



# Beverly Hills Unified School District Bond and Construction Program



## Monthly Report No. 033 – April 2025

- Program:

**Bond Program**  
**(Measure E, Measure BH)**

- Location:

**255 South Lasky Drive**  
**Beverly Hills, CA 90212**

- Owner:

**Beverly Hills Unified School**  
**District**

- Architect(s) for Active Projects:

**DLR Group**  
**HMC Architects**

- Bond Program Construction Manager:

**Fonder-Salari, Inc.**

- Project Inspector(s):

**Pringle Group**

- Testing & Special Inspection:

**Leighton Consulting**  
**RMA Group**  
**Twining, Inc.**

- Prepared by:

**Kimberly Emerson**  
**Joy Jacobs**

### PROGRAM DESCRIPTION

In 2008, the City of Beverly Hills passed **Measure E**, authorizing \$334 million in bonds to make seismic safety repairs, upgrade aging school buildings, and better protect students and staff from security risks and natural disasters.

In 2018, the City of Beverly Hills passed **Measure BH**, authorizing \$385 million in bonds to upgrade and replace inefficient heating, cooling and electrical systems, fix deteriorating restroom facilities and leaky roofs, and provide modern classroom science and technology equipment. Developer fees are also utilized for certain construction items, in addition to the Bond funds.

### PROGRESS OF THE MONTH SNAPSHOT

During the month of April, the following activities took place or were in progress:

#### Program Budget

- Prepared budgets for current and upcoming Bond projects for review by the Board at April 29 Board meeting.
- Updated budgets to incorporate Guaranteed Maximum Price (GMP) #3 provided by Swinerton for the BHHS-Building C project.
- Managed budgets to accommodate the proposal for the restoration of the BHHS—Grand Lawn, fitting the amount within the total budget.

#### Committee/Board Meetings

- Prepared budgets and project lists to update Board on Bond progress at April 29 meeting.
- Prepared Board documents for approval of GMP #3 for BHHS-Building C
- Prepared Board documents for approval of furniture & equipment purchases for BHHS-B3/B4.

#### Bids/Requests for Proposal

- BHHS B3/B4 FF&E Contracts and AV Equipment Purchases board approved. Orders placed to begin delivery & installation late June.
- Bidding for paving of Heath Road between Gate 1 and UAF area at BHHS. Bids due 5/8/2025.
- Bidding for Security Devices Installation at BHHS, Beverly Vista MS, & Horace Mann, ES. Bids due 5/29/2025

#### Progress at Sites

- **BHHS B3/B4:** B3: Framing on both top & bottom of balcony nearing completion. Basement area finishes installation underway. B4: 1st & 2nd floor finishes ongoing. Elevator installation approximately 50% complete.
- **BHHS Grand Lawn:** Board approved GMP submitted by Swinerton Builders. Workers will commence upon completion of B3/B4 project.
- **BHHS Upper Athletic Fields:** Grading 100% complete. Construction of Upper Athletic Field Retaining Wall, Tennis Court and Softball Field has started.
- **BHHS Building C:** Nighttime earthwork is ongoing, with vertical cuts 3-6 now complete. Drilling for soil nails, rebar installation & shotcrete application performed at each bench. All testing & inspections conducted to date have met required standards.
- **South Site-Athletic Fields & Parking Lot:** Backfill complete. Preparing for future development.
- **SwimGym Boiler Project:** Construction complete. Contractor will provide Operation & Maintenance manuals.

## FONDER-SALARI TEAM ACTIVITIES OF THE MONTH

During the month of April, the Fonder-Salari, Inc. (FSI) team prepared an update on the current and future Bond projects for presentation to the Beverly Hills Board at the April 29, 2025 Board meeting. The update detailed savings on the program facilitated by FSI, managing a reduction of the budget deficit from the amount reported at the June 2023 Board meeting, despite unforeseen circumstances having arisen on the projects in the meantime.

FSI negotiated the Guaranteed Maximum Price (GMP) #3 for BHHS—Building C, completing the project budget within the existing amount. FSI also accommodated the final proposal for the restoration of the BHHS—Grand Lawn into the total Bond budget.

