

Beverly Hills Unified School District

Bond and Construction Program



Monthly Report No. 027 – October 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 October, the following activities took place or were in progress:

Program Budget

- Established escrow agreement with Swinerton for BHHS-Building C.
- Reviewed inspection budgets for BHHS projects to ensure sufficient funds remain for BHHS-B3/B4.
- Worked with contractor to ensure all final subcontractor waivers were received for El Rodeo, to satisfy audit requirements.

Committee/Board Meetings

- Obtained Board approval for CalSHAPE change order to increase boiler size, to accommodate current and future needs.
- Study Session presentation to Board regarding schedule for remaining BHHS projects and District office parking lot.

Bids/Requests for Proposal

- Proposals received for DSA Inspection Services for the BHHS—Upper Athletic Fields and Building C projects. Evaluation of proposals is underway and a selections will be presented at the 12/10/2024 board meeting.
- Requests for Proposals for Materials Testing & Inspection Services for both the Upper Athletic Fields and Building C projects at BHHS were distributed on 10/24/2024. Proposals are due 11/7/2024. Selections are expected to be finalized and presented to the board at the 12/10/2024 meeting.

Progress at Sites

- **El Rodeo:** Historic graffiti wall in process. Soccer field netting delivered. Installation scheduled for Nov.
- **BHHS B3/B4: B3:** Auditorium deck installation complete and has been poured. **B4:** Structural steel and structural wood framing continue on east side.
- **BHHS Grand Lawn:** Plans for the drop-off lane submitted to City of Beverly Hills for review. Pre-Construction efforts continue, with bidding process scheduled to start in November.
- **BHHS Upper Athletic Fields:** DSA comments received. Erickson-Hall is addressing all DSA backcheck comments, estimating resubmission 11/8/2024. Retaining Wall #2 awaiting Fire & Life Safety review.
- **BHHS Building C:** General Contractor has mobilized to the site and demolition has started. Underground utility identification efforts are underway for the cut and capping process.
- **South Site-Athletic Fields & Parking Lot:** Backfill complete. Preparing for future development.
- **SwimGym Boiler Project:** Boiler installed. Piping connections in process. New electrical panel will be onsite in early November.

Developer Fees:

- **Horace Mann:** ADA Boys Restroom & ADA parking upgrades scheduled for Thanksgiving weekend. Pole padding install expected in November. Pre-K Playground corrective work scheduled for winter break.

FONDER-SALARI TEAM ACTIVITIES OF THE MONTH

During the month of October, the Fonder-Salari, Inc. (FSI) team presented Guaranteed Maximum Price (GMP) #1 of 3 for BHHS—Building C project to the BHUSD Board. FSI is under negotiation with Swinerton regarding GMP #2 of 3. FSI also worked with Swinerton to set up an escrow account for the Building C project, which will establish a third-party account for all retention funds earned through this project. Funds in the escrow account will not be released to the contractor until approved by the District, but will assist with showing the proper expenditure of funds at fiscal year end.

FSI reviewed proposals for DSA Inspection and requested proposals for Materials and Testing & Special Inspection for upcoming projects, to ensure that the best rates are obtained for the District. Order of the additional needed furniture and procurement for small repair projects are underway for El Rodeo ES.

FSI presented a study session on current and future projects to the Board, ensuring that the Board is current on the state of the projects and has a clear picture of next steps.

CURRENT PROJECTS (phase)

