



Beverly Hills Unified School District Bond and Construction Program



Monthly Report No. 026 – September 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 September, the following activities took place or were in progress:

Program Budget

- Reviewed work still outstanding at El Rodeo, enabling any unneeded funds to be reclaimed for future projects.
- Worked with District personnel to move charges for pool boiler project to correct billing, reflecting payment under Bond funds instead of Maintenance and Operations.
- Created Site Lease/Facilities Lease for BHHS—Building C project, establishing Guaranteed Maximum Price (GMP) #1 of 3 for the project.

Committee/Board Meetings

- Obtained Board approval of for contract with Swinerton, establishing GMP #1 of 3 for BHHS-Bldg C.
- Obtained Board approval for Garza to install around the soccer field at El Rodeo ES.

Bids/Requests for Proposal

- Pavion was selected as the vendor for the wall covering at El Rodeo ES. Work will commence in October.
- IMEG Consulting was awarded the contract as vendor for District-wide Security Camera Design Services at the September 24, 2024 Board meeting.
- Requests for Proposals were sent out to firms within the District pool for DSA Inspection services for the BHHS—Upper Athletic Fields project on September 27, 2024.

Progress at Sites

- **El Rodeo:** Card readers being installed in Bldgs A & C to enhance security. Bidding underway for protection of historic graffiti wall. Soccer field netting install expected early October.
- **BHHS B3/B4:** **B3:** Auditorium deck installation approx. 75% complete. **B4:** Structural steel and structural wood framing continue on east side.
- **BHHS Grand Lawn:** Pre-construction efforts by ProWest are underway. The Design Team is finalizing the plans for the drop-off lane, which will be submitted to the City of Beverly Hills for review shortly.
- **BHHS Upper Athletic Fields:** DSA review underway, DSA approval expected mid to late October. Retaining Wall #2 submission to DSA expected in early October.
- **BHHS Building C:** Notice of Award to Contractor received Board approval in September. Contractor is obtaining signatures, insurance certificates and bond. Mobilization/demo scheduled early October.
- **South Site-Athletic Fields & Parking Lot:** Backfill complete. Preparing for future development.
- **SwimGym Boiler Project:** Pricing agreed on upsized boiler unit. Contractor will install boiler in October.

Developer Fees:

- **Horace Mann:** Shade structure pole padding bid accepted, will go to Board for approval in October. Coring samples taken at Pre-K new play area. Pre-K patio shade structure has been installed.

FONDER-SALARI TEAM ACTIVITIES OF THE MONTH

During the month of September, the Fonder-Salari, Inc. (FSI) team verified the termination of the Land Use Covenant for El Rodeo Elementary School and the recording of the termination with the County of Los Angeles. This ends the fees to the Department of Toxic Substance Control for this project.

FSI worked with Swinerton Construction to establish Guaranteed Maximum Price (GMP) #1 of 3 for the Beverly Hills HS—Building C project. GMP #2 and #3 will be submitted to the Board for approval later in the project schedule.

FSI worked with the District to ensure that Tangram's invoices have been paid to the amount intended, as noted in the contract signed by both parties.

CURRENT PROJECTS (phase)

