further agrees and warrants to District that Consultant possesses, or shall arrange to secure from others, all of the necessary professional capabilities, experience, resources, and facilities necessary to provide District the services contemplated under this Agreement and that District relies upon the professional skills of Consultant to do and perform Consultant's work. Consultant further agrees and warrants that Consultant shall follow the current, generally accepted practices of the profession to make findings, render opinions, prepare factual presentations and provide professional advice and recommendations regarding the project for which the services are rendered under this Agreement.

(b) Samuel Phillips is hereby designated as the Principal-In-Charge for Consultant. Any changes in the Principal-In-Charge designee shall be subject to the prior written acceptance and approval of the District.

8. Responsibility of District.

To the extent appropriate to the project contemplated by this Agreement, District shall:

(a) Assist Consultant by placing at Consultant's disposal all available information pertinent to the project including, but not limited to, previous reports and any other data relative to the project. Nothing contained herein shall obligate District to incur any expense in connection with field labor, tasks, materials, signage, and equipment, and completion of studies or acquisition of information not otherwise in the possession of District.

(b) Make provision for Consultant to enter upon public and private property as required by Consultant to perform Consultant's services.

(c) Examine all studies, reports, sketches, drawings, specifications, proposals, and other documents presented by Consultant, and render verbally or in writing as may be appropriate, decisions pertaining thereto within a reasonable time so as not to delay the services of Consultant.

(d) Pamela Lapham, AICP Senior Project Manager, shall act as District's representative with respect to the work to be performed under this Agreement.

(e) Give prompt written notice to Consultant whenever District observes or otherwise becomes aware of any defect in the project.

(f) Furnish approvals and permits from all governmental authorities having jurisdiction over the project and such approvals and consents from others as may be necessary for completion of the project.

9. Acceptance of Work Not a Release.

Acceptance by District of the work performed under this Agreement does not operate as a release of Consultant from professional responsibility for the work performed.

10. Indemnification and Hold Harmless.

The Parties agree to indemnify, defend, and hold harmless each other, their respective officers, employees, and agents from and against any and all claims, liabilities, losses, damages, costs, and expenses (including reasonable attorney's fees) arising out of or in connection with the performance of this Agreement, to the extent caused by the negligent acts, errors, or omissions of the indemnifying party, its officers, employees, or agents. This indemnification obligation shall not apply to the extent that such claims, liabilities, losses, damages, costs, and expenses are caused by the negligent acts, errors, or omissions of the party seeking indemnification

11. Insurance.

(a) Consultant, and any SubConsultants, shall, throughout the duration of this Agreement, maintain comprehensive general liability and property insurance covering all operations of Consultant, Consultant's agents and employees, performed in connection with this Agreement including but not limited to premises and automobile.

(b) Consultant shall maintain the following limits:

General Liability

Combined Single Limit Per Occurrence..... \$1 million

General Aggregate..... \$1.5 million

(The policy shall cover on an occurrence or an accident basis, and not on a claims made basis.)

Automobile Liability:

Combined Single Limit Per Occurrence..... \$1 million

(The policy shall cover on an occurrence or an accident basis, and not on a claims made basis.)

Workers Compensation..... Full Liability Coverage

Professional Errors and Omissions..... \$1 million (no more

Consultant shall not disclaim responsibility or avoid liability for the acts or omissions of Consultant's subConsultants or other professional Consultants. The *than \$100,000 deductible)*

retroactive date of the policy must be shown and must be before the date of the Agreement.)

(c) With the exception of workers compensation and professional errors and omissions insurance, each insurance policy affording coverage to Consultant shall name District, its officers, employees, agents, and representatives as additional insureds and shall stipulate that the policy will operate as primary insurance for the work performed and that no other insurance maintained by District, its officers, employees, agents, or representatives will be called upon to contribute to a loss covered thereunder. The policy shall contain no special limitations on the scope of protections afforded to District, its officers, employees, agents, or representatives.

(d) All insurance companies affording coverage to Consultant shall be insurance organizations authorized by the Insurance Commissioner to transact the business of insurance in the State of California.

(e) Consultant, and any SubConsultants, shall provide evidence of compliance with the insurance requirements listed above by providing certificates of insurance, in a form satisfactory to District's Risk Manager, concurrently with the submittal of this Agreement. Each insurance certificate shall also state the unpaid limits of the policy.

(f) Maintenance of insurance by Consultant as specified in this Agreement shall in no way be interpreted as relieving Consultant of any responsibility whatsoever and Consultant may carry, at Consultant's own expense, such additional insurance as Consultant may deem necessary or desirable.

12. Access to Records.

Consultant shall maintain all preparatory books, records, documents, accounting ledgers, and similar materials including but not limited to calculation and survey notes relating to the work performed for District under this Agreement on file for at least three years following the date of final payment to Consultant by District. Any representative of District shall be provided with access to such records for the purpose of inspection, audit, and copying at all reasonable times during Consultant's usual and customary business hours. Consultant shall provide proper facilities for such access and inspection.

13. Assignment.

It is recognized by the parties hereto that a substantial inducement to District for entering into this Agreement was, and is, the professional reputation and competence of Consultant. This Agreement is personal to Consultant and shall not be assigned by Consultant without express written approval of District.

14. Changes to Scope of Work.

District may at any time and, upon a minimum of ten days written notice, seek to modify the scope of basic services to be provided under this Agreement. Consultant shall, upon receipt of said notice, determine the impact on both time and compensation of such change in scope and notify District in writing. Upon agreement between District and Consultant as to the extent of said impacts to time and compensation, an amendment to this Agreement shall be prepared describing such changes. Execution of the amendment by District and Consultant shall constitute notice to Consultant to proceed with the changed scope.

15. Compliance with Laws, Rules, and Regulations.

Services performed by Consultant pursuant to this Agreement shall be performed in accordance and full compliance with all applicable federal, state, and District laws and any rules or regulations promulgated thereunder.

16. Licenses.

If a license of any kind, which term is intended to include evidence of registration, is required of Consultant, Consultant's employees, agents, or subConsultants by federal or state law, Consultant warrants that such license has been obtained, is valid and in good standing, and that any applicable bond has been posted in accordance with all applicable laws and regulations.

17. Exhibits Incorporated.

All exhibits referred to in this Agreement are hereby incorporated in it by this reference. In the event there is a conflict between any of the terms of this Agreement and of any of the terms of any exhibit to this Agreement, the terms of this Agreement shall control the respective duties and liabilities of the parties hereto.

18. Independent Consultant.

It is expressly understood and agreed that Consultant, while engaged in carrying out and complying with any of the terms and conditions of this Agreement, is an independent Consultant and not an employee of District. Consultant shall refrain from representing, at any time or in any manner, that Consultant is an employee or agent of District.

19. Integration, Amendment and Conflict of Terms.

This Agreement represents the entire understanding of District and Consultant as to those matters contained herein. No prior oral or written understanding shall be of any force or affect with respect to any matters contained herein. This Agreement may not be modified or altered except by amendment in writing signed by all parties hereto. Any conflicts between this Agreement and the Scope of Services, attached as Exhibit "A", shall be controlled by this Agreement.

20. Jurisdiction.

This Agreement shall be administered and interpreted under the laws of the State of California. Venue for any litigation arising from this Agreement shall be in a state or federal court of competent jurisdiction in the State of California and in the County of Monterey.

21. Severability.

If any part of this Agreement is found to be in conflict with applicable laws, such part shall be inoperative, null and void in so far as it is in conflict with said laws, but the remainder of this Agreement shall continue to be in full force and effect.

22. Notice to Proceed; Progress; Completion.

Upon execution of this Agreement by all parties, District shall give Consultant written notice to proceed with the work. Such notice may authorize Consultant to render all of the services contemplated herein, or such portions or phases as may be mutually agreed upon. In the latter event, District shall, in its sole discretion, issue subsequent notices from time to time regarding further portions or phases of the work. Upon receipt of such notices, Consultant shall diligently proceed with the work authorized and complete it within the agreed time period specified in said notice.

23. Ownership of Documents.

Title to all documents, drawings, specifications, data, reports, summaries, correspondence, photographs, computer software, video and audio tapes, and any other materials with respect to the work performed under this Agreement shall vest with District at such time as District has compensated Consultant, as provided herein, for the services rendered by Consultant in connection with which such materials were prepared.

24. SubConsultants.

Consultant shall be entitled, to the extent determined appropriate by Consultant, to subcontract any portion of the work to be performed under this Agreement. Consultant shall be responsible to District for the actions of persons and firms performing subcontract work. The subcontracting of work by Consultant shall not relieve Consultant, in any manner, of the obligations and requirements imposed upon Consultant by this Agreement.

25. Termination.

(a) District may, for any reason whatsoever, upon written notice to Consultant, terminate this Agreement. Upon termination Consultant shall be entitled to payment of such amount as fairly compensates Consultant for all work satisfactorily performed up to the date of termination based upon hourly rates shown in Exhibit "A," except that in the event of termination by District for Consultant's default, District shall deduct from the amount due Consultant the total amount of additional expenses incurred by District as a result of such default. Such deduction from amounts due Consultant is made to compensate District for its actual additional cost incurred in securing satisfactory performance of the terms of this Agreement, including but not limited to, costs of engaging other Consultants for such purposes. In the event that such additional expenses exceed amounts otherwise due and payable to Consultant hereunder, Consultant shall pay District the full amount of such expense.

(b) In the event that this Agreement is terminated by District for any reason, Consultant shall:

(1) Upon receipt of written notice of such termination promptly cease all services on this project, unless otherwise directed by District; and

(2) Deliver to District all documents, data, reports, summaries, correspondence, photographs, computer software, video and audio tapes, and any other materials provided to Consultant or prepared by or for Consultant or District in connection with this Agreement. Such material shall be delivered to District whether in completed form or in process; however, notwithstanding the provisions of Section 23 above, District may condition payment for services rendered to the date of termination upon Consultant's delivery to District of such material.

(c) In the event that this Agreement is terminated by District for any reason, District is hereby expressly permitted to assume this project and complete it by any means, including but not limited to, an agreement with another party.

(g) The rights and remedies of District and Consultant provided in this section are not exclusive and are in addition to any other rights and remedies provided by law or appearing in any other section of this Agreement.

26. Audit and Examination of Accounts.

(a) Consultant shall keep, and will cause any assignee or subConsultant under this Agreement to keep, accurate books of record in account, in accordance with sound accounting principles, which records pertain to services to be performed under this Agreement.

(b) Any audit conducted of books and records and accounts shall be in accordance with generally accepted professional standards and guidelines for auditing.

(c) Consultant hereby agrees to disclose and make available any and all information, reports, or books of records or accounts pertaining to this Agreement to District and any government entity (including, but not limited to, the County of Monterey, the State of California and the federal government) which provides support funding for this project.

(d) All records provided for in this section are to be maintained and made available throughout the performance of this Agreement and for a period of not less than three years after full completion of services hereunder, except that any and all such records which pertain to actual disputes, litigation, appeals, or claims shall be maintained and made available for a period of not less than three years after final resolution of such disputes, litigation, appeals, or claims.

(e) Consultant hereby agrees to include the requirements of subsections (a) through (d) above in any and all contracts with assignees or Consultants under this Agreement.

27. Notices.

(a) Written notices to District hereunder shall, until further notice by District, be addressed to:

Chris Morello, Executive Director
Monterey Peninsula Airport District
200 Fred Kane Dr., Suite 200
Monterey, CA 93940

(b) Written notices to Consultant shall, until further notice by Consultant, be addressed to:

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

(c) The execution of any such notices by the Executive Director of District shall be effective as to Consultant as if it were by resolution or order of District's Board of Directors.

(d) All such notices shall either be delivered personally, or shall be deposited in the United States mail, properly addressed as aforesaid, postage fully prepaid, and shall be effective the day following such deposit in the mail.

28. Nondiscrimination.

During the performance of this Agreement, Consultant shall not discriminate against any employee or applicant because of race, color, religion, ancestry, creed, sex, national

origin, familial status, sexual orientation, age or disability. Consultant shall take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, ancestry, creed, sex, national origin, familial status, sexual orientation, age or disability.

29. Conflict of Interest.

Consultant warrants and declares that Consultant presently has no interest, and shall not acquire any interest, direct or indirect, financial or otherwise, in any manner or degree which will render the services required under the provisions of this Agreement a violation of any applicable state, local, or federal law. Consultant further declares that, in the performance of this Agreement, no subConsultant or person having such an interest shall be retained or employed. In the event that any conflict of interest should nevertheless hereafter arise, Consultant shall promptly notify District of the existence of such conflict of interest so that District may determine whether to terminate this Agreement.

30. Headings.

The section headings appearing herein shall not be deemed to govern, limit, modify, or in any manner affect the scope, meaning, or intent of the provisions of this Agreement.

32. Multiple Copies of Agreement.

Multiple copies of this Agreement may be executed but the parties agree that the copy on file in the office of the District Secretary is the version that shall take precedence should any differences exist among counterparts of the documents. This Agreement may be executed utilizing facsimile or electronically transmitted signatures, which shall be deemed original signatures for all purposes.

33. FAA Requirements.

Federal law requires that the Monterey Regional Airport, as a recipient of federal assistance, comply with the following Federal Regulations which are herein incorporated by reference:

Davis Bacon- Professional Services - The emergence of different project delivery methods has created situations where Professional Service Agreements (PSA) include tasks that meet the definition of construction, alteration or repair as defined in 29 CFR Part 5. If such tasks result in work that qualifies as construction, alteration or repair and it exceeds \$2,000, then Ausonio Incorporated. will be required to comply with the Davis Bacon prevailing wage requirement and it will be included in the Professional Services Agreement.

Affirmative Action -49 USC § 47123

Equal Employment Opportunity Policy Statement

The Airport is committed to equal employment opportunity and requires that its agents, lessees and others doing business with the Airport adhere to Title VI of the Civil Rights Act of 1964, as amended, and any other applicable Federal and State laws and regulations hereinafter enacted.

Ausonio Incorporated's Obligation

Consultant. will assure that no person is excluded from participation in, denied the benefits of, or otherwise discriminated against in connection with the award and performance of any contract, including leases covered by 49 CFR 23 on the grounds of race, color, national origin or sex. Failure to make full disclosure as required above may result in disqualification of proposal or, if discovered after award, in termination of aforementioned agreement.

Government-wide Requirements for Drug-free Workplace –49 CFR Part 29

Consultant. has full responsibility to monitor compliance to the referenced statute or regulation.

Federal Fair Labor Standards Act (FLSA) - 29 USC § 201

Consultant. has full responsibility to monitor compliance to the referenced statute or regulation. Consultant. must address any claims or disputes that arise from this requirement directly with the U.S. Department of Labor – Wage and Hour Division

Occupational Safety and Health Act of 1970 – 20 CFR part 1910

Consultant. must provide a work environment that is free from recognized hazards that may cause death or serious physical harm to the employee. Consultant. retains full responsibility to monitor its compliance and their subConsultant's compliance with the applicable requirements of the Occupational Safety and Health Act of 1970 (20 CFR Part 1910). Consultant must address any claims or disputes that pertain to a referenced requirement directly with the U.S. Department of Labor – Occupational Safety and Health Administration.

IN WITNESS THEREOF, the parties hereto have made and executed this Agreement on the date first above written.

MONTEREY PENINSULA AIRPORT DISTRICT: CONSULTANT:

Christine Morello
Executive Director

Andrew P. Ausonio
Ausonio Incorporated

Attachments:
Exhibit A –



August 20, 2026

Chris Morello
Monterey Regional Airport
Executive Director
200 Fred Kane Drive, Suite 200
Monterey, CA 93940

RE: Terminal Replacement Project – Staff Support Services

Dear Ms. Morello,

Per your request, Ausonio is pleased to provide this proposal for staff support services associated with Monterey Regional Airport capital improvement projects. Ausonio will provide owner's representative and project coordination support to assist Airport staff with the new Design-Build Rental Return Facility.

Scope of Services

Task 2 – Design-Build Rental Return Facility Staff Support

Ausonio will provide staff support services for the new Design-Build Rental Return Facility, serving as an extension of Airport staff and representing the Airport during design and construction activities.

Services may include:

- Representing the Airport at project, design, construction, and coordination meetings.
- Coordinating with the design-builder, Airport staff, consultants, and other project stakeholders as necessary to support project delivery.
- Reviewing contractor payment applications for general conformance with project progress, contract requirements, and supporting documentation, and providing recommendations to the Airport.
- Reviewing proposed change orders and related cost and schedule information and assisting the Airport in evaluating scope, justification, and potential project impacts.
- Assisting the Airport's field project manager with construction oversight and coordination.
- Participating in site visits and observing construction progress, as requested.



- Assisting with identification, tracking, and resolution of construction issues, action items, and field coordination matters.
- Monitoring project progress and advising Airport staff of potential cost, schedule, quality, or coordination concerns.
- Providing other project management and staff support services related to the Design-Build Rental Return Facility as requested by the Airport.

