



# Beverly Hills Unified School District

## Bond and Construction Program



### Monthly Report No. 035 – June 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 June, the following activities took place or were in progress:

##### Program Budget

- Reviewed encumbrances to determine which costs need to be carried over for the new fiscal year.
- Reviewed El Rodeo budget to see what encumbrances can be recouped.
- Took inventory of all Swinerton invoices to ensure billing is consistent with progress.

##### Committee/Board Meetings

- Prepared Board documents for approval of painting of BHHS lobby connecting A & B buildings, ahead of 2025-2026 school year.
- Prepared Board documents for approval of new flooring for BHHS lobby connecting A & B buildings, ahead of 2025-2026 school year.

##### Bids/Requests for Proposal

- Requested Proposals for second phase of air monitoring services. Three proposals received and under review. Recommendation for award expected 7/22/25 board meeting.
- Requested Proposals for Materials Testing and Special Inspection for the BHHS Grand Lawn Project. Proposals due by 7/3/25. Recommendation for award expected 7/22/25 board meeting.

##### Progress at Sites

- **BHHS B3/B4: B3** - Finishes in full swing through Auditorium. Rigging equipment and AV wiring installation in process throughout Stage area. **B4** - Finishes in full swing throughout B4. Cabinet and flooring installation underway. Preparations for Salter's seating install underway.
- **BHHS Grand Lawn:** West Courtyard work scheduled to begin August 1, Grand Lawn by mid-August. District arborist completed evaluation.
- **BHHS Upper Athletic Fields:** Fencing installation around tennis court and prep for install around softball field underway. Soil nailing for RW#2 complete. Rebar for final concrete face starts early July.
- **BHHS Building C:** Extensive earthwork, underground utility installations, concrete work underway. Investigation in process for upcoming excavation work.
- **South Site-Athletic Fields & Parking Lot:** Preparing for future development.

### FONDER-SALARI TEAM ACTIVITIES OF THE MONTH

During the month of June, the Fonder-Salari, Inc. (FSI) team managed the bid opening for the re-painting and replacement of flooring for the BHHS lobby connecting the B Building to the Bridge. This will update the lobby to match the renovated B3 Building once B3 is opened to students for the upcoming school year.

FSI reviewed the remaining El Rodeo budget, to see which encumbrances will no longer be needed and may be returned to the General Budget. In total, a savings of over \$5million has been realized over the budget set for El Rodeo when FSI arrived at Beverly Hills USD.

FSI reviewed all Swinerton invoices to ensure that billing matched the amount of work completed, and to track all retention amounts deducted from the billing.

CURRENT PROJECTS (phase)

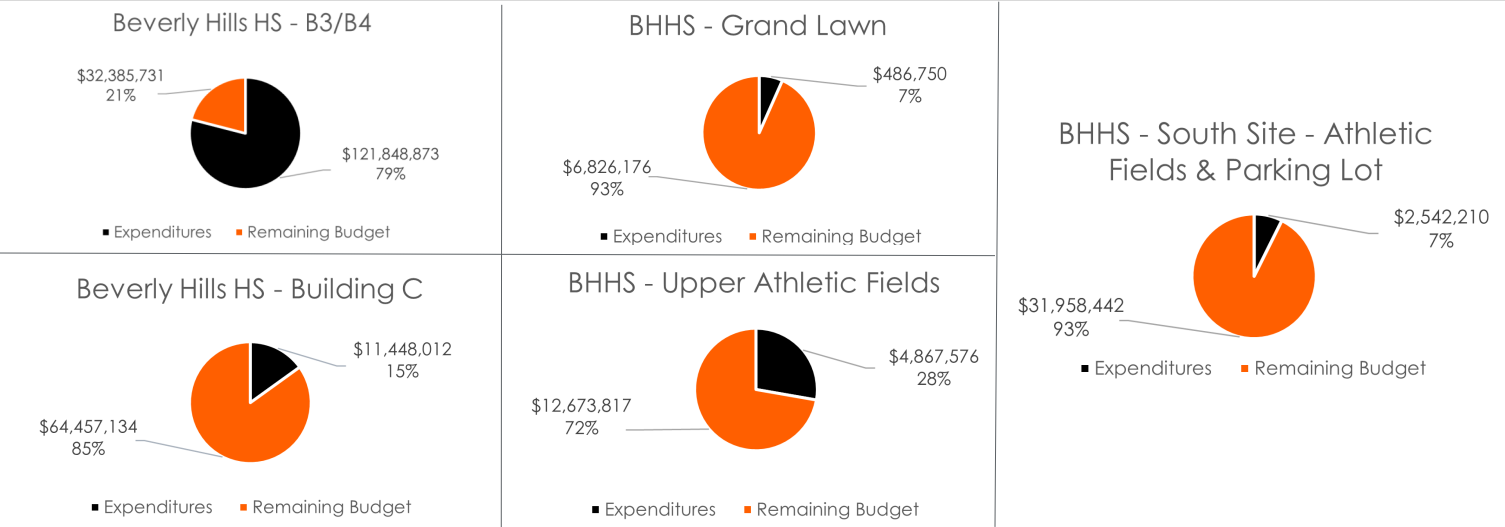
- **Beverly Hills High School B3-B4 Modernization (construction)**
- **Beverly Hills High School Upper Athletic Fields (construction)**
- **Beverly Hills HS Building C, Retaining Walls, & Drop-off Area (construction)**
- Beverly Hills High School South Site — Athletic Facilities (planning/design)
- Beverly 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 5/31/2025