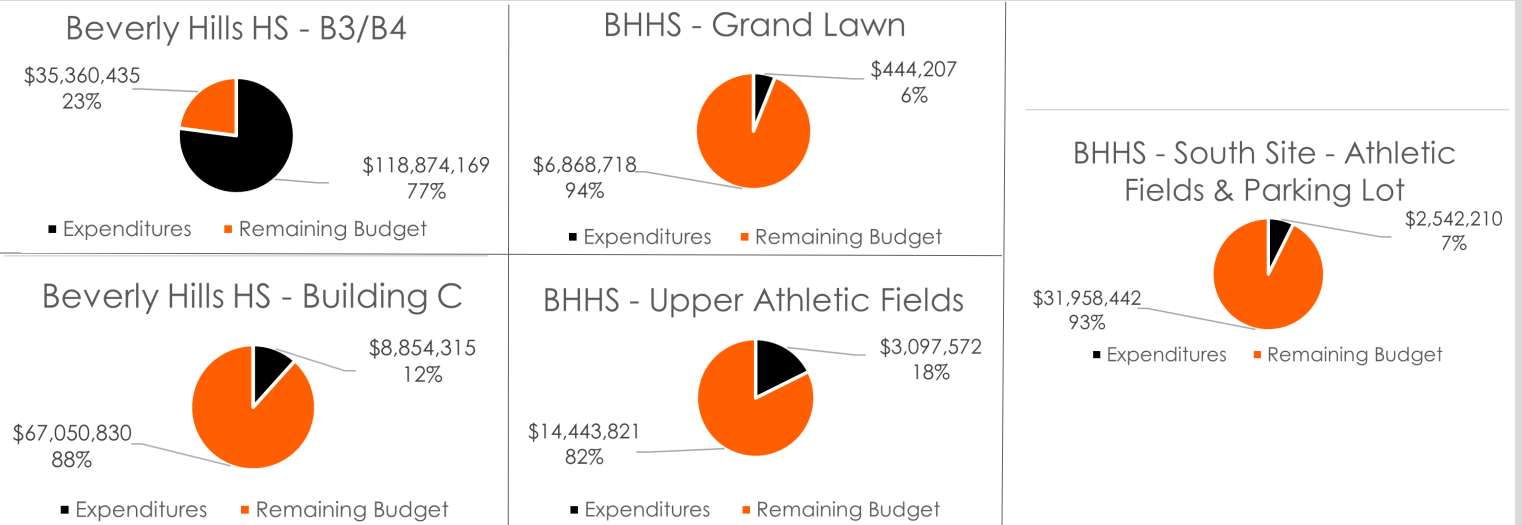
FSI reviewed bids for the furniture and equipment needed for the BHHS—B3/B4 project, meeting the needs of the faculty and staying within the line item budget.

**CURRENT PROJECTS (phase)**

- **Beverly Hills High School B3-B4 Modernization (construction)**
- **Beverly Hills High School Upper Athletic Fields (construction)**
- **Beverly Hills HS Building C, Retaining Walls, & Drop-off Area (construction)**
- Beverly Hills High School South Site — Athletic Facilities (planning/design)
- Beverly Hills High School — Grand Lawn (pre-construction/planning)

**FUTURE PROJECTS****Bond Projects:**

- Construction Phase of BHHS Grand Lawn
- Construction Phase of BHHS South Site Athletic Facilities

**EXPENDITURE VS. REMAINING BUDGET—PER PROJECT\****\*Data as of 3/31/2025***PROGRAM—BUDGET AND EXPENDITURE**

Funding Source	Total Funds	Total Budgeted Amount	Total Expended Amount	Percentage Expended	Remaining Cash at Hand	Remaining Unbudgeted Funds
<b>Measure E</b>	\$370,436,908.27	\$370,436,908.27	\$370,436,908.27	100.00%	\$0.00	\$0.00
<b>Measure BH</b>	\$404,337,433.88	\$433,931,285.20	\$268,920,451.67	66.51%	\$135,416,982.21	(\$29,593,851.32)
<b>Developer Fees</b>	\$5,711,092.19	\$5,654,373.46	\$5,731,566.61	100.36%	(\$20,474.42)	\$56,718.73
<b>Developer Fees (90100)</b>	\$7,112,232.89	\$5,189,064.29	\$4,957,857.56	69.71%	\$2,154,375.33	\$1,923,168.60
<b>State Grants</b>	\$16,228,065.66	\$47,500.00	\$37,500.00	0.23%	\$16,190,565.66	\$16,180,565.66
<b>Total</b>	<b>\$803,825,732.89</b>	<b>\$815,259,131.22</b>	<b>\$650,084,284.11</b>	<b>80.87%</b>	<b>\$153,741,448.78</b>	<b>(\$11,433,398.33)</b>