Proposed Fee

Ausonio proposes to provide the services described above on a time-and-materials basis, subject to the following not-to-exceed staffing levels. The anticipated period of services is **October 1, 2026 through March 31, 2027**, subject to adjustment based on the Airport's needs.

Task 2 – Design-Build Rental Return Facility Staff Support

Services under Task 2 are forecasted at the following staffing levels:

- **Senior Project Manager / Construction Manager:** 20 hours per week
- **CM Director:** 1 hour every two weeks

The total fee for Task 2 will be invoiced based on actual hours worked, up to a **not-to-exceed amount of \$122,766**. This fee includes a 3% allowance for reimbursables.

Services will be invoiced on an hourly basis in accordance with the attached rate schedule. Reimbursable expenses and annual rate adjustments, if applicable, will be handled in accordance with the attached rate schedule and governing contract.

The forecasted staffing levels identified above represent maximum anticipated levels of effort. Actual hours will be based on project needs and services requested by the Airport.

Please feel free to contact us with any questions or if you would like to discuss this proposal further.

Sincerely,

Brian Tracy

Director of Construction Management



AUSONIO

CONSTRUCTION MANAGEMENT

Task 2 – Design-Build Rental Return Facility Staff Support

Approved By:

Monterey Regional Airport

Signature

Name

Date

Title

AUSONIO**Program and Construction Management Rate Schedule - 2026****Personnel Rates:**

		<u>Per Hour</u>
Principal	\$	276
Project Director	\$	226
Program Manager	\$	210
Senior Project Manager / Construction Manager	\$	193
Project Manager / Construction Manager	\$	166
Assistant Project Manager	\$	145
Project Engineer	\$	135
Scheduler/Estimator	\$	193
Quality Assurance / Superintendent	\$	171
Architect	\$	248
Designer	\$	166
Project Accountant / Coordinator	\$	105
Project Administrative Assistant	\$	94

Reimbursable Expenses:

Cost Plus 15% unless otherwise superseded by contract agreement

NOTE: 1.) All rates shown above are regular rates; If work is required during off hours, the appropriate overtime rate will be charged accordingly. 2.) 3% annual rate increase will be applied at 1st of each year. 3.) Ausonio will provide employees with phone and computer. All other expenses will be supplied by owner or reimbursed as a cost to the project such as but not limited to; office space, desks, printer, utility costs, etc.

AGENDA ITEM: G-7
DATE: September 24, 2026

TO: Monterey Peninsula Airport District Board of Directors
FROM: Christine Morello, Executive Director
SUBJ: Revised Project Description for FY27 Project 2026-03: Sky Park Drive Road Improvements to include Detention Pond Erosion Work

BACKGROUND. On May 28, 2026 the Board of Directors adopted Resolution No. 1932 approving the FY27 Capital Improvement Program (CIP) budget. The adopted CIP includes the District Only funded Project 2026-03, Sky Park Drive Road Improvements. This project was established to complete improvements within the Sky Park Drive area. Airport staff have identified an area of substantial erosion within the detention pond area on the north side of the Airport. The affected area extends beneath the Airport's perimeter fence along the northwest corner of the property boundary line.

Staff is recommending revising the description of Project 2026-03 to include drainage improvements, erosion repair, and related site work within the detention pond area.

DISCUSSION. The preliminary scope of work includes removing trees and vegetation growing within the eroded area, placing suitable base material to fill and stabilize the area, and installing concrete rubble or another suitable material as the upper surface.

The erosion repair work is preliminarily estimated at \$100,000. The final cost will be based on the approved scope, selected materials, and contractor pricing.

REVISED PROJECT DESCRIPTION. Project 2026-03, Sky Park Drive Road Improvements, will include roadway, drainage, erosion-control, and related site improvements within the Sky Park Drive and northside areas of the Airport. Eligible work may include site preparation, vegetation removal, grading, placement of fill and stabilization materials, drainage improvements, detention pond repairs, erosion restoration, access improvements, and other associated work necessary to complete the project.

IMPACT ON BUDGET. The work will be completed within the existing authorized budget for Project 2026-03.

SOURCE OF FUNDS. Project 2026-03, Sky Park Drive Road Improvements.

RECOMMENDATION. Approve the revised description for FY27 Project 2026-03: Sky Park Drive Road Improvements to include Detention Pond Erosion Work.

AGENDA ITEM: H
DATE: September 24, 2026

TO: Chris Morello, Executive Director, Monterey Regional Airport
FROM: Department Heads
SUBJECT: Monthly Department Reports

FINANCE AND ADMINISTRATION.

[Terminal Comment Card Log by Administration](#)
[Financial Summary by Mark Wilson, Controller](#)

FIRE.

[Monthly Fire Report by Monterey Fire Department](#)

OPERATIONS.

[Operations Report by Whitney Robare, Deputy Executive Director Operations and Maintenance](#)

PLANNING AND DEVELOPMENT.

[Planning and Environmental Monthly Project Report by Chris Morello, Interim Executive Director](#)

POLICE.

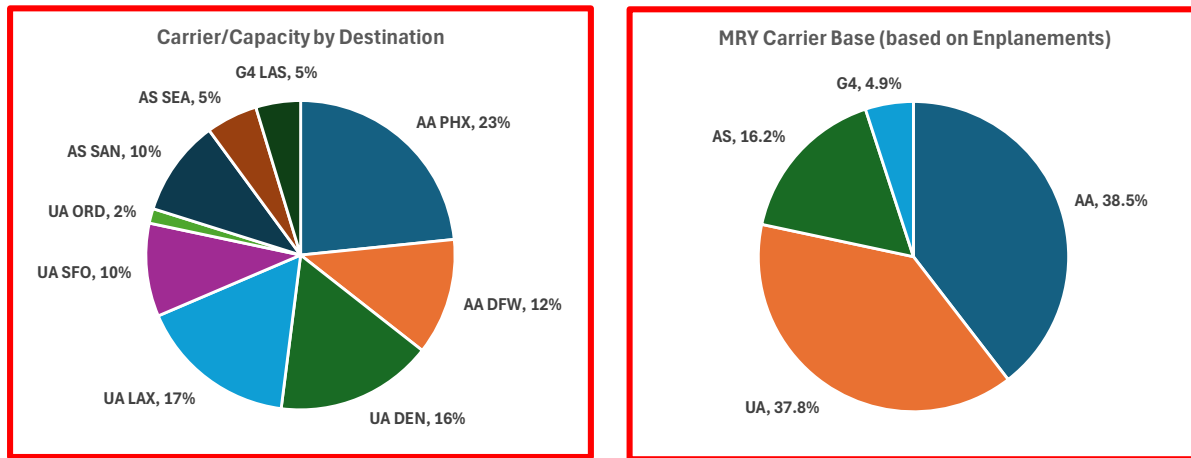
[Police Activity Report by Del Rey Oaks Police Department](#)

RATING	DATE OF VISIT	TIME OF VISIT	PURPOSE	FLIGHT	AIRLINE	COMMENT	CITY	STATE
EXCELLENT	8/5/2026	5:31am	Departing		Alaska	The TSA agents were incredibly helpful for a mother flying with two kids, two and under. Kudos to them	Seaside	CA
EXCELLENT	8/8/2026	4:36pm	Departing		United	Donald operations manager found our lost water bottle and was a great help, great guy!	Germantown	NY
EXCELLENT	8/17/2026	1:51pm	Departing	UA1223	United	I traveled with my husband to visit his parents with our toddler this last week! We are loving the direct flight between Chicago ORD and Monterey MRY. I understand this may have been a pilot program to test the route, but I hope it is kept for a long, long time. We typically would only visit once a year during the holidays, but this gives us flexibility to do trips more often and throughout the year! Our flight was very full both Saturdays and we were excited to not have to transfer at a different airport. In the past, we would have to transfer through Denver, LAX or SFO. We had so many issues with delays at Denver that it stopped being an option as we traveled with our toddler. For SFO, it feels silly to have to get in the air for 25 minutes to hop over to MRY - we always debate if we should rent a car instead for convenience. PLEASE KEEP THE ORD-MRY ROUTE!! Our family would be forever grateful. Our only issue was that our car seat and travel crib were delayed and not loaded onto the plane with us on our return trip to ORD. This was very inconvenient because we had to take public transit home upon our arrival to ORD. Love the flight, but would like our bags to be loaded on the same flight (especially ones that are essential for the safety of our child). THANK YOU!	Chicago	IL

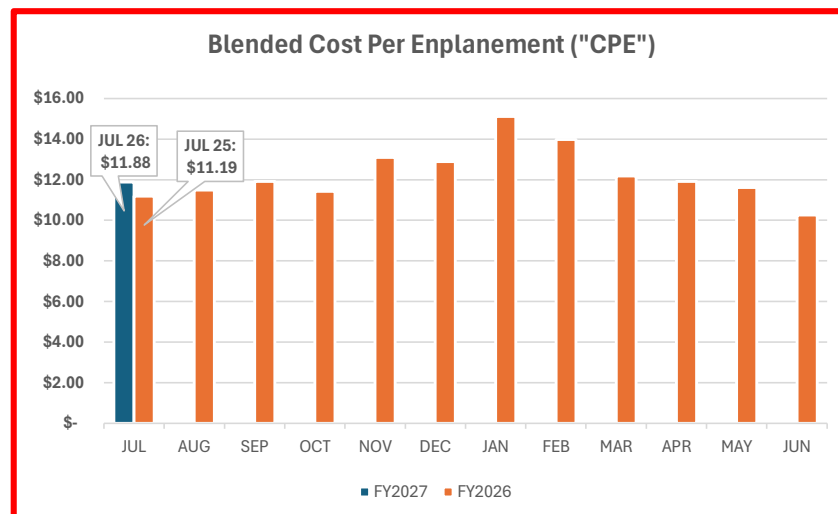
TO: Chris Morello, Executive Director, Monterey Regional Airport
FROM: Mark Wilson, Controller
SUBJECT: Discussion and Analysis of the July 31, 2026 Financial Statements

KEY OPERATING STATISTICS. FY27 July revenue enplanements were 34,265 (vs. 38,305 budgeted) up 14.7% from the 29,883 in the same period in FY26. July commercial airline landings were greater than budgeted (507 actual vs. 447 budgeted) and landed weights were greater than budgeted (43,264K vs. 37,930K). Total passengers for the month of July were 71,011, up 13.6% from 62,513 in the same period in FY26. Total aircraft operations for July were 4,425, down from 4,998 in the same period in FY26 (this includes 1,801 Commercial, 2,573 Private and 51 Military aircraft), and vehicle exit counts in the parking lots were 12,304, up 8.6% from the 11,326 exit counts in July of FY26.

In July 2026, American, United and Alaska Airlines accounted for 38.5%, 37.8%, and 16.2%, respectively, of the passenger enplanements. Monterey Regional Airport's enplaning passenger carrying capacity for July was 45,209 seats, with an overall Passenger Load Factor of 75.8%.



In July, the Airport's blended CPE was \$11.88, compared to \$11.19 in the same period in FY26. The \$0.69 increase reflects the impact of the increased Rates & Charges implemented in FY27 (+\$0.86) and 6,274K higher landed weights (+\$1.26), offset by the effects on CPE of 4,382 higher enplanements (-\$1.43).



LIQUIDITY AND CAPITAL RESOURCES. As of July 31, 2026 the Airport had unrestricted cash and investments of \$13.9M.

As of July 31, 2026 the Airport had Restricted Interim Notes Proceeds of \$48.529M and CFC and PFC cash and investments of \$1,133.2K and \$1.3K, respectively.

The Current Ratio of unrestricted current assets to current liabilities is a very healthy 9.3X. This compares favorably to an overall Airport Industry Benchmark* of 5.41X. Days Cash on Hand (based on FY27 budgeted Operating Expenses), was 391 which is 36.7% lower than the overall Airport Industry Benchmark of 618 Days.

NET OPERATING INCOME/NET INCOME. The Airport's higher than budgeted operating revenues and lower than budgeted operating expenses in July resulted in a net operating income of \$437.6K, which is a favorable variance of \$153.0K to July's budgeted net operating income of \$284.6K. Net interest expense of \$0.8K was \$33.1K lower than budget due primarily to higher than budgeted interest income on the Interim Notes Held Proceeds.

	NET OPERATING INCOME/NET INCOME			
	July 2026 ACTUAL	July 2026 BUDGET	VARIANCE Favorable (Unfavorable)	
			\$	%
Operating Revenues	\$ 1,488,344	\$ 1,418,170	\$ 70,174	5%
Operating Expenses	(1,050,722)	(1,133,527)	82,805	-7%
Net Operating Income	437,622	284,643	152,979	54%
Interest Income	197,480	154,557	42,923	28%
Interest Expense	(198,261)	(188,467)	(9,795)	5%
Net Interest Inc (Exp)	(781)	(33,910)	33,129	-98%
Net Income	<u>\$ 436,841</u>	<u>\$ 250,733</u>	<u>\$ 186,108</u>	<u>74.2%</u>

REVENUES. July 2026 Operating Revenues were \$1,488.3K, which was \$70.2K/4.9% higher than the budget of \$1,418.2K, due primarily to higher Terminal Revenues. Interest income was favorable primarily due to higher Interest Income earned on Interim Notes, Series 2026 Proceeds (\$29.8K).

	July 2026 ACTUAL	July 2026 BUDGET	VARIANCE Favorable (Unfavorable)	
			\$	%
Terminal Revenues	\$ 1,006,239	\$ 927,029	\$ 79,211	9%
General Aviation	228,718	232,363	(3,645)	-2%
Non-Aviation	225,827	224,654	1,172	1%
Other Operating	27,560	34,124	(6,564)	-19%
Operating Revenues	1,488,344	1,418,170	70,174	5%
Interest Income	197,480	154,557	42,923	28%
Total Revenues	<u>\$ 1,685,825</u>	<u>\$ 1,572,727</u>	<u>\$ 113,098</u>	<u>7.2%</u>

TERMINAL REVENUES:

Commercial Aviation fees (\$280.5K) for July were higher than budget (\$228.2K) by (\$52.3K/22.9%) due primarily to higher landing, RON, apron and fuel flowage fees from United (\$38.7K) and Alaska (\$1.6K), partially offset by lower landing, RON, apron and fuel flowage fees from American (\$5.1K). Del Monte Aviation ("DMA") reported commercial fuel sales of 344,053 gallons to the airlines for the month (42% to American, 1% to United, and 19% to Alaska).

Terminal Rents (\$233.1K) for July were higher than budget (\$226.3K) by (\$6.8K/3%). This favorable variance was due primarily to unbudgeted Sun Country gate fees (\$6.5K).

TNC Permits, Trip Fees & Peer-to-Peer Rentals (\$47.4K) for July were lower than budget (\$51.4K) by (\$3.9K/8%). This unfavorable variance was due primarily to lower than budgeted TNC Trip Fees from Uber (\$8.2K) partially offset by higher results from Lyft (\$3.2K).

Terminal Concessions (\$31.9K) for July were materially on budget (\$31.9K).

Rental Car Concessions (\$253.0K) for July were higher than budget (\$231.0K) by (\$21.9K) due primarily to favorable results from Hertz (\$17.7K), and Enterprise Holdings (\$12.8K).

Parking Concessions (\$161.0K) for July were higher than the budget (\$158.2K) by (\$2.8K/2%). Parking Concession revenues for July were budgeted at 11,326 exiting cars with an average exit ticket of \$13.97 net to MPAD per exiting car. In July the number of exiting cars was higher than budgeted at 12,304, with a lower average exit ticket of \$13.08 net to MPAD per car, resulting in the favorable variance.

GENERAL AVIATION REVENUES:

Heavy General Aviation revenues, including landing fees (\$185.3K) for July were lower than budget (\$187.4K) by (\$2.1K/1%) due primarily to lower landing fees (\$4.5K) and lower fuel flowage fees (\$4.4K). Monterey Jet Center ("MJC") and DMA reported general aviation fuel sales of 147,087 and 182,050 gallons of Jet A, respectively, for the month. MJC and DMA reported 381 and 359 revenue landings, respectively, for the month.

Light General Aviation revenues (\$43.4K) for July were materially on budget (\$44.9K).

NON-AVIATION REVENUES:

Non-Aviation revenues (\$225.8K) for July were materially on budget (\$224.7K).

OTHER OPERATING REVENUES:

Other Operating revenues (\$27.6K) for July were less than budget (\$34.1K) due primarily to lower than budgeted utility chargebacks.

INTEREST INCOME:

Interest Income (\$197.5K) for July was higher than budget (\$154.6K) by (\$42.9K) due primarily to higher interest income earned on the Interim Notes, Series 2026 Proceeds (\$29.8K).

