



Beverly Hills Unified School District Bond and Construction Program



Monthly Report No. 028 – November 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 November, the following activities took place or were in progress:

Program Budget

- Researched remaining Measure E funds, to see how much remains to reallocate.
- Reviewed insurance costs for all projects, removing coverage for El Rodeo, which is no longer necessary, and adding coverage for new projects.
- Reviewed budgets for the first quarter of FY2025, to ensure budgets are on target with predicted expenditures.

Committee/Board Meetings

- Obtained Board approval for additional funds for Building C project hazardous material investigation
- Obtained Board approval for updated insurance coverage, removing El Rodeo and adding new projects.

Bids/Requests for Proposal

- Proposals evaluated for DSA Inspection Services for the BHHS—Upper Athletic Fields and Building C projects. Selections will be presented at the 12/10/2024 board meeting.
- Requests for Proposals for Materials Testing & Inspection Services for BHHS—Upper Athletic Fields and Building C projects were received and evaluated. Selections will be presented at the 12/10/2024 meeting.
- RFP for Air Monitoring Services at BHHS was issued on 11/18/24 and proposals are due on 12/10/24.

Progress at Sites

- **El Rodeo:** Historic graffiti wall design underway. Drilling for soccer field netting begun. Stone waterproofing completed.
- **BHHS B3/B4: B3:** Auditorium scaffold has been placed to get the ceiling finishes completed. **B4:** East side, 1st floor structural steel near completion. Crew is mobilizing to the east side to begin 2nd floor.
- **BHHS Grand Lawn:** Bidding process for work has begun, will complete mid-December.
- **BHHS Upper Athletic Fields:** Contractor addressed DSA backcheck comments and resubmitted plans. Bid advertisement listed on 11/26/24.
- **BHHS Building C:** Temp student path of travel paved with asphalt, ready for use by mid-December. Most of tennis court demo complete. Removed concrete/asphalt being crushed into base material for site.
- **South Site-Athletic Fields & Parking Lot:** Backfill complete. Preparing for future development.
- **SwimGym Boiler Project:** Pipe modifications required. System will be ready after adjustments are made.

Developer Fees:

- **Horace Mann:** ADA Parking Change order work approved, scheduled for early December. Padding of poles completed 11/15/24. Restroom change order work scheduled for winter break. Pre-K Playground area corrective concrete work will take place over winter break.

FONDER-SALARI TEAM ACTIVITIES OF THE MONTH

During the month of November, the Fonder-Salari, Inc. (FSI) team reviewed the Builders Risk insurance for Beverly Hills USD, requesting that El Rodeo Elementary School be removed from the coverage, now that the building is complete. Insurance coverage was also adjusted to ensure adequate coverage for all new projects.

FSI worked with the District to examine the budget after the first quarter of Fiscal Year 2025, to align budgets with expectations for the year, based on the first quarter's spending.

To reduce overall costs among the projects, FSI worked with DLR to re-design the irrigation main for the B3 and B4 Buildings and the anticipated Grand Lawn at Beverly Hills High School. Re-working the irrigation main will allow sufficient water for all projects, for a smaller cost than increasing lines to each project individually.

CURRENT PROJECTS (phase)