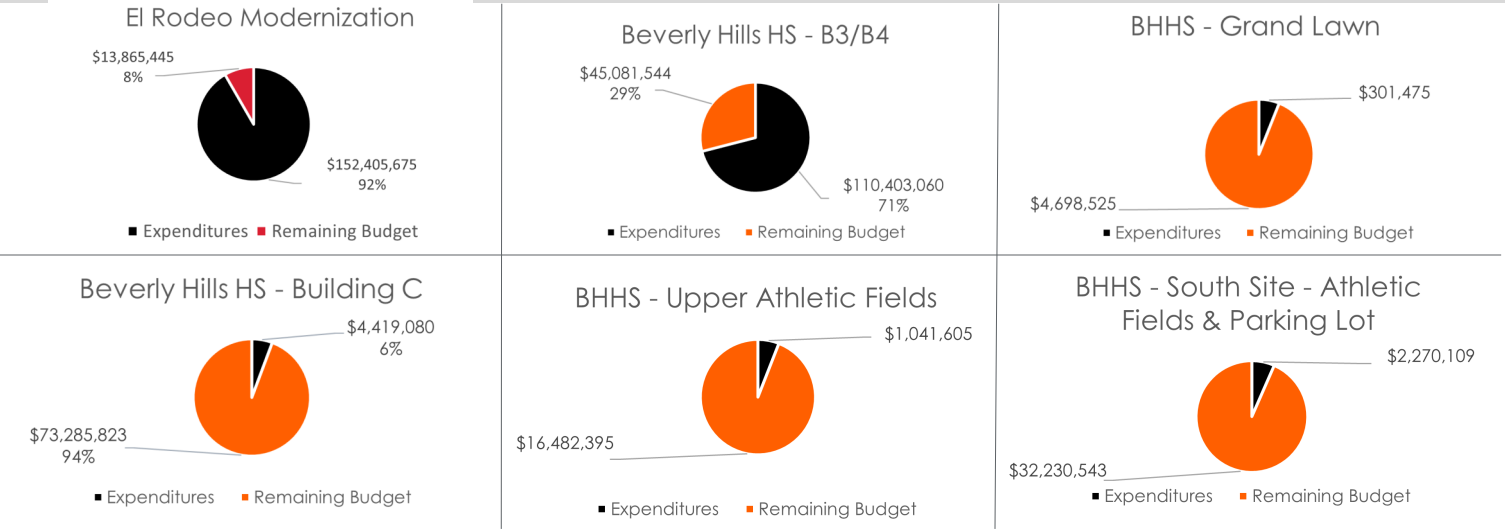
- **El Rodeo School Modernization (construction)**
- **Beverly Hills High School B3-B4 Modernization (construction)**
- **Beverly Hills High School Upper Athletic Fields (design)**
- **Beverly Hills HS Building C, Retaining Walls, & Drop-off Area (pre-construction)**
- Beverly Hills High School South 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 8/31/2024



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	\$370,489,111.72	\$370,176,572.31	\$370,134,372.31	99.90%	\$354,739.41	\$312,539.41
Measure BH	\$401,257,235.97	\$435,031,373.38	\$241,759,937.15	60.25%	\$159,497,298.82	(\$33,774,137.41)
Developer Fees	\$5,663,439.51	\$5,654,373.46	\$5,553,228.46	98.05%	\$110,211.05	\$9,066.05
Developer Fees (90100)	\$6,833,111.11	\$5,043,203.05	\$4,487,455.99	65.67%	\$2,345,655.12	\$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	\$815,935,522.20	\$621,952,493.91	\$3.24	\$178,518,470.06	(\$15,464,558.23)

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	(\$5,553,228.46)	\$110,211.05
Fund 21.3 (Measure BH)	\$17,128,252.09	\$384,128,983.88	\$0.00	\$401,257,235.97	\$0.00	(\$241,759,937.15)	\$159,497,298.82
Fund 25.0-90100- Developer Fees	\$338,808.01	\$6,494,303.10	\$0.00	\$6,833,111.11	\$0.00	(\$4,487,455.99)	\$2,345,655.12
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	(\$621,952,493.91)	\$178,518,470.06

Expenditure Category	Budget	Encumbered	Transfers Out	Expenditures	Budget Remaining ⓘ	Encumbered Balance ⓘ
SITE	\$30,196,170.59	\$29,350,040.97	\$0.00	(\$29,308,761.25)	\$846,129.62	\$41,279.72
PLANNING	\$136,630,578.19	\$127,316,539.19	\$0.00	(\$121,820,059.71)	\$9,314,039.00	\$5,496,479.48
CONSTRUCTION	\$649,108,773.42	\$540,844,789.58	\$0.00	(\$470,823,672.95)	\$108,263,983.84	\$70,021,116.63
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:	\$815,935,522.20	\$697,511,369.74	\$0.00	(\$621,952,493.91)	\$118,424,152.46	\$75,558,875.83

