

Beverly Hills Unified School District

Bond and Construction Program



Monthly Report No. 036 – July 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 July, the following activities took place or were in progress:

Program Budget

- Reviewed contracts for B3/B4 inspection to ensure all costs are covered through the end of the project.
- Updated team staffing plan and organizational chart to reflect staffing anticipated for the coming fiscal year.
- Finalized list of purchase orders to be carried over into Fiscal Year 2026.

Committee/Board Meetings

- Prepared Board documents for approval of Amendment #4 to Swinerton contract, including restoration of Building B3 west courtyard.
- Prepared Board documents for approval of contract extending DSA Inspection services with Pringle Group.

Bids/Requests for Proposal

- Requested Proposals for Materials Testing and Special Inspection for the BHHS Grand Lawn Project. Selection made and recommendation for award expected at 8/26/25 board meeting.
- Preparation began for the RFQ/P process for a Design-Build entity for the South Site Parking Lot Project.

Progress at Sites

- **BHHS B3/B4: B3** - Finish work continues. **B4** - Finish work underway to allow students to occupy B4 Building when school starts in August.
- **BHHS Grand Lawn:** Completed and submitted the arborist report for the five trees along Moreo Drive. Project set to begin September 2.
- **BHHS Upper Athletic Fields:** Tennis courts play surface complete. Base installation underway for softball field, with turf installation scheduled for early August. Retaining Wall #2 concrete work complete. Formwork for plaza area and rebar installation for seating underway.
- **BHHS Building C:** Footing and rebar installation underway. Initial cast-in-place wall setup. CMU block work underway in Gym lobby. West Courtyard demo completed. Prep for underground electrical and lighting in progress.
- **South Site-Athletic Fields & Parking Lot:** Preparing for future development.

FONDER-SALARI TEAM ACTIVITIES OF THE MONTH

During the month of July, the Fonder-Salari, Inc. (FSI) team received approval from the Department of Toxic Substance Control (DTSC) for the BHHS—Building C and BHHS—South Site—Athletic Fields and Parking Lot projects. Approval of the remedial action plan for these projects removes a major risk for delay.

FSI prepared documents for the approval of Amendment No. 4 to the contract with Swinerton, so that they will cover the restoration of the courtyard west of Building B3. This area was not included in the contract made with ProWest prior to FSI's arrival at BHUSD.

FSI reviewed all purchase orders with funds remaining from the previous fiscal year to see which needed to be carried over into Fiscal Year 2026. This ensured that necessary contracts would have no disruption in available funds.

CURRENT PROJECTS (phase)

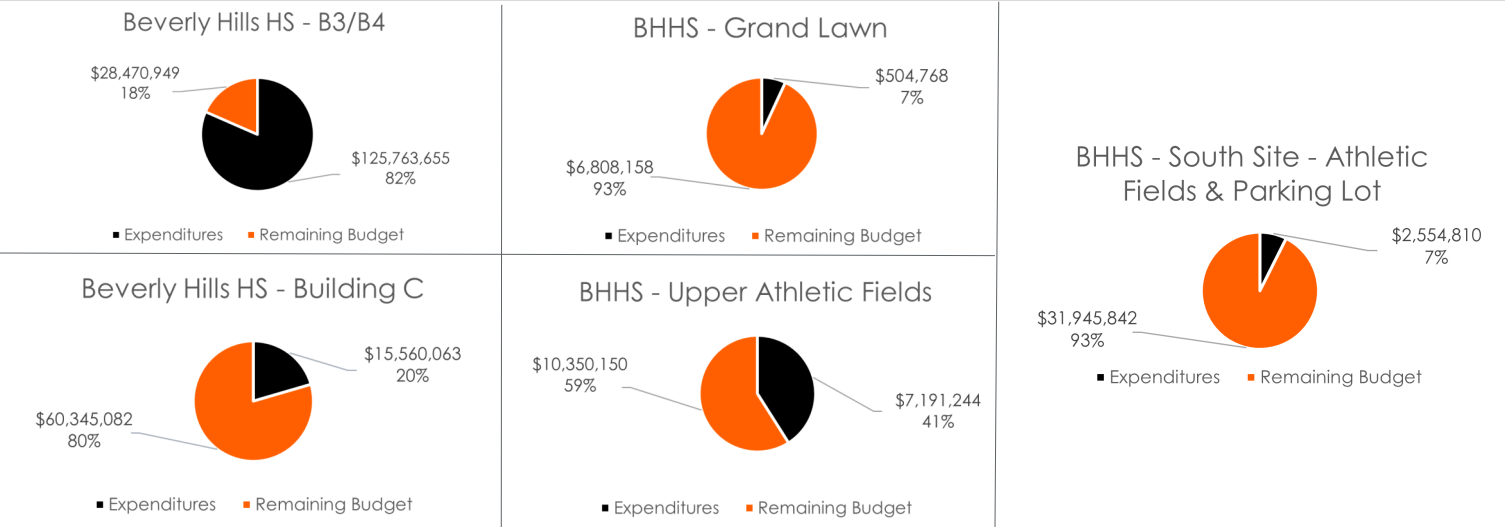
- **Beverly Hills High School B3-B4 Modernization (construction)**
- **Beverly Hills High School Upper Athletic Fields (construction)**
- **Beverly Hills HS Building C, Retaining Walls, & Drop-off Area (construction)**
- Beverly Hills High School South Site — Athletic Facilities (planning/design)
- Beverly 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 6/30/2025



