

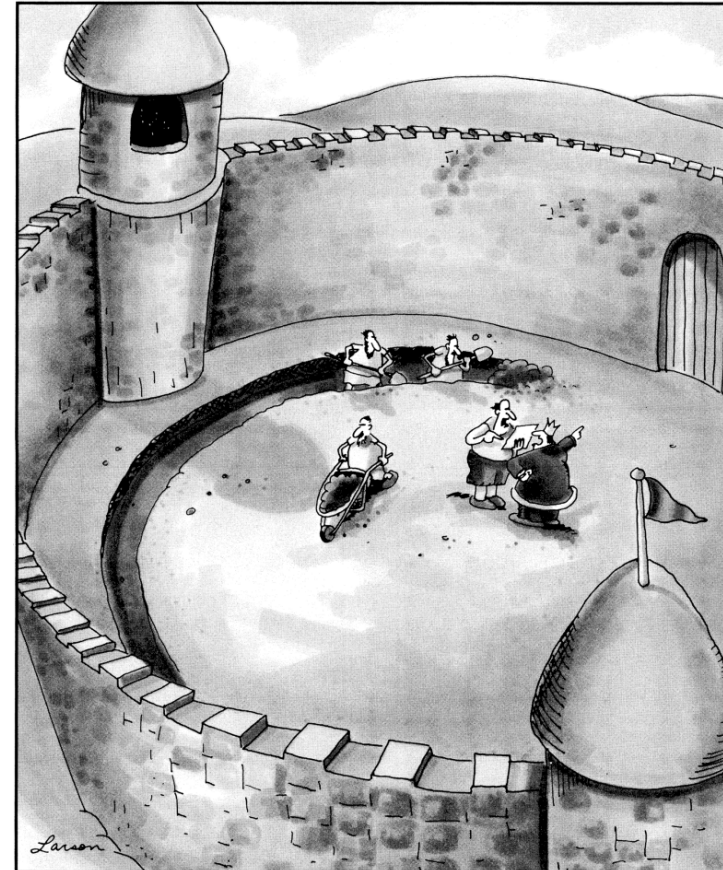
Bond Program Management

RICK KRAMER AIA
MANAGING PRINCIPAL
CUMMING GROUP
June 09th, 2025

CUMMING
GROUP



- Program Background
- Construction is fraught with risk.
- Program is structured to manage risk:
 - Quality risk
 - Schedule risk
 - Financial risk
 - Political risk



Suddenly, a heated exchange took place between the king and the moat contractor.

- Program Director is Mike Mathiesen
- QKA and Cumming Group provide staff augmentation under program support agreements. Hourly reimbursement, revisited annually.
- QKA and Cumming Group also provide project specific design and construction management services under separate agreements. Fee based, multi-year to project completion.

- Difference between Program Support and Project Agreements:
- Project (Project specific)
 - Manage design, construction documents, estimating, permitting, bidding, construction logistics, site management, coordination, contractor management, DSA certification.

- Program Management (Not project specific)
 - Master planning, feasibility studies, scope development, program implementation, logistics, bond sales and state funding program, budget management, cost tracking, cash flow, master schedule, COC prep, audit support, status reports,

- (cont.) vendor procurement, BOT prep, community engagement, dispute management, statute compliance (Public Contract Code, DOJ, Govt Code, Ed Code, Labor Code, CEQA),



- Contract roles and responsibilities defined early (matrix)
 - Mike Mathiesen, Rick Kramer, Mark Quattrochi, Jeff Harding
- Program successes:
 - High quality construction
 - Timely construction
 - No statute violations or challenges

