

Beverly Hills Unified School District

Bond and Construction Program



Monthly Report No. 020 – March 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 March, the following activities took place or were in progress:

Program Budget

- FSI sent out the Request for Qualifications (RFQ) for BHHS-Building C, Retaining Walls and New Drop-off project. Four proposals were received by the March 4 deadline.
- FSI negotiated Design budgets for all remaining projects at BHHS, saving the program over \$600,000.
- Prepared analysis and met to discuss all items adding to budget deficit.

Committee/Board Meetings

- Hosted tour of El Rodeo ES for Citizens' Board Oversight Committee
- Prepared documentation for Board approval of change order for furniture & equipment at El Rodeo and contracts with Terra Pave and Garza for work at Beverly Vista MS and BHHS, as well as the adjustment of the site lease with ProWest at BHHS.

Bids/Requests for Proposal

- Four (4) responsive proposals received for RFQP for Lease-leaseback Construction Services for BHHS Building C (Athletics) on 3/21/24. Proposal review is underway.
- Quotes received and contractor selected for Venoco site grading, earthwork, and grading at BHHS.

Progress at Sites

- **BHHS B3/B4:** B4: Shotcrete walls in the East side of the building were placed; the placement of these walls starts the process to open up the rest of the East side for completion. B3: preparations to install the structural steel Light Bar beam, final installation will conclude in early April.
- **El Rodeo:** Soccer field installation complete. Shade structure installation complete. Off site permit work ongoing, punch list items in progress.
- **Beverly Vista MS:** The Board approved TerraPave to repair and recondition staff parking lot. Work will take place over Spring Break.
- **BHHS—Upper Athletic Fields:** Contractor's underground (UG) locator team verified the existing UG utilities while the above ground survey team verified topography and existing structures. The design team also confirmed adequate existing power and is currently working on the schematic site layout to be used as part of the site data report for CGS submission.
- **BHHS Building C:** Design Team continues to work on modifications related to implementing a slab-on-grade foundation system and end user modifications. The methane mitigation system will require re-design due to implementing a slab-on-grade foundation system. Proposals from prospective LLB entities have been received and are being scored based upon the published criteria.
- **South Site-Athletic Fields & Parking Lot:** The Board approved Garza Construction to demolish/backfill the inground tank battery of the former Venoco operated facility. Equipment mobilized to begin work.

FONDER-SALARI TEAM ACTIVITIES OF THE MONTH

During the month of March, the Fonder-Salari, Inc. (FSI) team prepared the El Rodeo Elementary School to host the Citizens' Board Oversight Committee (CBOC). CBOC members were shown the latest project updates including the installation of the soccer field and classroom furniture.

FSI negotiated the remaining design and construction administration projects for future projects at Beverly Hills High School. These negotiations resulted in a savings in excess of \$600,000 over the initial design proposals from DLR Group.

FSI released the Request for Qualifications for the BHHS—Building C, Retaining Walls & New Drop-off Area project, receiving four proposals. Interviews will be scheduled with all candidates.

FSI worked with BHUSD to handle receipt of all furniture and equipment for El Rodeo ES, ensuring that all items arrived at the proper destination and that all invoices were paid in a timely fashion.

CURRENT PROJECTS (phase)

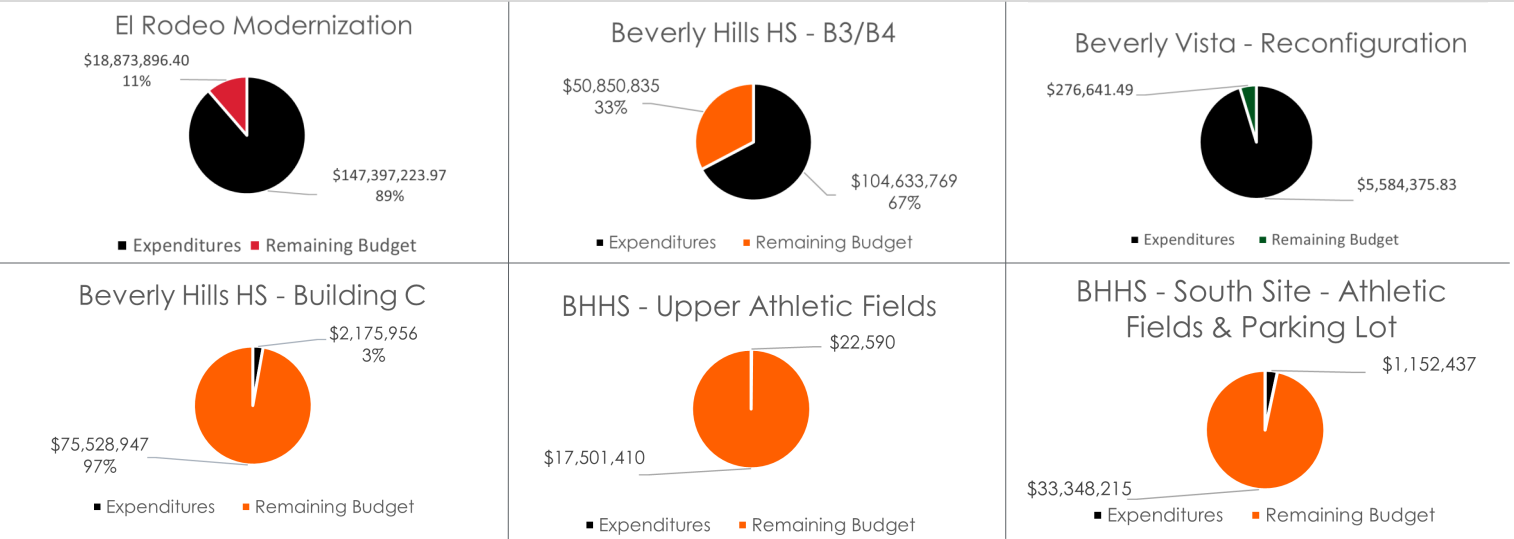
- **El Rodeo School Modernization (construction)**
- **Beverly Hills High School B3-B4 Modernization (construction)**
- **Beverly Vista Middle School — BulldogAid Center (close-out)**
- Beverly Hills High School Upper Athletic Fields (design)
- Beverly Hills HS Building C, Retaining Walls, & Drop-off Area (design/procurement)
- 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 2/29/2024