EXPENSES. Total Expenses (\$1,249.0K) for July were lower than the budget (\$1,322.0K) by (\$73.0K)/6%. See the following detailed analysis of significant variances:

EXPENSES - BY MAJOR CATEGORY TYPE				
	July 2026 ACTUAL	July 2026 BUDGET	VARIANCE Favorable (Unfavorable)	
			\$	%
Salaries & Employer Taxes	\$ 237,167	\$ 263,633	\$ 26,466	10%
Employee Benefits	170,202	179,458	9,256	5%
Recruitment & Training	8,943	8,386	(557)	-7%
Business Expenses	44,047	52,602	8,554	16%
Supplies & Materials	11,613	12,552	940	7%
Repairs & Maintenance	68,729	72,798	4,069	6%
Outside Services	326,452	321,804	(4,648)	-1%
Professional Services	40,552	61,221	20,669	34%
Marketing, PR	44,058	65,560	21,502	33%
Utilities & Assessments	98,960	95,514	(3,446)	-4%
Total Operating Expenses	1,050,722	1,133,527	82,805	7%
Interest Expense	198,261	188,467	(9,795)	-5%
Total Expenses	<u>\$ 1,248,984</u>	<u>\$ 1,321,994</u>	<u>\$ 73,010</u>	<u>6%</u>

EXPENSES - BY DEPARTMENT				
	July 2026 ACTUAL	July 2026 BUDGET	VARIANCE Favorable (Unfavorable)	
			\$	%
Admin, Marketing & Finance	\$ 200,488	\$ 258,530	\$ 58,042	22%
Planning	31,678	54,042	22,364	41%
Maintenance	153,444	173,903	20,459	12%
Operations	81,602	80,611	(990)	-1%
Police Services	167,232	164,373	(2,859)	-2%
Fire Services & Equipment	247,540	227,830	(19,710)	-9%
Board of Directors	19,132	21,137	2,005	9%
Rental Properties	41,337	34,245	(7,093)	-21%
Legacy Terminal	83,776	88,035	4,260	5%
Enterprise Shared Costs	24,494	30,821	6,327	21%
Interest Expense	198,261	188,467	(9,795)	-5%
Total Expenses	<u>\$ 1,248,984</u>	<u>\$ 1,321,994</u>	<u>\$ 73,010</u>	<u>6%</u>

Salary & Employer Taxes (\$237.2K) for July were lower than budget (\$263.6K) due primarily to unfilled Finance and Planning positions.

Employee Benefit Expenses (\$170.2K) for July were lower than budget (\$179.5K) by (\$9.3K)/5.2%. This favorable variance was due primarily to unfilled positions.

Personnel Recruitment, Training & Pre-Employment and Related Expenses (\$8.9K) for July were materially on budget (\$8.4K).

Business Expenses (\$44.0K) for July were lower than budget (\$52.6K) by (\$8.6K/16%), primarily due to lower insurance expense (\$9.7K).

Supplies & Materials expenses (\$11.6K) for July were lower than budget (\$12.6K) by (\$0.9K/7%). This favorable variance was due primarily to the timing of Custodial Supplies & Materials purchases.

Repair & Maintenance Expenses (\$68.7K) for July were lower than budget (\$72.8K) by (\$4.1K/6%). Actual expenses were primary for Fire Truck maintenance/repairs (\$23.5K), and Legacy Terminal maintenance on the United and Alaska rollup doors (\$22.3K).

Outside Services Expenses, comprised almost entirely of Police and Fire services, were (\$326.5K) for July and marginally higher than budget (\$321.8K) due primarily to extra contracted parking spaces at Garden Road during terminal construction.

Professional Services Expenses (\$40.6K) for July were lower than budget (\$61.2K) by (\$20.7K/34%). This favorable variance was due primarily to the timing of billings for Audit fees (\$16.1K).

Marketing and Public Relations expenses (\$44.1K) for July were lower than budget (\$65.6K) by (\$21.5K/33%). This favorable variance was due primarily to the timing of Public Relations and Social Media spends.

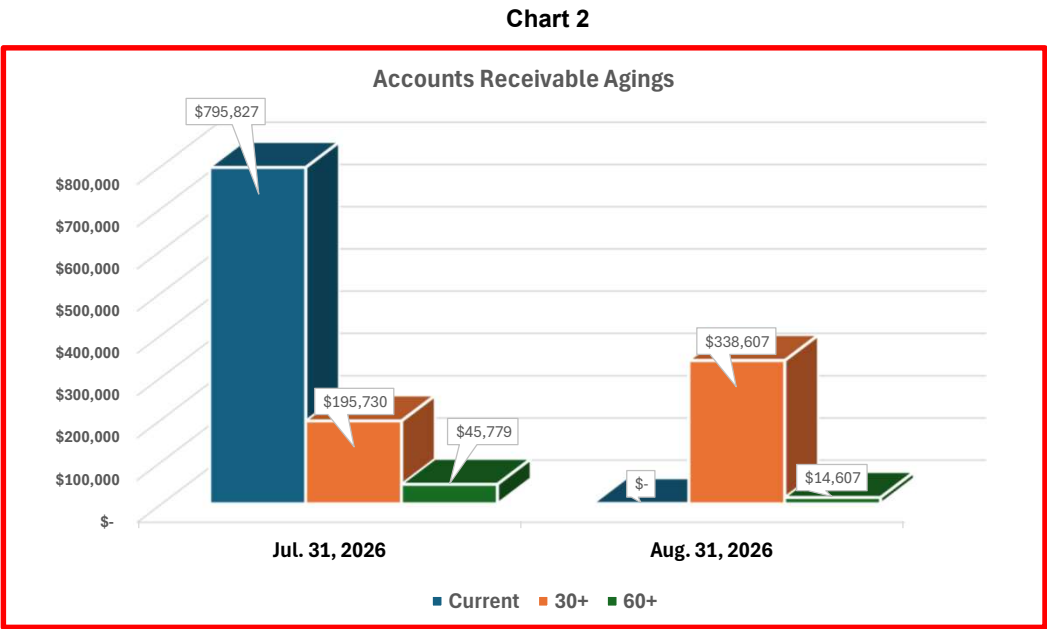
Utilities expenses, combined (\$99.0K) for July were materially on budget (\$95.5K).

Interest expense (\$198.3K) for July was higher than budget (\$188.5K) reflecting higher than budgeted variable rate interest expense on the Interim Notes, Series 2026.

SELECTED BALANCE SHEET ANALYSES:

ACCOUNTS RECEIVABLE. The accounts receivable balance on July 31, 2026 was \$1,037.3K. This balance is \$160.7K or 18.3% greater than the June 30, 2026 balance of \$876.7K, and \$103.3K/11% higher than the \$934.0K balance on July 31, 2025. The accounts receivable balance over 60 days on July 31, 2026 had a balance of \$45.8K. AR past due amounts are due to timing of collections.

Chart 2 below graphically presents the aging of accounts receivable (1) as of July 31, 2026 and (2) prior to the next billing cycle (August 31, 2026).



Total accounts receivable of \$1,037.3K as of July 31, 2026 was comprised primarily of Commercial Airlines (\$458.4K/44.2%), FBOs (\$165.0K/16.1%), Parking (\$153.7K/15.0%), Rental Cars (\$87.2K/8.5%), TNCs (\$35.6K/3.5%), and Monterey Hi-Way Self Storage (\$29.4K/2.9%).

The District carries a \$10K allowance for doubtful accounts. Prepaid accounts receivable as of July 31, 2026 of \$136,183 have been reclassified to deferred revenue.

Chart 3 below graphically presents the composition of accounts receivable by major customer/concessionaire/tenant.

Chart 3

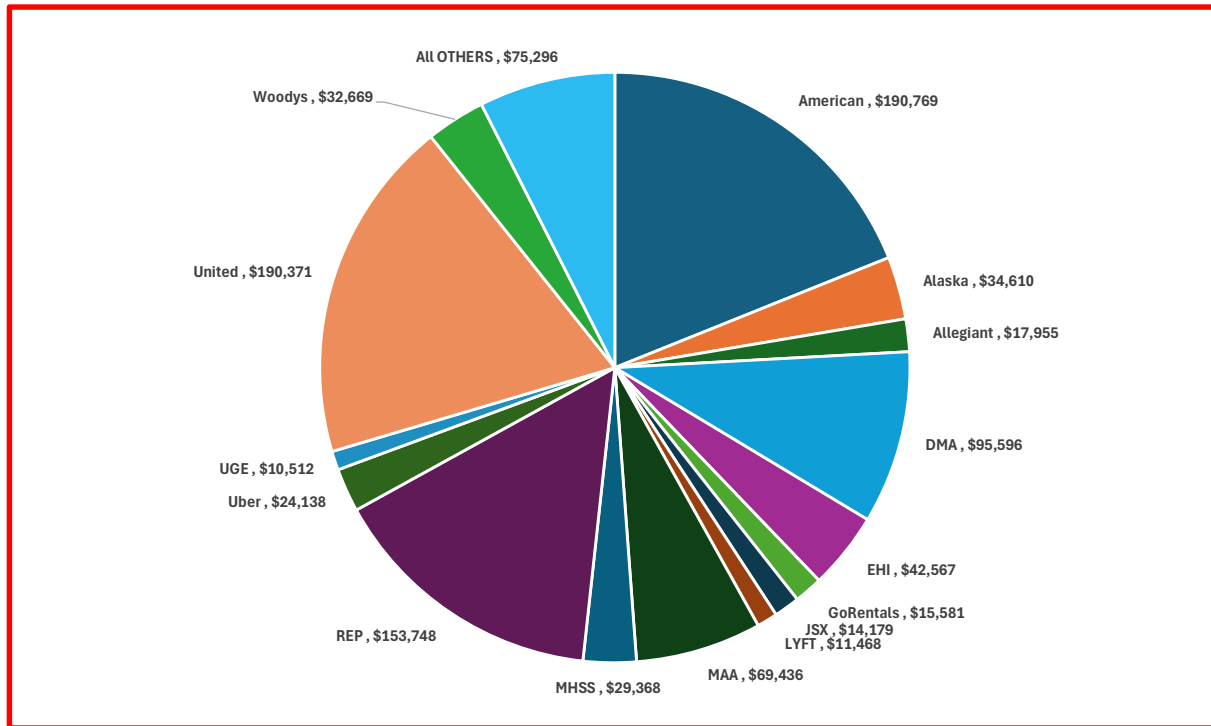
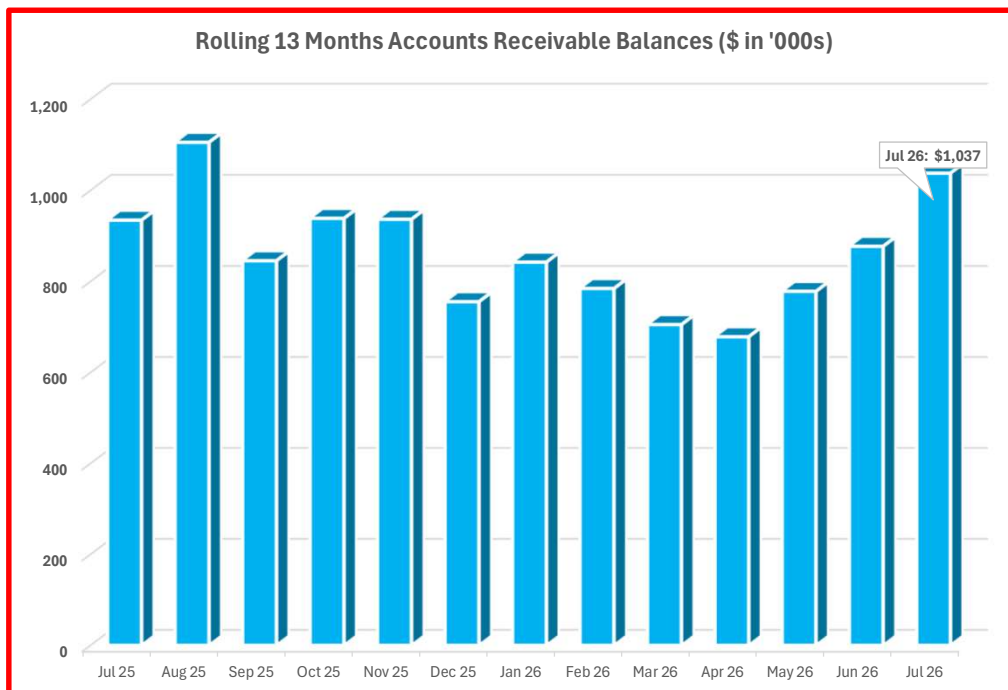


Chart 4 below depicts the total accounts receivable balances for the 13 months from July 2025 to July 2026.

Chart 4



The balance of accounts receivable at month-end aligns with operating revenues in that month. On July 31, 2026 accounts receivable is 70% of revenues and the rolling thirteen-month average is 67.6%.

UNRESTRICTED CASH AND INVESTMENTS. The unrestricted cash and investments balance on July 31, 2026 was \$13.92M and the unrestricted cash and investments balance on June 30, 2026 was \$14.67M, a decrease of \$0.75M, due primarily to the July prepayment of the annual CalPERS UAL requirement.

DISTRICT TEMPORARY CAPEX FUNDING. The District is temporarily funding the following CapEx related item: 1. PFC eligible matching funds where the FAA match is outpacing our current PFC generations (\$1,283.7K).

GRANTS AVAILABLE FOR ONGOING CAPEX. The following is a summary of FAA Grants awarded and the remaining balances available for ongoing CapEx as of July 31, 2026:

	Award	Remaining
AIP 81 (Design + Increase)*	\$ 3,328,583	\$ 218,421
AIP 86 (Circulation)	16,744,657	9,113,029
AIP 87 (Terminal)	14,200,000	1,556,456
AIP 88 (Parking)	5,353,204	3,103,073
AIP 89 (Terminal)	25,130,846	15,196,779
AIP 90 (Terminal Soft Costs)*	2,368,257	2,368,257
AIP 91 (Terminal - PBBs)*	1,500,000	1,500,000
AIP 92 (Parking - Phase 2)*	2,662,833	2,662,833
Totals	\$ 71,288,380	\$ 35,718,848

*Awarded in September 2026.

INTERIM NOTES. On February 4, 2026, the California Municipal Finance Authority issued \$50,000,000 of Interim Notes, with MPAD as the Borrower. These Notes have a maturity date of February 15, 2029 and are subject to an initial Mandatory Tender Date of March 4, 2027. Proceeds of the Interim Notes will be used to pay for construction costs for the Replacement Terminal. The Notes bear interest based on the weekly SIFMA Rate, plus a spread of 1.75%. Construction Fund proceeds will remain invested by the Trustee until Replacement Terminal construction draws are made.

Interim Notes Proceeds - Construction Fund:

JPMorgan 100% U.S. Treasury

Securities Money Market Fund - Capital

plus: Accrued Interest Income

Market Value	Yield
\$ 48,381,146	3.57%
147,689	
<u>\$ 48,528,834</u>	

Interim Notes Proceeds - Issuance Costs Fund:

JPMorgan 100% U.S. Treasury

Securities Money Market Fund - Capital

plus: Accrued Interest Income

\$ 47,400	3.57%
144	
<u>\$ 47,544</u>	

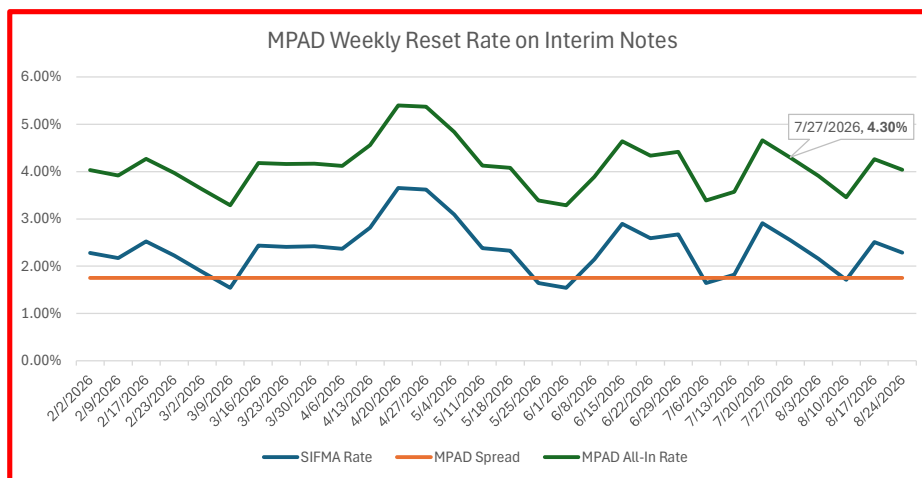
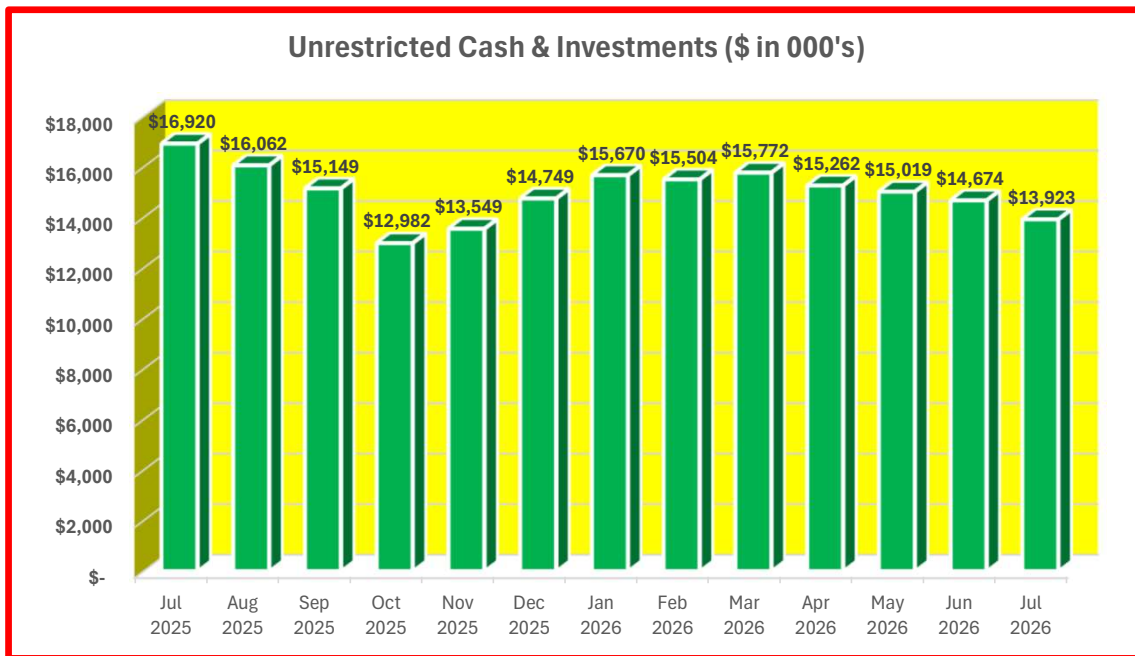


Chart 6 graphically presents the monthly balances of unrestricted cash and investments.