**CASH/INCOME SUMMARY**

Funding Source	Interest	Deposits	Transfers In	Total Income	Transfers Out	Expenditures	Balance
Fund 21.2-00000 (Measure E)	\$15,006,257.69	\$341,660,537.01	\$13,770,113.57	\$370,436,908.27	\$0.00	(\$370,436,908.27)	\$0.00
Fund 25.0-00000 - Developer Fees	\$489,841.77	\$5,221,250.42	\$0.00	\$5,711,092.19	\$0.00	(\$5,731,566.61)	(\$20,474.42)
Fund 21.3 (Measure BH)	\$20,208,450.00	\$384,128,983.88	\$0.00	\$404,337,433.88	\$0.00	(\$268,920,451.67)	\$135,416,982.21
Fund 25.0-90100- Developer Fees	\$338,808.01	\$6,773,424.88	\$0.00	\$7,112,232.89	\$0.00	(\$4,957,857.56)	\$2,154,375.33
Fund 35.0-77100 - State Grants	\$0.00	\$16,228,065.66	\$0.00	\$16,228,065.66	\$0.00	(\$37,500.00)	\$16,190,565.66
<b>Totals:</b>	<b>\$36,043,357.47</b>	<b>\$754,012,261.85</b>	<b>\$13,770,113.57</b>	<b>\$803,825,732.89</b>	<b>\$0.00</b>	<b>(\$650,084,284.11)</b>	<b>\$153,741,448.78</b>

**EXPENDITURE SUMMARY**

Expenditure Category	Budget	Encumbered	Transfers Out	Expenditures	Budget Remaining ⓘ	Encumbered Balance ⓘ	
SITE	\$30,451,691.59	\$29,861,342.71	\$0.00	(\$29,578,557.93)	\$590,348.88	\$282,784.78	
PLANNING	\$135,988,399.32	\$129,274,782.84	\$0.00	(\$125,031,504.06)	\$6,713,616.48	\$4,243,278.78	
CONSTRUCTION	\$648,819,040.31	\$583,620,338.16	\$0.00	(\$495,474,222.12)	\$65,198,702.15	\$88,146,116.04	
SAVINGS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
RELOCATION ASSISTANCE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
NON-STATE ELIGIBLE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
<b>Totals:</b>	<b>\$815,259,131.22</b>	<b>\$742,756,463.71</b>	<b>\$0.00</b>	<b>(\$650,084,284.11)</b>	<b>\$72,502,667.51</b>	<b>\$92,672,179.60</b>	

PROGRAM RISKS

- **Availability of funds:** Based on the recent project estimates, available funds are insufficient to cover all future projects.
- **Future projects timeline:** FSI Team is exploring options to optimize the priority, start, phasing, and duration for future projects, to minimize the impact of the cost escalations.
- **Reconfiguration and Value Engineering of Future Projects:** Design and approval duration may cause additional duration, potential escalation for overall program.
- **DTSC approval:** Receiving approval from DTSC for Upper Athletic Field and Building C may impact timelines for future projects.

BUDGET PER PROJECT—ACTIVE PROJECTS

	Budget per Project
BHHS—B3/B4	\$154,234,604.00
BHHS - Upper Athletic Fields	\$17,541,393.41
BHHS - Grand Lawn	\$7,312,925.47
BHHS - Bldg C	\$75,905,145.55
BHHS - South Site - Athletic Fields & Parking Lot	\$34,500,652.00
TOTAL:	\$289,494,720.43

NEXT MONTH ACTIVITIES

Request for Proposal/Bids:

- Bid opening for BHHS Heath Rd Asphalt Paving on 5/8/25.
- Bid opening for Security Devices Installation on 5/29/25.
- Requests for Quotes for painting and flooring of BHHS Building A Lobby.

