



Beverly Hills Unified School District

Bond and Construction Program



Monthly Report No. 022 – May 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 May, the following activities took place or were in progress:

Program Budget

- In-depth review of Master Budget for BHUSD Bond Program, including all funds spent to date and all funds outstanding.
- Meeting with Executive Director—Bond Construction, District Financial Team and Bond Budget Coordinator to discuss program budgets for the 2024-2025 fiscal year.
- Reviewed all purchase orders for the current fiscal year and recommended amounts to rollover for 2024-2025 fiscal year.

Committee/Board Meetings

- Presented winning proposal from Swinerton Builders for Lease-Leaseback Entity to construct Building C.
- Prepared documentation for Board approval of Garza Construction for flagpole and concrete monument construction at El Rodeo ES.

Bids/Requests for Proposal

- Swinerton Builders selected and board approved for pre-construction services for BHHS Building C project.
- TLS Choice board approved to manufacture and install Horace Mann ES playground structure.
- RFQ for DSA Inspection Services pool issued on 5/16/24. Qualifications packages due 6/6/24.
- RFQ/P for District-wide Security Camera Design Services issued on 5/30/24. Proposals due 6/20/24.

Progress at Sites

- **BHHS B3/B4:** Several concrete pours took place during May, covering all major areas of exposed soil within the buildings. Structural steel, wood framing, metal stud framing, mechanical/electrical/plumbing and other finish work continues through the building.
- **El Rodeo:** Punchlist items in progress. El Rodeo sign and logo installed. Privacy fence installed.
- **Beverly Vista MS:** Completed installation of ADA accessories at administration office.
- **BHHS—Upper Athletic Fields:** District accepted final schematic design. Design Development currently underway. New retaining wall and lighting foundations in development based on DTSC restrictions. Redesign underway for Retaining Wall #2, to eliminate 7' below-ground methane barrier.
- **BHHS Building C:** Redesign goes to DSA on 6/7/2024. IT has provided markups for WAPs locations.
- **South Site-Athletic Fields & Parking Lot:** Completed backfilling and grading of the inground tank battery at the Venoco facility.
- **Swim Gym Boiler Project:** Performed site visits with Pacific West and contractor team to finalize design for boiler upgrade.
- **BHUSD Security Projects:** The Phase II Project RFPQ solicited to contractors.
- **Horace Mann:** Scheduled meeting to discuss timeline/logistics for the Shades & Playground projects. The shade structures are in fabrication, the playground is to begin manufacturing shortly.

FONDER-SALARI TEAM ACTIVITIES OF THE MONTH

During the month of May, the Fonder-Salari, Inc. (FSI) team created the cashflow report for the BHUSD Bond program, updating both the budget and schedule for all current and future projects. The report will be presented to the District in June and will be updated monthly after that.

FSI met with the Executive Director—Bond Construction and the District's Bond Financial Team to review all encumbrances that were made in the fiscal year of 2023-2024 and to discuss encumbrances needed for each project in fiscal year 2024-2025. Decisions were made about project budgets and about which FY2024 encumbrances to roll over to FY2025.