Chart 6



SELECTED OPERATING STATISTICS:

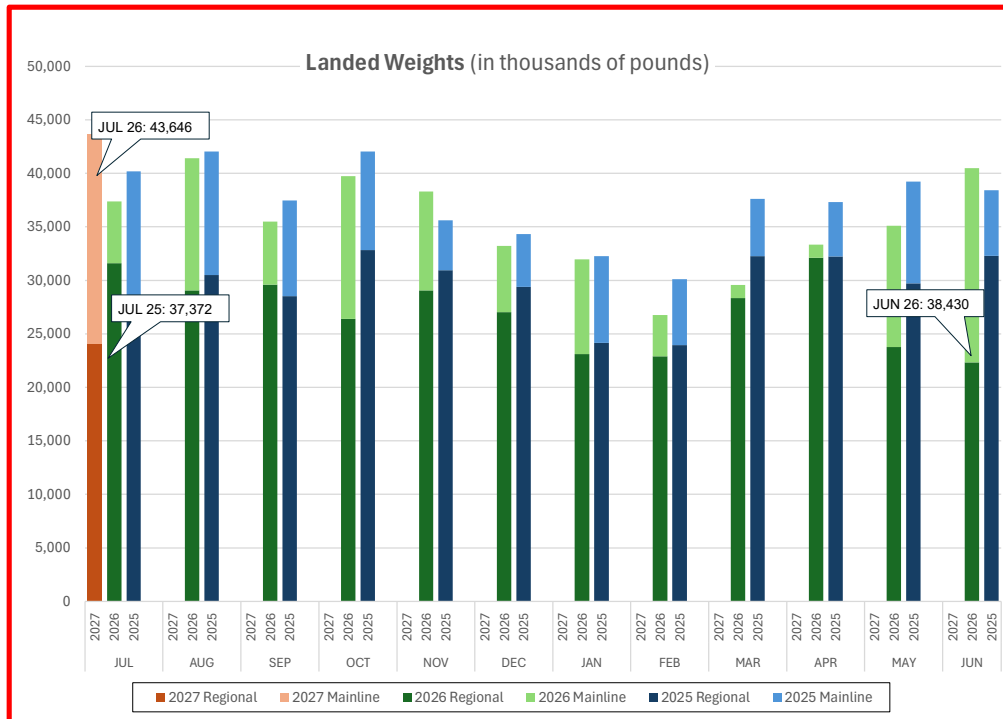
ENPLANEMENTS AND LOAD FACTORS. The table below presents simple load factors for fiscal years 2021 to 2026. Load factors indicate the customer utilization of available airline seat capacity which generally correlates to customer use of TCP, Taxi and TNC services, parking, and other support services. Simple load factors do not include non-revenue enplanements. Historically, annual load factors range from approximately 70% to 77%; FY21 load factors reflect the impact of COVID-19. Commercial Airline aircraft types have a direct impact on capacity and potential changes in enplanements. As the mix of aircraft and destinations change, the goal is to have load factors sustained or increased, which indicates that customers are willing to use the services offered by the Airlines.

	July 31, 2026				FYTD			
Fiscal Year	Load Factors	Revenue Enplanements	Capacity/ Available Seats	Flights	Load Factors	Revenue Enplanements	Capacity/ Available Seats	Flights
2027	75.8%	34,265	45,209	507	75.8%	34,265	45,209	507
2026	79.2%	29,883	37,708	494	79.2%	29,883	37,708	494
2025	75.2%	29,580	39,326	472	75.2%	29,580	39,326	472
2024	78.2%	25,672	32,808	393	78.2%	25,672	32,808	393
2023	76.5%	21,665	28,328	417	76.5%	21,665	28,328	417
2022	83.5%	20,920	25,056	354	83.5%	20,920	25,056	354
2021	45.9%	5,606	12,206	168	45.9%	5,606	12,206	168

LANDED WEIGHTS. Chart 7 compares the Airport's landed weights for FY27, FY26 and FY25.

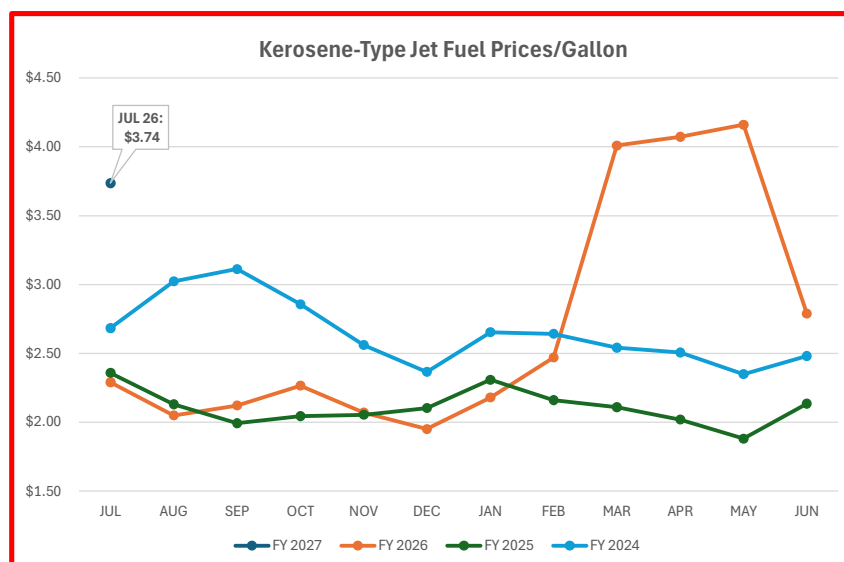
Total landed weights for July 2026 were 43,646K pounds, an increase of 6,274K pounds over the 37,372K pounds landed in the comparable period in FY26, and an increase of 3,141K pounds over the 40,505K pounds landed in June 2026.

Chart 7

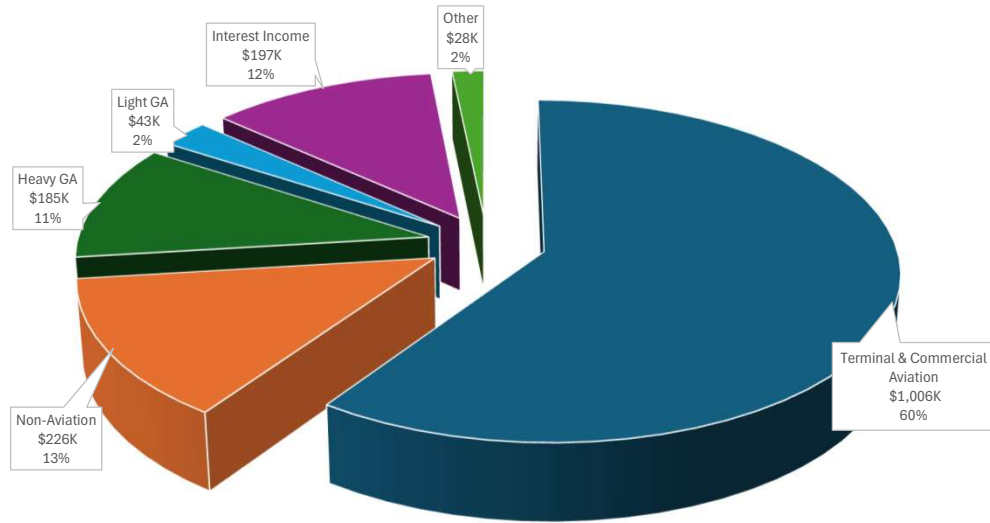


JET FUEL PRICES. Fuel (after crew costs) is an airline's largest operating cost, comprising as much as 29% of operating expenses. Rising fuel costs may put negative pressure on air carrier profitability, and as such it is an important macro indicator. Jet Fuel Prices are 100% correlated to fluctuations in crude oil spot prices, plus fluctuations in the Crack Spread (the Refinery's margin). **Chart 8** tracks the historical wholesale prices over the last 4 fiscal years.

