

Beverly Hills Unified School District

Bond and Construction Program



Monthly Report No. 019 – February 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 February, the following activities took place or were in progress:

Program Budget

- FSI assisted the District in selecting Erickson-Hall as the Design-Builder for the BHHS-Upper Athletic Fields project. The approved budget resulted in a saving of over \$700,000 from the budget estimate.
- Prepared Request for Qualifications (RFQ) for BHHS-Building C, Retaining Walls and New Drop-off project.
- Discussed Bond fund deficit with Assistant Superintendent—Business Services and Executive Director—Construction Services.

Committee/Board Meetings

- Presented update on Bond construction progress to Board.
- Received Board approval for Erickson-Hall as Design-Builder for the BHHS—Upper Athletic Fields project.
- Hosted District-Wide meeting at El Rodeo Elementary School, four months ahead of final completion.

Bids/Requests for Proposal

- Design-Building entity selected and awarded for the BHHS Upper Athletic Fields Project.
- RFQP for Lease-leaseback Construction Services for BHHS Building C (Athletics) in progress advertised and pre-proposal meeting conducted on 2/21/24. Proposals due on 3/21/24.

Progress at Sites

- **BHHS B3/B4:** B3: Scaffold “dance floor” removed in preparation for the structural steel light bar installation. B4: Structural shotcrete walls placed in East side of building. Salter Theater: Rebar installed for upcoming slab on grade concrete pour.
- **El Rodeo:** Contractor started off-site permit work. Soccer field turf placed, installation in progress. Shade structure installation in progress. Majority of CCTV cameras installed. Ball wall install in progress.
- **Beverly Vista MS:** Window coverings installed and closeout package completed and for BulldogAid Wellness Center. Vendor contracted to apply a seal coat & stripe staff parking lot during spring break.
- **BHHS—Upper Athletic Fields: RFP issued.** Erickson-Hall awarded project. Maintenance staff vacated portables and they were removed to clear the site. Preliminary schedule has been received and currently meets the District’s timeline. EH site utilities investigation & site surveys to be completed by 3/18/24.
- **BHHS Building C:** Design Team continues to work on modifications to the plans due to the removal of the underground parking space. DTSC provided preliminary feedback on requirements for methane mitigation measures in the building, which are required to continue with the design revisions. Procurement phase for the selection of LLB entity started and is in progress.
- **South Site-Athletic Fields & Parking Lot:** Quotes received from three contractors for demo & backfilling of Venoco site. Contractor selection will be recommended at the 3/26/24 board meeting.

FONDER-SALARI TEAM ACTIVITES OF THE MONTH

During the month of February, the Fonder-Salari, Inc. (FSI) team prepared the El Rodeo Elementary School to host the February 16 meeting for District faculty and staff. Four months ahead of the anticipated Final Completion, the school was ready for the meeting, with both auditorium and restroom facilities available.

FSI’s Bond Program Director made a presentation to the Board, detailing the steps toward opening El Rodeo and discussing projects underway and upcoming at BHHS.

FSI assisted the District in reviewing all proposals for the BHHS—Upper Athletic Fields project. Interviews were conducted and Erickson-Hall was selected. The proposal submitted by Erickson-Hall will result in a savings of over \$700,000 from the originally estimated budget for this project.

FSI team attended CBOC meeting and reported the bond program updates.

FSI team is working on updating budget based on the current value of projects and any District expenditures being charged against bond funds.

CURRENT PROJECTS (phase)