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	\$370,159,441.31	\$370,117,241.31	99.92%	\$291,605.26	\$249,405.26
Measure BH	\$397,755,965.73	\$439,886,603.31	\$223,929,209.71	56.30%	\$173,826,756.02	(\$42,130,637.58)
Developer Fees (00000)	\$5,614,694.86	\$5,504,373.46	\$5,504,373.46	98.04%	\$110,321.40	\$110,321.40
Developer Fees (90100)	\$6,362,139.53	\$4,411,542.67	\$4,199,852.03	66.01%	\$2,162,287.50	\$1,950,596.86

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	(\$370,117,241.31)	\$291,605.26
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	(\$223,929,209.71)	\$173,826,756.02
Fund 25.0-90100- Developer Fees	\$338,808.01	\$6,023,331.52	\$0.00	\$6,362,139.53	\$0.00	(\$4,199,852.03)	\$2,162,287.50
Totals:	\$29,279,346.90	\$737,092,186.22	\$13,770,113.57	\$780,141,646.69	\$0.00	(\$603,750,676.51)	\$176,390,970.18

EXPENDITURE SUMMARY

Expenditure Category	Budget	Encumbered	Transfers Out	Expenditures	Budget Remaining ⓘ	Encumbered Balance ⓘ	
SITE	\$30,321,001.36	\$29,609,635.56	\$0.00	(\$29,043,921.41)	\$711,365.80	\$565,714.15	
PLANNING	\$136,824,922.71	\$122,212,535.14	\$0.00	(\$115,944,731.98)	\$14,612,387.57	\$6,267,803.16	
CONSTRUCTION	\$652,816,036.68	\$503,079,362.50	\$0.00	(\$458,762,023.12)	\$149,736,674.18	\$44,317,339.38	
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:	\$819,961,960.75	\$654,901,533.20	\$0.00	(\$603,750,676.51)	\$165,060,427.55	\$51,150,856.69	

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.
- **AQMD Exemption:** Obtaining AQMD exemption to perform earthwork during normal working hours.

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	\$5,860,517.32
Beverly Hills HS—Upper Athletic Fields	\$16,800,243.61
Beverly Hills HS—Building C	\$77,704,902.62
Beverly Hills HS—South Site—Athletic Fields & Parking Lot	\$34,500,652.00
TOTAL:	\$456,622,039.92

NEXT MONTH ACTIVITIES

Request for Proposal/Bids:

- Proposal review and interview candidates for Lease-leaseback Services for BHHS Building C.
- RFQ advertisement for Engineer for BHHS Security Cameras.
- RFQ advertisement for DSA Inspection Services pool.
- Procurement of Horace Mann ES Shade Structures.

Program Budgets:

- Update budget for BHHS-Building C, Retaining Walls & New Drop-off Area project based on winning proposal.
- Negotiate proposals with inspection companies to maximize budget.

Planning for Future Projects:

- Prepare documentation for ProWest contingency use on BHHS-B3/B4 project, to accommodate District-requested changes.

