

Beverly Hills Unified School District

Bond and Construction Program



Monthly Report No. 021 – April 2024

• 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

- Review of proposals for the BHHS-Building C project, as well as interviews with the four companies submitting responsive proposals, resulting in the recommendation of Swinerton Builders as the Lease-Leaseback Entity.
- Preparation of documents to satisfy the Public Records Act request by Johnson Controls, enabling the timely response to the request.
- Selection of vendors for shade structure and playground installation at Horace Mann ES.

Committee/Board Meetings

- Discussed project updates and budget projections for the Bond Construction program with the Citizens' Bond Oversight Committee, providing details of amounts and expectations for all expenses.
- Prepared documentation for Board approval of vendors for shade structure and playground purchase and installation at Horace Mann ES.

Bids/Requests for Proposal

- Proposals for BHHS Building C (Athletics) reviewed and interviewed top three (3) contractors. Swinerton Builders was selected and will be recommended for board approval at the May 9 meeting.
- Quotes received and contractor selected for Shade Structures at Horace Mann. Board approval obtained 4/24.

Progress at Sites

- **BHHS B3/B4:** Structural steel light bar beam hoisted into place in B3, opening up ceiling work. Structural steel beam & metal decking installed in east 1st floor of B4. Concrete placed in Electrical and IT rooms.
- **El Rodeo:** Offsite work completed, including off-loading area and sidewalk. Punchlist work in progress.
- **Beverly Vista MS:** TerraPave repaired and reconditioned the staff parking lot.
- **BHHS—Upper Athletic Fields:** Contractor focused on getting Schematic Design completed and reviewed by the District. Contractor also had job walk for Retaining Wall #2, anticipating commencement of work this summer.
- **BHHS Building C:** Modifications of the design to achieve the value engineering items, removal of the underground parking structure and design of methane mitigation system is in progress. The District and program management team held interviews with 3 qualified and shortlisted contractors for the selection of Lease Leaseback entity. Preconstruction phase to start upon board approval of the cotranct.
- **South Site-Athletic Fields & Parking Lot:** Garza Construction finished demolition, installed drain system and began backfilling the inground tank battery of the former Veneco-operated facility.

FONDER-SALARI TEAM ACTIVITES OF THE MONTH

During the month of April, the Fonder-Salari, Inc. (FSI) team worked with the District to review proposals for Lease-Leaseback Construction Services on the Beverly Hills HS—Building C project. FSI also assisted the District in the interview process. After thorough consideration of proposal and interview results, the District selected Swinerton Builders to recommend award of a contract to the Board. The Board of Education is set to approve the decision at the May 7, 2024 Board meeting.

FSI drafted and finalized a Request for Qualifications (RFQ) for DSA Inspection Services to create a pool of inspection companies. Members of the established DSA Inspection Services pool will then be invited to provide proposals for services on future projects as needed. The RFQ will be advertised in May with a due date in early June. FSI is also drafting a Request for Qualifications and Proposals for Security Camera Design to be advertised in May.

FSI also oversaw selection of vendors for outdoor projects needed at Horace Mann ES, procuring vendors for purchase and installation of shade structures and playground equipment through the California Multiple Award Schedules (CMAS) agreement.

CURRENT PROJECTS (phase)