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	\$434,229,355.98	\$284,881,869.88	70.24%	\$120,724,966.36	(\$28,622,519.74)
Developer Fees	\$5,731,447.76	\$5,731,447.76	\$5,763,796.61	100.56%	(\$32,348.85)	\$0.00
Developer Fees	\$7,481,159.64	\$5,112,389.99	\$4,978,943.41	66.55%	\$2,502,216.23	\$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	\$815,557,602.00	\$666,099,018.17	82.70%	\$139,385,825.77	(\$10,072,758.06)

CASH/INCOME SUMMARY

Funding Source	Interest	Deposits	Transfers In	Total Income	Transfers Out	Expenditures	Balance
Fund 21.2-00000 (Measure E)	\$15,006,684.06	\$341,660,537.01	\$13,770,113.57	\$370,437,334.64	\$0.00	(\$370,436,908.27)	\$426.37
Fund 25.0-00000 - Developer Fees	\$510,197.34	\$5,221,250.42	\$0.00	\$5,731,447.76	\$0.00	(\$5,763,796.61)	(\$32,348.85)
Fund 21.3 (Measure BH)	\$21,500,954.79	\$384,105,881.45	\$0.00	\$405,606,836.24	\$0.00	(\$284,881,869.88)	\$120,724,966.36
Fund 25.0-90100- Developer Fees	\$338,808.01	\$7,142,351.63	\$0.00	\$7,481,159.64	\$0.00	(\$4,978,943.41)	\$2,502,216.23
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:	\$37,356,644.20	\$754,358,086.17	\$13,770,113.57	\$805,484,843.94	\$0.00	(\$666,099,018.17)	\$139,385,825.77

EXPENDITURE SUMMARY

Expenditure Category	Budget	Encumbered	Transfers Out	Expenditures	Budget Remaining ⓘ	Encumbered Balance ⓘ
SITE	\$30,452,361.52	\$29,860,690.71	\$0.00	(\$29,606,442.84)	\$591,670.81	\$254,247.87
PLANNING	\$136,902,109.49	\$129,981,199.01	\$0.00	(\$126,514,791.33)	\$6,920,910.48	\$3,466,407.68
CONSTRUCTION	\$648,203,130.99	\$584,364,924.40	\$0.00	(\$509,977,784.00)	\$63,838,206.59	\$74,387,140.40
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:	\$815,557,602.00	\$744,206,814.12	\$0.00	(\$666,099,018.17)	\$71,350,787.88	\$78,107,795.95

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.

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:

- Bidding for KBEV Studio Demolition & Hazardous Abatement.
- Procurement preparation for BHHS South Site Parking Lot project.

Program Budgets:

- Review contracts for BHHS-Building B3/B4 to ensure all are sufficient through project, find funds that may be recouped.
- Determine percentages of completion of all contracts.