Chart 8



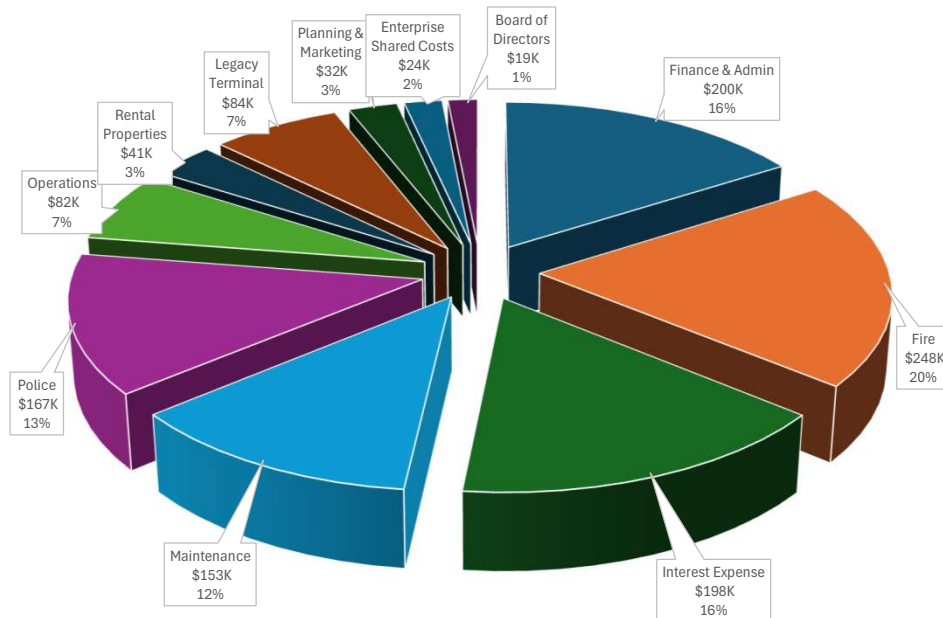
July 2026 Revenues



Total Revenues

\$1,685,825

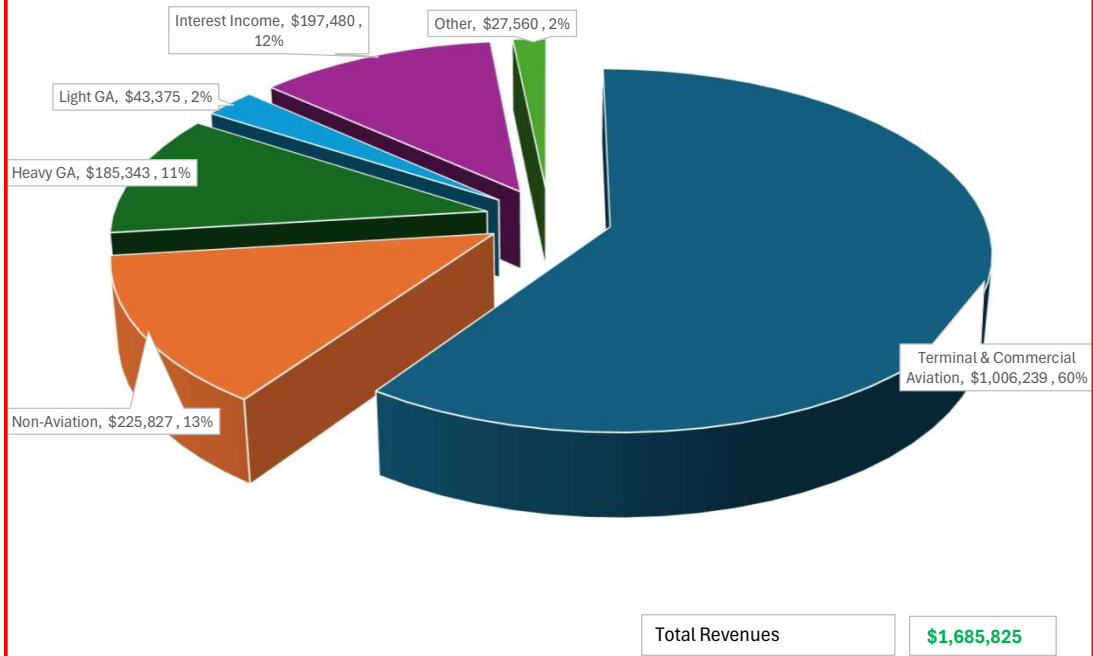
July 2026 Expenses



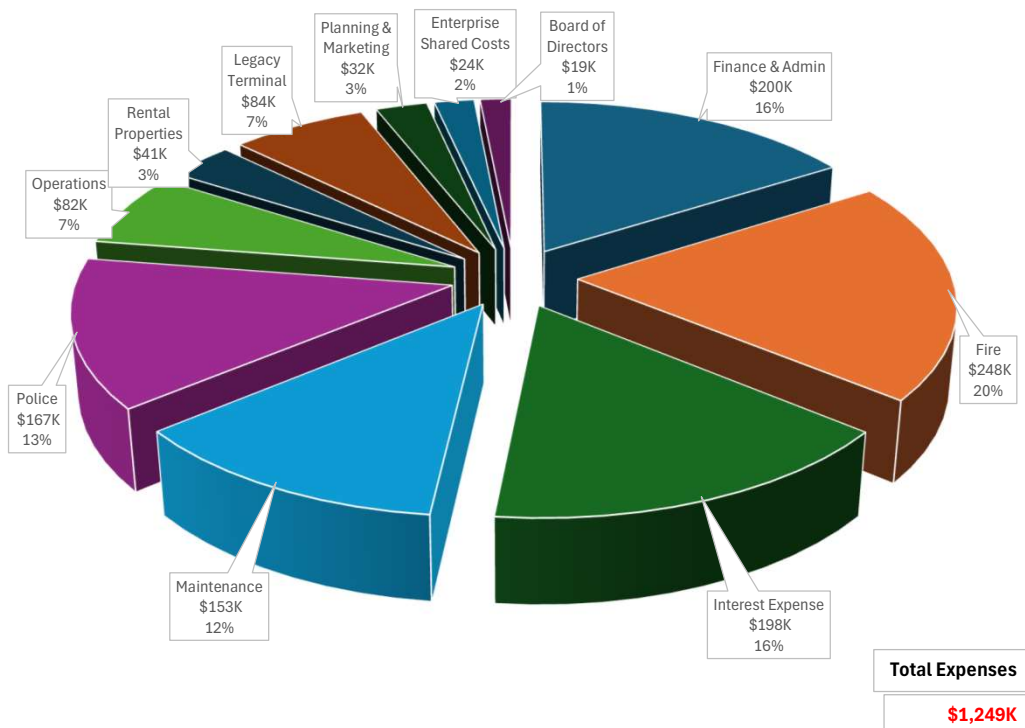
Total Expenses

\$1,248,984

FY27 FYTD Revenues



FY27 FYTD Expenses



AIRPORT DISTRICT OPERATING AND FINANCIAL PERFORMANCE SUMMARY

July 2026

OPERATING STATISTICS	July 2026	Budget	%▲ Favorable	July 2025	YTD FY 27	Budget	%▲ Favorable	YTD FY 26
AIRPORT ACTIVITY								
Air Carrier Landings¹	507	447	▲ 13%	494	507	447	▲ 13%	494
Landed Weight (in thousands of pounds)	43,646	37,930	▲ 15%	37,372	43,646	37,930	▲ 15%	37,372
Enplanements (revenue+non-revenue)	34,924	38,305	▼ 9%	30,398	34,924	38,305	▼ 9%	30,398
Passengers (enp/dep)	71,011			62,513	71,011			62,513
Total Cargo (in pounds)	46,665			56,944	46,665			56,944
Commercial	1,801			1,819	1,801			1,819
General Aviation	2,573			3,098	2,573			3,098
Military	51			81	51			81
TOTAL AIRCRAFT OPERATIONS	4,425			4,998	4,425			4,998
VEHICLE EXIT COUNT								
Long Term (1) Lot	2,500	1,462	▲ 71%	1,462	2,500	1,462	▲ 71%	1,462
Upper Short Term (2) Lot	3,318	3,123	▲ 6%	3,123	3,318	3,123	▲ 6%	3,123
Lower Short Term (3) Premium Lot	6,486	6,741	▼ 4%	6,741	6,486	6,741	▼ 4%	6,741
TOTAL VEHICLE EXIT COUNT	12,304	11,326	▲ 9%	11,326	12,304	11,326	▲ 9%	11,326
	July 2026 ACTUAL	July 2026 Budget	\$▲ Favorable \$▼ Unfavorable	July 2025 ACTUAL	YTD FY 27 ACTUAL	Budget	\$▲ Favorable \$▼ Unfavorable	YTD FY 26 ACTUAL
OPERATING REVENUE								
TERMINAL								
CA Landing, RON, Apron, and Fuel Flowage Fees	\$ 280,531	\$ 228,232	\$52,299 ▲	\$ 201,147	\$ 280,531	\$ 228,232	\$52,299 ▲	\$ 201,147
Rents	233,124	226,312	6,812 ▲	215,808	233,124	226,312	6,812 ▲	215,808
TCP, Taxi & TNC Operator Permits	602	433	168 ▲	433	602	433	168 ▲	433
Taxi Trip Fees	4,248	4,573	(325) ▼	3,430	4,248	4,573	(325) ▼	3,430
TNC Trip Fees and Peer-to-Peer Rentals	41,828	46,344	(4,516) ▼	36,189	41,828	46,344	(4,516) ▼	36,189
Concessions	31,944	31,926	19 ▲	31,926	31,944	31,926	19 ▲	31,926
Rental Car	252,964	231,019	21,945 ▲	231,019	252,964	231,019	21,945 ▲	231,019
Parking	160,998	158,189	2,809 ▲	142,692	160,998	158,189	2,809 ▲	142,692
HEAVY GENERAL AVIATION								
GA Landing and Special Event Fees	65,190	62,897	2,293 ▲	54,980	65,190	62,897	2,293 ▲	54,980
FBO Rent	59,064	59,052	12 ▲	56,890	59,064	59,052	12 ▲	56,890
Fuel Flowage Fees	61,089	65,494	(4,405) ▼	59,456	61,089	65,494	(4,405) ▼	59,456
LIGHT GENERAL AVIATION								
	43,375	44,920	(1,545) ▼	43,787	43,375	44,920	(1,545) ▼	43,787
NON-AVIATION								
	225,827	224,654	1,172 ▲	199,485	225,827	224,654	1,172 ▲	199,485
OTHER OPERATING REVENUE								
	27,560	34,124	(6,564) ▼	22,697	27,560	34,124	(6,564) ▼	22,697
INTEREST INCOME								
	197,480	154,557	42,923 ▲	60,887	197,480	154,557	42,923 ▲	60,887
TOTAL OPERATING REVENUE	1,685,825	1,572,727	113,098 ▲	1,360,828	1,685,825	1,572,727	113,098 ▲	1,360,828
OPERATING EXPENSE								
Finance, Marketing & Administration	\$ 200,488	\$ 258,530	\$58,042 ▲	\$ 218,301	\$ 200,488	\$ 258,530	\$58,042 ▲	\$ 218,301
Planning	31,678	54,042	22,364 ▲	59,807	31,678	54,042	22,364 ▲	59,807
Maintenance & Custodial Services	153,444	173,903	20,459 ▲	183,079	153,444	173,903	20,459 ▲	183,079
Airport Operations	81,602	80,611	(990) ▼	72,116	81,602	80,611	(990) ▼	72,116
Police Services	167,232	164,373	(2,859) ▼	151,918	167,232	164,373	(2,859) ▼	151,918
ARFF/Fire Services	247,540	227,830	(19,710) ▼	214,917	247,540	227,830	(19,710) ▼	214,917
Board of Directors	19,132	21,137	2,005 ▲	23,963	19,132	21,137	2,005 ▲	23,963
Office Rentals	41,337	34,245	(7,093) ▼	34,134	41,337	34,245	(7,093) ▼	34,134
Legacy Terminal	83,776	88,035	4,260 ▲	-	83,776	88,035	4,260 ▲	-
Enterprise Shared Costs	24,494	30,821	6,327 ▲	-	24,494	30,821	6,327 ▲	-
Interest Expense	198,261	188,467	(9,795) ▼	16,443	198,261	188,467	(9,795) ▼	16,443
TOTAL OPERATING EXPENSE	1,248,984	1,321,994	73,010 ▲	974,677	1,248,984	1,321,994	73,010 ▲	974,677
OPERATING INCOME	436,841	250,733	186,108 ▲	386,150	436,841	250,733	186,108 ▲	386,150
DISTRICT ONLY CAPITAL EXPENDITURES (See Page 20)								
	(654,090)	(207,852)	(446,238) ▼	(439,589)	(654,090)	(207,852)	(446,238) ▼	(439,589)
DEBT SERVICE - PRINCIPAL ONLY								
	-			(1,203)	-			(1,203)

MONTEREY PENINSULA AIRPORT DISTRICT
Statements of Net Position

	July 31, 2026 (Unaudited)	June 30, 2026 (Unaudited)
ASSETS:		
Current assets:		
Unrestricted:		
Cash	\$ 779,750	\$ 170,987
Investments - L.A.I.F.	13,144,743	14,502,620
Accounts receivable, net of \$10,000 allowance	1,027,335	866,666
Accrued Interest receivable	58,357	150,869
Leases receivable (GASB 87), current portion ⁽¹⁾	1,612,530	1,612,530
FAA Grant Reimbursements Receivable	11,168,785	12,831,688
Prepaid and other assets	1,231,899	201,312
	<u>29,023,399</u>	<u>30,336,674</u>
Restricted:		
Cash	1,147,330	935,262
Investments - T-Bills (CalTrans & Security Deposits)	862,544	862,544
Trustee Held Proceeds - U.S. Treasury MM Fund	48,576,379	48,971,739
CFC Receivable	194,132	183,310
PFC Receivable	237,967	112,926
Total restricted current assets	<u>51,018,351</u>	<u>51,065,781</u>
Total Current Assets	<u>80,041,750</u>	<u>81,402,455</u>
Noncurrent assets:		
Leases receivable (GASB 87), net of current portion ⁽¹⁾	7,746,690	7,746,690
Capital assets:		
Construction-in-Process	52,838,536	43,758,995
Non-depreciable land	4,206,755	4,206,755
Depreciable capital assets, net	136,807,897	137,578,525
Total Capital assets:	<u>193,853,189</u>	<u>185,544,275</u>
Total Noncurrent assets:	<u>201,599,879</u>	<u>193,290,966</u>
Total Current and Noncurrent assets:	<u>281,641,629</u>	<u>274,693,420</u>
DEFERRED OUTFLOWS OF RESOURCES:		
Actuarial valuation of deferred outflows related to pensions ⁽²⁾	2,198,503	2,198,503
Actuarial valuation of deferred outflows related to OPEB ⁽⁴⁾	235,722	235,722
	<u>2,434,225</u>	<u>2,434,225</u>
LIABILITIES:		
Current liabilities:		
Accounts Payable - Operating Expenses	346,333	368,174
Accounts Payable - Capital Expenditures	8,452,768	9,777,354
Checks in Excess of Cash Balance - Capital Expenditures	4,366,394	4,045,918
Capital Improvements - Retentions Payable	2,285,156	1,900,955
Accrued liabilities	713,003	660,771
Accrued Interest	49,083	33,460
Unearned revenues, current portion	311,781	279,133
Loans payable, current portion	329,811	329,811
Funds held in trust (CFCs)	1,239,810	1,045,678
Accrued compensated absences, current portion	131,216	53,552
Total Current Liabilities	<u>18,225,352</u>	<u>18,494,806</u>
Long-term liabilities:		
Security deposits	461,856	448,394
Unearned revenues, net of current portion	193,797	194,537
Accrued compensated absences, net of current portion	165,757	166,499
Actuarial valuation of net pension liability ⁽⁶⁾	6,841,806	6,841,806
Actuarial valuation of OPEB liability ⁽⁷⁾	1,325,881	1,325,881
Interim Notes, Series 2026	50,000,000	50,000,000
Loans payable, net of current portion	4,663,706	4,663,706
Total Long-Term Liabilities	<u>63,652,802</u>	<u>63,640,822</u>
Total Liabilities	<u>81,878,154</u>	<u>82,135,628</u>
DEFERRED INFLOWS OF RESOURCES:		
Actuarial valuation of deferred inflows related to pensions ⁽³⁾	1,656,370	1,656,370
Actuarial valuation of deferred inflows related to OPEB ⁽⁵⁾	478,987	478,987
Deferred inflows related to leases (GASB 87) ⁽¹⁾	7,675,833	7,675,833
Total Deferred Inflows of Resources	<u>9,811,190</u>	<u>9,811,190</u>
NET POSITION:		
Net investment in capital assets	176,698,127	167,844,188
Restricted - unspent Passenger Facilities Charges	1,321	115,049
Restricted - Cash Assets	1,133,154	807,434
Unrestricted	14,553,908	16,414,156
	<u>\$ 192,386,510</u>	<u>\$ 185,180,827</u>

See Notes to Statement of Net Position.

Notes to Statement of Net Position
As of July 31, 2026

1. Lease Receivable (GASB 87)	Lease Receivable	Lease Interest	Total Lease Payments
Current:			
FY 2027	\$ 1,612,530	\$ 207,568	\$ 1,820,098
Noncurrent:			
FY 2028	1,074,023	177,675	1,251,698
FY 2029	862,643	157,534	1,020,177
FY 2030	732,987	140,642	873,629
FY 2031	599,380	125,318	724,698
FY 2032-FY2036	1,419,300	518,523	1,937,823
FY 2037-FY2041	1,016,448	374,721	1,391,169
FY 2042-FY2046	1,167,708	217,907	1,385,615
FY 2047-FY2051	686,676	78,126	764,802
FY 2052-FY2054	187,525	6,299	193,824
	7,746,690	1,796,745	9,543,435
	\$ 9,359,221	\$ 2,004,313	\$ 11,363,533

The District recognizes lease revenues by category and three categories were impacted by the implementation of GASB 87; General Aviation, Terminal Concessions and Non-Aviation revenue categories.

GASB 87 specifically excludes Regulated leases for which the District is the lessor. Terminal space, aircraft hangars, and recreational vehicle parking space future lease revenue are excluded.

2. Deferred Outflows of Resources related to Pensions	Combined	Miscellaneous	Safety
Pension contributions subsequent to measurement date	\$ 1,025,522	\$ 239,948	\$ 785,574
Changes of Assumptions	-	-	-
Differences between expected and actual experience	698,084	233,911	464,173
Net Difference between Projected and Actual Earnings	-	-	-
Adjustments due to differences in proportions	94,024	94,024	-
Difference in actual to proportionate share contribution	380,873	-	380,873
	\$ 2,198,503	\$ 567,883	\$ 1,630,620
3. Deferred Inflows of Resources related to Pensions	Combined	Miscellaneous	Safety
Differences between expected and actual experience	\$ -	\$ -	\$ -
Net Difference between Projected and Actual Earnings	788,705	\$ 264,144	524,561
Adjustments due to differences in proportions	6,308	4,224	2,084
Differences between actual contributions and the proportionate share of contributions	861,357	421,410	439,947
	\$ 1,656,370	\$ 689,778	\$ 966,592

The District's proportion of the net pension liability was based on the District's share of the actuarial accrued liability of the cost-sharing plan, less the District's share of the fiduciary net position.

4. Deferred Outflows of Resources related to OPEB	
Changes in assumptions	\$ 40,496
Placeholder delta	
Differences between expected and actual experience	116,381
Contributions made subsequent to the Measurement Date	78,845
	\$ 235,722
5. Deferred Inflows of Resources related to OPEB	
Changes in assumptions	\$ 298,577
Differences between expected and actual experience	180,410
	\$ 478,987
6. Net Pension Liability	
CalPERS - Miscellaneous Plan (6/30/2024 Measurement Date)	\$ 1,952,125
CalPERS - Safety Plan (6/30/2023 Measurement Date)	4,889,681
	\$ 6,841,806
7. Total OPEB Liability	
Police	\$ 580,068
Fire	283,011
Miscellaneous Plan	462,802
	\$ 1,325,881

MONTEREY PENINSULA AIRPORT DISTRICT

Statement of Cash Flows

	July 2027 (Unaudited)	FYTD 2027 (Unaudited)
CASH FLOWS FROM OPERATING ACTIVITIES:		
Receipts from customers	\$ 1,348,762	\$ 1,348,762
Payments to vendors for goods and services	(157,325)	(157,325)
Payments for employees pension and OPEB benefits	(110,964)	(110,964)
Payments to employees for services	(313,070)	(313,070)
Net cash provided (used) by operating activities	767,402	767,402
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:		
Proceeds from FAA Grants and Passenger Facilities Charges	8,989,454	8,989,454
Proceeds from Customer Facilities Charges	194,132	194,132
Acquisition and construction of capital assets	(9,932,185)	(9,932,185)
Interest paid on loans	(182,639)	(182,639)
Principal paid on loans	-	-
Debt issuance costs	(63,589)	(63,589)
Net cash provided (used) by capital and related financing activities	(994,827)	(994,827)
CASH FLOWS FROM INVESTING ACTIVITIES:		
Investment income received	289,993	289,993
Investments matured (purchased)	1,753,238	1,753,238
Net cash (used) by investing activities	2,043,230	2,043,230
CASH FLOWS FROM NON-OPERATING ACTIVITIES:		
CalPERS UAL Prepayment	(994,977)	(994,977)
Net Change in Cash and Cash equivalents	820,830	820,830
Cash and Cash Equivalents at Beginning of Period	1,106,250	1,106,250
Cash and Cash Equivalents at End of Period	\$ 1,927,079	\$ 1,927,079
STATEMENT OF NET POSITION		
CLASSIFICATION OF CASH AND CASH EQUIVALENTS:		
Unrestricted	\$ 779,750	779,750
Restricted	1,147,330	1,147,330
Total cash and cash equivalents	\$ 1,927,079	\$ 1,927,079
Reconciliation of operating loss to net cash provided (used) by operating activities:		
Operating Loss after Depreciation and Amortization	\$ (181,539)	\$ (181,539)
Adjustments to reconcile operating loss to net cash provided by operating activities:		
Depreciation and amortization	619,161	619,161
(Increase) decrease in:		
Accounts receivable	(171,491)	(171,491)
Prepaid and other current assets	(35,611)	(35,611)
Increase (decrease) in:		
Accounts payable	362,359	362,359
Accrued liabilities	128,106	128,106
Security deposits	13,462	13,462
Deferred revenue	31,908	31,908
Accrued compensated absences	1,047	1,047
Total adjustments	948,942	948,942
Net cash provided (used) by operating activities	\$ 767,402	\$ 767,402
Non-cash capital and related financing activities:		
Acquisition of capital assets in accounts payable	\$ 8,452,768	\$ 8,452,768
Accrued interest on CEC and CalTrans loans	\$ 49,083	\$ 49,083

MONTEREY PENINSULA AIRPORT DISTRICT
FINANCIAL STATEMENTS UNAUDITED

	FY 2027 July ACTUAL	FY 2027 YEAR-TO-DATE ACTUAL
SOURCES AND USES OF CASH -- OPERATIONS		
SOURCES OF CASH:		
CASH RECEIVED - OPERATING REVENUE	\$ 1,488,344	\$ 1,488,344
CASH RECEIVED - INTEREST INCOME	197,480	197,480
CASH RECEIVED	1,685,825	1,685,825
USES OF CASH -- OPERATIONS:		
CASH (DISBURSED) - OPERATING EXPENSE	(1,050,722)	(1,050,722)
CASH (DISBURSED) - DEBT SERVICE (INTEREST EXPENSE)	(198,261)	(198,261)
CASH (DISBURSED) - DEBT SERVICE (PRINCIPAL REDUCTION)	-	-
CASH (DISBURSED)	(1,248,984)	(1,248,984)
CHANGE IN CASH POSITION FROM OPERATIONS & DEBT SERVICE	436,841	436,841
SOURCES (USES) OF CASH -- CAPITAL PROGRAM:		
CASH (DISBURSED) - ALL CAPITAL PROJECTS (See Page 20)*	(8,655,723)	(8,655,723)
CASH REIMBURSED - FAA - CAPITAL PROJECTS (See Page 21)*	-	-
PFCs APPLIED - CAPITAL PROJECTS (See Page 21)*	-	-
CHANGE IN CASH POSITION FROM CAPITAL PROGRAM	(8,655,723)	(8,655,723)
CHANGE IN CASH POSITION FROM OPERATIONS, CAPITAL & DEBT SERVICE	<u>\$ (8,218,882)</u>	<u>\$ (8,218,882)</u>