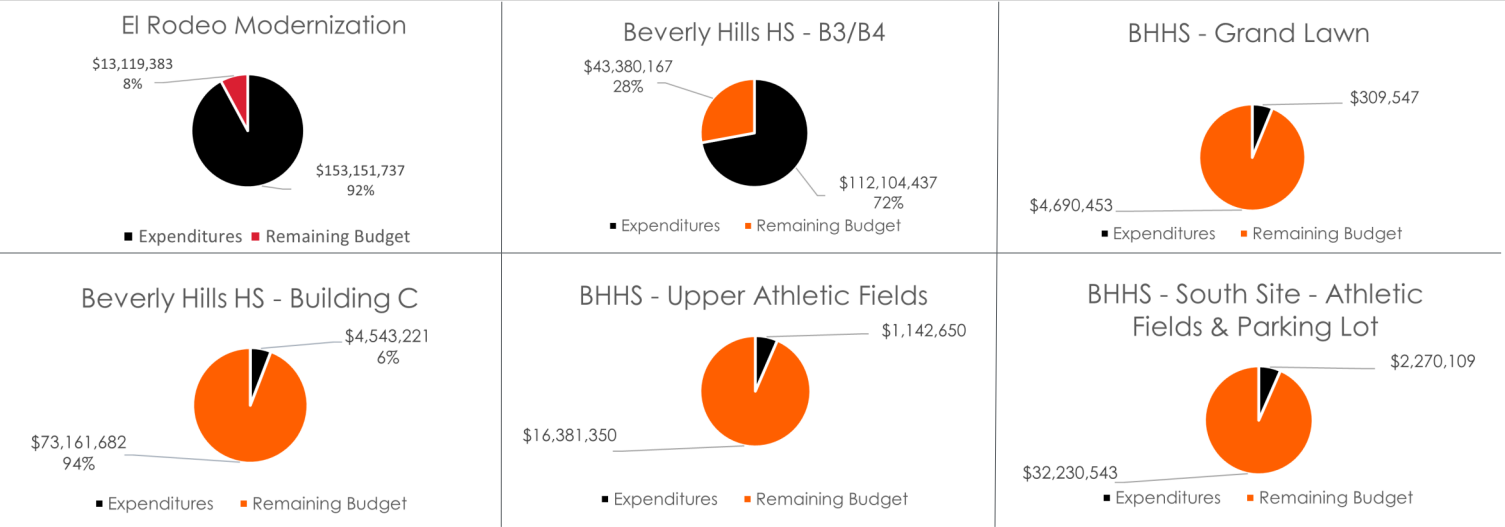
- **El Rodeo School Modernization (construction)**
- **Beverly Hills High School B3-B4 Modernization (construction)**
- **Beverly Hills High School Upper Athletic Fields (design)**
- **Beverly Hills HS Building C, Retaining Walls, & Drop-off Area (pre-construction)**
- Beverly Hills High School South 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 9/30/2024



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	\$370,489,111.72	\$370,176,572.31	\$370,134,372.31	99.90%	\$354,739.41	\$312,539.41
Measure BH	\$401,257,235.97	\$435,001,605.25	\$244,798,036.24	61.01%	\$156,459,199.73	(\$33,744,369.28)
Developer Fees	\$5,663,439.51	\$5,654,373.46	\$5,580,019.96	98.53%	\$83,419.55	\$9,066.05
Developer Fees (90100)	\$6,833,111.11	\$5,043,203.05	\$4,489,577.48	65.70%	\$2,343,533.63	\$1,789,908.06
State Grants	\$16,228,065.66	\$30,000.00	\$17,500.00	0.11%	\$16,210,565.66	\$16,198,065.66
Total	\$800,470,963.97	\$815,905,754.07	\$625,019,505.99	\$3.25	\$175,451,457.98	(\$15,434,790.10)

CASH/INCOME SUMMARY

Funding Source	Interest	Deposits	Transfers In	Total Income	Transfers Out	Expenditures	Balance
Fund 21.2-00000 (Measure E)	\$15,000,377.75	\$341,718,620.40	\$13,770,113.57	\$370,489,111.72	\$0.00	(\$370,134,372.31)	\$354,739.41
Fund 25.0-00000 - Developer Fees	\$442,189.09	\$5,221,250.42	\$0.00	\$5,663,439.51	\$0.00	(\$5,580,019.96)	\$83,419.55
Fund 21.3 (Measure BH)	\$17,128,252.09	\$384,128,983.88	\$0.00	\$401,257,235.97	\$0.00	(\$244,798,036.24)	\$156,459,199.73
Fund 25.0-90100- Developer Fees	\$338,808.01	\$6,494,303.10	\$0.00	\$6,833,111.11	\$0.00	(\$4,489,577.48)	\$2,343,533.63
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:	\$32,909,626.94	\$753,791,223.46	\$13,770,113.57	\$800,470,963.97	\$0.00	(\$625,019,505.99)	\$175,451,457.98

