



Beverly Hills Unified School District

Bond and Construction Program



Monthly Report No. 025 – August 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 August, the following activities took place or were in progress:

Program Budget

- Updated budgets after verifying all Fiscal Year 2025 purchase order encumbrances.
- Processed amendment to return District portion of unused El Rodeo contingency to the budget, lowering the overall construction program deficit by \$6.1M.
- Worked with District legal counsel to determine strategy for dealing with disputed FF&E charges.

Committee/Board Meetings

- Obtained Board approval of unused contingency, returning \$6M to reduce the overall program deficit.
- Obtained Board approval for Pre-Construction services for BHHS—Grand Lawn project under current ProWest project, maximizing resources for the District.

Bids/Requests for Proposal

- Three bids were received on 8/28/24 for the El Rodeo ES Soccer Netting and Installation project. Bids are under evaluation and are recommendation of award is expected at the 9/10/24 board meeting.
- Interviews were conducted for the top two ranked consultants who provided a proposal for Security Camera Design Services. Afterward, a revised fee proposal was requested from the two interviewed consultants. Recommendation for award is expected in September.

Progress at Sites

- **BHHS B3/B4:** B3: Preparations underway for installation of metal decking at B3 Auditorium floor. B4: Structural steel and structural wood framing continue on east side. Theatrical pipe grid system started in Salter's Theater, signaling start of finish work.
- **El Rodeo:** Grand Re-opening took place on August 11, 2024.
- **BHHS Upper Athletic Fields:** Design submitted to DSA with no issues on 8/19/2024. Retaining Wall #2 revision/discussion with DSA ongoing. DSA approval anticipated November 2024. Construction for Upper Athletic Fields and Retaining Wall #2 anticipated to happen simultaneously.
- **BHHS Building C:** DSA approved updated plans for Retaining Wall #3 & #4. Guaranteed Maximum Price (GMP) #1 will go to 9/24/24 Board meeting for approval. Site demo & site prep start end of September.
- **South Site-Athletic Fields & Parking Lot:** Backfill complete. Preparing for future development.
- **SwimGym Boiler Project:** Held preconstruction meeting. Contractor mobilized to project site and began construction on new lines to boiler.
- **BHUSD Security Projects:** The Phase II Project RFPQ solicited to contractors. Proposals have been reviewed and interviews conducted. Recommendation for award is expected in September.

Developer Fees:

- **Horace Mann:** Shade structure work completed. Pre-K new play area is in place. Pre-K patio shade structure has been installed. Shade over existing play structure complete. Bids sought for post padding.

FONDER-SALARI TEAM

During the month of August, the Fonder-Salari, Inc. (FSI) team joined the District in celebrating the Grand Re-opening of El Rodeo Elementary School on August 11. Working with the contractor to make sure the property was ready for its big day, FSI enjoyed seeing the students, staff, alumni and neighborhood all celebrate this wonderful achievement!

FSI processed the amendment with ProWest to obtain a credit of unused contingency amounts on the El Rodeo contract. The pay application sent in by ProWest will be processed once all Unconditional Waivers from subcontractors are received, per the contract.

The FSI team updated all budgets after the Fiscal Year 2025 encumbrances were posted, reflecting all savings from recouped contract encumbrances.

FSI worked with the District legal team to respond to the Tangram claim regarding charges in excess of Tangram's contract. The vendor has been notified that the District will pay only the charges authorized in their contract.

CURRENT PROJECTS (phase)

