



# Beverly Hills Unified School District Bond and Construction Program



## Monthly Report No. 029 – December 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

### PROGRESS OF THE MONTH SNAPSHOT

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

#### Program Budget

- Determined insurance coverage with vendor to ensure best coverage for the most reasonable cost.
- Clarified correction of accruals in Measure E records with BHUSD Financial Analyst.
- Adjusted budget levels of projects to cover possible additional expenses for soil removal at Building C.

#### Committee/Board Meetings

- Obtained Board approval for inspection and specialty inspection on BHHS-Upper Athletic Fields project.
- Obtained Board approval for inspection and specialty inspection on BHHS-Building C project.
- Presented Swinerton Guaranteed Maximum Price (GMP) #2 to the Board.

#### Bids/Requests for Proposal

- Selection of consultants for DSA Inspection and Material Testing & Special Inspection approved by board at 12/10/2024 meeting.
- Quotes obtained and contractor selected for ERES Ballwall Repair and HMES ADA upgrades.
- Proposals received and under review for Air Monitoring Services at BHHS. Selection to be presented to board at 1/28/25 meeting.

#### Progress at Sites

- **El Rodeo:** Historic graffiti wall design with vendor for review. Soccer field netting completely installed. Ball wall concrete pour completed 1/4/2025, completion anticipated by 1/10/2025.
- **BHHS B3/B4: B3:** Work continues on curved acoustical clouds. **B4:** Structural steel work underway on 1st and 2nd floors. Mechanical, electrical and plumbing rough-in in progress on east side, 1st floor.
- **BHHS Grand Lawn:** Contractor is continuing the bidding process. Design team answering pre-bid RFIs.
- **BHHS Upper Athletic Fields:** Relocation of eleven 20' storage containers to lower parking lot is complete. DSA approval of Retaining Wall received 12/23/2024. Estimated start date 2/6/2025
- **BHHS Building C:** Demolition of entire site nearly complete. Movement of soil from Retaining Wall #2 area has begun to build the working bench for Retaining Walls #3 and #4.
- **South Site-Athletic Fields & Parking Lot:** Backfill complete. Preparing for future development.
- **SwimGym Boiler Project:** Contractor getting info from pump manufacturer to correct over-ramping.

#### Developer Fees:

- **Horace Mann:** ADA Parking Change order work awarded to Garza Constructors, as original vendor pressed for unjustifiable changes. Pre-K structure corrective work completed 1/6/2025. Drinking fountain work will be completed during the week of 1/13/2025.

## FONDER-SALARI TEAM ACTIVITIES OF THE MONTH

During the month of December, the Fonder-Salari, Inc. (FSI) team reviewed the Measure E records in conjunction with the BHUSD Financial Analyst, to align Measure E expenditures in each fiscal year for reporting, to ensure all Measure E funds can be used on eligible projects, exhausting the Bond fund.

FSI worked with the District to examine the General Liability insurance coverage, to ensure that there is no duplication.

FSI aligned the budget assignments of the BHHS projects to cover the costs to remove unapproved soil from the lot where Building C will be built. Sufficient funds can be transferred from other projects to cover the soil removal, while maintaining the current overall budget amount for the BHHS projects.

CURRENT PROJECTS (phase)