EXPENDITURE SUMMARY

Expenditure Category	Budget	Encumbered	Transfers Out	Expenditures	Budget Remaining ⓘ	Encumbered Balance ⓘ
SITE	\$30,196,170.59	\$29,783,435.97	\$0.00	(\$29,405,306.81)	\$412,734.62	\$378,129.16
PLANNING	\$136,646,408.19	\$127,464,932.70	\$0.00	(\$122,118,992.03)	\$9,181,475.49	\$5,345,940.67
CONSTRUCTION	\$649,063,175.30	\$540,701,053.09	\$0.00	(\$473,495,207.15)	\$108,362,122.21	\$67,205,845.94
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:	\$815,905,754.08	\$697,949,421.76	\$0.00	(\$625,019,505.99)	\$117,956,332.32	\$72,929,915.77

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

	Budget per Project
BHHS—B3/B4	\$155,484,604.00
El Rodeo Modernization	\$162,368,470.22
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:	\$450,928,000.65

NEXT MONTH ACTIVITIES

- Request for Proposal/Bids:**
- Procurement for BHHS Upper Athletic Fields & Bldg C Materials Testing & Inspection
 - Procurement for El Rodeo ES Water Intrusion Repair
 - Procurement for El Rodeo ES Ball Wall Repair
- Program Budgets:**
- Review costs for outstanding tasks at Horace Mann, ensuring that budget can cover all tasks without inconveniencing student body.
 - Review insurance budgets for all remaining projects to ensure SEW-UP fees are covered.
- Planning for Future Projects:**
- Arrange assignment of all remaining Measure E funds, to exhaust this Bond.

MONTHLY EXPENSES PER PROJECT **Data as of 9/30/2024*

	Monthly Expenditure per Project
Beverly Hills High School—B3/B4	\$1,701,376.97
El Rodeo Modernization	\$746,062.37
Beverly Hills HS—Upper Athletic Fields	\$101,045.59
Beverly Hills HS—Building C	\$8,071.50
BHHS—South Site—Athletic Fields & Parking Lot	\$124,140.99
BHHS—Grand Lawn	\$0.00
TOTAL:	\$2,680,697.42

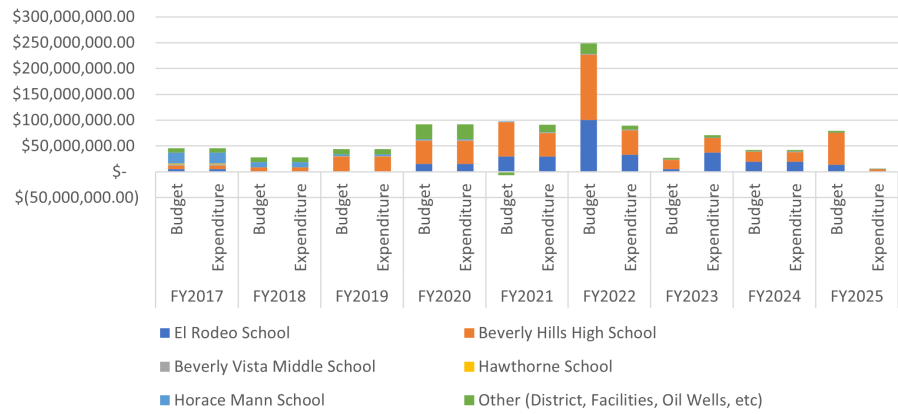
TOTAL ACTIVE CONTRACTS—ENCUMBRANCE PER YEAR

