

# Beverly Hills Unified School District

## Bond and Construction Program



### Monthly Report No. 031 – February 2025

• 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 February, the following activities took place or were in progress:

**Program Budget**

- Board approved Acceptance of Completion for projects at El Rodeo ES and Horace Mann ES.
- Last funds in Measure E allocated to bills for El Rodeo ES. No Measure E funds remain.
- Fonder-Salari and District financial departments met to review 2nd quarter Bond budget.

**Committee/Board Meetings**

- Board approved El Rodeo ES project to repair Ball Wall.
- Prepared Board documents for additional specialty inspection necessary to finish B3/B4 project.
- Board approved Horace Mann ES Shade Structure projects for Existing Playground & TK Patio.

**Bids/Requests for Proposal**

- Preparation for BHHS B3/B4 FF&E Contracts.

**Progress at Sites**

- **El Rodeo:** Completed.
- **BHHS B3/B4:** **B3:** Balcony step framing has started. Work continues in the Stage Basement with metal stud framing and drywall installation. **B4:** Metal stud framing and drywall installation is nearly complete on 1st floor. Framing and rough-in work has started on 2nd floor, east side.
- **BHHS Grand Lawn:** GMP review is ongoing.
- **BHHS Upper Athletic Fields:** Completed construction of underground concrete piles along Retaining Wall #2. Contractor continues to grade upper field. Site mobilization complete.
- **BHHS Building C:** Earthwork has started with removing and transferring of soils. Soil nail placement, drilling and grouting for Retaining Walls #3 & #4 have begun.
- **South Site-Athletic Fields & Parking Lot:** Backfill complete. Preparing for future development.
- **SwimGym Boiler Project:** Punch list items are being addressed.

**Developer Fees:**

- **Horace Mann:** Shades structures installed. ADA boys' restroom upgrades will be completed during Spring Break. Installation of new ornamental fencing gate will be done over Spring Break.

### FONDER-SALARI TEAM ACTIVITIES OF THE MONTH

During the month of February, the Fonder-Salari, Inc. (FSI) team obtained the Acceptance of Completion for the Ball Wall repair at El Rodeo Elementary School as well as two Shade Structure projects at Horace Mann Elementary School.

FSI initiated the allocation of all remaining Measure E funds to the ProWest Constructors contract at El Rodeo ES, ensuring that Measure E funds are completely used up on appropriate projects.

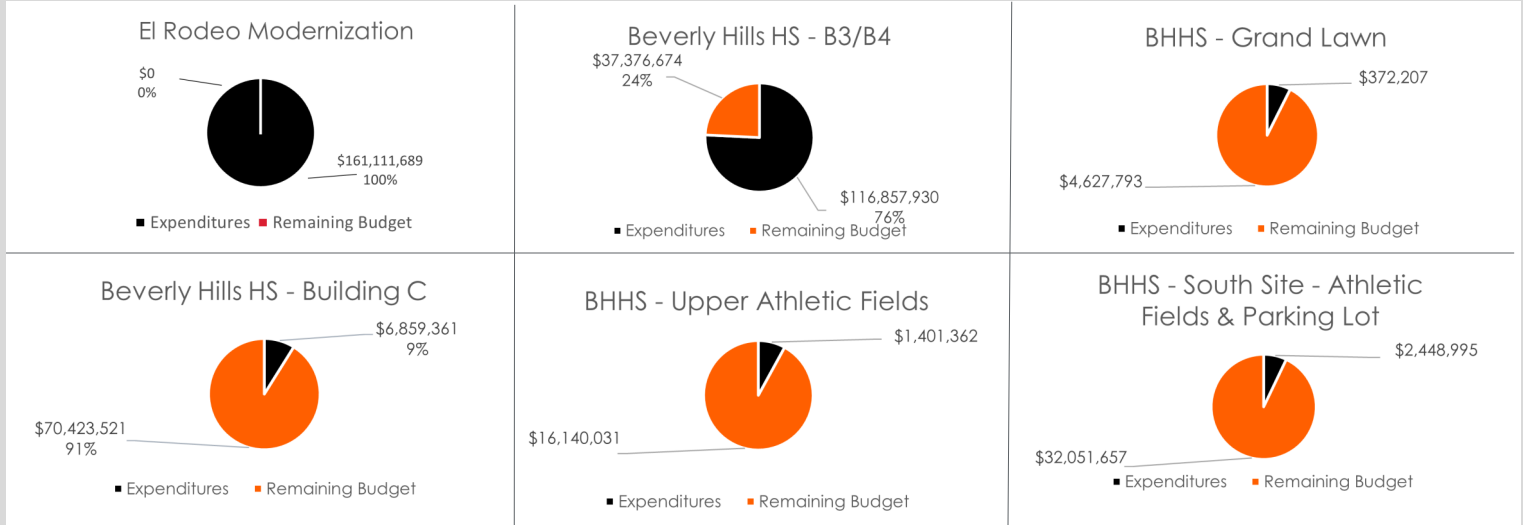
FSI met with the District's Executive Director - Construction Services, Director of Fiscal Services, Administrative Assistant II and Financial Analyst to review the Bond Construction budget for the second quarter of the fiscal year. FSI advised on minor changes that were needed to keep the budget on track for the remainder of the fiscal year.

