



Beverly Hills Unified School District Bond and Construction Program



Monthly Report No. 018 – January 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 January, the following activities took place or were in progress:

Program Budget

- Reviewed proposals for BHHS-Upper Athletic Fields project for comparison to project budget. Proposals are commensurate with design and construction estimates.
- Updated Policies and Procedures manual to reflect correct state-approved contract dollars for 2024.
- Discussed furniture and equipment budget for El Rodeo with Project Manager, to keep expenses aligned with previously budgeted amounts.

Committee/Board Meetings

- FSI worked with District personnel to clarify debits and credits on the financial report for audit team.
- Prepared documentation for Board approval of an installation contract for furniture ordered by the District directly, from vendors not included in the San Bernardino piggyback or cooperative agreements.

Bids/Requests for Proposal

- Proposals received for Design-Build Services for the BHHS Upper Athletic Fields Project. Interviews to take place 2/6/24. Recommendation to board expected at the 2/13/24 meeting.
- RFQP for Lease-leaseback Construction Services for BHHS Building C (Athletics) in progress. Advertisement to take place 2/8/24.

Progress at Sites

- **BHHS B3/B4:** The structural steel installation at the grid-iron level of the B3 Auditorium Stage was completed, the scaffolding is scheduled to be lowered for the next level of work beginning of February. The last major footing was poured with concrete, this is a big milestone for the project as it marks being "out of the ground". Finishes continued throughout both buildings where there is available space.
- **El Rodeo:** Off-site permit for school main entry issued by the city, contractor installed base for soccer field. Contractor applied seal coat to parking lot. Contractor installed vehicle gates. Furniture for buildings D, E and half of building C installed. Cameras for buildings D, E, A, B and C installed.
- **Beverly Vista MS:** Assembled project closeout package and installed ADA cane detection rail for visually impaired, sourced and ordered window coverings for Bulldog Wellness Center.
- **BHHS—Upper Athletic Fields: RFP issued.** Three prospective Design Build Entities submitted proposals by the January 19 deadline. Proposals reviewed and scored. Interviews are scheduled for February 6. The recommended Design Build Entity will be brought before the Board at the February 13 meeting.
- **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.
- **South Site-Athletic Fields & Parking Lot:** Department of Toxic Substances Control (DTSC) approved use of LAX construction soil for backfilling BHHS Veneco site. Soil imported & stockpiled. Site is ready for next phase of construction.

FONDER-SALARI TEAM ACTIVITIES OF THE MONTH

During the month of January, the Fonder-Salari, Inc. (FSI) team met with the El Rodeo transition team to ensure that the new school building will be available for the 2024-2025 school year.

FSI reviewed all DLR invoices for the remaining projects at the Beverly Hills HS campus. This will assist in determining any funds remaining in fees or reimbursables that might be repurposed to cover additional services.

FSI received and reviewed the proposals received for the Beverly Hills High School—Upper Athletic Fields project. Proposals were sent out to District and FSI personnel included on the review team.