PROGRAM—BUDGET AND EXPENDITURE

Funding Source	Total Funds	Total Budgeted Amount	Total Expended Amount	Percentage Expended	Remaining Cash at Hand	Remaining Unbudgeted Funds
Measure E	\$370,437,334.64	\$370,436,908.27	\$370,436,908.27	100.00%	\$426.37	\$426.37
Measure BH	\$405,606,836.24	\$433,931,285.20	\$273,578,992.09	67.45%	\$132,027,844.15	(\$28,324,448.96)
Developer Fees	\$5,731,447.76	\$5,731,447.76	\$5,763,796.61	100.56%	(\$32,348.85)	\$0.00
Developer Fees (90100)	\$7,481,159.64	\$5,112,389.99	\$4,974,384.58	66.49%	\$2,506,775.06	\$2,368,769.65
State Grants	\$16,228,065.66	\$47,500.00	\$37,500.00	0.23%	\$16,190,565.66	\$16,180,565.66
Total	\$805,484,843.94	\$815,259,531.22	\$654,791,581.55	81.29%	\$150,693,262.39	(\$9,774,687.28)

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	\$384,105,881.45	\$0.00	\$404,314,331.45	\$0.00	(\$271,057,910.27)	\$133,256,421.18
Fund 25.0-90100- Developer Fees	\$338,808.01	\$6,773,424.88	\$0.00	\$7,112,232.89	\$0.00	(\$4,964,888.86)	\$2,147,344.03
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
Totals:	\$36,043,357.47	\$753,989,159.42	\$13,770,113.57	\$803,802,630.46	\$0.00	(\$652,228,774.01)	\$151,573,856.45

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	\$129,275,083.34	\$0.00	(\$125,048,212.69)	\$6,713,315.98	\$4,226,870.65
CONSTRUCTION	\$648,819,040.31	\$583,959,011.86	\$0.00	(\$497,602,003.39)	\$64,860,028.45	\$86,357,008.47
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
Totals:	\$815,259,131.22	\$743,095,437.91	\$0.00	(\$652,228,774.01)	\$72,163,693.31	\$90,866,663.90

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:

- Review and recommend proposal for Materials Testing and Special Inspection of BHHS Grand Lawn project.
- Begin procurement preparation for BHHS South Site Athletic Fields project.

Program Budgets:

- Review encumbrances to see which remaining amounts need to be carried over to FY2026.
- Determine final payments for El Rodeo project.