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	\$162,388,149.46
BHHS - Upper Athletic Fields	\$16,800,243.41
BHHS - Grand Lawn	\$5,000,000.00
BHHS - Bldg C	\$76,774,031.32
BHHS - South Site - Athletic Fields & Parking Lot	\$34,500,652.00
TOTAL:	\$450,947,680.19

NEXT MONTH ACTIVITIES

- Request for Proposal/Bids:**
- Procurement for El Rodeo ES Ball Wall Repair
 - Procurement for BHHS Bldg C DSA Inspection
 - Procurement for BHHS Upper Athletic Fields DSA Inspection
- Program Budgets:**
- Review costs for outstanding tasks at Horace Mann, ensuring that budget can cover all tasks without inconveniencing student body.
 - Work with District to remove unneeded funds from encumbrance in Oil Well projects.
- Planning for Future Projects:**
- Establish Schedule of Values for Swinerton GMP #1 of 3.
 - Ensure inspection and testing budgets are sufficient for remainder of existing projects.

MONTHLY EXPENSES PER PROJECT **Data as of 8/31/2024*

	Monthly Expenditure per Project
Beverly Hills High School—B3/B4	\$804,381.10
El Rodeo Modernization	\$184,869.80
Beverly Hills HS—Upper Athletic Fields	\$269,256.16
Beverly Hills HS—Building C	\$0.00
BHHS—South Site—Athletic Fields & Parking Lot	\$1,343,146.45
BHHS—Grand Lawn	\$188,881.20
TOTAL:	\$2,790,534.71

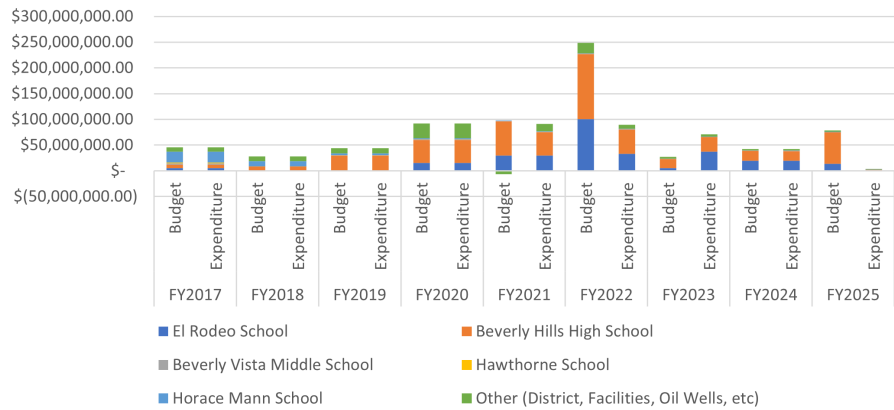
TOTAL ACTIVE CONTRACTS—ENCUMBRANCE PER YEAR

	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	\$41,228,567.72
El Rodeo Modernization	\$13,485,572.75
Beverly Hills High School - Building C, Retaining Walls & New Drop-Off Area	\$2,797,375.52
BHHS-South Site-Athletic Fields & Parking Lot	\$2,435,231.98
BHHS—Upper Athletic Fields	\$13,629,271.19
BHHS—Grand Lawn	\$150,500.00