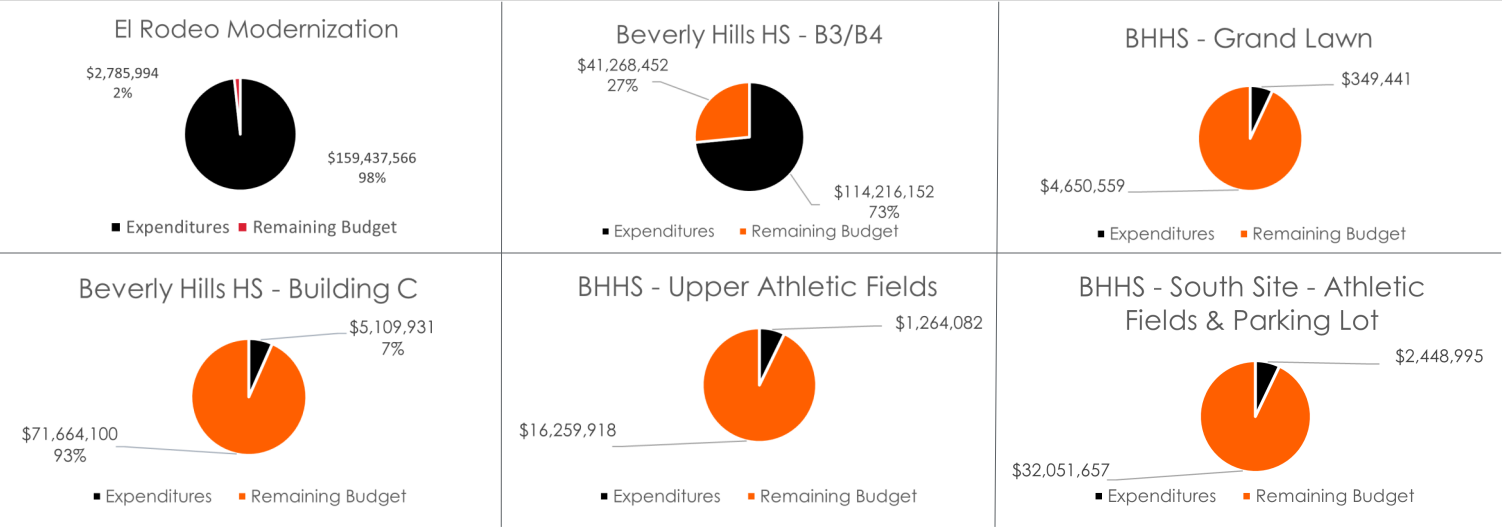
- **El Rodeo School Modernization (construction)**
- **Beverly Hills High School B3-B4 Modernization (construction)**
- **Beverly Hills High School Upper Athletic Fields (design)**
- **Beverly Hills HS Building C, Retaining Walls, & Drop-off Area (pre-construction)**
- **Beverly Hills High School South 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 11/30/2024



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	\$370,492,132.72	\$370,134,372.31	\$370,134,372.31	99.90%	\$357,760.41	\$357,760.41
Measure BH	\$402,892,477.48	\$434,349,585.38	\$254,602,821.32	63.19%	\$148,289,656.16	(\$31,457,107.90)
Developer Fees	\$5,687,779.55	\$5,654,373.46	\$5,617,046.66	98.76%	\$70,732.89	\$33,406.09
Developer Fees (90100)	\$6,950,535.52	\$5,006,755.08	\$4,567,510.98	65.71%	\$2,383,024.54	\$1,943,780.44
State Grants	\$16,228,065.66	\$30,000.00	\$17,500.00	0.11%	\$16,210,565.66	\$16,198,065.66
Total	\$802,250,990.93	\$815,175,086.23	\$634,939,251.27	\$3.28	\$167,311,739.66	(\$12,924,095.30)

CASH/INCOME SUMMARY

Funding Source	Interest	Deposits	Transfers In	Total Income	Transfers Out	Expenditures	Balance
Fund 21.2-00000 (Measure E)	\$15,003,398.75	\$341,718,620.40	\$13,770,113.57	\$370,492,132.72	\$0.00	(\$370,134,372.31)	\$357,760.41
Fund 25.0-00000 - Developer Fees	\$466,529.13	\$5,221,250.42	\$0.00	\$5,687,779.55	\$0.00	(\$5,617,046.66)	\$70,732.89
Fund 21.3 (Measure BH)	\$18,763,493.60	\$384,128,983.88	\$0.00	\$402,892,477.48	\$0.00	(\$254,602,821.32)	\$148,289,656.16
Fund 25.0-90100- Developer Fees	\$338,808.01	\$6,611,727.51	\$0.00	\$6,950,535.52	\$0.00	(\$4,567,510.98)	\$2,383,024.54
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:	\$34,572,229.49	\$753,908,647.87	\$13,770,113.57	\$802,250,990.93	\$0.00	(\$634,939,251.27)	\$167,311,739.66