Planning for Future Projects:

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

MONTHLY EXPENSES PER PROJECT *\*Data as of 5/31/2025*

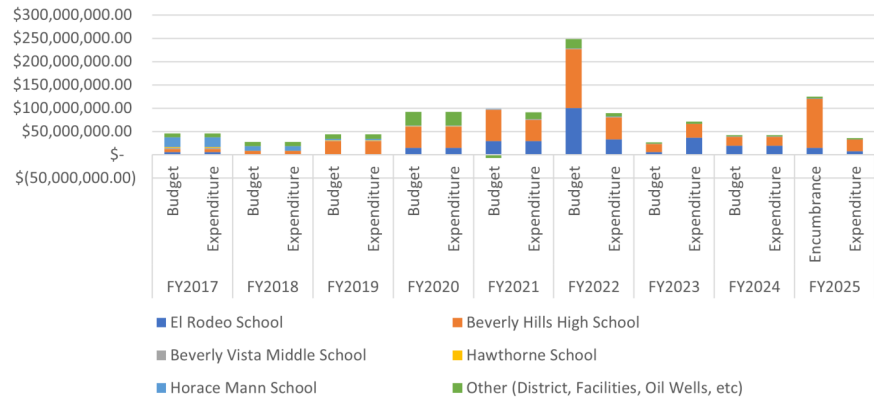
	Monthly Expenditure per Project
Beverly Hills High School—B3/B4	\$1,125,325.37
BHHS - Upper Athletic Fields	\$943,228.73
BHHS - Grand Lawn	\$18,656.00
BHHS - Bldg C	\$462,994.80
BHHS - South Site - Athletic Fields &	\$0.00
TOTAL:	\$2,550,204.90

TOTAL ACTIVE CONTRACTS—ENCUMBRANCE PER YEAR

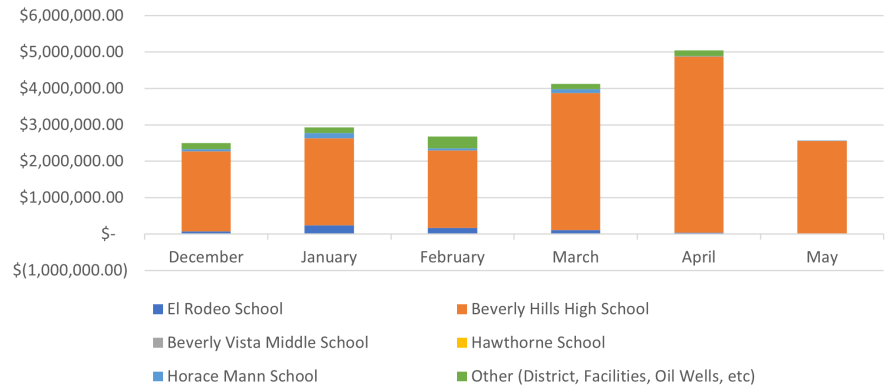
	July 2016—June 2017
El Rodeo Modernization	\$5,089,014.31
	July 2017—June 2018
El Rodeo Modernization	\$1,132,971.32
	July 2018—June 2019
Beverly Hills High School—B3/B4	\$2,245,902.11
El Rodeo Modernization	\$596,348.10
	July 2019—June 2020
Beverly Hills High School—B3/B4	\$19,401,316.40
El Rodeo Modernization	\$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	\$42,739,719.10
El Rodeo Modernization	\$14,600,486.30
Beverly Hills High School - Building C, Retaining Walls & New Drop-Off Area	\$44,937,192.21
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 5/31/2025*

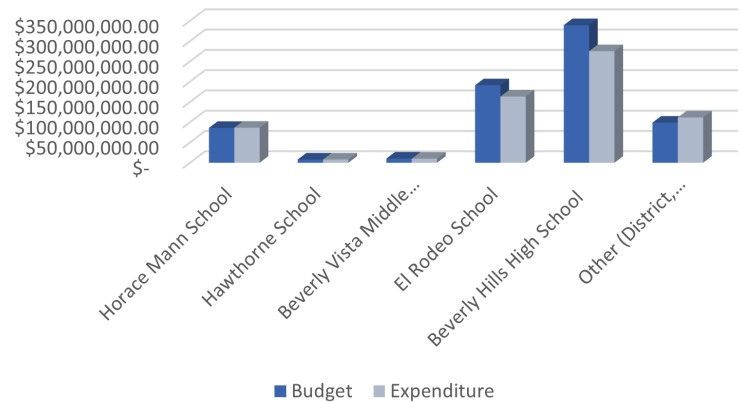
Bond Budget vs. Expenditure  
2017 - 2025