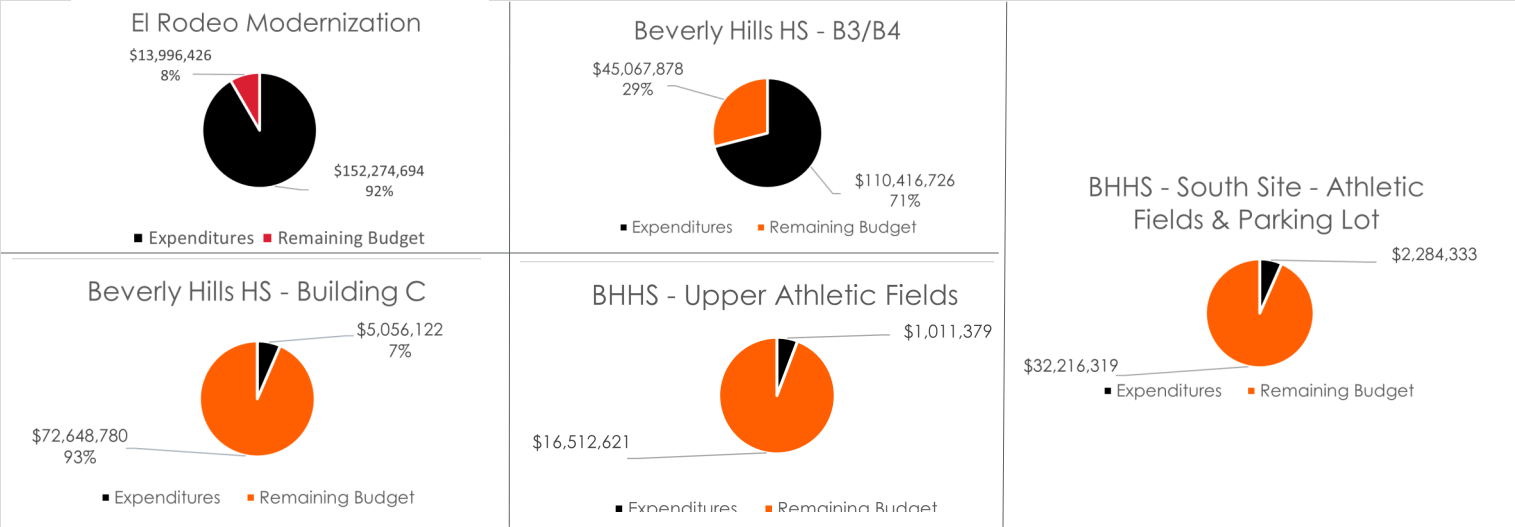
- **El Rodeo School Modernization (construction)**
- **Beverly Hills High School B3-B4 Modernization (construction)**
- **Beverly Hills High School Upper Athletic Fields (design)**
- **Beverly Hills HS Building C, Retaining Walls, & Drop-off Area (pre-construction)**
- **Beverly Hills High School South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

FUTURE PROJECTS

- Bond Projects:**
- Construction Phase of BHHS 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 7/31/2024



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	\$370,489,111.72	\$370,176,572.31	\$370,134,372.31	99.90%	\$354,739.41	\$312,539.41
Measure BH	\$401,257,235.97	\$435,024,545.32	\$238,895,350.28	59.54%	\$162,361,885.69	(\$33,767,309.35)
Developer Fees	\$5,663,439.51	\$5,530,090.46	\$5,530,090.46	97.65%	\$133,349.05	\$133,349.05
Developer Fees (90100)	\$6,833,111.11	\$5,007,422.54	\$4,362,898.96	63.85%	\$2,470,212.15	\$1,825,688.57
State Grants	\$16,228,065.66	\$30,000.00	\$17,500.00	0.11%	\$16,210,565.66	\$16,198,065.66
Total	\$800,470,963.97	\$815,768,630.63	\$618,940,212.01	\$3.21	\$181,530,751.96	(\$15,297,666.66)

CASH/INCOME SUMMARY

Funding Source	Interest	Deposits	Transfers In	Total Income	Transfers Out	Expenditures	Balance
Fund 21.2-00000 (Measure E)	\$15,000,377.75	\$341,718,620.40	\$13,770,113.57	\$370,489,111.72	\$0.00	(\$370,134,372.31)	\$354,739.41
Fund 25.0-00000 - Developer Fees	\$442,189.09	\$5,221,250.42	\$0.00	\$5,663,439.51	\$0.00	(\$5,530,090.46)	\$133,349.05
Fund 21.3 Measure BH	\$17,128,252.09	\$384,128,983.88	\$0.00	\$401,257,235.97	\$0.00	(\$238,895,350.28)	\$162,361,885.69
Fund 25.0-90100- Developer Fees	\$338,808.01	\$6,494,303.10	\$0.00	\$6,833,111.11	\$0.00	(\$4,362,898.96)	\$2,470,212.15
Fund 35.0-77100 - State Grants	\$0.00	\$16,228,065.66	\$0.00	\$16,228,065.66	\$0.00	(\$17,500.00)	\$16,210,565.66
Totals:	\$32,909,626.94	\$753,791,223.46	\$13,770,113.57	\$800,470,963.97	\$0.00	(\$618,940,212.01)	\$181,530,751.96