Planning for Future Projects:

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

MONTHLY EXPENSES PER PROJECT **Data as of 6/30/2025*

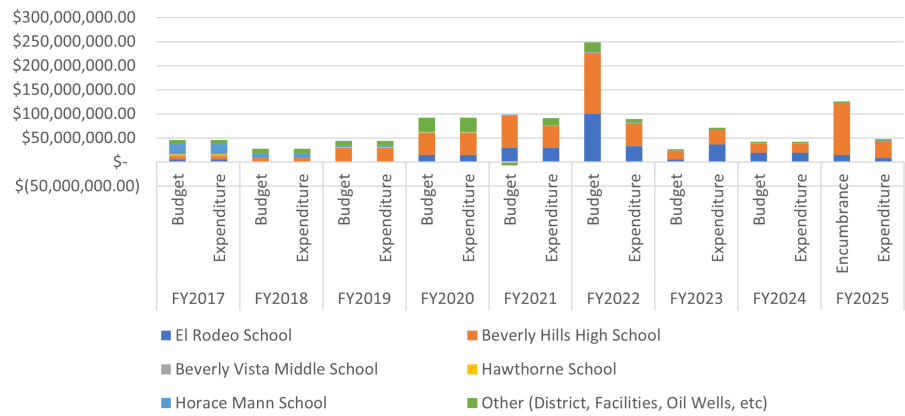
	Monthly Expenditure per Project
Beverly Hills High School—B3/B4	\$3,914,781.23
BHHS - Upper Athletic Fields	\$2,323,667.40
BHHS - Grand Lawn	\$18,017.84
BHHS - Bldg C	\$4,112,051.41
BHHS - South Site - Athletic Fields &	\$12,600.00
TOTAL:	\$10,381,117.88

TOTAL ACTIVE CONTRACTS—ENCUMBRANCE PER YEAR

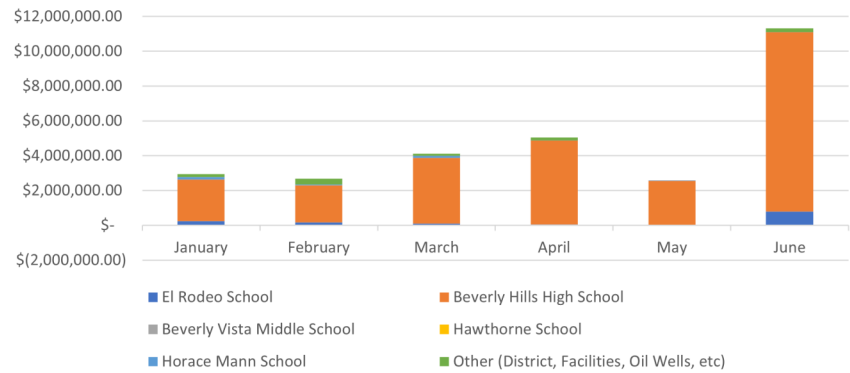
	July 2016—June 2017
El Rodeo Modernization	\$5,089,014.31
	July 2017—June 2018
El Rodeo Modernization	\$1,132,971.32
	July 2018—June 2019
Beverly Hills High School—B3/B4	\$2,245,902.11
El Rodeo Modernization	\$596,348.10
	July 2019—June 2020
Beverly Hills High School—B3/B4	\$19,401,316.40
El Rodeo Modernization	\$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	\$42,945,216.00
El Rodeo Modernization	\$15,313,036.30
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	\$14,743,508.43
BHHS—Grand Lawn	\$606,827.03