**CURRENT PROJECTS (phase)**

- **Beverly Hills High School B3-B4 Modernization (construction)**
- **Beverly Hills High School Upper Athletic Fields (construction)**
- **Beverly Hills HS Building C, Retaining Walls, & Drop-off Area (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 Grand Lawn
- Construction Phase of BHHS South Site Athletic Facilities

**EXPENDITURE VS. REMAINING BUDGET—PER PROJECT\****\*Data as of 1/31/2025***PROGRAM—BUDGET AND EXPENDITURE**

Funding Source	Total Funds	Total Budgeted Amount	Total Expended Amount	Percentage Expended	Remaining Cash at Hand	Remaining Unbudgeted Funds
<b>Measure E</b>	\$370,434,049.33	\$370,434,049.33	\$370,434,049.33	100.00%	\$0.00	\$0.00
<b>Measure BH</b>	\$402,892,477.48	\$433,696,085.47	\$259,485,051.98	64.41%	\$143,407,425.50	(\$30,803,607.99)
<b>Developer Fees</b>	\$5,687,779.55	\$5,654,373.46	\$5,660,812.96	99.53%	\$26,966.59	\$33,406.09
<b>Developer Fees (90100)</b>	\$6,950,535.52	\$5,104,952.29	\$4,774,335.68	68.69%	\$2,176,199.84	\$1,845,583.23
<b>State Grants</b>	\$16,228,065.66	\$30,000.00	\$17,500.00	0.11%	\$16,210,565.66	\$16,198,065.66
<b>Total</b>	<b>\$802,192,907.54</b>	<b>\$814,919,460.55</b>	<b>\$640,371,749.95</b>	<b>79.83%</b>	<b>\$161,821,157.59</b>	<b>(\$12,726,553.01)</b>

**CASH/INCOME SUMMARY**

Funding Source	Interest	Deposits	Transfers In	Total Income	Transfers Out	Expenditures	Balance
Fund 21.2-00000 (Measure E)	\$15,003,398.75	\$341,660,537.01	\$13,770,113.57	\$370,434,049.33	\$0.00	(\$370,434,049.33)	\$0.00
Fund 25.0-00000 - Developer Fees	\$466,529.13	\$5,221,250.42	\$0.00	\$5,687,779.55	\$0.00	(\$5,660,812.96)	\$26,966.59
Fund 21.3 (Measure BH)	\$18,763,493.60	\$384,128,983.88	\$0.00	\$402,892,477.48	\$0.00	(\$259,485,051.98)	\$143,407,425.50
Fund 25.0-90100- Developer Fees	\$338,808.01	\$6,611,727.51	\$0.00	\$6,950,535.52	\$0.00	(\$4,774,335.68)	\$2,176,199.84
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
<b>Totals:</b>	<b>\$34,572,229.49</b>	<b>\$753,850,564.48</b>	<b>\$13,770,113.57</b>	<b>\$802,192,907.54</b>	<b>\$0.00</b>	<b>(\$640,371,749.95)</b>	<b>\$161,821,157.59</b>