EXPENDITURE SUMMARY

Expenditure Category	Budget	Encumbered	Transfers Out	Expenditures	Budget Remaining ⓘ	Encumbered Balance ⓘ
SITE	\$30,296,320.59	\$29,350,040.97	\$0.00	(\$29,308,761.25)	\$946,279.62	\$41,279.72
PLANNING	\$136,772,523.80	\$126,381,182.43	\$0.00	(\$120,440,144.39)	\$10,391,341.37	\$5,941,038.04
CONSTRUCTION	\$648,698,686.24	\$540,003,797.53	\$0.00	(\$469,191,306.37)	\$108,694,888.71	\$70,812,491.16
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:	\$815,767,530.63	\$695,735,020.93	\$0.00	(\$618,940,212.01)	\$120,032,509.70	\$76,794,808.92

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.
- **AQMD Variance:** AQMD Variance for hauling off dirt and transportation during normal day shift working hours needed to avoid additional cost.

BUDGET PER PROJECT—ACTIVE PROJECTS

	Budget per Project
BHHS—B3/B4	\$155,484,604.00
El Rodeo Modernization	\$162,388,149.46
BHHS - Upper Athletic Fields	\$16,800,243.41
BHHS - Grand Lawn	\$5,000,000.00
BHHS - Bldg C	\$76,774,031.32
BHHS - South Site - Athletic Fields & Parking Lot	\$34,500,652.00
TOTAL:	\$450,947,680.19

NEXT MONTH ACTIVITIES

Request for Proposal/Bids:

- Selection of Engineer for Security Camera Design Services
- Procurement for Wall Coating at El Rodeo ES
- Procurement for El Rodeo ES Ball Wall Repair

Program Budgets:

- Meet with Project Managers to establish that current budgets meet all project needs.
- Review FY2025 District allocations to make sure budgets are sufficient.

Planning for Future Projects:

- Review El Rodeo budget to see if any contract funds may be recouped.
- Prepare for AQMD Variance Hearing Session.

MONTHLY EXPENSES PER PROJECT **Data as of 7/31/2024*

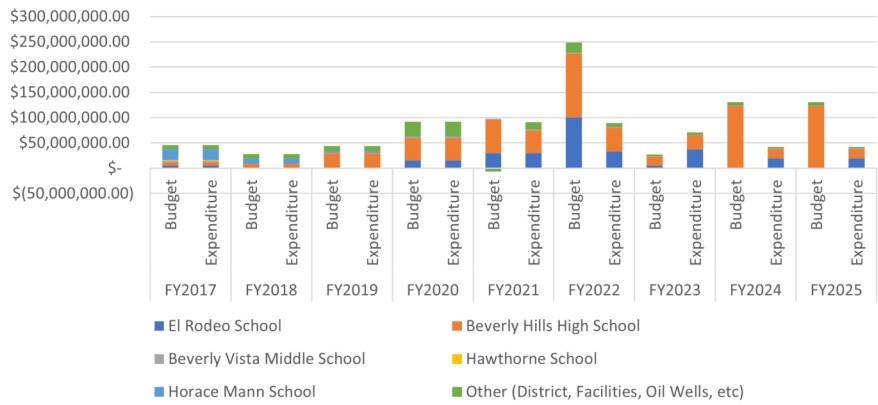
	Monthly Expenditure per Project
Beverly Hills High School—B3/B4	\$804,381.10
El Rodeo Modernization	\$184,869.80
Beverly Hills HS—Upper Athletic Fields	\$269,256.16
Beverly Hills HS—Building C	\$0.00
BHHS—South Site—Athletic Fields & Parking Lot	\$1,343,146.45
BHHS—Grand Lawn	\$188,881.20
TOTAL:	\$2,790,534.71