Bond Expenditure per Month, December 2024 - May 2025

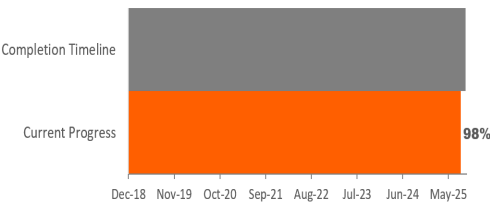


Total Bond Fund Expenditure per Project

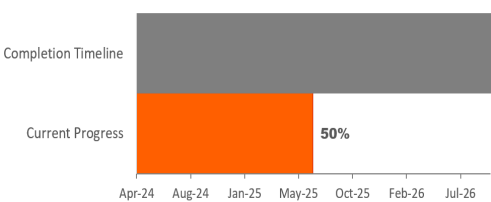


PROJECT PROGRESSION

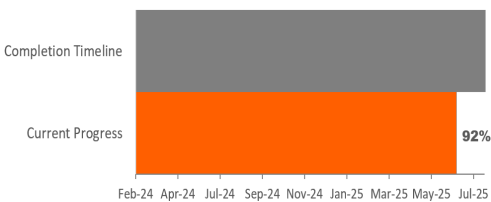
Beverly Hills High School: B3/B4



Beverly Hills High School: Building C

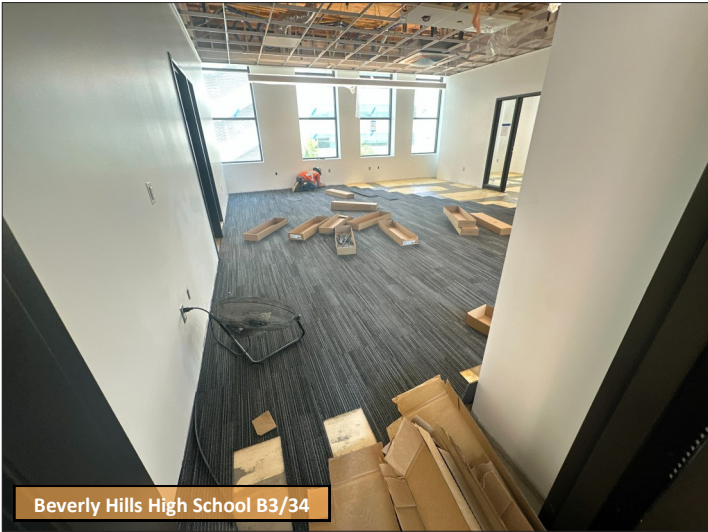


Beverly Hills High School: Upper Fields

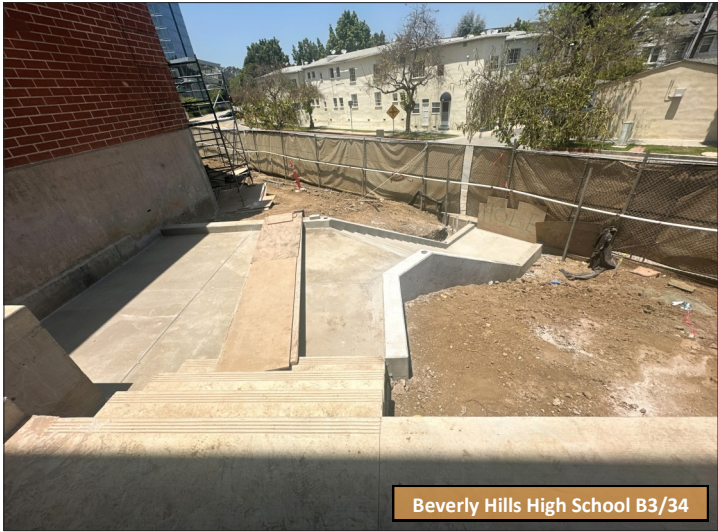




**BOND PROGRAM PROJECTS — PROGRESS PHOTOS**



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