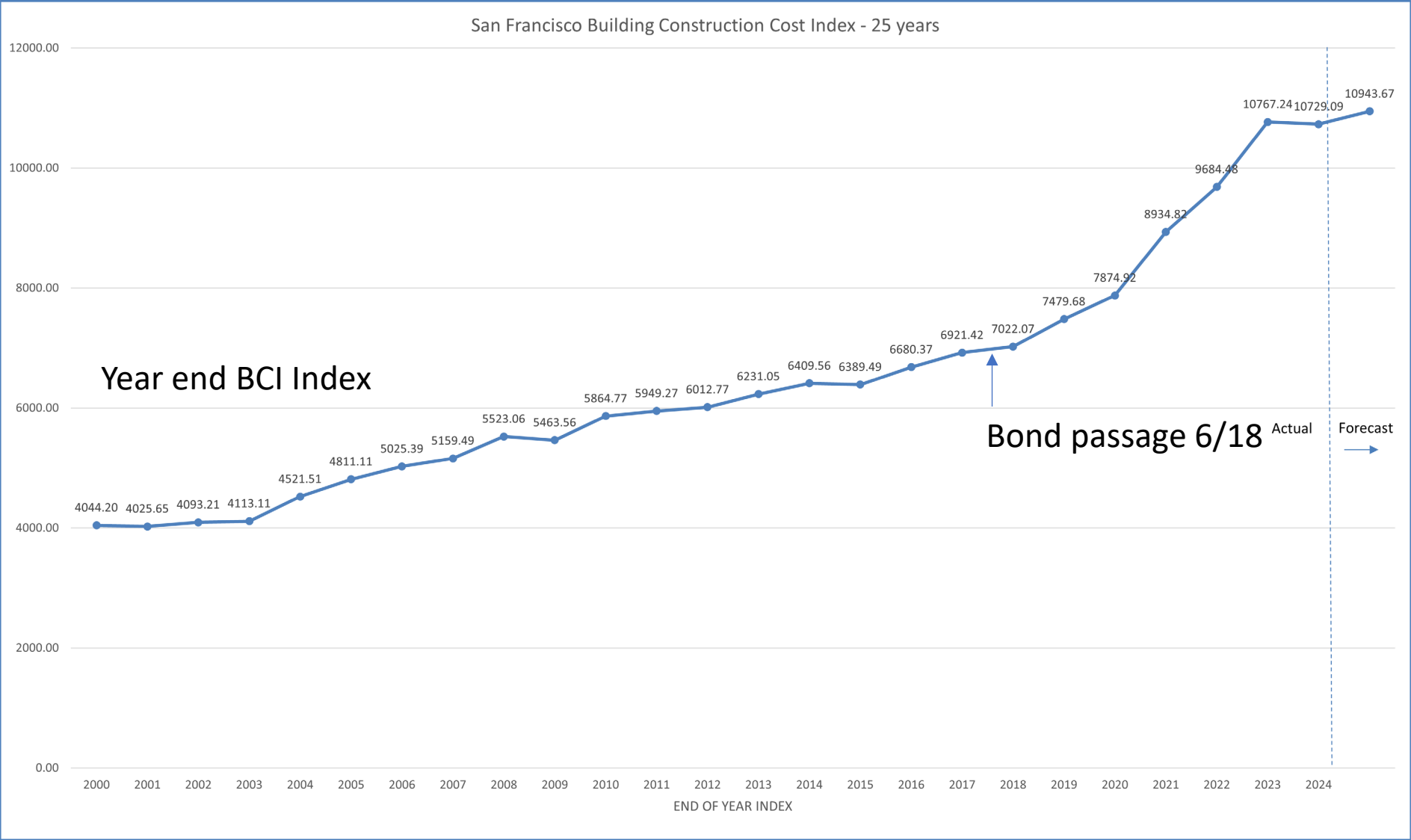
- Program successes (cont.):
 - State funding management (\$63M in state funding eligibility with \$36M already received)
 - LEED certifications on key projects
 - All projects DSA certified
 - No contractor litigation or claims



- Program successes (cont.):
 - No negative audit findings
 - No negative COC findings
 - Will complete entire project list despite pandemic and unprecedented construction cost escalation