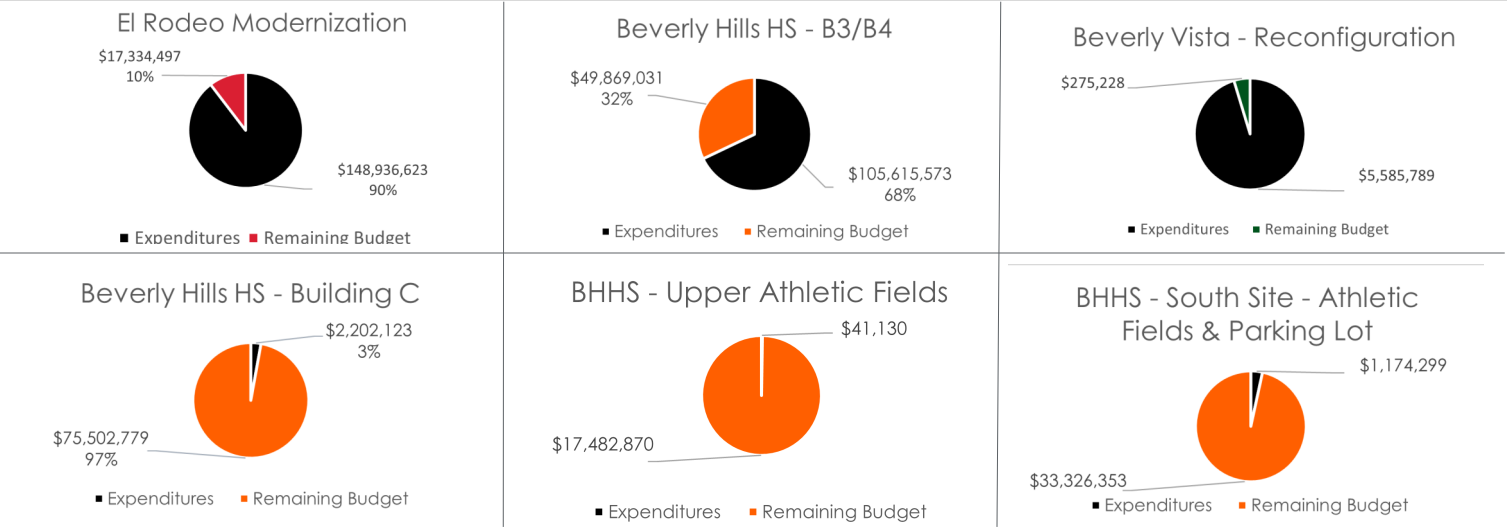
- **El Rodeo School Modernization (construction)**
- **Beverly Hills High School B3-B4 Modernization (construction)**
- **Beverly Vista Middle School — BulldogAid Center (close-out)**
- Beverly Hills High School Upper Athletic Fields (design)
- Beverly Hills HS Building C, Retaining Walls, & Drop-off Area (planning/design)
- Beverly Hills High School South Site — Athletic Facilities (planning/design)
- Beverly Hills High School — Grand Lawn (planning/design)

FUTURE PROJECTS

- Bond Projects:**
- Construction Phase of BHHS Building C
 - Construction Phase of BHHS Grand Lawn
 - Construction Phase of BHHS South Site Athletic Facilities

EXPENDITURE VS. REMAINING BUDGET—PER PROJECT*

*Data as of 3/31/2024



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	\$370,408,846.57	\$370,176,572.31	\$370,134,372.31	99.93%	\$274,474.26	\$232,274.26
Measure BH	\$397,755,965.73	\$440,152,688.47	\$227,278,062.98	57.14%	\$170,477,902.75	(\$42,396,722.74)
Developer Fees	\$5,614,694.86	\$5,499,373.46	\$5,504,373.46	98.04%	\$110,321.40	\$115,321.40
Developer Fees (90100)	\$6,362,139.53	\$4,452,453.60	\$4,202,495.38	66.05%	\$2,159,644.15	\$1,909,685.93
State Grants	\$16,228,065.66	\$0.00	\$15,000.00	0.09%	\$16,213,065.66	\$16,228,065.66
Total	\$796,369,712.35	\$820,281,087.84	\$607,134,304.13	\$3.21	\$189,235,408.22	(\$23,911,375.49)

CASH/INCOME SUMMARY

Funding Source	Interest	Deposits	Transfers In	Total Income	Transfers Out	Expenditures	Balance
Fund 21.2-00000 (Measure E)	\$14,920,112.60	\$341,718,620.40	\$13,770,113.57	\$370,408,846.57	\$0.00	(\$370,134,372.31)	\$274,474.26
Fund 25.0-00000 - Developer Fees	\$393,444.44	\$5,221,250.42	\$0.00	\$5,614,694.86	\$0.00	(\$5,504,373.46)	\$110,321.40
Fund 21.3 Measure BH	\$13,626,981.85	\$384,128,983.88	\$0.00	\$397,755,965.73	\$0.00	(\$227,278,062.98)	\$170,477,902.75
Fund 25.0-90100- Developer Fees	\$338,808.01	\$6,023,331.52	\$0.00	\$6,362,139.53	\$0.00	(\$4,202,495.38)	\$2,159,644.15
Fund 35.0-77100 - State Grants	\$0.00	\$16,228,065.66	\$0.00	\$16,228,065.66	\$0.00	(\$15,000.00)	\$16,213,065.66
Totals:	\$29,279,346.90	\$753,320,251.88	\$13,770,113.57	\$796,369,712.35	\$0.00	(\$607,134,304.13)	\$189,235,408.22

EXPENDITURE SUMMARY

Expenditure Category	Budget	Encumbered	Transfers Out	Expenditures	Budget Remaining ⓘ	Encumbered Balance ⓘ
SITE	\$30,321,001.36	\$29,609,635.56	\$0.00	(\$29,068,540.16)	\$711,365.80	\$541,095.40
PLANNING	\$138,110,123.68	\$123,672,027.00	\$0.00	(\$116,624,560.09)	\$14,438,096.68	\$7,047,466.91
CONSTRUCTION	\$651,849,962.80	\$506,767,017.53	\$0.00	(\$461,441,203.88)	\$145,082,945.27	\$45,325,813.65
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:	\$820,281,087.84	\$660,048,680.09	\$0.00	(\$607,134,304.13)	\$160,232,407.75	\$52,914,375.96

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 Building C may impact timelines for future projects.

