

## MIKE WASSERMANN, AIA, LEED AP - VICE PRESIDENT



CPM TEAM MEMBER SINCE 1999

INDUSTRY EXPERIENCE: 25+

### EDUCATION / CERTIFICATIONS

Bachelor of Arts degree  
in Architecture from  
University of California,  
Berkeley, December 1987

California Licensed  
Architect #C23967

LEED Accredited  
Professional in Building  
Design and Construction

Association of California  
Construction Managers  
(ACCM)

### PROFESSIONAL MEMBERSHIPS

Member of the American  
Institute of Architects (AIA)

Member of the  
Construction Specification  
Institute (CSI), prior Board  
member

Member of the United  
States Green Building  
Council (USGBC)

Member of Collaborative  
of High Performance  
Schools (CHPS)

Member of Coalition of  
Adequate School Housing  
(CASH)

Member of California  
Association of School  
Board Officials (CASBO)

Mike Wassermann has devoted his entire career to the planning, design, and construction of Public K-12 schools throughout California. Prior to co-founding CPM, he was an associate of an architectural firm that specialized in public schools and worked for a construction management company on multiple complex school modernization projects. Throughout his career he has gained experience in all facets of design and construction, from initial bond planning through construction closeout on a large variety of school projects. His expertise lies in program management including: master planning, condition assessments, implementation plans, facility and technology design standards, educational specifications, State funding, California Department of Education (CDE), Office of Public School Construction (OPSC), Division of the State Architect (DSA), California Environmental Quality Acts (CEQA), Department of Toxic Substance Control (DTSC), California Energy Commission (CEC), California Geological Survey (CGS), consultant selection, contract negotiations, team building, and overseeing the work of design professionals, contractors, and a wide variety of consultants. Mike is also expert in construction management, public bidding, alternative delivery methods, plan reviews, claims avoidance, and resolution. As a LEED accredited professional, his passion is for sustainable building design with an emphasis on energy savings. In addition to client Board and Citizen Oversight Committee presentations, Mike often presents on these topics at a variety of workshops and conferences including CASH, CASBO, County Offices' of Education, CHPS, and at the PG&E training center.

In addition, Mike has also experience with many other building types such as Office Buildings, Fire Stations, Multi-Family Residential, and Parks.

### CPM EXPERIENCE

#### Las Lomas Elementary School District, Menlo Park, CA

Capital Program Management was selected by the LLESD to be their owner's representative to assist with resolving over 200 disputed change order items valued at over \$5M. Through the excellent work performed by CPM, the District hired CPM to run the remaining \$58M bond program. As Program director, Mike is currently leading a team in the development of the program implementation plan. This work included condition assessments, community meetings, master planning, development of program budgets, schedule planning, logistical planning, and prioritization of schedule and scope. Mike will be overseeing the execution of the implementation plan that includes Board reports, Citizens' Oversight Committee reporting, professional services selection and contract negotiations, oversight and coordination of design professionals, oversight of the construction management team, tracking all program expenditures, and assisting with problems that may arise.

#### Woodside Elementary School District, Woodside, CA

Capital Program Management was selected by the WESD to be their owner's representative to plan, manage and oversee the implementation of their \$16.7 million program. As program director, Mike led a team in the development of the program implementation plan. This work included condition assessments, community meetings, master planning, development of program budgets, schedule planning, logistical planning, and prioritization of schedule and scope. Mike currently is overseeing the execution of the implementation plan that includes Board reports, Citizens' Oversight Committee reporting, professional services selection and contract negotiations, oversight and coordination of design professionals, oversight of the construction management team, tracking all program expenditures, assisting with problems that may arise during the construction phase, furniture and equipment procurement and coordinating owner moving logistics.

#### Woodside Portola Valley Fire Protection District Foundation, Woodside, CA

Capital Program Management was selected by the WPVFPDF to be their owner's representative to plan, manage, and oversee the implementation of their \$16.8 million program based on recommendations from the Woodside Elementary School Board. The program includes replacement of an existing fire station and renovations to another station to bring all their facilities up to current standards. Mike's work includes condition assessment, budget development, implementation planning, feasibility studies for evaluation of existing and alternative sites, coordination with the Town of Woodside Planning Department for entitlements, public review, and CEQA studies. He also has been coordinating with their counsel on entitlements, contracts, and alternative project delivery methods. Since this program is being partially funded through a Capital Campaign, Mike has been coordinating the needs of the campaign, communication planning, and community outreach.