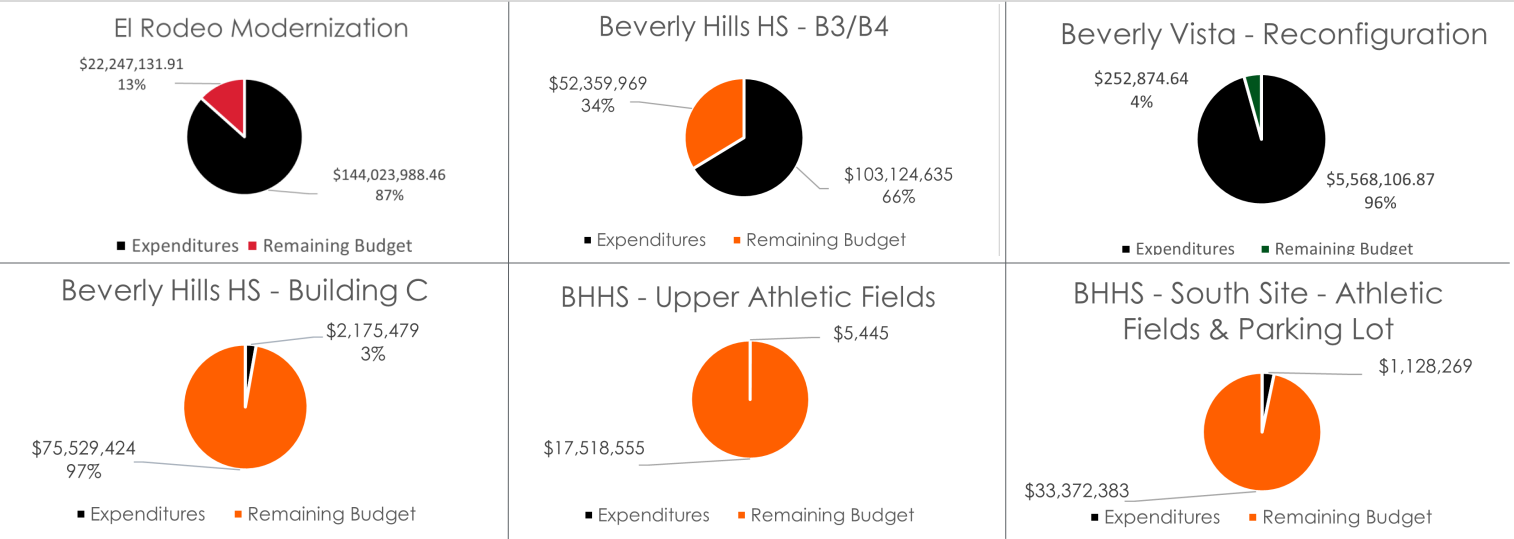
- **El Rodeo School Modernization (construction)**
- **Beverly Hills High School B3-B4 Modernization (construction)**
- **Beverly Vista Middle School — BulldogAid Center (close-out)**
- Beverly Hills High School Upper Athletic Fields (design)
- Beverly Hills HS Building C, Retaining Walls, & Drop-off 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 1/31/2024



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	\$370,288,278.95	\$370,127,716.31	\$358,352,560.61	96.78%	\$11,935,718.34	\$160,562.64
Measure BH	\$395,991,648.28	\$440,397,176.09	\$230,410,385.49	58.19%	\$165,581,262.79	(\$44,405,527.81)
Developer Fees (00000)	\$5,588,862.25	\$5,501,513.46	\$5,501,513.46	98.44%	\$87,348.79	\$87,348.79
Developer Fees (90100)	\$6,362,139.53	\$4,379,254.65	\$4,126,380.01	64.86%	\$2,235,759.52	\$1,982,884.88

CASH/INCOME SUMMARY

Funding Source	Interest	Deposits	Transfers In	Total Income	Transfers Out	Expenditures	Balance
Fund 21.2-00000 (Measure E)	\$14,799,544.98	\$341,718,620.40	\$13,770,113.57	\$370,288,278.95	\$0.00	(\$358,352,560.61)	\$11,935,718.34
Fund 25.0-00000 - Developer Fees	\$367,611.83	\$5,221,250.42	\$0.00	\$5,588,862.25	\$0.00	(\$5,501,513.46)	\$87,348.79
Fund 21.3 Measure BH	\$11,862,664.40	\$384,128,983.88	\$0.00	\$395,991,648.28	\$0.00	(\$230,410,385.49)	\$165,581,262.79
Fund 25.0-90100- Developer Fees	\$338,808.01	\$6,023,331.52	\$0.00	\$6,362,139.53	\$0.00	(\$4,126,380.01)	\$2,235,759.52
Totals:	\$27,368,629.22	\$737,092,186.22	\$13,770,113.57	\$778,230,929.01	\$0.00	(\$598,390,839.57)	\$179,840,089.44