BUDGET PER PROJECT—ACTIVE PROJECTS

	Budget per Project
Beverly Hills High School—B3/B4	\$155,484,604.00
El Rodeo Modernization	\$166,288,251.37
Beverly Vista Middle School—Reconfiguration	\$5,884,790.46
Beverly Hills HS—Upper Athletic Fields	\$16,800,243.61
Beverly Hills HS—Building C	\$76,774,031.32
Beverly Hills HS—South Site—Athletic Fields &	\$34,842,758.56
TOTAL:	\$456,074,679.32

NEXT MONTH ACTIVITIES

Request for Proposal/Bids:

- Procurement for Materials Testing & Inspection for Horace Mann ES Shade Structures.
- Procurement of Horace Mann ES Playground Equipment.
- RFQ advertisement for DSA Inspection Services pool.
- RFQ advertisement for Engineer for BHHS Security Cameras.

Program Budgets:

- Meet with Assistant Superintendent—Business Services and Executive Director-Construction Services to discuss budget for all Bond projects
- Review El Rodeo FF&E contracts to streamline BHHS-B3/B4 FF&E

Planning for Future Projects:

- Obtain Board approval for BHHS-Building C Lease-Leaseback entity
- Solicitation for Specialty Inspectors for upcoming projects

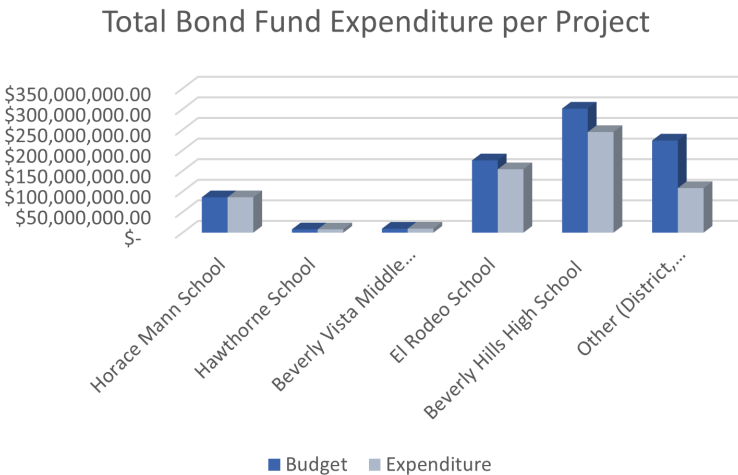
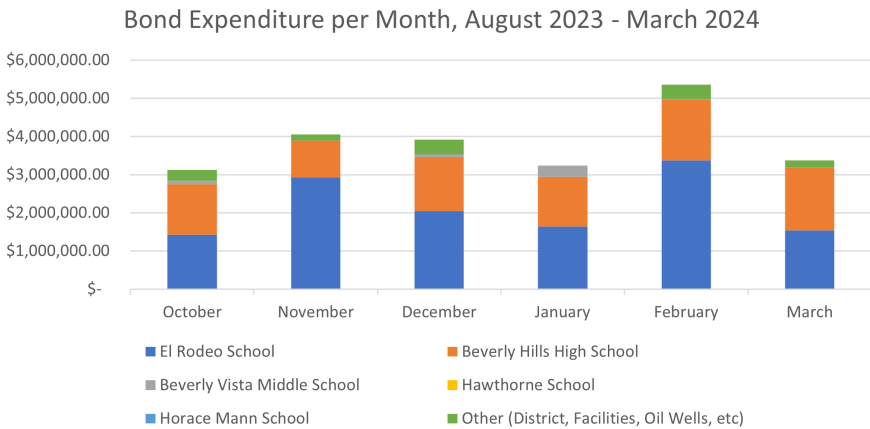
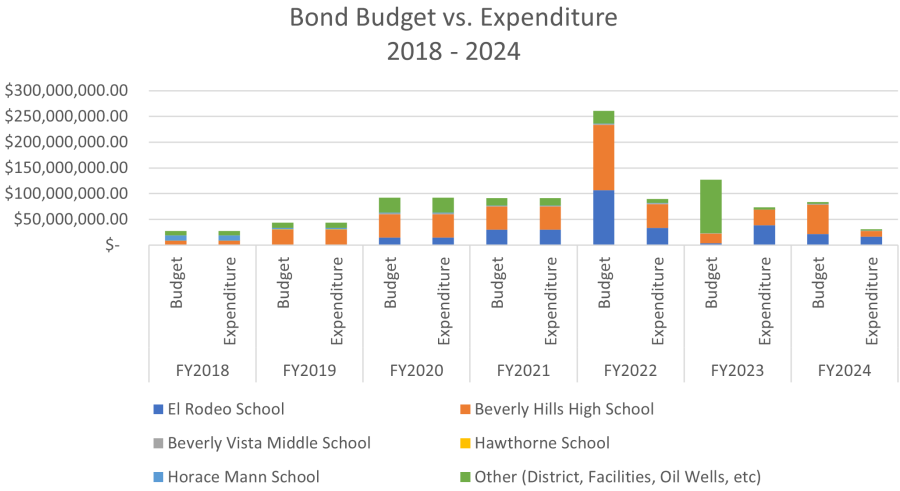
MONTHLY EXPENSES PER PROJECT **Data as of 3/31/2024*

