



# Beverly Hills Unified School District Bond and Construction Program



## Monthly Report No. 030 – January 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

### PROGRESS OF THE MONTH SNAPSHOT

During the month of January, the following activities took place or were in progress:

#### Program Budget

- El Rodeo Modernization Acceptance of Completion prepared. Request sent to Board to release retention.
- Reviewed use of contingency with ProWest to ensure agreement on remaining amount.
- Negotiated Guaranteed Maximum Price for BHHS-Upper Athletic Fields project, including cost of contaminated soil remediation.

#### Committee/Board Meetings

- Obtained Board approval for inspection and specialty inspection on BHHS-Grand Lawn project.
- Obtained Board approval for air monitoring contract for all Beverly Hills High School projects.
- Received Acceptance of Completion for El Rodeo Modernization project from the Board.

#### Bids/Requests for Proposal

- El Rodeo ES Ballwall Repair and Additional Waterproofing contracts prepared executed.
- Horace Mann ES ADA Upgrades and Ornamental Fence/Gate prepared and executed.
- Agreement for Air Monitoring Services at BHHS approved at 1/28/25 board meeting.

#### Progress at Sites

- **El Rodeo:** Architect is reviewing vendor's Historic graffiti wall design. Comments expected by 2/12/25.
- **BHHS B3/B4: B3:** Work continues on acoustical ceiling clouds and preparations for balcony seating.
- **B4:** Metal stud framing & Mechanical/Electrical/Plumbing (MEP) rough-ins continue on 1st floor.
- **BHHS Grand Lawn:** Contractor received/is reviewing subcontractor bids. GMP goes to Board in Feb.
- **BHHS Upper Athletic Fields:** Construction Notice to Proceed issued on 1/20/25. DSA Upper Athletic Field approval received on 1/27/25. Contractor started site mobilization and demo on 1/27/25.
- **BHHS Building C:** The air monitoring equipment has arrived and is scheduled for installation. The site survey has been completed, and Swinerton prepared the area to accommodate large equipment, enabling the start of drilling and soil movement activities.
- **South Site-Athletic Fields & Parking Lot:** Backfill complete. Preparing for future development.
- **SwimGym Boiler Project:** Contractor is correcting low water and tripping issues. New pumps due soon.

#### Developer Fees:

- **Horace Mann:** ADA Parking completed on 1/24/2025. ADA boys' restroom upgrades will be complete by 2/14/2025. DSA closeout of three DSA projects has begun.

## FONDER-SALARI TEAM ACTIVITIES OF THE MONTH

During the month of January, the Fonder-Salari, Inc. (FSI) team obtained the Acceptance of Completion from the Board on the ProWest contract for the El Rodeo Modernization project. The repair of the ball wall requested by the Division of the State Architect (DSA) was completed, putting the project on track for DSA Certification.

FSI reviewed records of contingency use on the Beverly Hills High School—Buildings B3 and B4 project with ProWest, to ensure that everyone's records agree about the level of funds remaining in the contingency.

