

TRACY NISHIHIRA, AIA, LEED AP BD+C, CASP

ASSOCIATE PARTNER / SENIOR PROGRAM MANAGER



CPM TEAM MEMBER
SINCE: 2010

INDUSTRY EXPERIENCE:
20 YEARS

EDUCATION / CERTIFICATIONS

Bachelor of Architecture,
California Polytechnic State
University, San Luis Obispo, CA
Sept. 1998

DSA Academy, Access
Compliance
July 2016, 2019

California Licensed Architect
C31972

Certified Access Specialist
CASp 237

LEED Accredited
Professional, BD+C

PROFESSIONAL MEMBERSHIPS

Member of the American
Institute of Architects (AIA),
Pasadena & Foothill Chapter

Tracy Nishihira has over 20 years of architectural and construction oversight experience in the K-12 public school sector. Tracy specializes in the management of education projects as an architect and project manager. Experience includes the roles of project coordinator, project manager, Owner's representative, and construction administrator for various School Districts throughout Southern California. She has extensive knowledge and experience with the Office of Public School Construction, California Dept. of Education and Division of the State Architect approval processes and various local agencies throughout design and construction.

CPM EXPERIENCE

Long Beach Unified School District, Senior Project Manager, Long Beach, CA

Measure E, a \$1.5 billion capital improvement program involving local bond proceeds focusing on key areas of repair, technology, air conditioning and safety improvements in addition to Measure K, a \$1.2 billion capital improvement program involving local bond proceeds for modernization/renovation and new construction projects. Tracy currently serves as a project manager overseeing a \$200+ million multi-phase major renovation/addition project and several multi-million dollar modernization projects with associated interim housing. She has successfully managed the OPSC funding processes for several Seismic Mitigation Program projects and DSA certification and close of file of various legacy projects as well as obtaining high CTEFP passing scores for multiple projects. As project manager, her primary responsibility is to represent the Owner's best interest during the design, construction, and closeout phases of the projects. Her duties include professional services selection and contract negotiations; agency coordination and submittals; scope, schedule, and budget development; tracking of project expenditures; in addition to the daily management of the projects through oversight and coordination of the consultant teams.

PREVIOUS EXPERIENCE

URS Corporation, Project Manager, Los Angeles, CA

Responsible for the design management of various modernizations and additions to existing facilities in the Los Angeles Unified School District. Coordinated extensively with architects/engineers, Division of the State Architect, City of Los Angeles and various internal LAUSD personnel from project inception through agency approvals. Conducted various meetings, managed budgets and prepared bi-monthly reports for program manager.

HMC Architects, Project Leader, Pasadena, CA

Collaborated directly with senior architects and managed K-12 public school modernizations, additions and new campus construction projects for various districts, including Palos Verdes Peninsula Unified School District, Alhambra Unified School District and San Bernardino Unified School District. Performed facilities assessments, prepared presentation materials and participated in Board and Committee meetings for the Master Planning of Polytechnic School in Pasadena, CA.