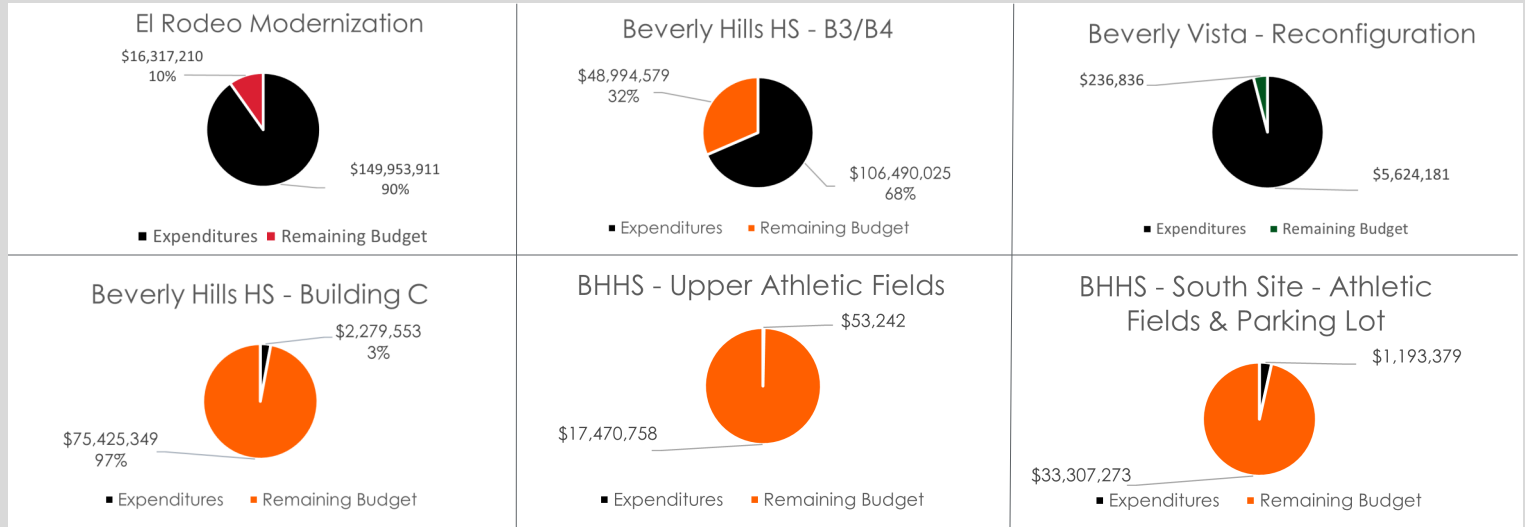
FSI also presented the selected Lease-Leaseback entity for the BHHS Building C project to the Board for approval of a pre-construction services agreement. Swinerton Builders was chosen after evaluation of their proposal and subsequent interview. Two meetings with Swinerton and the Bond Program Project Management team have already taken place, ensuring that the project gets underway as quickly as possible.

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 Vista Middle School — BulldogAid Center (close-out)**
- 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 4/30/2024***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	\$370,408,846.57	\$370,176,572.31	\$370,134,372.31	99.93%	\$274,474.26	\$232,274.26
Measure BH	\$397,755,965.73	\$439,994,711.14	\$229,700,481.70	57.75%	\$168,055,484.03	(\$42,238,745.41)
Developer Fees	\$5,614,694.86	\$5,499,373.46	\$5,504,373.46	98.04%	\$110,321.40	\$115,321.40
Developer Fees (90100)	\$6,504,653.71	\$4,512,516.66	\$4,241,667.66	65.21%	\$2,262,986.05	\$1,992,137.05
State Grants	\$16,228,065.66	\$30,000.00	\$17,500.00	0.11%	\$16,210,565.66	\$16,198,065.66
Total	\$796,512,226.53	\$820,213,173.57	\$609,598,395.13	\$3.21	\$186,913,831.40	(\$23,700,947.04)

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	(\$370,134,372.31)	\$274,474.26
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	(\$229,700,481.70)	\$168,055,484.03
Fund 25.0-90100- Developer Fees	\$338,808.01	\$6,165,845.70	\$0.00	\$6,504,653.71	\$0.00	(\$4,241,667.66)	\$2,262,986.05
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:	\$29,279,346.90	\$753,462,766.06	\$13,770,113.57	\$796,512,226.53	\$0.00	(\$609,598,395.13)	\$186,913,831.40

