


# Grant Funding versus Construction Costs

## Closing the Gap

Advocacy. Action. Accountability.  
2006 CASH Conference




---

---

---

---

---

---

---

---

---

---

# Welcome

**Yvonne Medina - Moderator**  
Director of Facilities Planning  
Fontana Unified School District  
[Medivr@office.fusd.net](mailto:Medivr@office.fusd.net)

**Introduction**  
School Facilities Program – Julie Zimmerman

**Cost Management:**

- Design Phase – Godwin Osifeso
- Pre-Construction – Todd Miller
- Construction Phase – Anthony Espinoza
- Danger Areas – Anthony Espinoza
- Options for Consideration – Yvonne Medina
- Questions and Conclusions – Panel Members

Advocacy. Action. Accountability.  
2006 CASH Conference




---

---

---

---

---

---

---

---

---

---

# Panel Members

<p><b>Julie Zimmerman</b> Associate Principal, Director of Education Funding Services <b>NTDSTICHLER</b> <a href="mailto:jzimmerman@ntdstichler.com">jzimmerman@ntdstichler.com</a></p>	<p><b>Godwin Osifeso, AIA</b> Principal <b>NTDSTICHLER</b> <a href="mailto:gosifeso@ntdstichler.com">gosifeso@ntdstichler.com</a></p>
<p><b>Todd Miller,</b> Vice President PCM Construction <a href="mailto:Todd@PCM-Construction.com">Todd@PCM-Construction.com</a></p>	<p><b>Anthony J. Espinoza</b> President California Construction Management <a href="mailto:Aespinoza@califcm.com">Aespinoza@califcm.com</a></p>

Advocacy. Action. Accountability.  
2006 CASH Conference




---

---

---

---

---

---

---

---

---

---


# School Facilities Program

Julie Zimmerman

- **Grant Basics**
  - **New Construction (Growth)**
  - **Modernization**
  - **Financial Hardship**
    - All of these funding avenues vary by grade level classification
- **Grant Increases**

**Today's discussion will focus on New Construction**

Advocacy. Action. Accountability.  
2006 CASH Conference



---

---

---

---

---

---

---

---

---

---

# Cost Management: Design Phase

Godwin Osifeso

- **Design to Budget**
- **State Program covers approximately 70% of construction cost**
- **Defer Components: Gym, MP, & Administration**
- **Explore Joint-Use Opportunities**
- **Explore Alternates**

Advocacy. Action. Accountability.  
2006 CASH Conference



---

---

---

---

---

---

---

---

---

---

# Cost Management: Design Phase

Godwin Osifeso

- **Maximize Campus Loading**
- **Sign off from Stakeholders**
- **Confirm District Standards**
- **Budget Contingency**

Advocacy. Action. Accountability.  
2006 CASH Conference



---

---

---

---

---

---

---

---

---

---

# Cost Management: Preconstruction

Todd Miller

- Comprehensive Cost Estimate
- Pre-bid Value Engineering
- Track Market Conditions
- Eliminate premium items from Specifications
- Constructability Review

Advocacy. Action. Accountability.  
2006 CASH Conference



---

---

---

---

---

---

---


---

# Cost Management: Preconstruction

Todd Miller

- Streamline General Conditions
- Streamline Bonding Requirements
- Minimize Bid Guarantee Period
- Confirm Agency Approvals

Advocacy. Action. Accountability.  
2006 CASH Conference



---

---

---

---

---

---

---

---

# Cost Management: Construction Phase

Anthony Espinoza

- Maintain one line of communication
- Manage Construction Contingency
- Manage turn around time of submittals and RFIs
- Manage OFCI
- Coordinate timely inspections by IOR, local agencies and testing laboratories
- Facilitate timely payment of contractors
- Ensure orderly closeout

Advocacy. Action. Accountability.  
2006 CASH Conference



---

---

---

---

---

---

---

---

# Construction Management: *Danger* Area

Anthony Espinoza

- Agreement in place with serving utilities, including payment of fees by District
- Approval by local Jurisdictions of interface by District with justifications for driveways, sidewalks, etc.
- Acceptance by user groups of District approved plans.

Advocacy. Action. Accountability.  
2006 CASH Conference



---

---

---

---

---

---

---


---

# Options for Consideration

Yvonne Medina

- City/County augmentation of off-site, field areas, infrastructure, etc.
- Developer partnerships (Community Facility District premiums and/or enhancements)
- Program augments (Childcare/Head Start project funding)

Advocacy. Action. Accountability.  
2006 CASH Conference



---

---

---

---

---


---

---

---

# Questions: Panel Members

Advocacy. Action. Accountability.  
2006 CASH Conference



---

---

---

---

---

---

---

---

# Conclusions: Panel Members

Advocacy. Action. Accountability.

2006 CASH Conference



---

---

---

---

---

---

---

---

### **Anthony J. Espinoza**

Tony Espinoza serves as President of California Construction Management Inc. The firm was created in February 2004 and currently provides construction management to several K-12 and Community College Districts. He is a second generation Californian, and a third generation construction professional, licensed as a general contractor in three States. Tony is a product of California Public Schools through K-12 and Community College and received his Bachelor of Arts Degree in Business Economics from Claremont Men's College (Currently Claremont McKenna College). He has served in many positions, including trade mechanic in family business, Project engineer, Project Manager, Chief Estimator, President of a Major General Contracting Firm, and prior to CCM as founding President responsible for the growth of a major Construction Management Firm.

### **Todd Miller**

Todd Miller is Vice President of Paul C. Miller Construction, a Construction Management and General Contracting firm specializing in educational facilities. Todd has successfully managed over \$100 million dollars of school construction projects. The company has been operating out of Southern California for over 12 years and currently serves 14 school districts.

### **Godwin Osifeso**

As a Principal at **NTDSTICHLER**, Godwin Osifeso serves as the firm's Inland Empire Lead Architect, working with many of the Inland Empire School Districts. Prior to joining **NTDSTICHLER**, Mr. Osifeso was a Project Architect and Associate for Perkins and Will Architects and WLC Architects. He studied architecture at Hampton University in Virginia. Mr. Osifeso is a member of the American Institute of Architects, Construction Specifications Institute, and the National Trust for Historic Preservation. He is a participant in CASH, CASBO, CCEA, CCFC, and CSBA.

### **Julie Zimmerman**

Julie Zimmerman, from **NTDSTICHLER Architects**, serves as the Director of the Education Funding Services Department. She has been working with school district clients across the state for over 15 years in order to obtain approvals from the California Department of Education and funding from the Office of Public School Construction / State Allocation Board. Ms. Zimmerman has her Bachelor's Degree in Urban Planning from Cal State Fullerton. Prior to joining **NTDStichler**, she wrote numerous CEQA studies, General Plans and Specific Plans. She also worked for the development industry in processing and negotiating land development and residential permits throughout Orange, Riverside and San Diego County.