**EXPENDITURE SUMMARY**

Expenditure Category	Budget	Encumbered	Transfers Out	Expenditures	Budget Remaining ⓘ	Encumbered Balance ⓘ	
SITE	\$30,465,821.59	\$29,856,961.90	\$0.00	(\$29,516,491.85)	\$608,859.69	\$340,470.05	
PLANNING	\$136,161,262.83	\$127,928,283.73	\$0.00	(\$123,853,357.91)	\$8,232,979.10	\$4,074,925.82	
CONSTRUCTION	\$648,292,376.13	\$582,785,294.32	\$0.00	(\$487,001,900.19)	\$65,507,081.81	\$95,783,394.13	
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	
<b>Totals:</b>	<b>\$814,919,460.55</b>	<b>\$740,570,539.95</b>	<b>\$0.00</b>	<b>(\$640,371,749.95)</b>	<b>\$74,348,920.60</b>	<b>\$100,198,790.00</b>	

## 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.

## BUDGET PER PROJECT—ACTIVE PROJECTS

	Budget per Project
BHHS—B3/B4	\$154,234,604.00
El Rodeo Modernization	\$161,111,688.99
BHHS - Upper Athletic Fields	\$17,541,393.41
BHHS - Grand Lawn	\$5,000,000.00
BHHS - Bldg C	\$77,282,881.32
BHHS - South Site - Athletic Fields & Parking Lot	\$34,500,652.00
TOTAL:	\$449,671,219.72

## NEXT MONTH ACTIVITIES

- Request for Proposal/Bids:**
- BHHS B3/B4 FF&E contracts preparation for board approval.
  - BHHS B3/B4 AV Equipment preparation for board approval.
- Program Budgets:**
- Review El Rodeo contracts to see which can be closed out
  - Review BHHS inspection contracts to ensure that budgets are sufficient to finish contract or if some can be recouped
- Planning for Future Projects:**
- Plan study session to update Board on Building C and Upper Athletic Fields progress

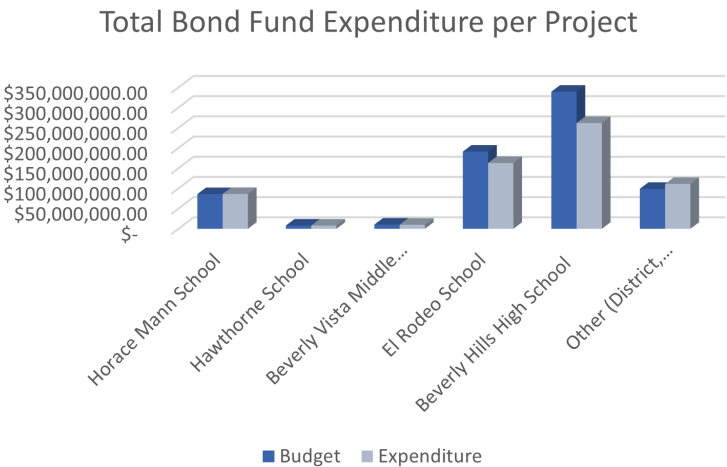
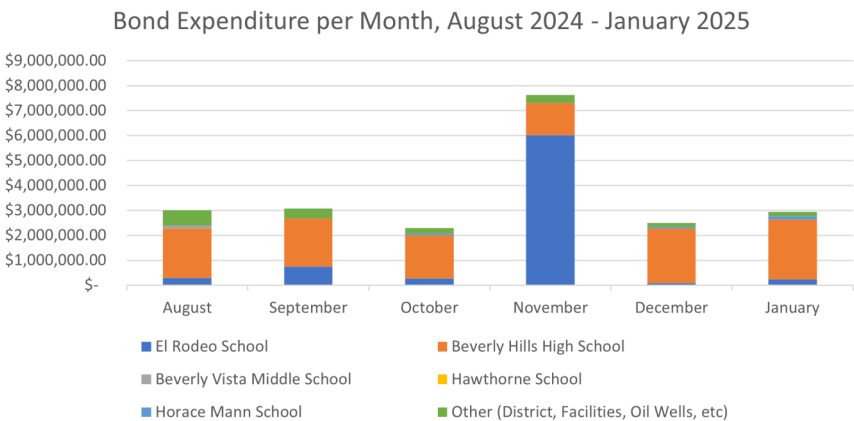
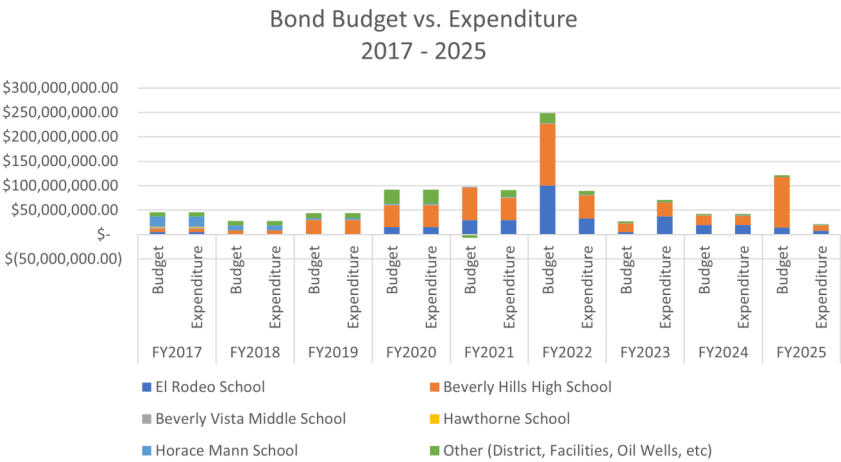
## MONTHLY EXPENSES PER PROJECT \*Data as of 1/31/2025