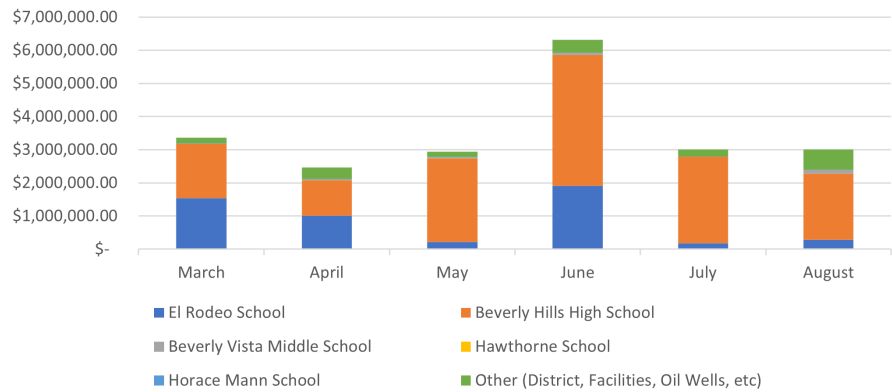
BOND BUDGET STATUS UPDATE

**Data as of 8/31/2024*

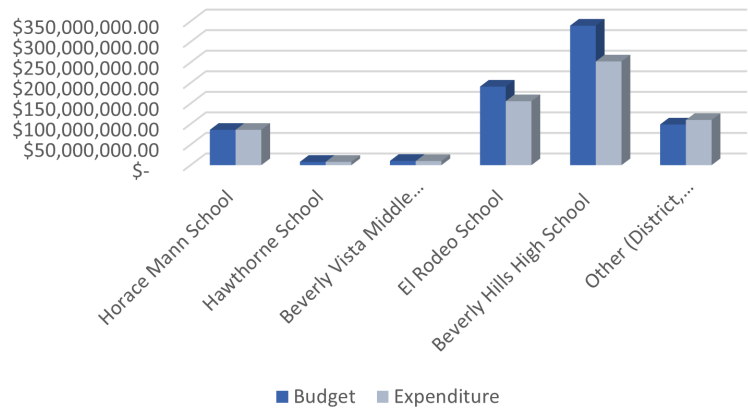
Bond Budget vs. Expenditure
2017 - 2024



Bond Expenditure per Month, February - July 2024

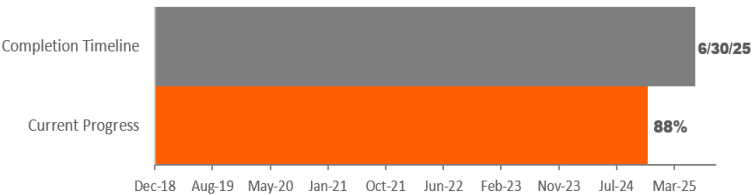


Total Bond Fund Expenditure per Project

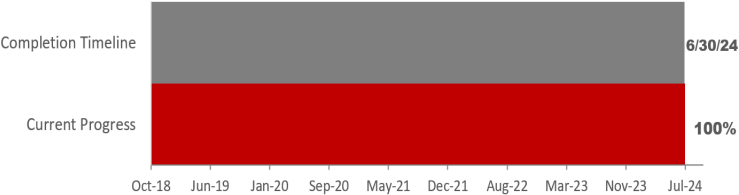


PROJECT PROGRESSION

Beverly Hills High School: B3/B4



El Rodeo Elementary School



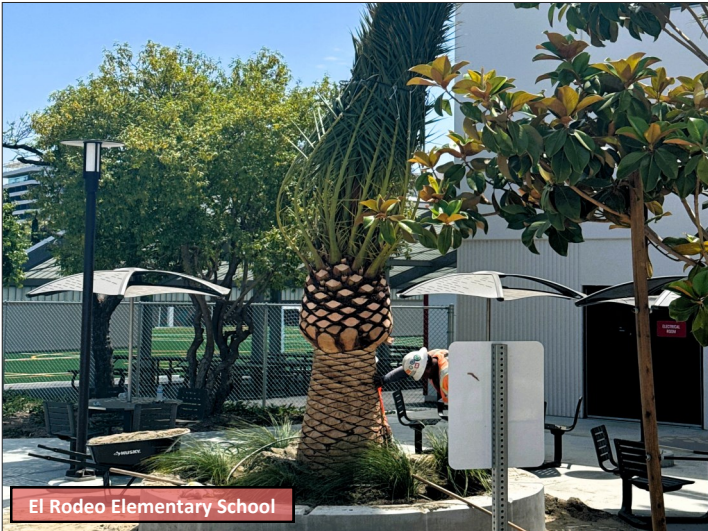
BOND PROGRAM PROJECTS — PROGRESS PHOTOS



Beverly Hills High School B3/34



Beverly Hills High School B3/34



El Rodeo Elementary School



El Rodeo Elementary School



Horace Mann Elementary School



BHHS Upper Athletic Fields Site