EXPENDITURE SUMMARY

Expenditure Category	Budget	Encumbered	Transfers Out	Expenditures	Budget Remaining ⓘ	Encumbered Balance ⓘ	
SITE	\$29,988,860.34	\$29,359,635.56	\$0.00	(\$29,043,921.41)	\$629,224.78	\$315,714.15	
PLANNING	\$133,133,023.13	\$120,394,901.78	\$0.00	(\$113,847,433.30)	\$12,738,121.35	\$6,547,468.48	
CONSTRUCTION	\$657,283,777.05	\$502,279,911.40	\$0.00	(\$455,499,484.86)	\$155,003,865.65	\$46,780,426.54	
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:	\$820,405,660.52	\$652,034,448.74	\$0.00	(\$598,390,839.57)	\$168,371,211.78	\$53,643,609.17	

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	\$166,271,120.37
Beverly Vista Middle School—Reconfiguration	\$5,820,481.52
Beverly Hills HS—Upper Athletic Fields	\$17,524,000.00
Beverly Hills HS—Building C	\$77,704,902.62
Beverly Hills HS—South Site—Athletic Fields & Parking Lot	\$34,500,652.00
TOTAL:	\$457,305,760.51

NEXT MONTH ACTIVITIES

- Request for Proposal/Bids:**
- Receive proposals for Lease-leaseback Services for BHHS Building C.
 - Select contractor for Venoco Oil Wells Backfill project.
 - RFQ advertisement for DSA Inspection Services pool.
 - RFQ preparation Engineer for BHHS Security Cameras.
- Program Budgets:**
- Negotiate budgets for Design of projects at BHHS to realize any possible savings.
 - Review inspection budgets for BHHS projects to ensure sufficient funds.
- Planning for Future Projects:**
- Amend site lease for ProWest at BHHS, to eliminate conflict with future project sites that may be developed by other contractors.