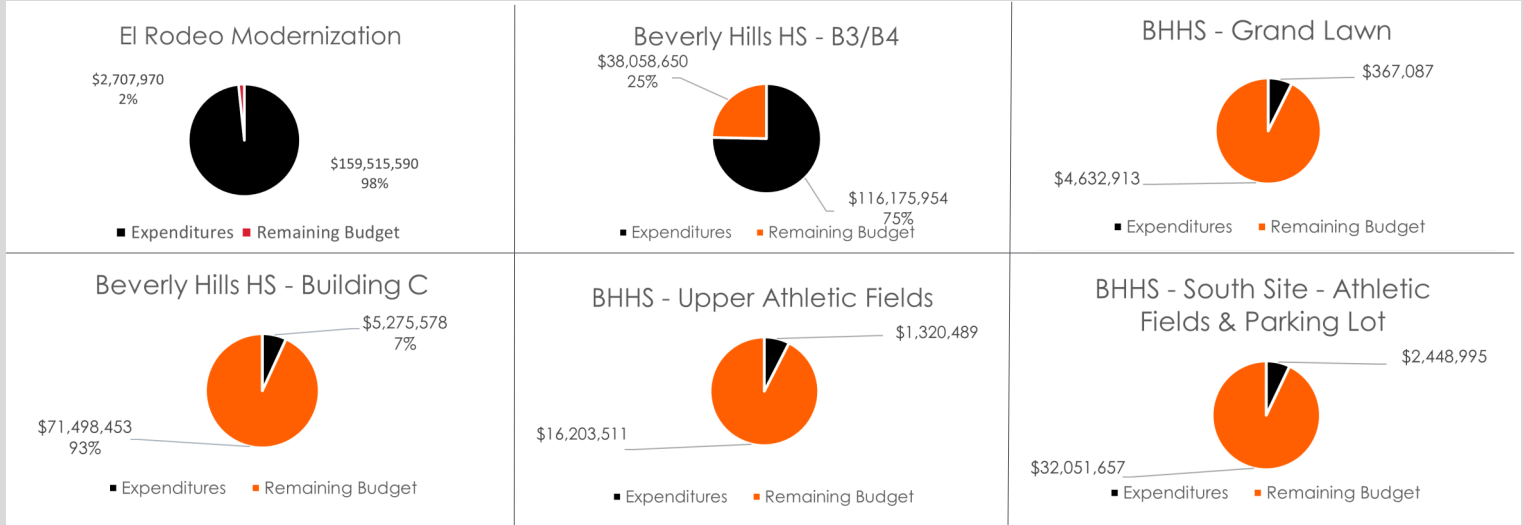
FSI met with Erickson-Hall, the Design-Build Entity for the BHHS-Upper Athletic Fields project, and negotiated changes to include the cost of remediating contaminated soil. The Guaranteed Maximum Price for the project, including the soil remediation, was within 2% of the original contract price and was approved by the Board.

**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 12/31/2024***PROGRAM—BUDGET AND EXPENDITURE**

Funding Source	Total Funds	Total Budgeted Amount	Total Expended Amount	Percentage Expended	Remaining Cash at Hand	Remaining Unbudgeted Funds
<b>Measure E</b>	\$370,434,049.33	\$370,134,372.31	\$370,134,372.31	99.92%	\$299,677.02	\$299,677.02
<b>Measure BH</b>	\$402,892,477.48	\$434,349,585.38	\$257,021,827.96	63.79%	\$145,870,649.52	(\$31,457,107.90)
<b>Developer Fees</b>	\$5,687,779.55	\$5,654,373.46	\$5,636,904.46	99.11%	\$50,875.09	\$33,406.09
<b>Developer Fees (90100)</b>	\$6,950,535.52	\$5,094,968.41	\$4,627,610.79	66.58%	\$2,322,924.73	\$1,855,567.11
<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>\$815,263,299.56</b>	<b>\$637,438,215.52</b>	<b>79.46%</b>	<b>\$164,754,692.02</b>	<b>(\$13,070,392.02)</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	(\$370,134,372.31)	\$299,677.02
Fund 25.0-00000 - Developer Fees	\$466,529.13	\$5,221,250.42	\$0.00	\$5,687,779.55	\$0.00	(\$5,636,904.46)	\$50,875.09
Fund 21.3 (Measure BH)	\$18,763,493.60	\$384,128,983.88	\$0.00	\$402,892,477.48	\$0.00	(\$257,021,827.96)	\$145,870,649.52
Fund 25.0-90100- Developer Fees	\$338,808.01	\$6,611,727.51	\$0.00	\$6,950,535.52	\$0.00	(\$4,627,610.79)	\$2,322,924.73
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>(\$637,438,215.52)</b>	<b>\$164,754,692.02</b>

**EXPENDITURE SUMMARY**

Expenditure Category	Budget	Encumbered	Transfers Out	Expenditures	Budget Remaining ⓘ	Encumbered Balance ⓘ	
SITE	\$30,465,821.59	\$29,856,180.90	\$0.00	(\$29,454,023.06)	\$609,640.69	\$402,157.84	
PLANNING	\$136,161,262.83	\$127,769,485.98	\$0.00	(\$123,428,956.68)	\$8,391,776.85	\$4,340,529.30	
CONSTRUCTION	\$648,636,215.14	\$544,315,260.26	\$0.00	(\$484,555,235.78)	\$104,320,954.88	\$59,760,024.48	
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>\$815,263,299.56</b>	<b>\$701,940,927.14</b>	<b>\$0.00</b>	<b>(\$637,438,215.52)</b>	<b>\$113,322,372.42</b>	<b>\$64,502,711.62</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	\$162,223,559.96
BHHS - Upper Athletic Fields	\$18,050,243.41
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:	\$450,783,090.39