Program Budgets:

- Update budget for BHHS—So. Site—Athletic Fields & Parking Lot.
- Review purchase order amounts to determine accruals and encumbrances needed to close out Fiscal Year 2025.

Planning for Future Projects:

- Identify most time and budget-efficient means of demolishing existing Konheim building.

MONTHLY EXPENSES PER PROJECT *\*Data as of 3/31/2025*

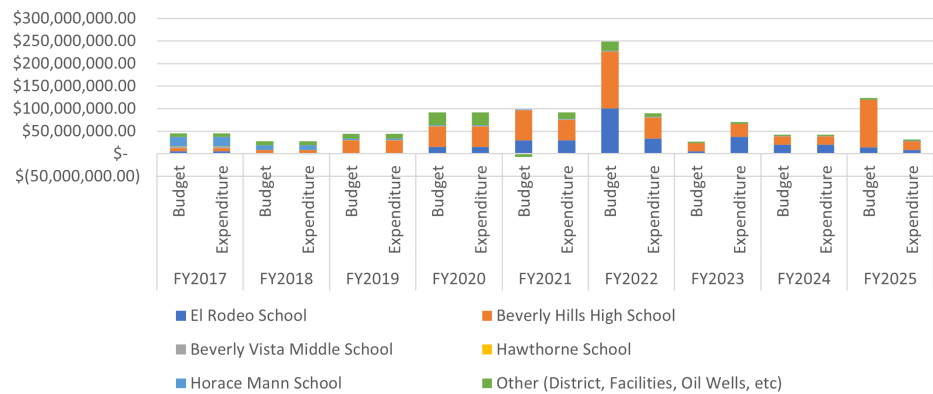
	Monthly Expenditure per Project
Beverly Hills High School—B3/B4	\$693,162.96
BHHS - Upper Athletic Fields	\$974,017.47
BHHS - Grand Lawn	\$27,682.06
BHHS - Bldg C	\$2,057,334.30
BHHS - South Site - Athletic Fields &	\$0.00
TOTAL:	\$3,752,196.79

TOTAL ACTIVE CONTRACTS—ENCUMBRANCE PER YEAR

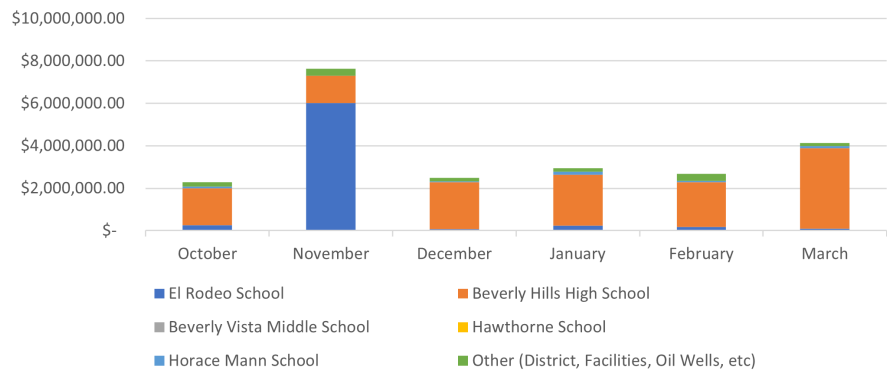
	July 2016—June 2017
El Rodeo Modernization	\$5,089,014.31
	July 2017—June 2018
El Rodeo Modernization	\$1,132,971.32
	July 2018—June 2019
Beverly Hills High School—B3/B4	\$2,245,902.11
El Rodeo Modernization	\$596,348.10
	July 2019—June 2020
Beverly Hills High School—B3/B4	\$19,401,316.40
El Rodeo Modernization	\$15,101,809.86
	July 2020—June 2021
Beverly Hills High School—B3/B4	\$22,913,844.67
Beverly Hills High School—South Site (Amendment 8)	\$2,559,021.44
El Rodeo Modernization	\$29,787,858.54
	July 2021—June 2022
Beverly Hills High School—B3/B4	\$31,013,282.07
Beverly Hills High School—South Site (Amendment 8)	\$6,414,010.77
Beverly Hills High School—Venoco Water Leak Cleanup	\$2,567,516.31
El Rodeo Modernization	\$33,352,645.53
	July 2022—June 2023
Beverly Hills High School—B3/B4	\$20,898,183.26
Beverly Hills High School—South Site (Amendment 8)	\$6,823,065.88
Beverly Hills High School—Venoco Water Leak Cleanup	\$1,160,867.65
El Rodeo Modernization	\$37,185,790.25
	July 2023—June 2024
Beverly Hills High School—B3/B4	\$13,139,816.39
El Rodeo Modernization	\$19,908,823.72
Beverly Hills High School - Building C, Retaining Walls & New Drop-Off Area	\$1,588,073.10
BHHS-South Site-Athletic Fields & Parking Lot	\$2,094,800.02
BHHS—Upper Athletic Fields	\$742,122.39
	July 2024—June 2025
Beverly Hills High School—B3/B4	\$42,285,615.06
El Rodeo Modernization	\$14,552,811.47
Beverly Hills High School - Building C, Retaining Walls & New Drop-Off Area	\$44,717,200.19
BHHS-South Site-Athletic Fields & Parking Lot	\$2,220,640.95
BHHS—Upper Athletic Fields	\$14,726,704.59
BHHS—Grand Lawn	\$606,827.03

