

MIKE WASSERMANN, AIA, LEED AP - V.P./CFO



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.

CPM EXPERIENCE

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.

Mt. San Jacinto Community College District:

Mike's duties included facilitating a series of stakeholder meetings for the development of Facility and Technology Design Standards including outline and master specification incorporating USGBC LEED certification requirements, specific campus requirements, and master plan requirements.

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
- Elverta JESD, 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

Center Unified School District, Sacramento, CA

Capital Program Management was selected by the CUSD to assist their facilities department with a variety of different services. Mike's responsibilities include development and updating District Facility and Technology Design Standards.