	Monthly Expenditure per Project
Beverly Hills High School—B3/B4	\$981,803.33
El Rodeo Modernization	\$1,539,398.97
Beverly Vista Middle School—Reconfiguration	\$1,413.35
Beverly Hills HS—Upper Athletic Fields	\$18,540.25
Beverly Hills HS—Building C	\$26,167.35
BHHS—South Site—Athletic Fields & Parking Lot	\$21,862.50
TOTAL:	\$2,589,185.75

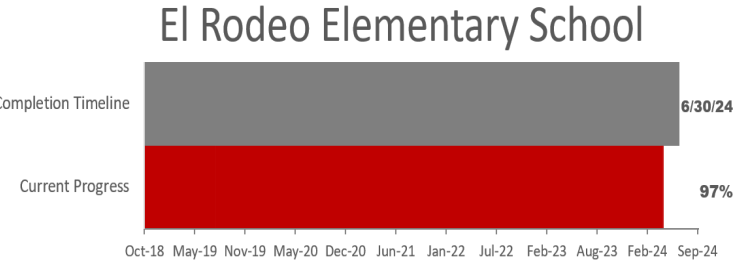
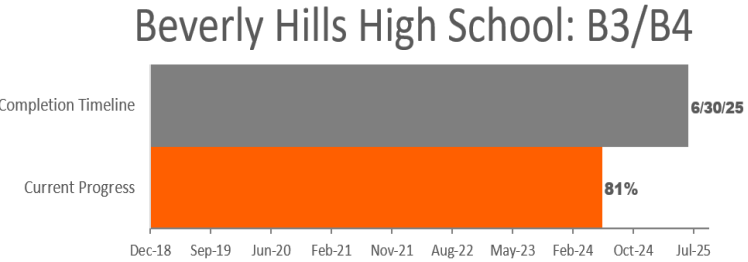
TOTAL ACTIVE CONTRACTS—ENCUMBRANCE PER YEAR

	<u>July 2016—June 2017</u>
El Rodeo Modernization	\$5,089,014.31
	<u>July 2017—June 2018</u>
El Rodeo Modernization	\$1,132,971.32
	<u>July 2018—June 2019</u>
Beverly Hills High School—B3/B4	\$2,245,902.11
El Rodeo Modernization	\$596,348.10
Beverly Vista Middle School—Reconfiguration	\$619,820.68
	<u>July 2019—June 2020</u>
Beverly Hills High School—B3/B4	\$19,401,316.40
El Rodeo Modernization	\$15,101,809.86
Beverly Vista Middle School—Reconfiguration	\$1,287,895.88
	<u>July 2020—June 2021</u>
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
Beverly Vista Middle School—Reconfiguration	\$1,096,597.00
	<u>July 2021—June 2022</u>
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
Beverly Vista Middle School—Reconfiguration	\$1,680,214.47
	<u>July 2022—June 2023</u>
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
Beverly Vista Middle School—Reconfiguration	\$27,576.33
	<u>July 2023—June 2024</u>
Beverly Hills High School—B3/B4	\$35,266,197.58
El Rodeo Modernization	\$21,949,797.10
Beverly Vista Middle School—Reconfiguration	\$1,174,982.96
Beverly Hills High School - Building C, Retaining Walls & New Drop-Off Area	\$780,167.37
BHHS-South Site-Athletic Fields & Parking Lot	\$4,241,618.40
BHHS—Upper Athletic Fields	\$14,279,799.00

BOND BUDGET STATUS UPDATE **Data as of 3/31/2024*



PROJECT PROGRESSION



BOND PROGRAM PROJECTS — PROGRESS PHOTOS