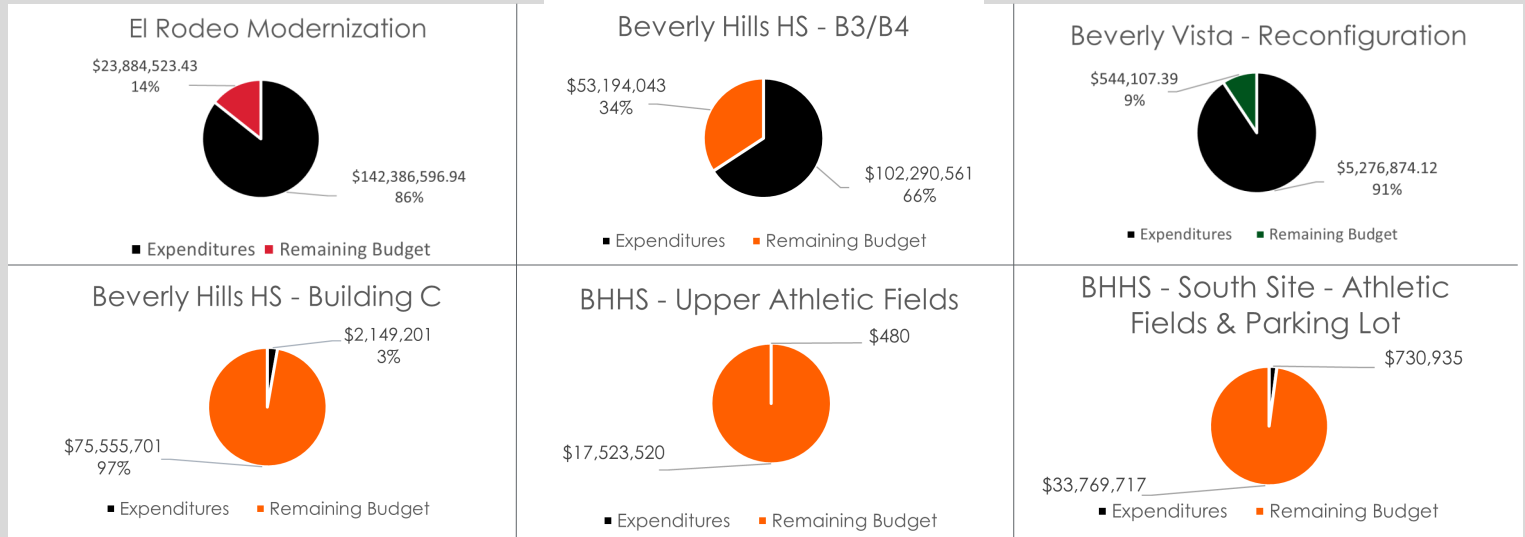
FSI facilitated the removal of all remaining trailers in the east campus site designated for the BHHS—Upper Athletic Fields project, securing contractors to safely detach temporary facilities from the District's utilities and fire alarm system.

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 (procurement)
- 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:**

- Existing Facilities Needs Assessments to Update Master Plan

EXPENDITURE VS. REMAINING BUDGET—PER PROJECT***Data as of 12/31/2023***PROGRAM—BUDGET AND EXPENDITURE**

Funding Source	Total Funds	Total Budgeted Amount	Total Expended Amount	Percentage Expended	Remaining Budgeted Balance	Remaining Unbudgeted Funds
Measure E	\$370,288,278.95	\$370,117,241.31	\$358,352,560.61	96.78%	\$11,764,680.70	\$171,037.64
Measure BH	\$395,991,648.28	\$440,325,027.82	\$227,467,433.66	57.44%	\$212,857,594.16	(\$44,333,379.54)
Developer Fees (00000)	\$5,588,862.25	\$5,501,513.46	\$5,501,513.46	98.44%	\$0.00	\$87,348.79
Developer Fees (90100)	\$6,311,682.66	\$4,379,254.65	\$3,835,147.26	60.76%	\$544,107.39	\$1,932,428.01

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	(\$227,467,433.66)	\$168,524,214.62
Fund 25.0-90100- Developer Fees	\$338,808.01	\$5,972,874.65	\$0.00	\$6,311,682.66	\$0.00	(\$3,835,147.26)	\$2,476,535.40
Totals:	\$27,368,629.22	\$737,041,729.35	\$13,770,113.57	\$778,180,472.14	\$0.00	(\$595,156,654.99)	\$183,023,817.15

EXPENDITURE SUMMARY

Expenditure Category	Budget	Encumbered	Transfers Out	Expenditures	Budget Remaining ⓘ	Encumbered Balance ⓘ
SITE	\$29,936,394.95	\$29,358,879.56	\$0.00	(\$28,977,105.02)	\$577,515.39	\$381,774.54
PLANNING	\$132,760,769.00	\$120,036,929.38	\$0.00	(\$113,189,022.85)	\$12,723,839.62	\$6,847,906.53
CONSTRUCTION	\$657,625,873.29	\$502,215,327.20	\$0.00	(\$452,990,527.12)	\$155,410,546.09	\$49,224,800.08
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:	\$820,323,037.24	\$651,611,136.14	\$0.00	(\$595,156,654.99)	\$168,711,901.10	\$56,454,481.15