EXPENDITURE SUMMARY

Expenditure Category	Budget	Encumbered	Transfers Out	Expenditures	Budget Remaining ⓘ	Encumbered Balance ⓘ
SITE	\$30,321,001.36	\$29,610,287.56	\$0.00	(\$29,155,010.41)	\$710,713.80	\$455,277.15
PLANNING	\$136,327,404.40	\$127,832,055.76	\$0.00	(\$116,811,792.15)	\$8,495,348.64	\$11,020,263.61
CONSTRUCTION	\$653,564,767.81	\$506,937,536.58	\$0.00	(\$463,631,592.57)	\$146,627,231.23	\$43,305,944.01
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:	\$820,213,173.57	\$664,379,879.90	\$0.00	(\$609,598,395.13)	\$155,833,293.67	\$54,781,484.77

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

	<u>Budget per Project</u>
Beverly Hills High School—B3/B4	\$155,484,604.00
El Rodeo Modernization	\$166,982,137.74
Beverly Vista Middle School—Reconfiguration	\$5,885,290.46
Beverly Hills HS—Upper Athletic Fields	\$16,800,243.41
Beverly Hills HS—Building C	\$76,774,031.32
Beverly Hills HS—South Site—Athletic Fields & Parking Lot	\$34,500,652.00
TOTAL:	\$456,426,958.93

NEXT MONTH ACTIVITIES

Request for Proposal/Bids:

- Selection of DSA Inspection Services Pool
- Selection of Engineer for Security Camera Design Services
- Procurement of El Rodeo ES Soccer Netting and Installation
- Procurement of El Rodeo ES Additional Kindergarten Landscaping

Program Budgets:

- Work with District financial team to make sure all purchase orders are in order for FY2025.
- Finalize cashflow report and present to District.

Planning for Future Projects:

- Solicitation for Specialty Inspectors for upcoming projects.
- Determine final expenses for FF&E at El Rodeo ES.

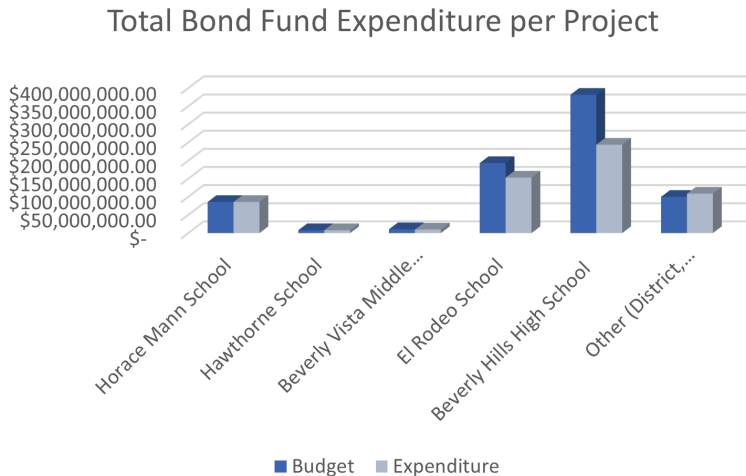
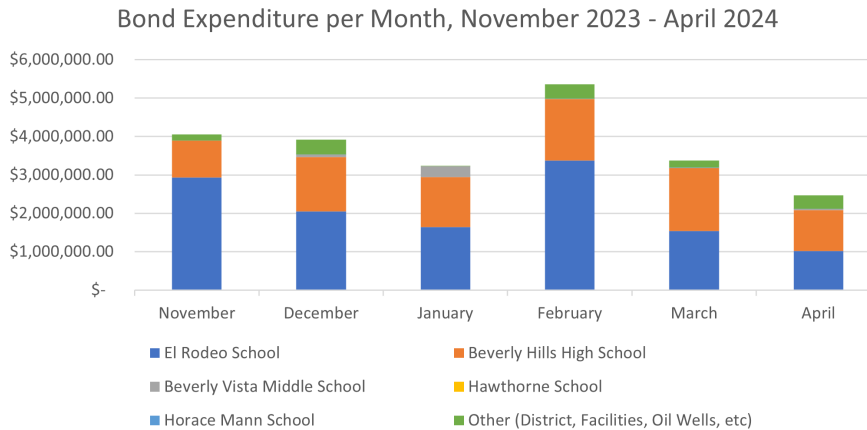
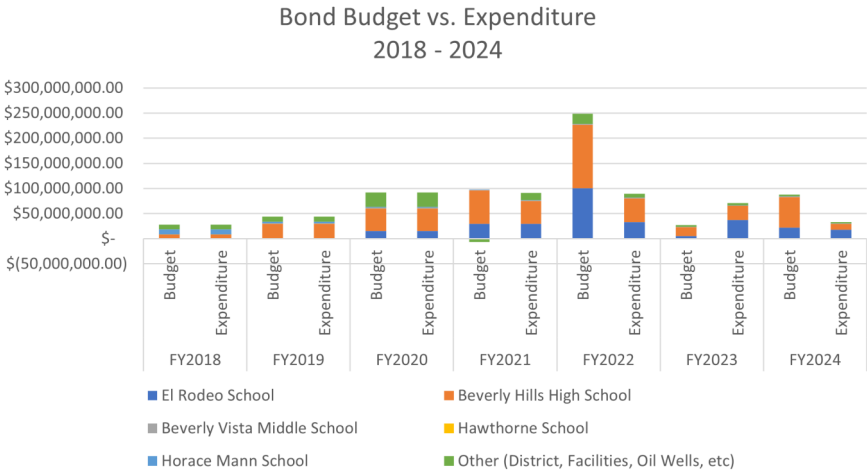
MONTHLY EXPENSES PER PROJECT *Data as of 4/30/2024