### **Hillsborough City School District, Hillsborough CA:**

Capital Program Management was selected by the HCSD to plan, manage and oversee the implementation of their \$67 million program. As program director, Mike led a team in the development of the program implementation plan. This work includes condition assessments, community meetings, master planning, development of program budgets, schedule planning, logistical planning, District Facility and Technology Design Standards, and prioritization of schedule and scope. Mike oversaw the execution of the implementation plan that includes Board reports, Citizens' Oversight Committee reporting, professional services selection and contract negotiations, oversight and coordination of design professionals, oversight of the construction management team, tracking all program expenditures, assisting with problems that may arise during the construction phase, furniture and equipment procurement and coordinating owner moving logistics.

### **San Mateo County – Department of Housing**

Capital Program Management was selected by the San Mateo County Department of Housing through recommendations from County Counsel. Over the past 20-years' Mike has worked with many common clients as County Counsel. When the need arose for the best possible project management firm, DOH hired CPM. The project was the Redwood Village in Redwood City and was the result of 3-years of litigation to reconstruct the existing facilities and provide new affordable housing. This was a very complex project with many attorney's and Judge overseeing the work by CPM for compliance with the Settlement Agreement. The scope of work included abatement, demolition, replacement of all underground infrastructure, and construction of new "tiny homes". CPM received Certificate of Commendation from the Board of Supervisors for CPM outstanding work.

### **San Mateo County – Department of Parks**

Capital Program Management was selected by the San Mateo County Department of Parks through recommendations from County Manger's Office due to the outstanding job performed for the Department of Housing. CPM is working on three separate projects for Parks. 1) Replacement of seven restroom buildings in Memorial Park. This is a Design Build project that is currently under construction; 2) The replacement of the collection lines in Memorial Park. This is a infrastructure only project. The scope includes replacement of miles of sewer lines and reconstruction of a bridge to accommodate new pipe elevations; 3) Range Housing Pilot project. This project scope includes developing building pad areas with infrastructure within existing Parks and construction of new "tiny homes".

### **Rancho Santiago Community College District:**

\$198 million modernization and new construction bond program. Mike's duties included facilitating a series of stakeholder meetings for the development of Facility Design Standards including outline and master specification incorporating USGBC LEED certification requirements, specific campus requirements, and master plan requirements.

### **Vacaville Unified School District, Vacaville, CA**

Capital Program Management was selected by the VUSD to plan, manage, and oversee the implementation of their second program. Mike's responsibilities include development and updating program agreements, construction procedures and District Facility and Technology Design Standards. Mike also is overseeing the \$14M Will C. Wood High School Stadium project. As the project manager Mike's duties include design phase management, oversight of onsite construction manager, site liaison, contract administration, invoice due diligence, budget updates, negotiations of Change Orders, and project closeout.

### **Proposition 39 – California Clean Energy Jobs Act Programs**

Mike leads a team of internal staff, consultants, design professionals, and contractors in the planning and implementation of Proposition 39 energy conservation programs for many school districts throughout California. Duties include Energy Star Target Finder benchmarking, analysis of energy use intensity, site surveys, development of Energy Conservation Measures (ECM's) with associated data analytics, development of Energy Expenditure Plans (EEP), development of implementation plans, coordination with California Energy Commission (CEC), necessary to obtain CEC approval and funding authorization. Capital Program Management along with its team of consultants and design professional has been selected by the following Local Educational Agencies (LEA's) to plan and/or implement their Prop 39 projects:

- Archoe USD, 2017
- Bonita USD, 2014
- Center JUSD, 2014
- Colusa USD, 2015
- Dry Creek JESD, 2014
- El Dorado County Office of Ed, 2017
- ElvertaJESD, 2014
- Gold Oak USD, 2016
- Hillsborough CSD, 2014
- Indian Diggings SD, 2017
- Latrobe SD, 2016
- Mt. Diablo USD, 2014
- New Haven USD, 2014
- Pioneer USD, 2017
- Placerville USD, 2016
- San Juan USD, 2015
- Woodside ESD, 2014
- Yuba City USD, 2015
- Yav Pem Suab Academy Charter School, 2015