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	\$5,820,481.51
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:	\$457,305,760.50

NEXT MONTH ACTIVITIES

- Request for Proposal/Bids:**
- Advertise/distribute RFQP for Lease-Leaseback Construction Services for BHHS Building C (Athletics) Project.
 - Request for quotes for Venoco Site Backfill project to be issued.
 - RFQ preparation for DSA Inspection Services pool.
 - RFQ preparation Engineer for BHHS Security Cameras.
- Program Budgets:**
- Review insurance budgets and project contingencies to accommodate updated billing from SEW-UP program.
 - Review Master Budget for Bond program update to Board.
- Planning for Future Projects:**
- Review project contingencies to align proper funds to each planned project.

MONTHLY EXPENSES PER PROJECT **Data as of 12/31/2023*

	Monthly Expenditure per Project
Beverly Hills High School—B3/B4	\$976,256.55
El Rodeo Modernization	\$2,050,819.95
Beverly Vista Middle School—Reconfiguration	\$67,113.62
Beverly Hills HS—Upper Athletic Fields	\$0.00
Beverly Hills HS—Building C	\$9,723.75
BHHS—South Site—Athletic Fields & Parking Lot	\$362,615.36
TOTAL:	\$3,466,529.23

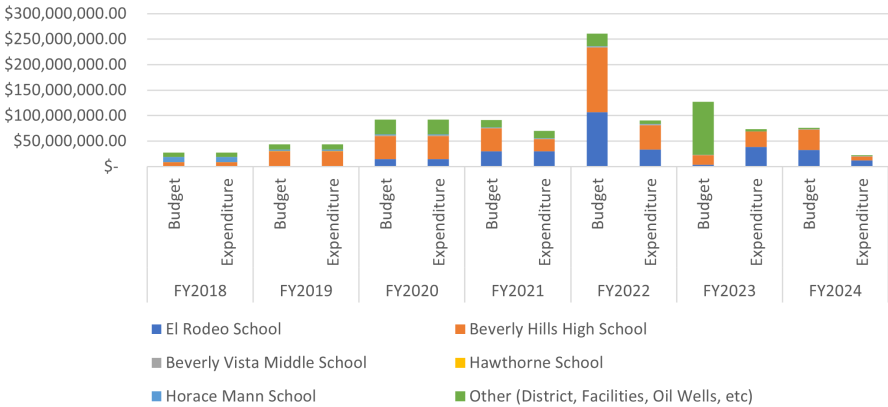
TOTAL ACTIVE CONTRACTS—ENCUMBRANCE PER YEAR

	<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	\$32,308,543.14
El Rodeo Modernization	\$32,178,486.32
Beverly Vista Middle School—Reconfiguration	\$1,113,764.94
Beverly Hills High School - Building C, Retaining Walls & New Drop-Off Area	\$530,167.37
BHHS-South Site-Athletic Fields & Parking Lot	\$4,241,618.40
BHHS—Upper Athletic Fields	\$274,999.00