***Funding subsequent to July monthend Disbursements:**

FAA Reimbursements	\$ 7,326,407
PFCs Applied	101,054
CFCs Applied	109,410
Use of Interim Notes Proceeds	768,736
District Cash	350,115
	<u>\$ 8,655,723</u>

FISCAL YEAR 2027
FINANCIAL STATEMENTS UNAUDITED
Construction-In-Progress
July 31, 2026

Project Number/AIP #	Project Name	Balance at June 30, 2026	FYTD Additions Job Cost	FYTD Additions Cap'd Costs & Retention	FYTD Placed in Service	Balance at July 31, 2026	Costs Incurred Subject to 5% Retainage	Remaining AIP Grant Dollars ¹	Total Project Budget	Percentage Complete
District Only Funded:										
2025-09	HP Constr. Office Rental (from MPAD)			12,500		12,500			300,000	4%
2026-01	AFFF Foam Transition1	174,015				174,015			200,000	87%
2026-03	Skypark Drive Improvements	55,190				55,190			995,000	6%
2026-04	Parking Shuttles & Service	33,919	11,588			45,507			250,000	18%
2027-01	Taxiway A Relocation - Design Only					-			500,000	0%
2027-02	2801 MSH Building C Facade Restoration					-			100,000	0%
2027-03	Turret Replacement Rosenbauer		36,919			36,919			100,000	37%
-various-	MPAD Project Managers Capitalized Costs			27,118		27,118			346,008	8%
		263,124	48,507	39,618	-	351,249	-		2,791,008	
CFC Only Funded:										
2026-02	Rental Car Ready Return Lot & Building	183,081	109,410	5,758	-	298,250	13,923		9,274,350	3%
FAA/PFC/District Funded:										
2024-1B/AIP 81	SEP Phase D1 - Terminal Design		218,421			218,421		218,421		
2025-01/AIP 86/92	Landside Improvement Project	9,232,755	956,427	61,653		10,250,836	553,187	11,775,862	18,617,694	55%
2025-08/AIP 88	Short Term Lot Reconfiguration	2,495,967	228,871			2,724,838		3,103,073	9,270,793	29%
2025-09/AIP 87	Replacement Terminal - Hard Costs	14,847,751	451,854			15,299,605	1,718,045	1,556,456	98,874,351	36%
2025-9A/AIP 89	Replacement Terminal - Hard Costs	13,615,945	6,356,659	316,789		20,289,393		15,196,779	-	
2025-9D/AIP 91	Replacement Terminal - PBBs	-	-			-		1,500,000	-	
2025-9B	Replacement Terminal - Soft Costs	3,120,372	134,106			3,254,478		-	8,125,649	42%
2025-9C/AIP 90	Replacement Terminal - Soft Costs		151,466			151,466		2,368,257		
		43,312,790	8,497,805	378,442	-	52,189,038	2,271,233	35,718,848	134,888,487	
		\$ 43,758,995	\$ 8,655,723	\$ 423,818	\$ -	\$ 52,838,536	\$ 2,285,156	\$ 35,718,848	\$ 146,953,845	

¹ This project is eligible for 100% reimbursement by FAA under an AIP Grant yet to be applied for.

FISCAL YEAR 2027
Airport Capital Improvements / Capital Expenditures
FINANCIAL STATEMENTS UNAUDITED
July 31, 2026

Airport Improvement Programs

District Only Expenditures
AIP -- FAA Funded Expenditures
AIP -- PFC Funded Expenditures
CFC Funded Expenditures
District
 subtotal - FAA/PFC/District
Total Capital Improvement Expenditures

Actual FY 2027		
Current Period		
\$	48,506.94	1%
	7,467,580.00	86%
	424,642.79	5%
	109,410.29	1%
	605,582.67	7%
	8,607,215.75	99%
\$	8,655,722.69	100%

Actual FY 2027		
Year-To-Date		
\$	48,506.94	1%
	7,467,580.00	86%
	424,642.79	5%
	109,410.29	1%
	605,582.67	7%
	8,607,215.75	99%
\$	8,655,722.69	100%

FY 2026 District Capital Expenses/Budget:	<u>July 2026</u>	<u>July Budget</u>	<u>Actual FYTD</u>	<u>FY 2027 Budget</u>	<u>Actual ITD</u>
District Only Funded:					
2026-01 AFFF Foam Transition	-		-	-	174,015.31
2026-03 Skypark Drive Improvements	-	49,768.00	-	430,185.00	54,615.00
2026-04 Shuttle Vehicles & Service	11,587.87	12,500.00	11,587.87	150,000.00	45,506.99
2027-01 Taxiway A Relocation - Design Only		41,667.00		500,000.00	-
2027-02 2801 MSH Building C Facade Restoration		3,917.00		100,000.00	-
2027-03 Turret Replacement - Rosenbauer	36,919.07	100,000.00	36,919.07	100,000.00	36,919.07
	48,506.94	207,852.00	48,506.94	1,280,185.00	311,056.37
CFC Funded:					
2026-02 Rental Car Ready Return Lot Improvements	109,410.29	1,162,737.00	109,410.29	9,225,252.00	264,535.99
FAA/PFC/District Funded:					
2024-1B Terminal Design (BIL ATP)	218,421.00	-	218,421.00	-	218,421.00
2025-01 Landside Improvement Project - AIP 86	956,427.45	1,069,225.00	956,427.45	9,675,206.00	9,738,244.74
2025-08 Short Term Lot Reconfiguration	228,870.79	543,271.00	228,870.79	4,773,021.00	2,597,429.71
2025-09 Terminal Replacement - Hard Costs	451,854.23	6,471,588.00	451,854.23	63,596,855.00	13,760,848.32
2025-9A Terminal Replacement - Hard Costs	6,356,659.25	-	6,356,659.25	-	19,972,604.40
2025-9B Terminal Replacement - Soft Costs	134,106.38	528,857.00	134,106.38	6,346,290.00	3,126,854.13
2025-9C Terminal Replacement - Soft Costs	151,466.36		151,466.36		151,466.36
	8,497,805.46	8,612,941.00	8,497,805.46	84,391,372.00	49,565,868.66
	\$ 8,655,722.69	\$ 9,983,530.00	\$ 8,655,722.69	\$ 94,896,809.00	\$ 50,141,461.02

FISCAL YEAR 2027
FINANCIAL STATEMENTS UNAUDITED
Funding and Reimbursements of Construction-In-Progress
July 31, 2026

Project Number/AIP #	Project Name	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Totals
Reimbursements & Transfers from Restricted Cash														
FAA Reimbursed:														
2023-01/AIP 81	Terminal Design	-	-	-	-	-	-	-	-	-	-	-	-	-
2023-02/AIP 83	Runway 28L-10R Treatmnt-2.17M	-	-	-	-	-	-	-	-	-	-	-	-	-
2025-07/AIP 84	SEP Phase 2B - Apron - AIP 84	-	-	-	-	-	-	-	-	-	-	-	-	-
2025-02/AIP 85	Purchase Primary ARFF Vehicle	-	-	-	-	-	-	-	-	-	-	-	-	-
2025-01/AIP 86	SEP Landside Improv \$18.5M	-	-	-	-	-	-	-	-	-	-	-	-	-
2025-09/AIP 87	Replacement Terminal	-	-	-	-	-	-	-	-	-	-	-	-	-
2025-08/AIP 88	Relocated Parking	-	-	-	-	-	-	-	-	-	-	-	-	-
2025-09/AIP 89	Replacement Terminal - Hard Costs	-	-	-	-	-	-	-	-	-	-	-	-	-
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PFCs Eligibility Matching:														
2023-01/AIP 81	Terminal Design	-	-	-	-	-	-	-	-	-	-	-	-	-
2023-02/AIP 83	Runway 28L-10R Treatmnt-2.17M	-	-	-	-	-	-	-	-	-	-	-	-	-
2025-07/AIP 84	SEP Phase 2B - Apron - AIP 84	-	-	-	-	-	-	-	-	-	-	-	-	-
2025-02/AIP 85	Purchase Primary ARFF Vehicle	-	-	-	-	-	-	-	-	-	-	-	-	-
2025-01/AIP 86	SEP Landside Improv \$18.5M	-	-	-	-	-	-	-	-	-	-	-	-	-
2025-09/AIP 87	Replacement Terminal	-	-	-	-	-	-	-	-	-	-	-	-	-
2025-08/AIP 88	Relocated Parking	-	-	-	-	-	-	-	-	-	-	-	-	-
2025-09/AIP 89	Replacement Terminal - Hard Costs	-	-	-	-	-	-	-	-	-	-	-	-	-
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Collected PFCs Available for Funding													-	-
Draw on Interim Notes Held Proceeds													-	-
District Temporary Funding													-	-
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

FISCAL YEAR 2027Schedule Of Cash and Investments
FINANCIAL STATEMENTS UNAUDITED

	<u>Par Value</u>	<u>Acq. Date</u>	<u>Maturity Date</u>	<u>Value At July 31, 2026</u>	<u>Yield/ Interest Rate</u>
UNRESTRICTED:					
Pooled Money Investment Account - MPAD					
State of California - Local Agency Investment Fund		Various	Daily	<u>13,161,114.76</u>	3.83%
General Accounts - MPAD					
JP Morgan Chase - various checking accounts				<u>778,113.50</u>	
MPAD Cash and Investments - Unrestricted				<u>13,939,228.26</u>	
Plus: L.A.I.F. July 31, 2026 Fair Value Adjustment				<u>(16,371.88)</u>	
Unrestricted Cash and Investments				<u>\$ 13,922,856.38</u>	
Unrestricted Cash				\$ 778,113.50	
Unrestricted Investments				<u>13,144,742.88</u>	
				<u>\$ 13,922,856.38</u>	

FISCAL YEAR 2027Schedule Of Cash and Investments
FINANCIAL STATEMENTS UNAUDITED

	<u>Par Value</u>	<u>Purchase Date</u>	<u>Maturity Date</u>	<u>Value At July 31, 2026</u>	<u>Yield/ Interest Rate</u>
RESTRICTED:					
Tenant's Security Deposits - RESTRICTED:					
U.S. Treasury Bills - MPAD (JP Morgan custodian):					
U.S. Treasury Bill - \$497,000 - 6 Month	\$ 497,000.00	3/19/26	9/17/26	<u>\$ 488,251.09</u>	3.59%
Tenant's Security Deposits - RESTRICTED:					
Chase Bank - Money Market Account				<u>\$ 12,718.16</u>	0.01%
Passenger Facility Charges (PFCs) - RESTRICTED:					
Chase Bank - Passenger Facility Charges (PFCs)				<u>\$ 1,320.99</u>	0.01%
Customer Facility Charges (CFCs) - RESTRICTED:					
Chase Bank - Customer Facility Charges (CFCs)				<u>\$ 1,133,154.25</u>	0.01%
Airport Improvement Program - RESTRICTED:					
Chase Bank - AIP Checking Account				<u>\$ -</u>	
CalTrans Annual Debt Service - RESTRICTED:					
U.S. Treasury Bill - \$381,000 - 6 Month	\$ 381,000.00	3/19/26	9/17/26	\$ 374,293.09	3.59%
Chase Bank - Checking Account				136.41	
				<u>\$ 374,429.50</u>	
Restricted Cash				\$ 1,147,329.81	
Restricted Investments				862,544.18	
				<u>\$ 2,009,873.99</u>	



MONTEREY FIRE DEPARTMENT

Report to Airport Board of Directors

August 2026

1. Incident Responses

Engine assigned to Fire Station 16 (Airport) responded to a total of 64 incidents during the month as follows:

- MPAD property – 4
- City of Monterey – 41
- Other Cities in Monterey Fire Jurisdiction – 11
- Auto / Mutual Aid – 8

Engine 16 responded to 7 incidents from the Airport Fire Station, five (5) outside of the airport property & two (2) within airport property between the hours of 20:00 and 07:59. Of the five (5) incidents, two (2) incidents were Auto-Aid responses: one (1) response to Monterey County Regional and one (1) response to City of Seaside, two (2) responses to City of Monterey, and one (1) response to City of Sand City. 57 incidents were responded from the South side between the hours of 08:00 and 19:59 hours.

2. Training

Personnel completed a total of 61 hours of Airport-related training during the month.

Currently the following numbers of personnel are qualified in the ARFF training program:

- Awareness (familiar with operations at the Airport): 82
- Operational (qualified to work at Airport, but live fire training not current): 42
- Technician (fully qualified to be the designated ARFF fire engineer): 12

3. Other

- ARFF16 will be conducting response drills on September 21st, 23rd, & 25th.
- Preparations have begun for Part 139 Live Fire Training that will be held at Station 16. Currently, the training is scheduled for October 18th-23rd.

4. Incident List – on Airport property incidents

Alarm Date / Time	Response Time	Location	Incident Type
8/9/2026 5:36 PM	0:04:49	300 Sky Park DR	Fuel spill / fuel odor
8/12/2026 11:25 AM	0:15:28	300 Sky Park DR	Citizen assist / service
8/12/2026 9:30 PM	0:05:55	300 Sky Park DR	Sick case
8/14/2026 5:32 AM	0:05:52	200 Fred Kane DR	Sick case

TO: Chris Morello, Executive Director
FROM: Operations Department
DATE: September 9, 2026
SUBJ: Operations Report

The following is a summary of Airport Operations activity for August 2026 and planned airline activities for September 2026.

1. The following reports are attached:

- August 2026 Noise Comment Report
- Operating and Expense Reports for the Taxi (through August 2026) and TNC ground transportation systems (through July 2026)
- Commercial Flight Cancellations & Delays Report for August 2026
- Commercial Flight Schedule for September 2026

2. Below is the summary of scheduled airline activity for September 2026:

Alaska Air operated by SkyWest.

- SEA operates once a day using the E175
- SAN operates twice a day using the E175.
- Scheduled to operate a monthly total of 180 flights (Arrivals and Departures)

United operated by SkyWest.

- SFO operates between three and four flights a day using a mix of E175 / CRJ200.
- LAX operates between twice and three times a day using E175 / B738 aircraft.
- DEN flies twice a day using the E175 / B738.
- Scheduled to operate a monthly total of 470 flights (Arrivals and Departures)

American operated by AA / Mesa / Envoy

- PHX operates three flights a day using a mix of E175 / CRJ700 / CRJ900 / A319 aircraft.
- DFW operates once a day using the B738 aircraft.
- Scheduled to operate a monthly total of 240 flights (Arrivals and Departures)

Cumulatively speaking, flights have increased by 45 (890 vs. 845) compared to September 2025, an increase of 5%. The number of available seats has also increased by approximately 14% (80,924 vs. 70,684).

3. As a follow-up to the July 2026 presentation, *Hangar Accessibility for General Aviation Tenants*, staff reviewed gate-related service calls received between June 1 and August 31, 2026. The review identified eight access-related matters involving AOA vehicle gates. Three were confirmed gate interruptions, none of which involved the Northside AOA access gates. The remaining matters involved various badge-status or access-permission issues, an

access-control connection failure on July 30, a gate safety-feature issue, and a reported reader issue that staff investigated and tested.

Overall, the records do not indicate a recurring or systemwide gate failure. Instead, the service calls reflect isolated events with different causes, including equipment, connectivity, power, and individual credential issues.

Looking ahead, the replacement terminal project will require the Airport to replace its badging and access-control system in its entirety. This transition will provide an opportunity to improve system reliability, monitoring, credential administration, and documentation of access-related service calls. In the interim, staff will continue responding to reported issues, communicating alternate-access procedures when needed, and distinguishing confirmed equipment failures from badge-status or access-permission issues.