EXPENDITURE SUMMARY

Expenditure Category	Budget	Encumbered	Transfers Out	Expenditures	Budget Remaining ⓘ	Encumbered Balance ⓘ	
SITE	\$30,393,746.59	\$29,855,510.97	\$0.00	(\$29,446,725.56)	\$538,235.62	\$408,785.41	
PLANNING	\$136,959,049.50	\$127,715,089.08	\$0.00	(\$123,092,698.52)	\$9,243,960.42	\$4,622,390.56	
CONSTRUCTION	\$647,822,290.14	\$543,171,020.04	\$0.00	(\$482,399,827.19)	\$104,651,270.10	\$60,771,192.85	
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:	\$815,175,086.23	\$700,741,620.09	\$0.00	(\$634,939,251.27)	\$114,433,466.14	\$65,802,368.82	

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	\$162,223,559.96
BHHS - Upper Athletic Fields	\$16,800,243.41
BHHS - Grand Lawn	\$5,000,000.00
BHHS - Bldg C	\$76,774,031.02
BHHS - South Site - Athletic Fields &	\$34,500,652.00
TOTAL:	\$450,783,090.39

NEXT MONTH ACTIVITIES

- Request for Proposal/Bids:**
- Selection of consultant for BHHS Upper Athletic Fields & Bldg C Air Monitoring Services
  - Procurement for Additional Stone Waterproofing at El Rodeo ES.
- Program Budgets:**
- Assign remaining Measure E funds to El Rodeo, to exhaust the fund.
  - Review encumbrances for El Rodeo to determine unneeded funds
- Planning for Future Projects:**
- Plan study session to update Board on Building C and Upper Athletic Fields progress
  - Determine timeline for soil removal on Building C
  - Obtain Board approval for inspection/testing firms for Grand Lawn

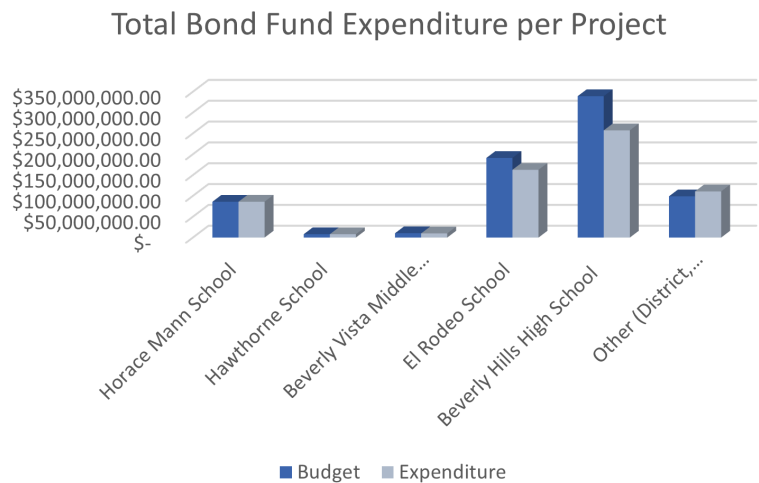
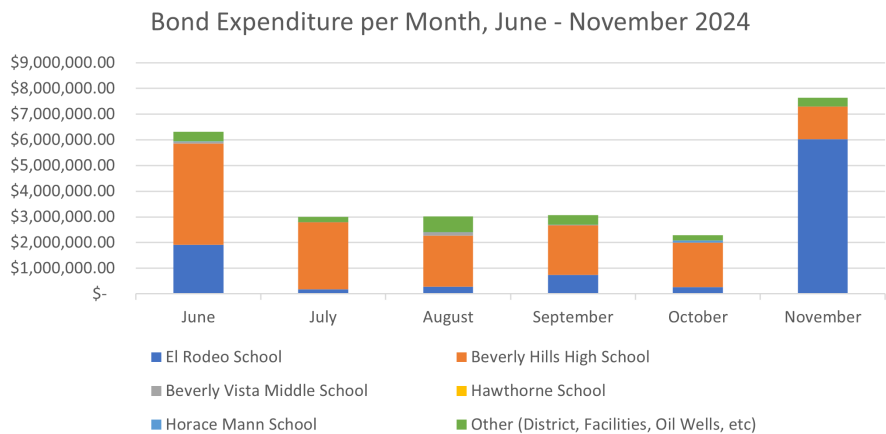
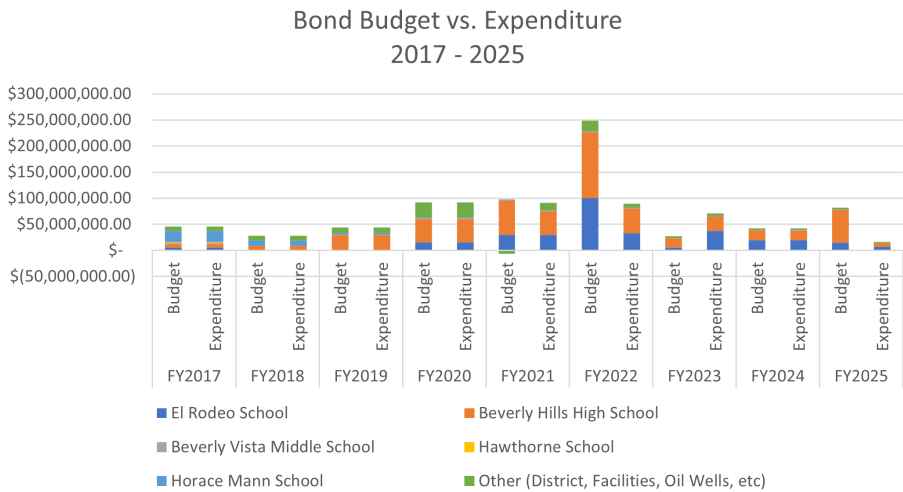
MONTHLY EXPENSES PER PROJECT *\*Data as of 11/30/2024*