	<u>Monthly Expenditure per Project</u>
Beverly Hills High School—B3/B4	\$874,452.40
El Rodeo Modernization	\$1,017,287.83
Beverly Vista Middle School—Reconfiguration	\$38,392.28
Beverly Hills HS—Upper Athletic Fields	\$12,112.00
Beverly Hills HS—Building C	\$77,430.00
BHHS—South Site—Athletic Fields & Parking Lot	\$19,080.00
TOTAL:	\$2,038,754.51

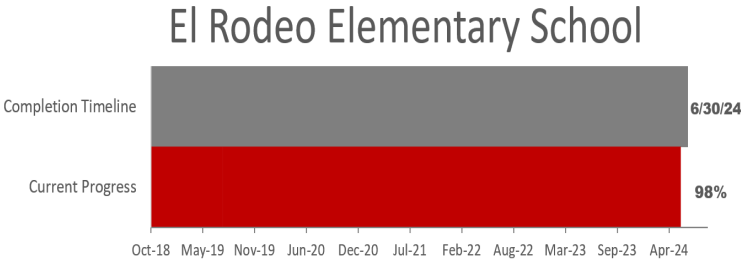
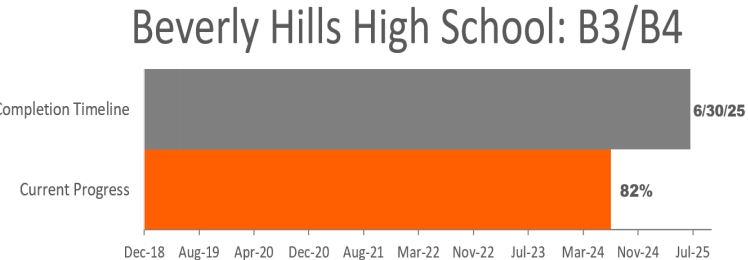
TOTAL ACTIVE CONTRACTS—ENCUMBRANCE PER YEAR

	<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	\$35,325,830.26
El Rodeo Modernization	\$22,026,284.15
Beverly Vista Middle School—Reconfiguration	\$1,176,674.01
Beverly Hills High School - Building C, Retaining Walls & New Drop-Off Area	\$3,978,062.89
BHHS-South Site-Athletic Fields & Parking Lot	\$4,936,814.40
BHHS—Upper Athletic Fields	\$14,295,799.00

BOND BUDGET STATUS UPDATE **Data as of 4/30/2024*



PROJECT PROGRESSION



BOND PROGRAM PROJECTS — PROGRESS PHOTOS