MRY AIRPORT NOISE COMMENT LOG

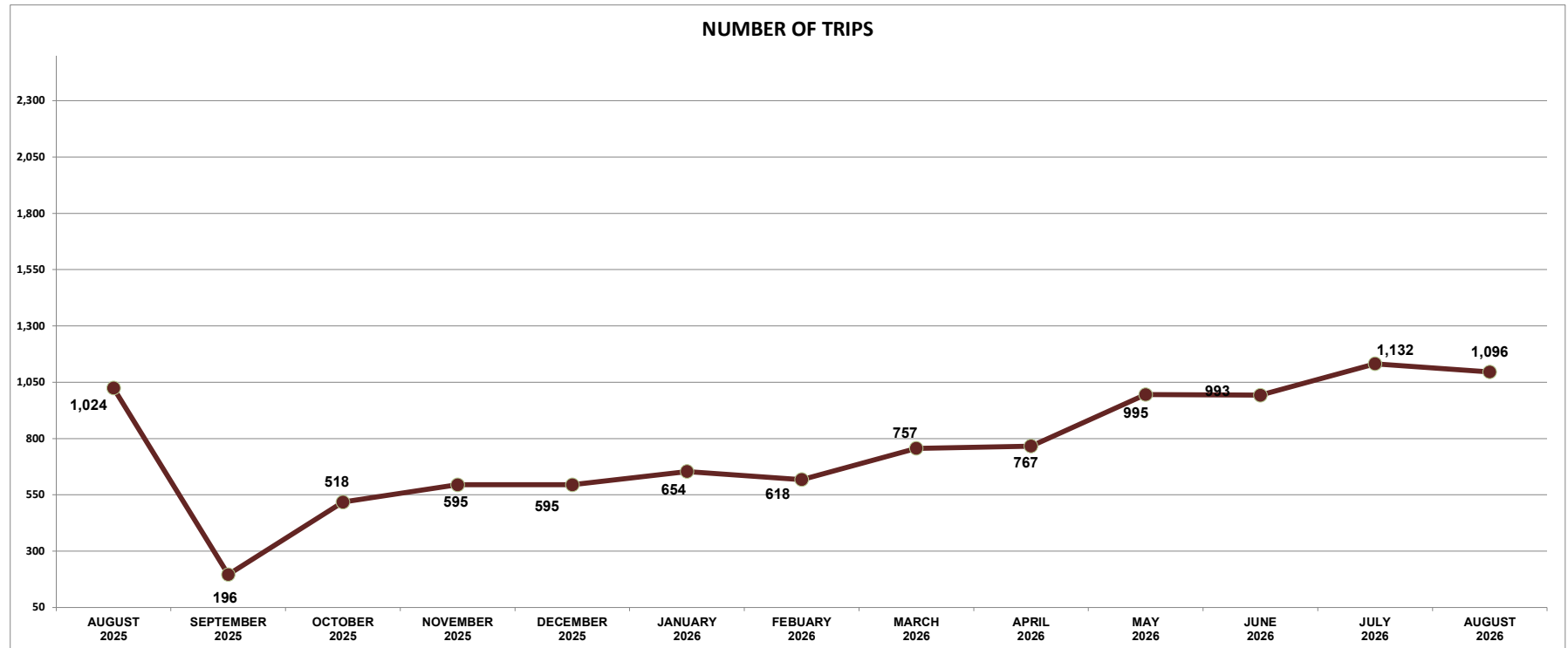
AUGUST 2026

Initials		Location (Address)	Incident Date	Incident Time	Aircraft ID	</> of Flight	Comments	By	Action Taken	Notes
NOISE CONCERNS FROM AIR OPERATIONS AT MONTEREY AIRPORT										
1	GK	Monterey	8/1/2026	11:30 AM	P-51	App 28L	What looked like a single engine wwii vintage fighter aircraft (maybe a P51) flew directly over our house at a very low altitude while taking off. This cannot be a flight path that is allowed even with heavy traffic. It seemed the cowboy pilot was just enjoying himself.	DW	Explained all pilots are under the direction oof FAA guidance/ATC for safe operations. Pilots are allowed to adjust for safety. Your comment has been logged.	
2	JS	BARONET ESTATES	8/2/2026	12:40 PM	G-280	App 28L	The tail number was not shown for either plane. Both planes flew over the house and were extremely loud. These are just two instances. In the last few months the planes flying into Monterey Airport have been flying closely over our home more often.	KC	Explained with out the tail numbers could not speak to a specific aircraft. Runway 28L visual approach in use which would keep aircraft norhrt of 68.	
3	MW	Corra Del Tierra	8/4/2026	6:28 PM	E175	App 28L	Four large planes in a row with landing pattern on the most northerly of the three landing patterns you seem to use. Please contact me with your landing schedule(s) dates/times so I can plan my outside activities with auests accordingly. Thank you	DW	Attached is a copy of our flight schedule for August available on our website. All flights are under direction of FAA or ATC during our regular hours.	
4	PD	New Monterey	8/16/2026	2:40 AM	BD-700	DEP 28L	Loud jet noise right over New Monterey neighborhood. Please let us know what this was and WHY? We thought there was a quiet time. Also there is a jet every morning around 5..what is that? I don't think they are landing or taking off here. Ty	KC	Explained that the "quiet hours" are only recommendations and not regulatory in nature. The FAA requires us to remian open 24 hours a day. The 5am flight is the daily scheduled DEN flight.	
5	WM	DRO	8/19/2026	11:15 AM	F35	10R App	At approximately the time stated, an extremely loud aircraft flew by MRY or landed there. Flight Noise Check recorded db levels in the 90s.	MC	Aircraft was a military F35 that did a fly over of the airport before departing.	
6	SC	Pacific Grove	8/22/2026	1:49 PM	N/A	28L App	Plane flying low and loud over house.	DW	Comment acknowledged and looged.	

Initials		Location (Address)	Incident Date	Incident Time	Aircraft ID	</> of Flight	Comments	By	Action Taken	Notes
7	JB	Old Monterey	8/31/2026	5:00 AM	B737		UAL 1413 FIVE AM You realize that you're only allowing everyone within airport earshot ONLY FIVE HOURS of undisturbed sleep a night? Children need sleep. Seniors need sleep. Tourists need sleep. Everyone needs sleep. Why can't this MRY -DEN flight takeoff eastbound, like Skywest does an hour later? Why disturb thousands of people only to turn around and fly back eastbound?	KC	The airlines dictate the flight schedule, and the airport is required by the FAA to remain open 24 hours a day. It was also explained that the pilot has the final decision regarding which departure route is used to leave the area. The FAA has identified the Runway 28L departure, with a turn out over the bay, as the most accommodating departure procedure for the noise-sensitive communities surrounding the airport.	
AIR OPERATIONS ORIGINATING FROM ANOTHER AIRPORT										
AIR OPERATIONS OF UNKNOWN ORIGIN										
MONTHLY TOTALS and COMPARISONS										
		Aug-26		Aug-25	% Change		Other Airport	Unknown Origin		
Number of Complaints:		7		24	-71%					
Number of Operations:		5,433		6,169	-12%					
					% Change					
Annual Total		58		88	-34%		2	2		

13-MONTH ROLLING COMPARISON

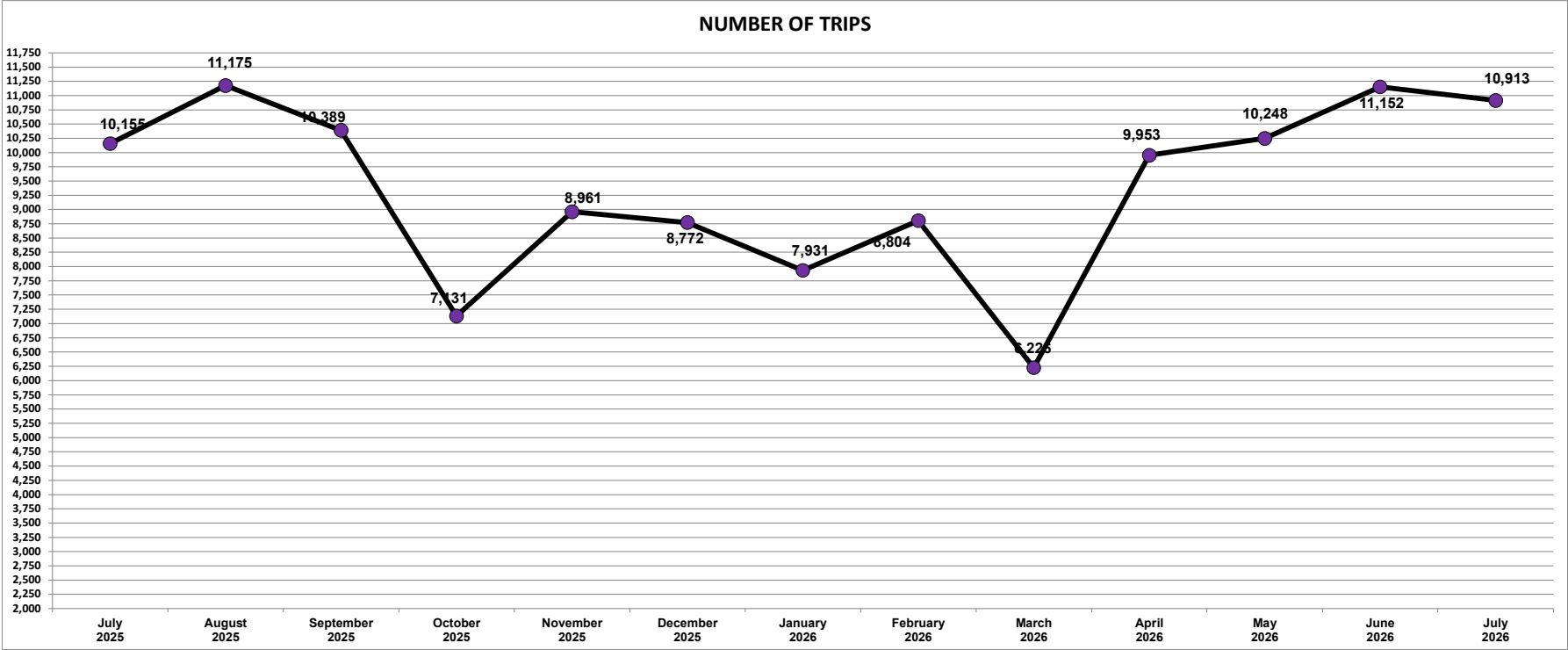
Taxis



	2025 AUGUST	2025 SEPTEMBER	2025 OCTOBER	2025 NOVEMBER	2025 DECEMBER	2026 JANUARY	2026 FEBRUARY	2026 MARCH	2026 APRIL	2026 MAY	2026 JUNE	2026 JULY	2026 AUGUST
NUMBER OF TRIPS	1,024	196	518	595	595	654	618	757	767	995	993	1132	1096
PERMITS SOLD	1	0	0	0	0	0	0	0	1	1	12	3	1
TAXI TRIP FEES	\$ 3,072	\$ 588	\$ 1,554	\$ 1,785	\$ 1,785	\$ 1,962	\$ 1,854	\$ 2,271	\$ 2,301	\$ 2,985	\$ 2,979	\$ 4,528	\$ 4,384
TAXI PERMIT FEES	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100	\$100	\$1,200	\$300	\$100
TAXI - TOTAL REVENUE	\$ 3,172	\$ 588	\$ 1,554	\$ 1,785	\$ 1,785	\$ 1,962	\$ 1,854	\$ 2,271	\$ 2,401	\$ 3,085	\$ 4,179	\$ 4,828	\$ 4,484
CURB MGMT CONTRACT													
OBV LICENSING	\$ 3,004	\$ 3,004			\$ -	\$ -	\$ -	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004
TAXI - TOTAL EXPENSE	\$ 3,004	\$ 3,004	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004
OPERATING INCOME / (LOSS)	\$ 168	\$ (2,416)	\$ 1,554	\$ 1,785	\$ 1,785	\$ 1,962	\$ 1,854	\$ (733)	\$ (603)	\$ 81	\$ 1,175	\$ 1,824	\$ 1,480
FYTD 2027 (July 2026) OPERATING INCOME / (LOSS)***													\$ 1,480
CUMULATIVE (12-MONTH) OPERATING INCOME / (LOSS)													\$ 9,748

***Decline in Taxi trips (Sept.-Jan.) is due to manual reporting. We experienced an outage with our automatic reporting. Software provider suspended fees for months of outage.

Transportation Network Companies (TNCs)

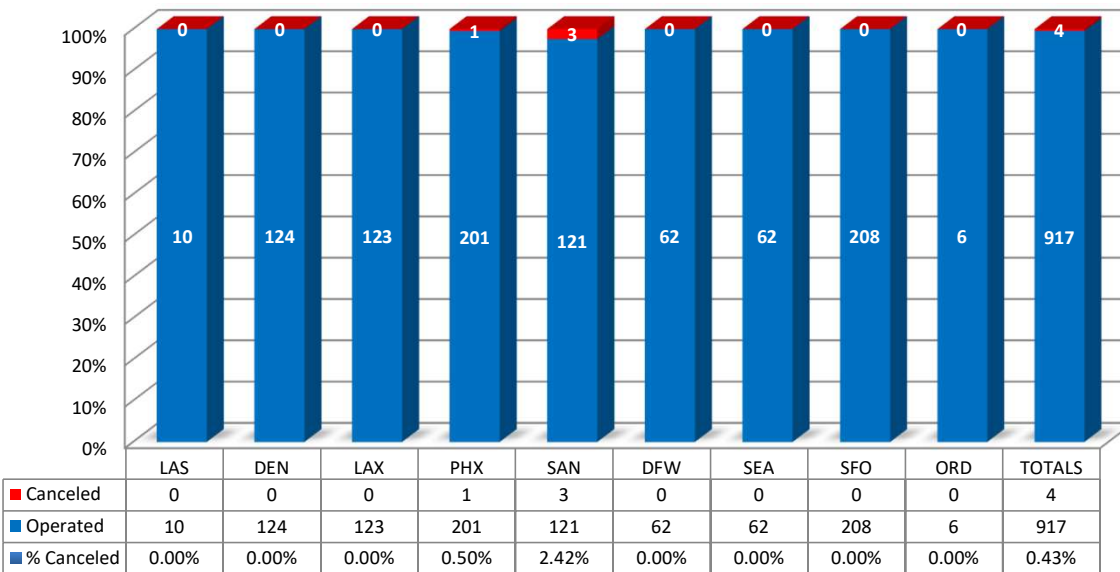


	2025 July	2025 August	2025 September	2025 October	2025 November	2025 December	2026 January	2026 February	2026 March	2026 April	2026 May	2026 June	2026 July
NUMBER OF TRIPS	10,155	11,175	10,389	7,131	8,961	8,772	7,931	8,804	6,226	9,953	10,248	11,152	10,913
NUMBER OF TNCs	2	2	2	2	2	2	2	2	2	2	2	2	2
TNC TRIP FEES	\$ 30,465	\$ 33,525	\$ 31,167	\$ 21,393	\$ 26,883	\$ 26,316	\$ 23,793	\$ 26,412	\$ 18,678	\$ 29,859	\$ 30,744	\$ 33,456	\$ 35,606
TNC PAYMENT PENALTIES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TNC - TOTAL REVENUE	\$ 30,465	\$ 33,525	\$ 31,167	\$ 21,393	\$ 26,883	\$ 26,316	\$ 23,793	\$ 26,412	\$ 18,678	\$ 29,859	\$ 30,744	\$ 33,456	\$ 35,606
Cumulative 12-Month Operating Income:													\$ 337,832
Fiscal Year To Date Operating Income:													\$ 35,606