NEXT MONTH ACTIVITIES

Request for Proposal/Bids:

- None at this time

Program Budgets:

- Assign remaining Measure E funds to El Rodeo, to exhaust the fund.
- Research contract items in Keystone to identify all vendors and descriptions

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 12/31/2024*

	Monthly Expenditure per Project
Beverly Hills High School—B3/B4	\$1,959,802.68
El Rodeo Modernization	\$78,024.19
BHHS - Upper Athletic Fields	\$56,406.52
BHHS - Grand Lawn	\$17,646.25
BHHS - Bldg C	\$165,647.03
BHHS - South Site - Athletic Fields & Parking Lot	\$0.00
TOTAL:	\$2,277,526.67

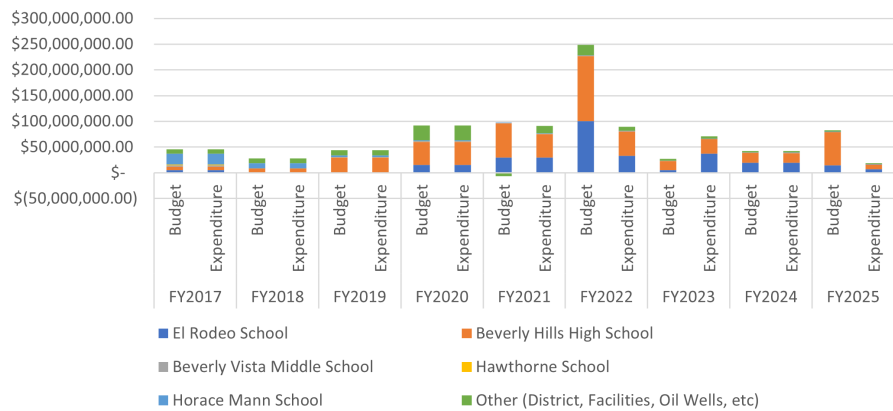
TOTAL ACTIVE CONTRACTS—ENCUMBRANCE PER YEAR

	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	\$14,502,669.67
Beverly Hills High School - Building C, Retaining Walls & New Drop-Off Area	\$6,083,060.19
BHHS-South Site-Athletic Fields & Parking Lot	\$2,217,140.95
BHHS—Upper Athletic Fields	\$13,977,597.19
BHHS—Grand Lawn	\$419,711.03

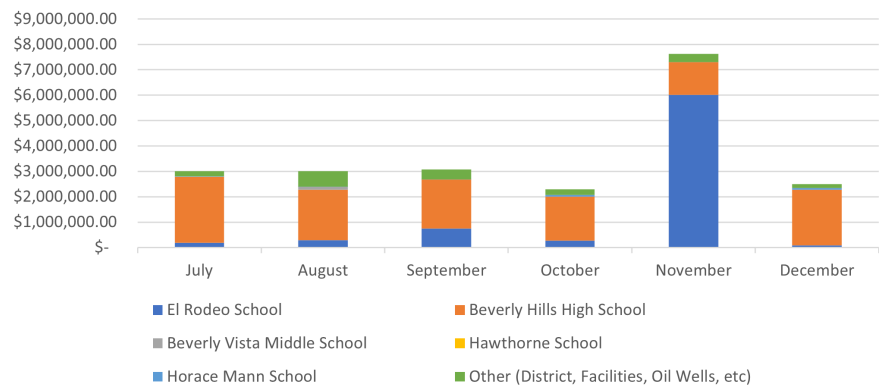
BOND BUDGET STATUS UPDATE

*\*Data as of 12/31/2024*

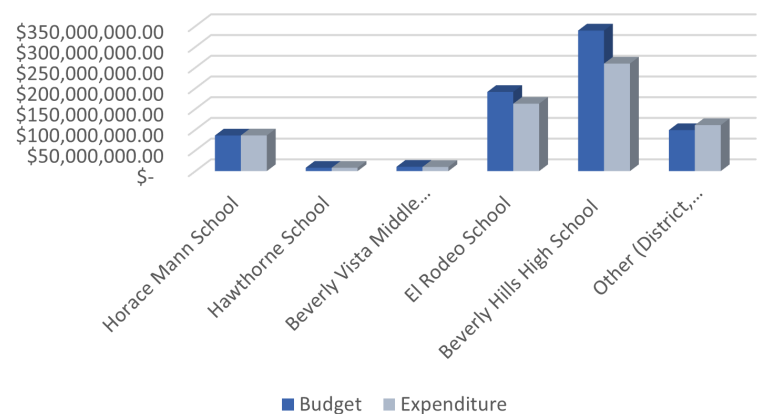
Bond Budget vs. Expenditure  
2017 - 2025