TOTAL ACTIVE CONTRACTS—ENCUMBRANCE PER YEAR

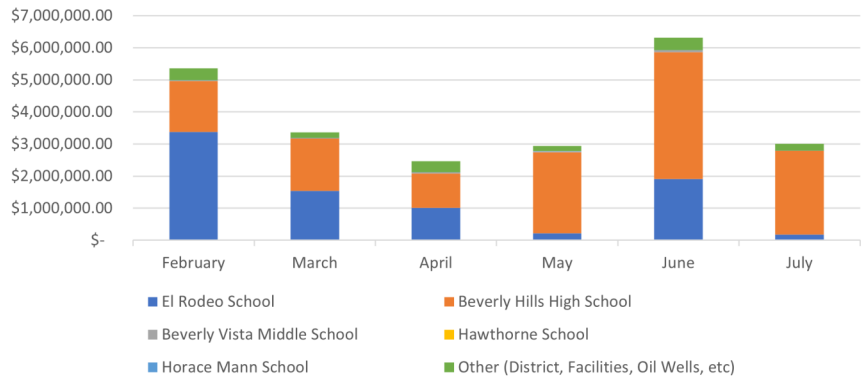
	July 2016—June 2017
El Rodeo Modernization	\$5,089,014.31
	July 2017—June 2018
El Rodeo Modernization	\$1,132,971.32
	July 2018—June 2019
Beverly Hills High School—B3/B4	\$2,245,902.11
El Rodeo Modernization	\$596,348.10
	July 2019—June 2020
Beverly Hills High School—B3/B4	\$19,401,316.40
El Rodeo Modernization	\$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	\$41,228,567.72
El Rodeo Modernization	\$13,485,572.75
Beverly Hills High School - Building C, Retaining Walls & New Drop-Off Area	\$2,797,375.52
BHHS-South Site-Athletic Fields & Parking Lot	\$2,435,231.98
BHHS—Upper Athletic Fields	\$13,629,271.19
BHHS—Grand Lawn	\$150,500.00

BOND BUDGET STATUS UPDATE **Data as of 7/31/2024*

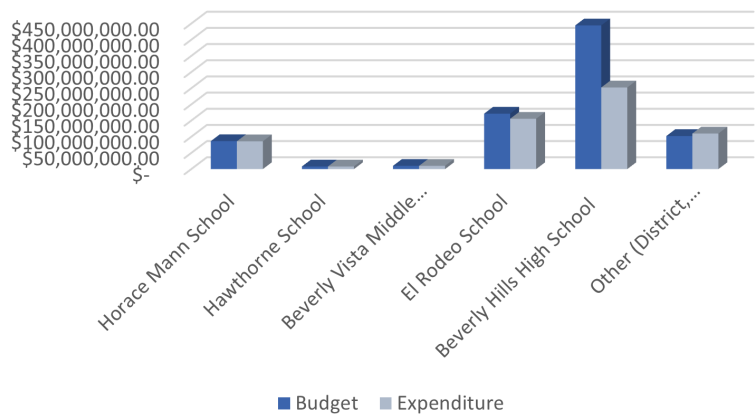
Bond Budget vs. Expenditure
2018 - 2024



Bond Expenditure per Month, February - July 2024

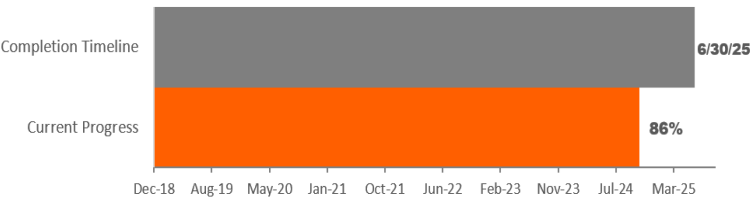


Total Bond Fund Expenditure per Project

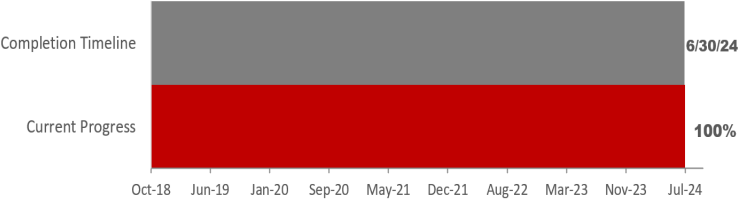


PROJECT PROGRESSION

Beverly Hills High School: B3/B4



El Rodeo Elementary School



BOND PROGRAM PROJECTS — PROGRESS PHOTOS