MONTHLY EXPENSES PER PROJECT **Data as of 1/31/2024*

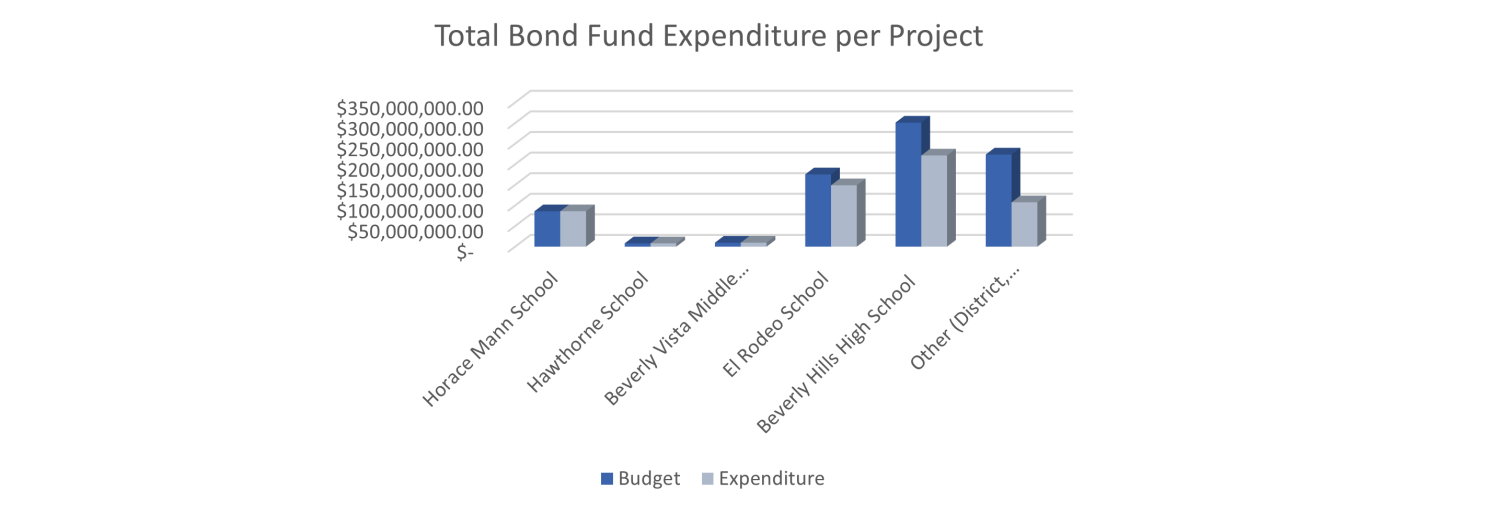
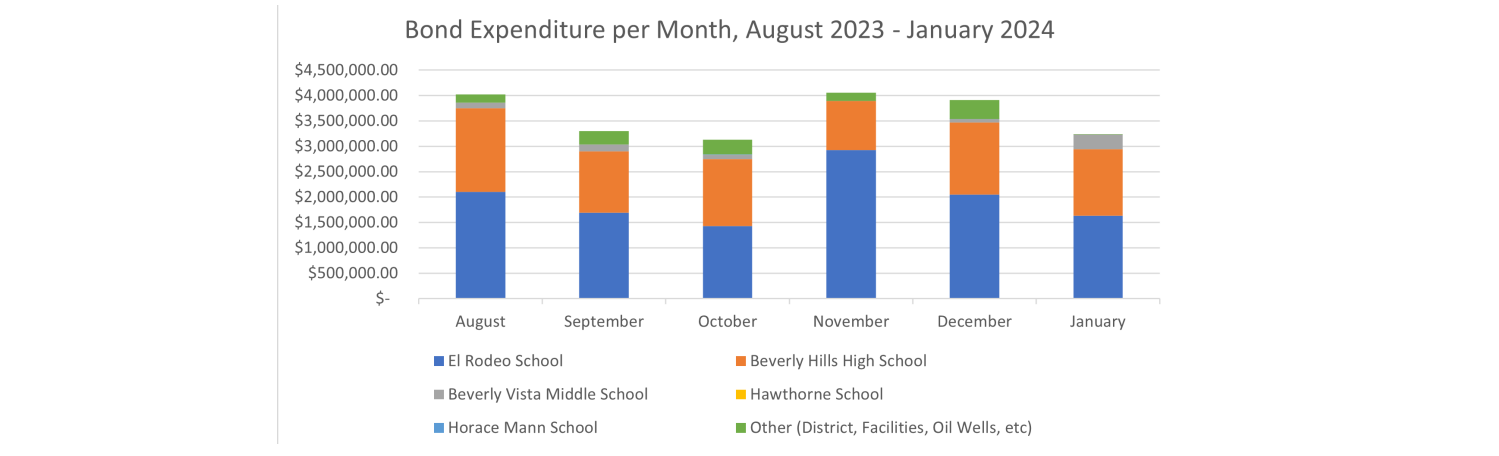
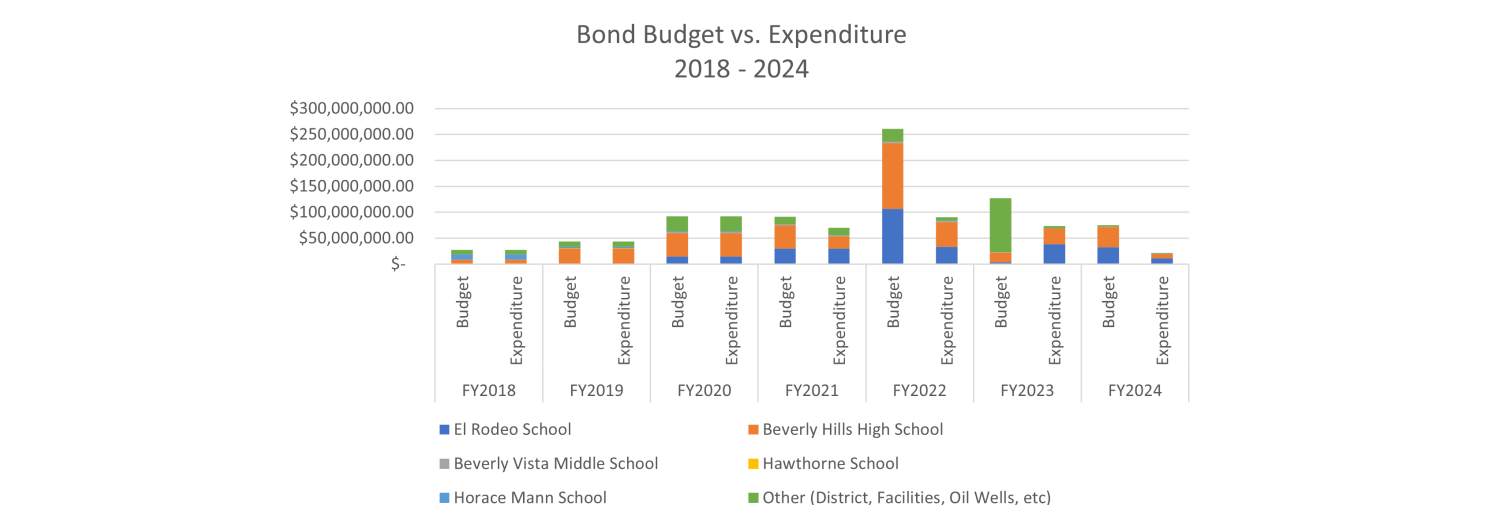
	Monthly Expenditure per Project
Beverly Hills High School—B3/B4	\$834,073.78
El Rodeo Modernization	\$1,637,391.52
Beverly Vista Middle School—Reconfiguration	\$291,232.75
Beverly Hills HS—Upper Athletic Fields	\$4,965.00
Beverly Hills HS—Building C	\$26,277.50
BHHS—South Site—Athletic Fields & Parking Lot	\$397,333.60
TOTAL:	\$3,191,274.15