	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	\$41,369,018.53
El Rodeo Modernization	\$14,157,958.72
Beverly Hills High School - Building C, Retaining Walls & New Drop-Off Area	\$3,525,109.44
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

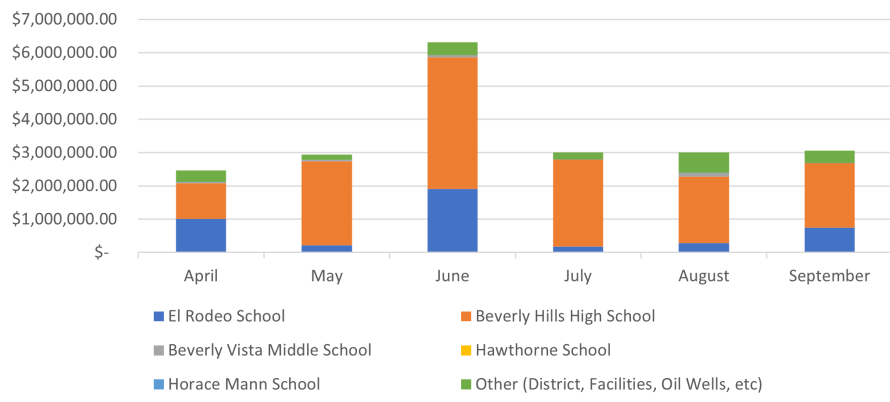
BOND BUDGET STATUS UPDATE

*Data as of 9/30/2024

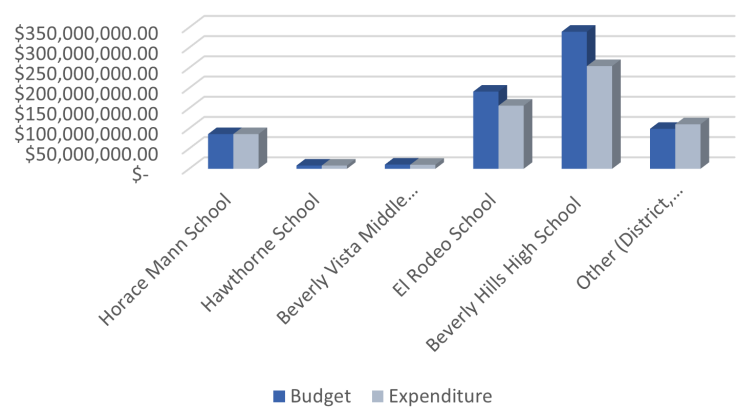
Bond Budget vs. Expenditure
2017 - 2025



Bond Expenditure per Month, April - September 2024

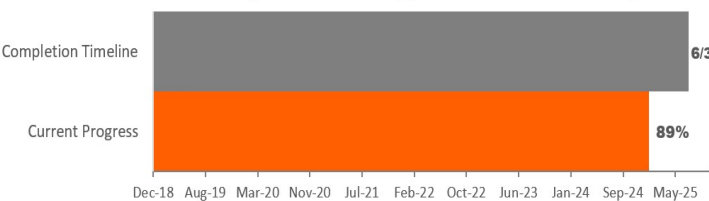


Total Bond Fund Expenditure per Project

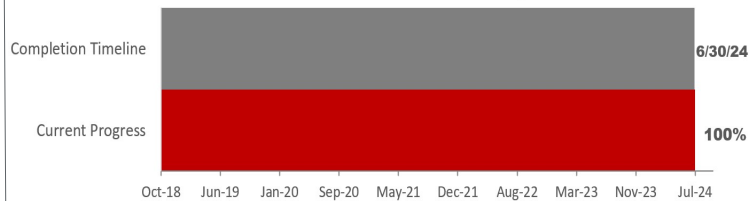


PROJECT PROGRESSION

Beverly Hills High School: B3/B4



El Rodeo Elementary School



BOND PROGRAM PROJECTS — PROGRESS PHOTOS