	Monthly Expenditure per Project
Beverly Hills High School—B3/B4	\$681,975.24
El Rodeo Modernization	\$239,998.47
BHHS - Upper Athletic Fields	\$80,873.84
BHHS - Grand Lawn	\$5,119.75
BHHS - Bldg C	\$1,583,782.68
BHHS - South Site - Athletic Fields & Parking Lot	\$0.00
TOTAL:	\$2,591,749.98

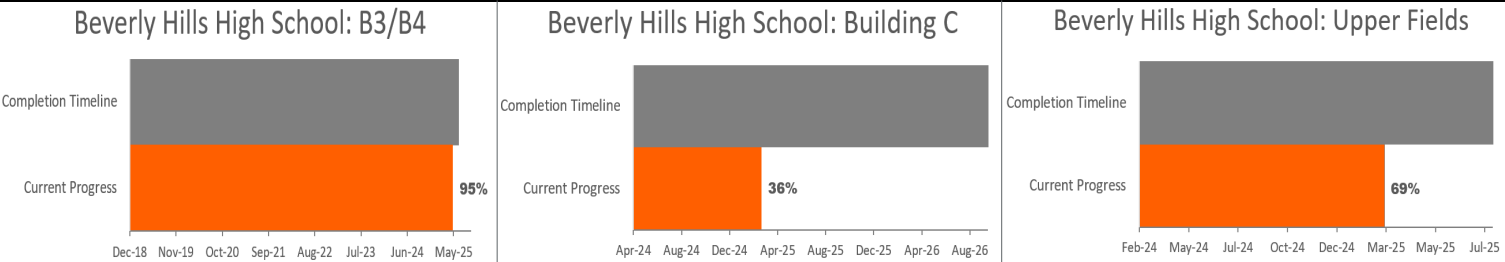
## TOTAL ACTIVE CONTRACTS—ENCUMBRANCE PER YEAR

	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	\$41,769,162.88
El Rodeo Modernization	\$14,559,319.67
Beverly Hills High School - Building C, Retaining Walls & New Drop-Off Area	\$44,152,742.19
BHHS-South Site-Athletic Fields & Parking Lot	\$2,217,140.95
BHHS—Upper Athletic Fields	\$14,378,994.59
BHHS—Grand Lawn	\$419,711.03

BOND BUDGET STATUS UPDATE *\*Data as of 1/31/2025*



PROJECT PROGRESSION





BOND PROGRAM PROJECTS — PROGRESS PHOTOS