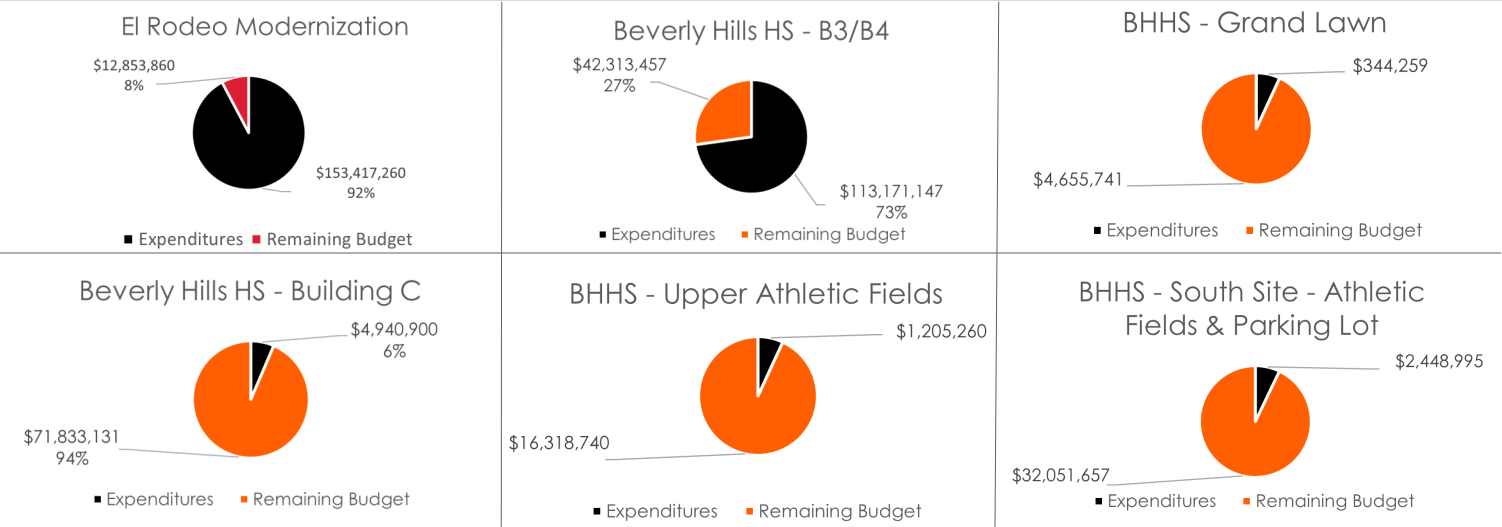
- **El Rodeo School Modernization (construction)**
- **Beverly Hills High School B3-B4 Modernization (construction)**
- **Beverly Hills High School Upper Athletic Fields (design)**
- **Beverly Hills HS Building C, Retaining Walls, & Drop-off Area (pre-construction)**
- Beverly Hills High School South 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 10/31/2024



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	\$370,489,111.48	\$370,176,572.31	\$370,134,372.31	99.90%	\$354,739.17	\$312,539.17
Measure BH	\$401,257,069.25	\$434,306,497.46	\$247,004,962.66	61.56%	\$154,252,106.59	(\$33,049,428.21)
Developer Fees	\$5,663,437.22	\$5,654,373.46	\$5,588,816.11	98.68%	\$74,621.11	\$9,063.76
Developer Fees (90100)	\$6,950,535.52	\$5,062,500.85	\$4,559,564.50	65.60%	\$2,390,971.02	\$1,888,034.67
State Grants	\$16,228,065.66	\$30,000.00	\$17,500.00	0.11%	\$16,210,565.66	\$16,198,065.66
Total	\$800,588,219.13	\$815,229,944.08	\$627,305,215.58	\$3.26	\$173,283,003.55	(\$14,641,724.95)

CASH/INCOME SUMMARY

Funding Source	Interest	Deposits	Transfers In	Total Income	Transfers Out	Expenditures	Balance
Fund 21.2-00000 (Measure E)	\$15,000,377.51	\$341,718,620.40	\$13,770,113.57	\$370,489,111.48	\$0.00	(\$370,134,372.31)	\$354,739.17
Fund 25.0-00000 - Developer Fees	\$442,186.80	\$5,221,250.42	\$0.00	\$5,663,437.22	\$0.00	(\$5,588,816.11)	\$74,621.11
Fund 21.3 (Measure BH)	\$17,128,085.37	\$384,128,983.88	\$0.00	\$401,257,069.25	\$0.00	(\$247,004,962.66)	\$154,252,106.59
Fund 25.0-90100- Developer Fees	\$338,808.01	\$6,611,727.51	\$0.00	\$6,950,535.52	\$0.00	(\$4,559,564.50)	\$2,390,971.02
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:	\$32,909,457.69	\$753,908,647.87	\$13,770,113.57	\$800,588,219.13	\$0.00	(\$627,305,215.58)	\$173,283,003.55