AUGUST 2026

August Commercial Flights

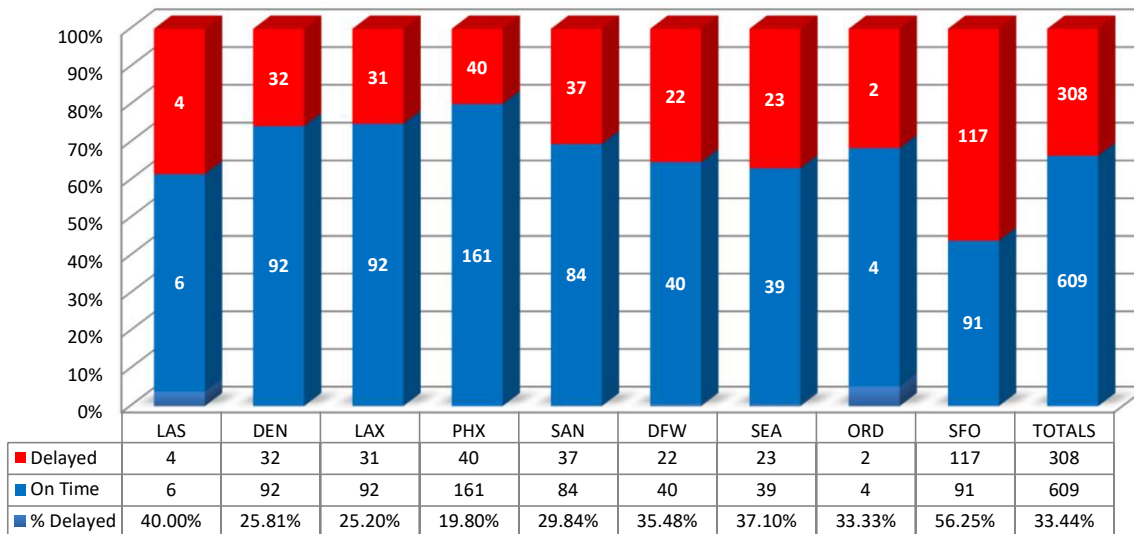
Operated vs. Canceled



TOTAL CANCELLATIONS: 4

August Commercial Flights

On Time vs. Delayed



TOTAL DELAYED FLIGHTS: 308



Monterey Regional Airport

September 2026 Flight Schedule



Arrivals						Departures					
Aircraft Type (Seats)	From	Airline	Flight #	Time	Schd.	To	Airline	Flight #	Time	Schd.	Aircraft Type (Seats)
CR2 (50)	SFO	UNITED	5479	10:15AM 11:20 AM	M, TH, F, SUN 23-30	DEN	UNITED	1413	5:00 AM	DAILY	738 (166)
E175 (76)	LAX	UNITED	5613	10:40 AM 11:50 AM	2 EX 26, DAILY	SAN	Alaska AIRLINES	3384	6:00 AM	DAILY	E175 (76)
738 (172)	DFW	American Airlines	2879	11:45 AM	DAILY	PHX	American Airlines	6375	6:00 AM 8:30 AM	DAILY EX 6 6	CR7 (66)
E175 (76)	PHX	American Airlines	3527	12:10 PM	DAILY EX 6	LAX	UNITED	1068	8:00 AM	DAILY EX 29	738 (166)
E175 (76)	DEN	UNITED	5438	1:10 PM	DAILY	LAX	UNITED	4713	7:00 AM 8:00 AM	27 25, 28, 30	E175 (76)
E175 (76)	SAN	Alaska AIRLINES	3346	2:06 PM	DAILY	SFO	UNITED	5502	8:36 AM 10:15 AM	DAILY 1, 8, 15, 22	CR2 (50)
CR2 (50)	SFO	UNITED	5920	1:06 PM 2:55 PM	1, 8, 15, 22, 26, 29 DAILY EX TUE	SFO	UNITED	4758	12:15 PM	DAILY EX TUE	CR2 (50)
CR7 (66)	PHX	American Airlines	4974	3:38 PM	DAILY	DEN	UNITED	4713	12:30 PM	DAILY	E175 (76)
E175 (76)	SEA	Alaska AIRLINES	2290	5:46 PM	DAILY	DFW	American Airlines	2879	12:35 PM	DAILY	738 (172)
738 (166)	LAX	UNITED	1918	6:00 PM	DAILY	PHX	American Airlines	3527	12:40 PM	DAILY	E175 (76)
738 (172) CR7 (66)	PHX	American Airlines	941 6297	6:20 PM 6:40 PM	6 1-5, 7-8	LAX	UNITED	5523	1:50 PM	DAILY	E175 (76)
E175 (76)	LAX	UNITED	5704 5398	5:30 PM 8:00 PM	13,20 24-30 EX 29	SAN	Alaska AIRLINES	3346	2:45 PM	DAILY	E175 (76)
CR2 (50)	SFO	UNITED	5627	5:15 PM 6:20 PM	1-23 24-30	SFO	UNITED	5752	3:30 PM	DAILY	CR2 (50)
738 (166)	DEN	UNITED	1822	9:10 PM	DAILY	PHX	American Airlines	4974	4:15 PM	DAILY	CR7 (66)
CR2 (50)	SFO	UNITED	5670	9:59 PM	DAILY EX 6, 26, 29	SFO	UNITED	4633	6:45 PM	DAILY	CR2 (50)
CR7 (66)	PHX	American Airlines	4965	10:25 PM	6, 9-30	SEA	Alaska AIRLINES	2290	6:20 PM	DAILY	E175 (76)
E175 (76)	SAN	Alaska AIRLINES	3005	11:59 PM	DAILY	PHX	American Airlines	941	7:00 PM	6	A319 (128)

***Flight Schedule is general information and subject to change. Schedules are updated monthly and can change daily.
Please contact your airline for further information.**

AGENDA ITEM: H-5
DATE: September 24, 2026

TO: Monterey Peninsula Airport District Board of Directors
FROM: Chris Morello, Executive Director
DATE: September 1, 2026
SUBJ: Planning/Marketing and Capital Projects Monthly Report

Attached is the current monthly Project Report for the Planning and Marketing Departments with the following highlights for August 2026:

➤ CONSTRUCTION UPDATES



Outside framing, sheathing and roof work began in August



FUNDING				EXPENDITURES				STATUS			
PROJECT #	AIP #	PFC	Total Project Budget	Spent in Prior Fiscal Years	FY 2027 Expenditures to Date	8/31/2026	% Physical Complete	Project Name	Current Status	4 Week Look Ahead	
ACTIVE FEDERALLY-FUNDED PROJECTS:											
1	2025-01	86	18-22-C-00-MRY	\$18,469,730	\$8,778,817	\$959,428	\$9,738,245	55%	SEP Phase D3 Landside Circulation	The construction costs based on a Guaranteed Maximum Price that was provided by OTTO Construction was approved at the August board meeting. OTTO continues to work with HOK to review the plans and discuss value engineering options.	The last phase of the premium lot construction has begun. The round about construction will continue into the next phase and the roadway access will shift to the newly installed section of the roundabout.
2	2025-08	88	25-26-C-00-MRY	\$8,182,929	\$2,368,559	\$228,871	\$2,597,430	50%	SEP Phase D3 Relocated Parking	Otto submitted a GMP for the parking in December.	The last phase of the premium lot construction has begun. The round about construction will continue into the next phase and the roadway access will shift to the newly installed section of the roundabout.
3	2025-09 2025-9A	87-89-91	25-26-C-00-MRY	\$106,902,710	\$28,953,561	\$4,779,892	\$33,733,453	40%	SEP Phase D2 Replacement Terminal Construction	The final GMP was completed and all costs have been identified. Footings and foundations, and steel erection was completed by May 29, 2026.	The mass timber installation was completed at the end of July 2026. The contractor has begun on the work to enclose the structure and that should be completed by the end of September.
3 A		90	25-26-C-00-MRY	\$8,229,599	\$0	\$3,278,320	\$3,278,320		SEP Phase D2 Replacement Terminal Support Costs		This line contains the costs for Project Management, Inspections, Waterproofing and Utility connections.
4	2027-01		25-26-C-00-MRY	\$500,000				100%	TAXIWAY A RELOCATION - DESIGN		C&S has begun the work on the design.
OUTSIDE FUNDED PROJECTS:											

FUNDING				EXPENDITURES				STATUS			
	PROJECT #	AIP #	PFC	Total Project Budget	Spent in Prior Fiscal Years	FY 2027 Expenditures to Date	8/31/2026	% Physical Complete	Project Name	Current Status	4 Week Look Ahead
5	2026-02	N/A	N/A	\$9,274,360	\$155,126	\$109,410	\$264,536	10%	RENTAL CAR READY RETURN LOT EXISTING/FUTURE IMPROVEMENTS		The preliminary design for this project by Otto Construction has been completed. Airport contract engineers are reviewing the design documents and these will be published for BIDS in September. Staff continue to work with and are communicating with the rental car companies.

FUNDING				EXPENDITURES				STATUS			
	PROJECT #	AIP #	PFC	Total Project Budget	Spent in Prior Fiscal Years	FY 2027 Expenditures to Date	8/31/2026	% Physical Complete	Project Name	Current Status	4 Week Look Ahead
<u>DISTRICT ONLY FUNDED PROJECTS</u>											
6	2026-03	N/A	N/A	\$995,000	\$54,615	\$0	\$54,615	0%	SKYPARK DRIVE IMPROVEMENTS		Engineering has provided plans. We are looking to find a date to begin solicitation that coincides with the optimal time for construction.
7	2026-04	N/A	N/A	\$500,000	\$33,919	\$11,588	\$45,507	0%	RENTAL CAR SHUTTLE SERVICE		Staff have purchased the two EV carts and executed the contract with Republic Parking. The shuttle service began on June 15, 2026.
8	2027-02	N/A	N/A	\$100,000		\$0	\$0	0%	2801 MSH BUILDING C FACADE RESTORATION WORK		Ausonio will be providing a bid for this façade work and a contract amendment will be brought for BOD consideration to the September meeting.
9	2027-03	N/A	N/A	\$100,000	\$36,917	\$0	\$36,917	0%	ROSENBAUER TURRET REPLACEMENT		Replacment parts have been ordered.



POLICE

DEL REY OAKS

MONTHLY POLICE ACTIVITY REPORT

August 2026

TO: Executive Director, Chris Morello
FROM: Commander Roger Guzman
DATE: September 4th, 2026
SUBJECT: Police Activity Report for August 2026

The following is a summary of significant activity in the Police Department in August 2026:

Highlights

Del Rey Oaks Police Officers responded to approximately 49 door and gate alarms in July. Daily Sterile Area Prohibited Items Search conducted with TSA Personnel, no discrepancies observed. Daily testing of the Law Enforcement paging system conducted without error. DRO PD Officers conducted the Weekly Duress Alarm testing with TSA Personnel, all test alarms performing as required.

Officers responded to 2 Elevator Alarm during the course of the month.

Officers responded to 2 calls for service for gate malfunctions

Training

Officer Dowson provided updated training regarding MRY OPS. Met with Airport Operations throughout the month to ensure proper Airport protocols were being followed. DRO PD conducted Drivers Training for the AOA, all officers completed Digicast video training. Worked with Airport Operations for in preparation for the Airbadge Launch. Motorlux Event at the Monterey Jet Center, several outside agencies assisted with security for the event.

Calls for Service

1. 08/01/2026 07:46 AM Ofcr Garcia
Southside: Parking Issue
One citation issued for unattended vehicle near baggage claim
2. 08/01/2026 07:59 AM Ofcr Garcia
Southside: Lost and Found
Wallet located by Ofc. Gomez turned into owner.
3. 08/02/2026 04:45 AM Ofcr Tang
Terminal: Door Alarm
Baggage claim invalid card notification. Found to be AA maintenance crew.
4. 08/02/2026 05:20 AM Ofcr Tang
Commercial Ramp: Parking Issue
Airport 1 blocking UA Ramp. PD moved vehicle with permission from ops.

5. 08/02/2026 05:00 PM Ofcr Dowson
Northside: Citizen Assist
Citizen called for access through V-22B to reach a parked transient plane. Citizen was advised to contact Del Monte Aviation.
6. 08/06/2026 03:23 AM Ofcr Garcia
Southside: Equipment Malfunction
Short term lot exit gate malfunction. Second time (2 cars manually let out).
7. 08/06/2026 06:23 AM Ofcr Garcia
Southside: Equipment Malfunction
Short term gate malfunction (3rd time). One car let out.
8. 08/06/2026 06:15 PM Ofcr Tang
Terminal: Lost and Found
Lost Bag reported and turned into badging office.
9. 08/06/2026 02:11 PM Ofcr Garcia
Terminal: Citizen Assist
Airport Ops notified about a potential stolen property from a passenger. The passenger was contacted and requested to view the security footages used in the investigation for the report. The passenger was denied access to view footage but the report would be accessible. Passenger declined PD assistance.
10. 08/07/2026 01:45 AM Ofcr Tang
AOA: Wildlife
FOD Inspection complete. Observed a coyote run across 28R-10L and into the northside of airport.
11. 08/07/2026 09:44 AM Ofcr Garcia
Southside: Gate Alarm
Fuel Farm V-8 "invalid card" notifications. Airport Ops notified and advised that new badging was completed and required an update. No invalid entry.
12. 08/07/2026 01:04 PM Ofcr Garcia
Southside: Traffic Control
Traffic control front loading curb. One vehicle issued citation for unattended vehicle. Two vehicles issued citation for expired vehicle registration.
13. 08/08/2026 11:30 AM Ofcr Garcia
Terminal: Lost and Found
Unattended bag at the American Ticket counter. Bag cleared through TSA and placed in lost and found #26-753.
14. 08/08/2026 11:31 AM Ofcr Garcia
Southside: Equipment Malfunction
Short term premium lot gate stuck. Republic Parking notified. Gate fixed.
15. 08/08/2026 02:43 PM Ofcr Garcia
Terminal: Unattended Bag
Report of unattended luggage (2x) at the Alaskan ticket counter. The passenger was contacted and rechecked the luggage for the 6pm departure.

16. 08/09/2026 07:00 AM Ofcr Dowson
Terminal: Property Damage
DRO CR 26-225, past tense damage to key drop off at the Avis counter. See report for further.
17. 08/09/2026 02:01 PM Ofcr Dowson
Terminal: Lost Badge Report
Lost SIDA badge reported. See report 26-226 for further.
18. 08/10/2026 01:12 PM Ofcr Dowson
Terminal: Elevator Alarm
East Elevator Alarm, no one in distress located
19. 08/10/2026 02:29 PM Ofcr Dowson
TSA: Prohibited Item
Ammunition from TSA checkpoint.
20. 08/11/2026 10:25 AM Ofcr Dowson
Southside: Traffic Control
Multiple large transport trucks attempted to use Fred Kane Dr east bound from the tower. Operations advised to place signage to direct large trucks down Sky Park Dr. in bound traffic to airport shut down while trucks directed around the front of the terminal.
21. 08/11/2026 03:18 PM Ofcr Dowson
Southside: Property Damage
Property damage reported along Fred Kane Dr from large transport trucks running over Airport Property. See DRO CR 26-233 for further.
22. 08/11/2026 04:58 PM Ofcr Dowson
Terminal: 911 hang up
911 hang up from united Airlines ticket counter. Accidental.
23. 08/12/2026 01:30 PM Ofcr Garcia
Southside: Traffic Control
Front loading curb traffic control 1030-1300. 6 parking citations issued for unattended vehicles.
24. 08/12/2026 04:00 PM Ofcr Garcia
Southside: Traffic Stop
Traffic stop on a black Cadillac Escalade. The driver was issued a citation for failure to complete stop at the stop sign near the short term lot.
25. 08/12/2026 04:30 PM Ofcr Dowson
AOA: MOTORLUX
Motorlux event at the Monterey Jet Center. Two medical events and a citizen contacted and trespassed from event for attempting to sell fake tickets.
26. 08/14/2026 09:35 AM Ofcr Garcia
Southside: Traffic Control
Report of a big rig trailer stuck on Henderson Way below the FAA Tower. Driver attempted to exit through Henderson Way onto Garden Rd. Airport Ops assisted with road closure in front of terminal to redirect the rig into the construction site.

27. 08/14/2026 11:20 AM Ofcr Garcia
Southside: Traffic Control
Traffic control front loading curb. Two citations issued for unattended vehicles.
28. 08/14/2026 02:10 PM Ofcr Garcia
Terminal: Lost Badge Report
Lost AOA badge report. Badge de-activated by badging office. CR26-240.
29. 08/14/2026 05:59 PM Ofcr Garcia
Terminal: Verbal Dispute
TSA supervisor reported a verbal dispute near the baggage claim. Upon arrival, there was no indication of an altercation. Spoke with witnesses and they confirmed it was a verbal dispute between a man and woman who left together.
30. 08/15/2026 04:15 AM Ofcr Tang
AOA: Equipment Malfunction
FOD inspection completed. X Marker on the east end of Runway 28R-10L not functioning properly. Ops was notified.
31. 08/17/2026 10:32 PM Ofcr Moore
Southside: Peace Disturbance
Peace disturbance in the short term parking lot in front of the terminal. Female placed credit card in the wrong slot on the parking machine and jammed the mechanism. Parking attendant came to assist the female. The female refused to move her vehicle and blocked the exit for other subjects. Subjects got into a verbal argument regarding the female blocking the exit. Upon police arrival, all subjects had already left the scene. Reporting party of the peace disturbance was contacted via telephone and stated they did not want any police action.
32. 08/18/2026 05:25 PM Ofcr O'Neill
Southside: Property Damage
Accident with possible property damage in the long term parking lot. See DRO CR 26-244 for further.
33. 08/21/2026 12:36 PM Ofcr Garcia
AOA: Inspection
Traffic control front loading curb. One vehicle issued citation for "unattended vehicle." (1130-1230)
34. 08/21/2026 01:23 PM Ofcr Garcia
Terminal: Lost and Found
Lost property reported by Airport Ops. Brown backpack screened through TSA and placed into lost and found. (26-831)
35. 08/24/2026 01:22 PM Ofcr Dowson
Terminal: Unattended Bag
Report of unattended baggage. Returned to owner inside Woodys.
36. 08/25/2026 06:51 AM Ofcr Dowson
TSA: Possible Prohibited Item
Replica firearm located in Check Baggage. Firearm determined to be inert.

37. 08/25/2026 07:01 AM Ofcr Dowson
Northside: Gate Malfunction
V-22 reported not functioning. Badge reading error.
38. 08/28/2026 05:05 AM Ofcr Garcia
Terminal: Verbal Distrubance
Two passengers had a verbal argument with staff at the United Ticket counter due to late arrival and unable to check bags. Unable to locate the upset passengers.
39. 08/28/2026 04:50 PM Ofcr Bough
Terminal: Citizen Contact
Ops called me and wanted me to contact a gentleman who was filming near or at the terminal for an event tomorrow. I spoke with the gentleman and is supposed to collect B roll for upcoming Airport Event.
40. 08/29/2026 05:35 AM Ofcr Gomez
AOA: Wildlife
Wildlife trapping dispatched single coyote near V22C.

End of Report.