MONTHLY EXPENSES PER PROJECT **Data as of 2/29/2024*

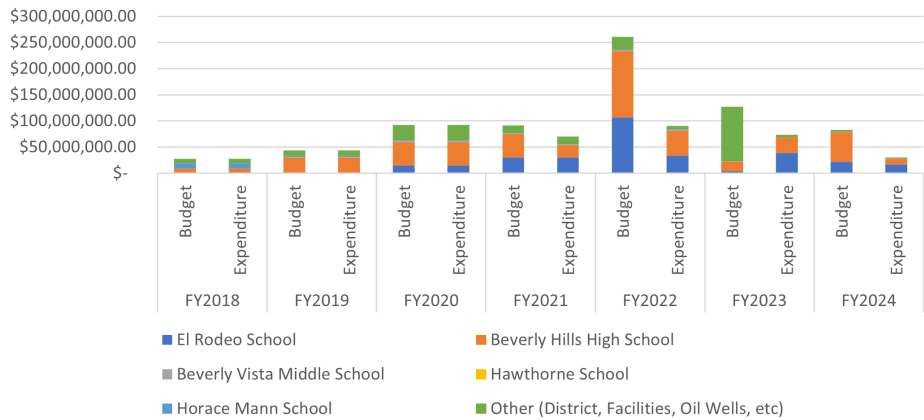
	Monthly Expenditure per Project
Beverly Hills High School—B3/B4	\$1,509,133.94
El Rodeo Modernization	\$3,373,235.51
Beverly Vista Middle School—Reconfiguration	\$16,268.96
Beverly Hills HS—Upper Athletic Fields	\$17,144.80
Beverly Hills HS—Building C	\$477.00
BHHS—South Site—Athletic Fields & Parking Lot	\$24,168.00
TOTAL:	\$4,940,428.21

TOTAL ACTIVE CONTRACTS—ENCUMBRANCE PER YEAR

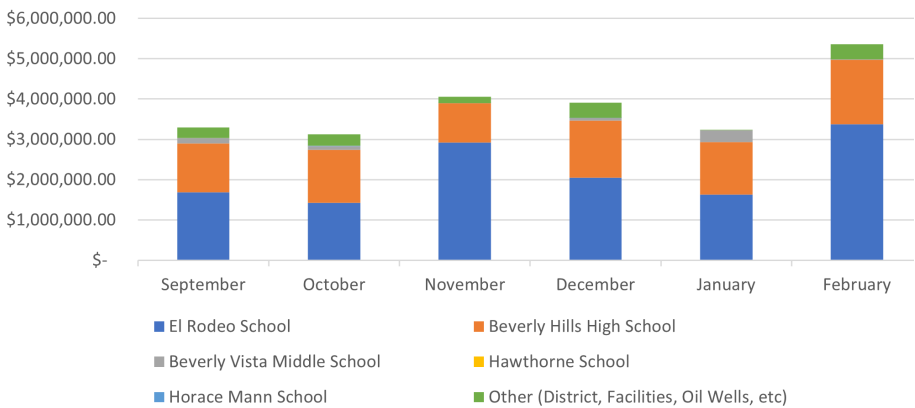
	<u>July 2016—June 2017</u>
El Rodeo Modernization	\$5,089,014.31
	<u>July 2017—June 2018</u>
El Rodeo Modernization	\$1,132,971.32
	<u>July 2018—June 2019</u>
Beverly Hills High School—B3/B4	\$2,245,902.11
El Rodeo Modernization	\$596,348.10
Beverly Vista Middle School—Reconfiguration	\$619,820.68
	<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	\$21,938,863.09
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 2/29/2024*

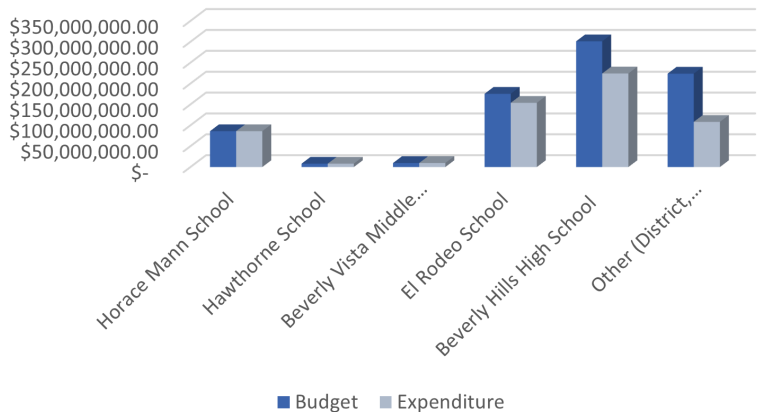
Bond Budget vs. Expenditure
2018 - 2024



Bond Expenditure per Month, August 2023 - January 2024

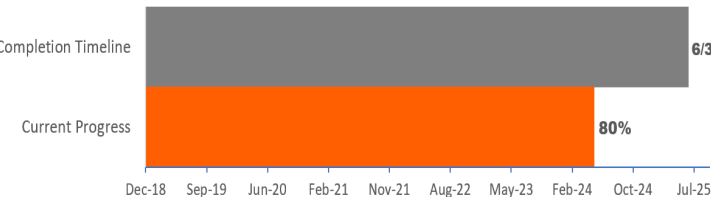


Total Bond Fund Expenditure per Project

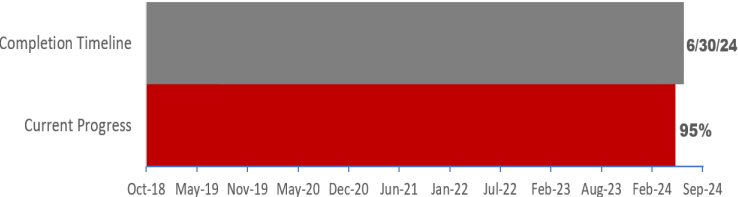


PROJECT PROGRESSION

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