EXPENDITURE SUMMARY

Expenditure Category	Budget	Encumbered	Transfers Out	Expenditures	Budget Remaining ⓘ	Encumbered Balance ⓘ
SITE	\$30,393,746.59	\$29,783,435.97	\$0.00	(\$29,418,378.06)	\$610,310.62	\$365,057.91
PLANNING	\$136,937,226.88	\$127,647,274.88	\$0.00	(\$122,800,290.70)	\$9,289,952.00	\$4,846,984.18
CONSTRUCTION	\$647,898,970.61	\$541,291,386.55	\$0.00	(\$475,086,546.82)	\$106,607,584.06	\$66,204,839.73
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:	\$815,229,944.08	\$698,722,097.40	\$0.00	(\$627,305,215.58)	\$116,507,846.68	\$71,416,881.82

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	\$162,180,478.96
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 & Parking Lot	\$34,500,652.00
TOTAL:	\$450,740,009.39

NEXT MONTH ACTIVITIES

- Request for Proposal/Bids:**
- Procurement for BHHS Upper Athletic Fields & Bldg C Air Monitoring Services
 - Procurement for El Rodeo ES Ball Wall Repair
- Program Budgets:**
- Review GMP #2 for Building C with Project Manager to ensure budget covers all anticipated needs.
 - Work with Construction Admin to ensure SEW-UP insurance fees cover only what is needed.
- Planning for Future Projects:**
- Arrange assignment of all remaining Measure E funds, to exhaust this Bond.
 - Negotiate GMP #2 of 3 on BHHS—Building C project.

MONTHLY EXPENSES PER PROJECT **Data as of 10/31/2024*

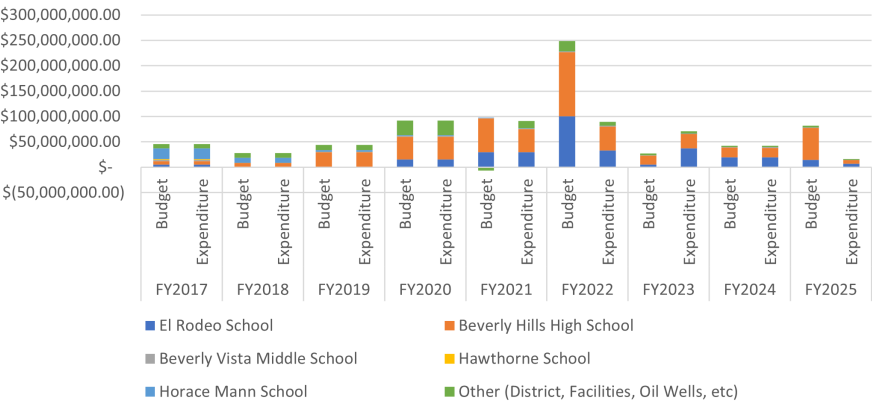
	Monthly Expenditure per Project
Beverly Hills High School—B3/B4	\$1,066,710.29
El Rodeo Modernization	\$265,522.95
BHHS - Upper Athletic Fields	\$62,609.42
BHHS - Grand Lawn	\$34,711.63
BHHS - Bldg C	\$397,679.33
BHHS - South Site - Athletic Fields & Parking Lot	\$178,885.73
TOTAL:	\$2,006,119.35