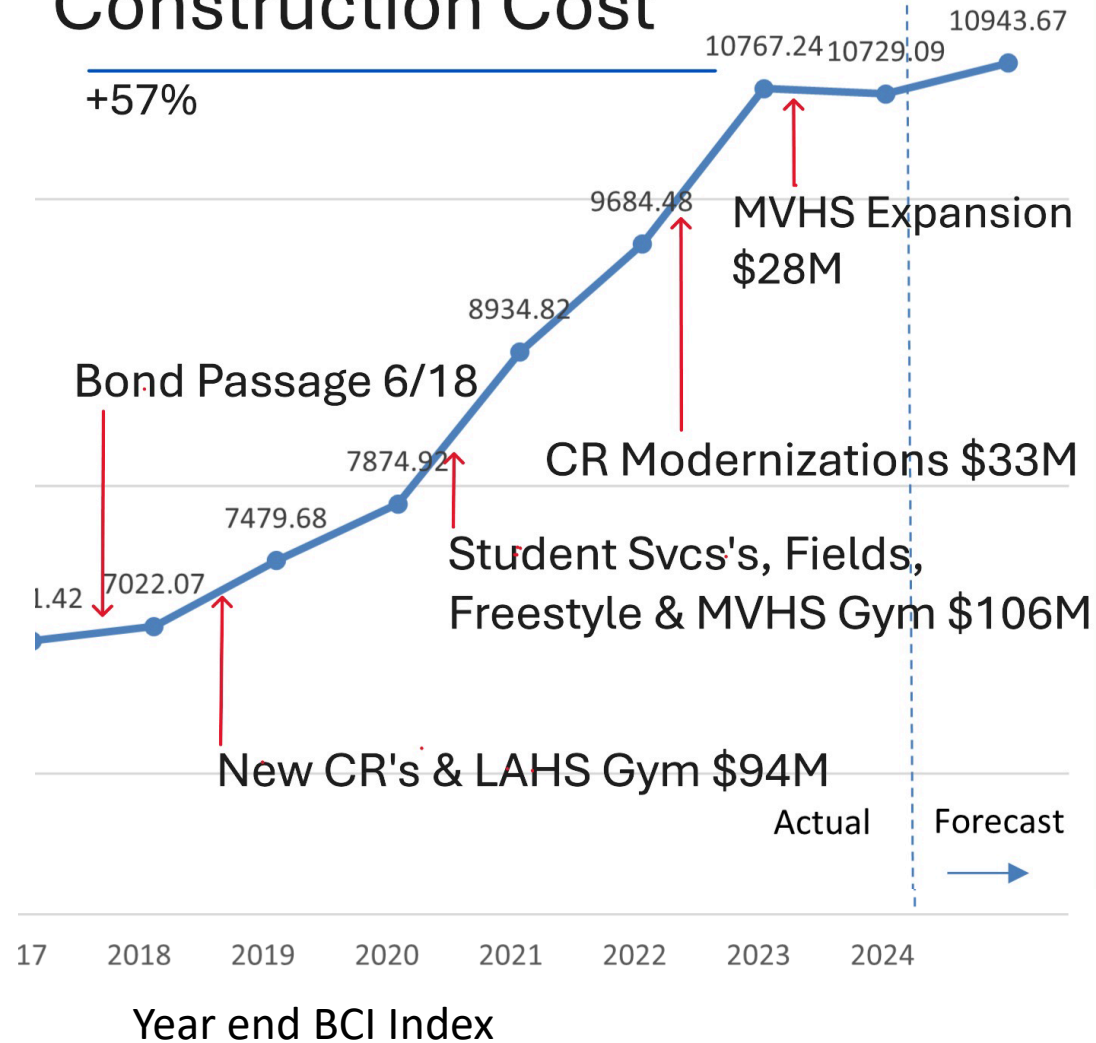
Program Management





Program Management

Measure E Bidding vs Construction Cost





- Program successes (cont.):
 - Program management support is well within budget \$3.1M spent of \$5.09M budget.

Program Management