BOND BUDGET STATUS UPDATE *\*Data as of 3/31/2025*

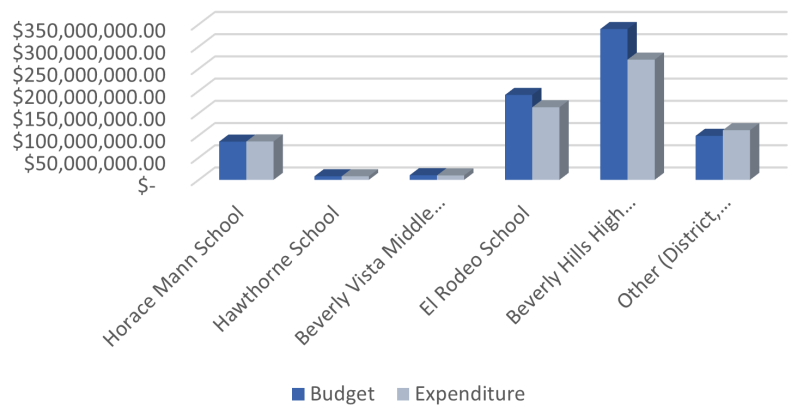
Bond Budget vs. Expenditure  
2017 - 2025



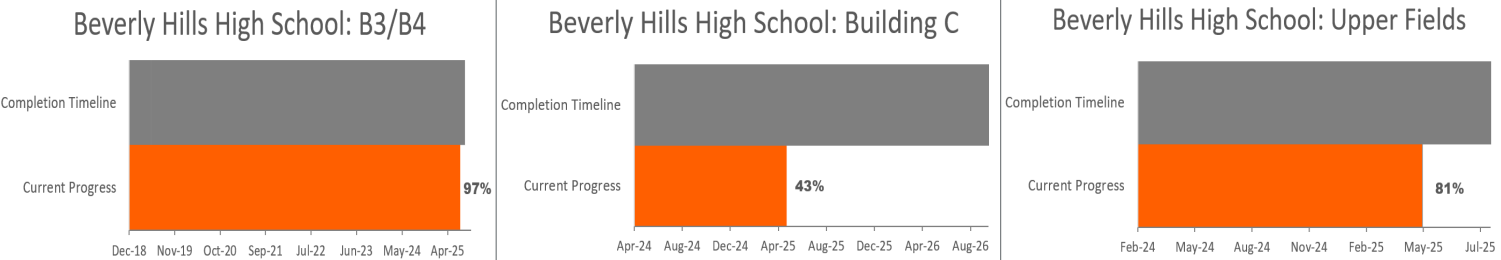
Bond Expenditure per Month, October 2024 - March 2025



Total Bond Fund Expenditure per Project



PROJECT PROGRESSION





**BOND PROGRAM PROJECTS — PROGRESS PHOTOS**



Beverly Hills High School B3/34



Beverly Hills High School B3/34



BHHS New Konheim/Building C



BHHS New Konheim/Building C



BHHS Upper Athletic Fields Site



BHHS Upper Athletic Fields Site