TOTAL ACTIVE CONTRACTS—ENCUMBRANCE PER YEAR

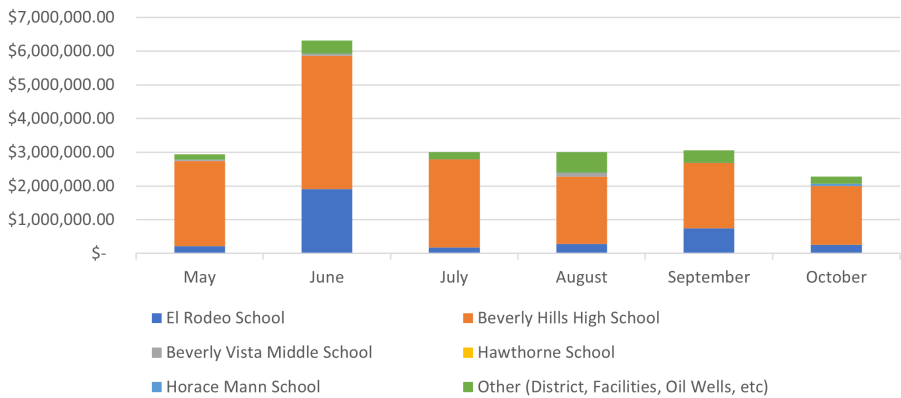
	July 2016—June 2017
El Rodeo Modernization	\$5,089,014.31
	July 2017—June 2018
El Rodeo Modernization	\$1,132,971.32
	July 2018—June 2019
Beverly Hills High School—B3/B4	\$2,245,902.11
El Rodeo Modernization	\$596,348.10
	July 2019—June 2020
Beverly Hills High School—B3/B4	\$19,401,316.40
El Rodeo Modernization	\$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 10/31/2024*

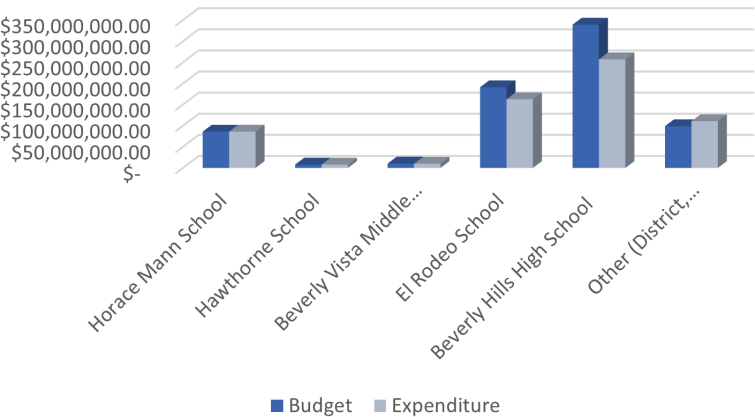
Bond Budget vs. Expenditure
2017 - 2025



Bond Expenditure per Month, May - October 2024

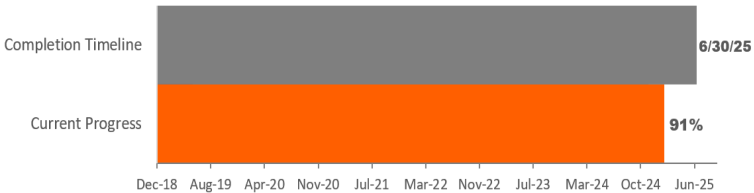


Total Bond Fund Expenditure per Project

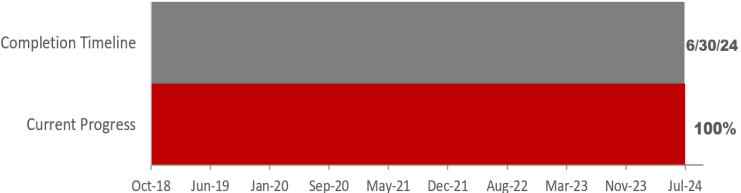


PROJECT PROGRESSION

Beverly Hills High School: B3/B4



El Rodeo Elementary School



BOND PROGRAM PROJECTS — PROGRESS PHOTOS