BOND BUDGET STATUS UPDATE **Data as of 6/30/2025*

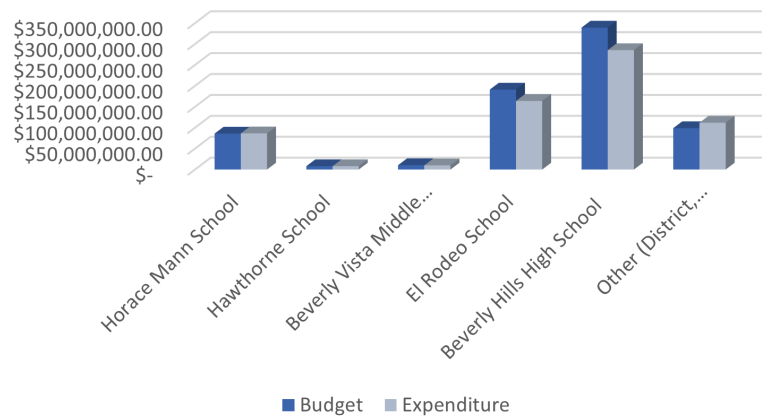
Bond Budget vs. Expenditure
2017 - 2025



Bond Expenditure per Month, January - June 2025

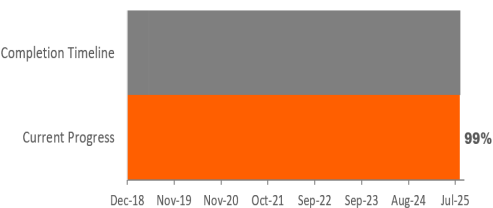


Total Bond Fund Expenditure per Project

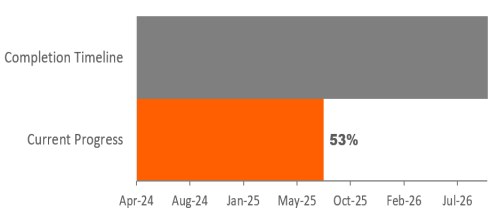


PROJECT PROGRESSION

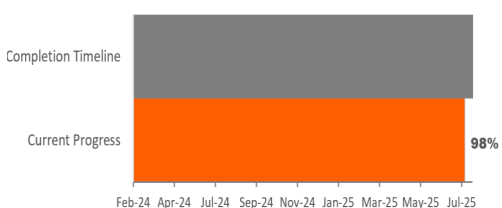
Beverly Hills High School: B3/B4



Beverly Hills High School: Building C



Beverly Hills High School: Upper Fields



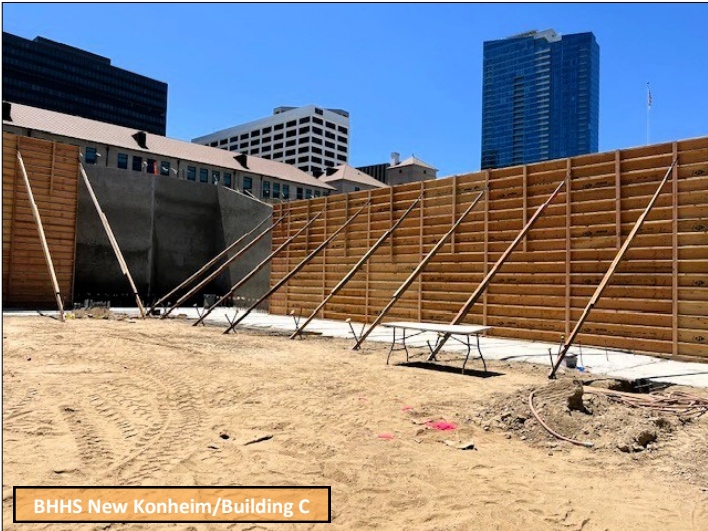
BOND PROGRAM PROJECTS — PROGRESS PHOTOS



Beverly Hills High School B3/34



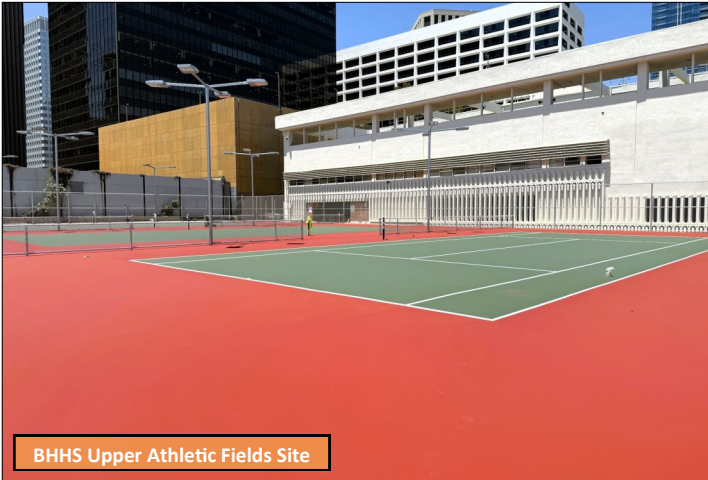
Beverly Hills High School B3/34



BHHS New Konheim/Building C



BHHS New Konheim/Building C



BHHS Upper Athletic Fields Site



BHHS Upper Athletic Fields Site