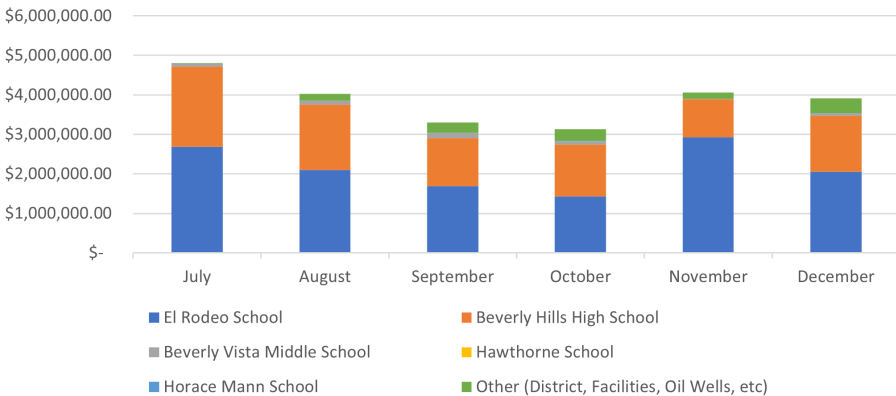
BOND BUDGET STATUS UPDATE

*Data as of 12/31/2023

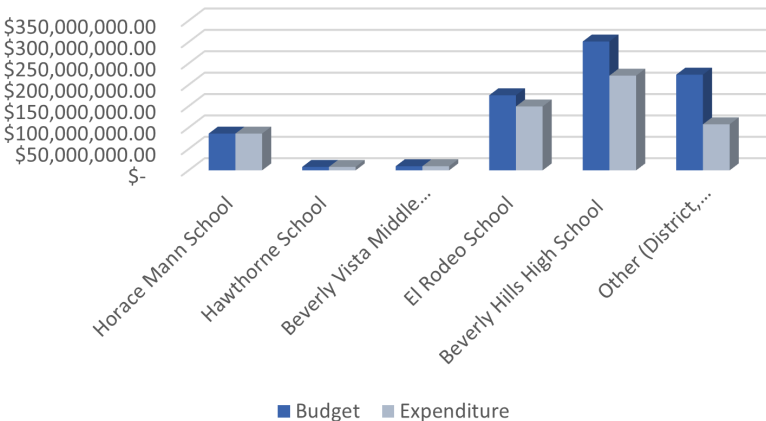
Bond Budget vs. Expenditure
2018 - 2024



Bond Expenditure per Month, July - December 2023

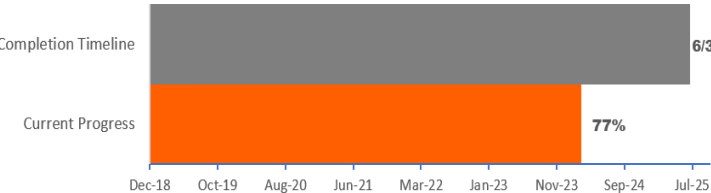


Total Bond Fund Expenditure per Project

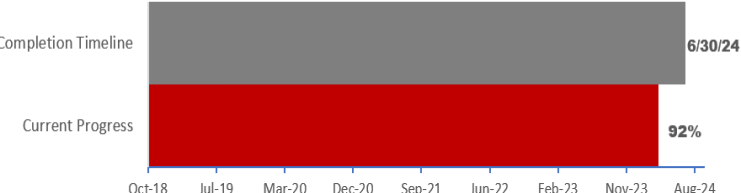


PROJECT PROGRESION

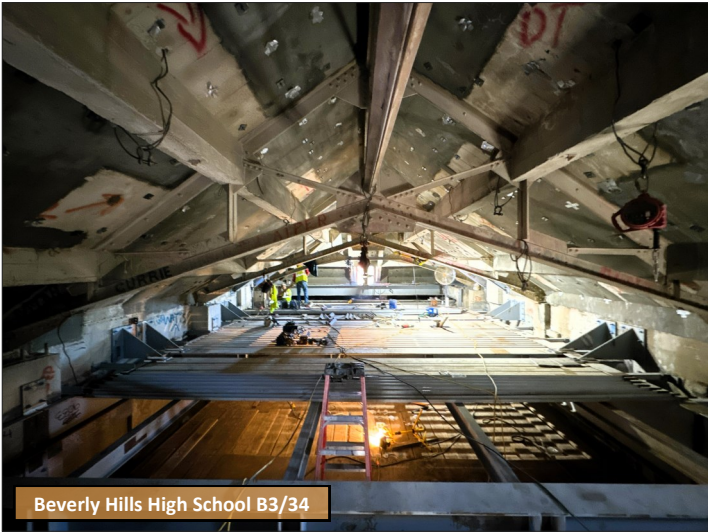
Beverly Hills High School: B3/B4



El Rodeo Elementary School



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