	Monthly Expenditure per Project
Beverly Hills High School—B3/B4	\$1,045,004.63
El Rodeo Modernization	\$6,020,305.95
BHHS - Upper Athletic Fields	\$58,822.55
BHHS - Grand Lawn	\$5,182.50
BHHS - Bldg C	\$169,030.64
BHHS - South Site - Athletic Fields & Parking Lot	\$0.00
TOTAL:	\$7,298,346.27

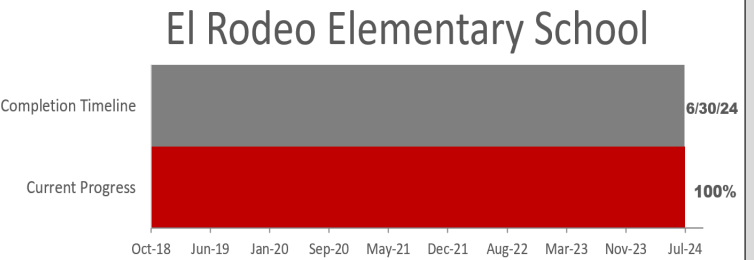
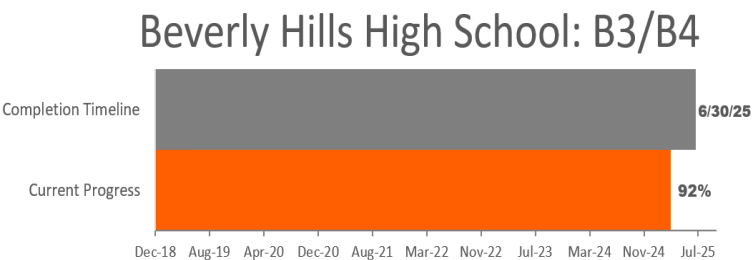
TOTAL ACTIVE CONTRACTS—ENCUMBRANCE PER YEAR

	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	\$41,768,381.88
El Rodeo Modernization	\$14,219,971.94
Beverly Hills High School - Building C, Retaining Walls & New Drop-Off Area	\$3,548,092.44
BHHS-South Site-Athletic Fields & Parking Lot	\$2,217,140.95
BHHS—Upper Athletic Fields	\$13,689,871.19
BHHS—Grand Lawn	\$413,061.03

BOND BUDGET STATUS UPDATE *\*Data as of 11/30/2024*



PROJECT PROGRESSION



BOND PROGRAM PROJECTS — PROGRESS PHOTOS



Beverly Hills High School B3/34



Beverly Hills High School B3/34



El Rodeo Elementary School



Horace Mann Elementary School



BHHS New Konheim/Building C



BHHS Upper Athletic Fields Site