TOTAL ACTIVE CONTRACTS—ENCUMBRANCE PER YEAR

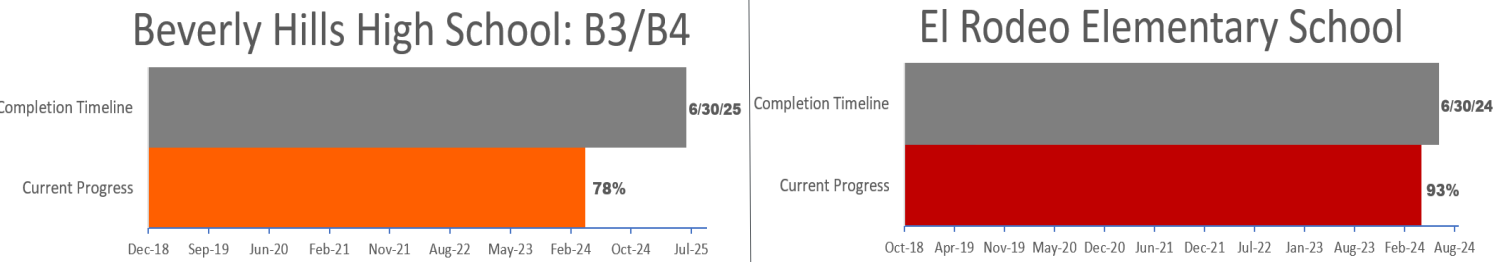
	<u>July 2016—June 2017</u>
El Rodeo Modernization	\$5,089,014.31
	<u>July 2017—June 2018</u>
El Rodeo Modernization	\$1,132,971.32
	<u>July 2018—June 2019</u>
Beverly Hills High School—B3/B4	\$2,245,902.11
El Rodeo Modernization	\$596,348.10
Beverly Vista Middle School—Reconfiguration	\$619,820.68
	<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	\$33,174,764.05
El Rodeo Modernization	\$33,638,112.59
Beverly Vista Middle School—Reconfiguration	\$1,148,912.96
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	\$279,799.00

BOND BUDGET STATUS UPDATE

*Data as of 1/31/2024



PROJECT PROGRESSION



BOND PROGRAM PROJECTS — PROGRESS PHOTOS



Beverly Hills High School B3/34



Beverly Hills High School B3/34



El Rodeo Elementary School



El Rodeo Elementary School



Beverly Vista Middle School



BHHS Upper Athletic Fields Site