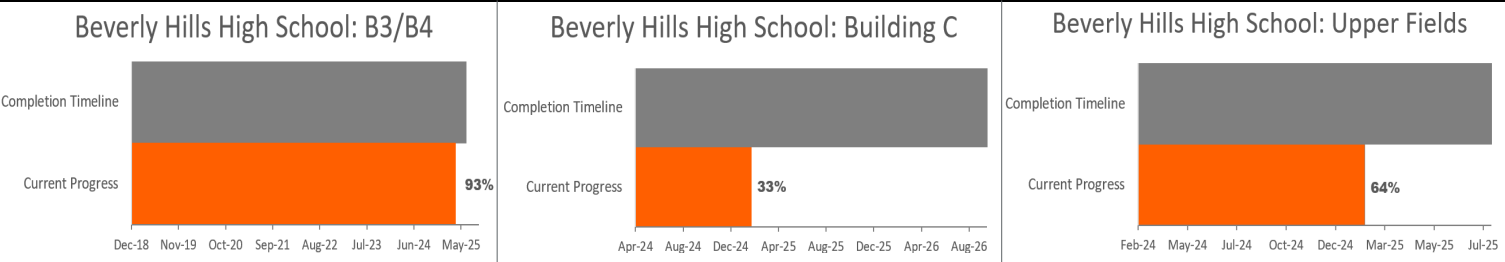
Bond Expenditure per Month, July - December 2024



Total Bond Fund Expenditure per Project

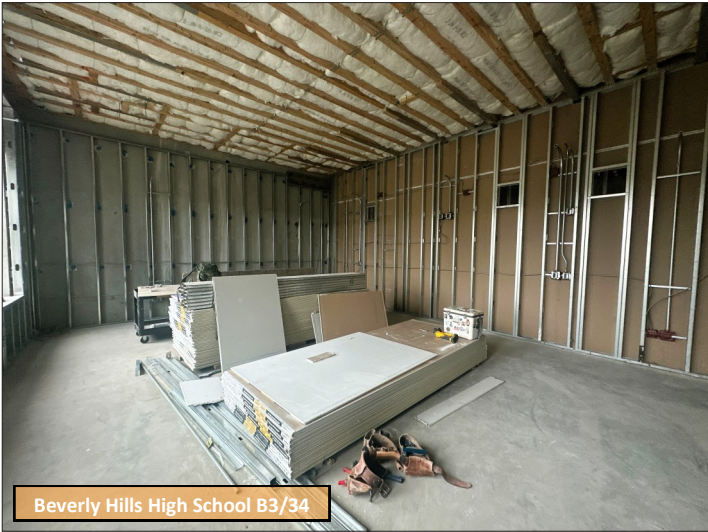


PROJECT PROGRESSION

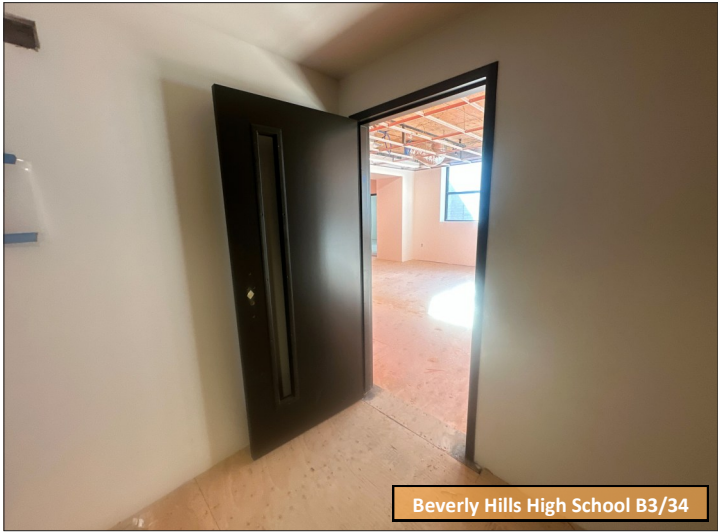




BOND PROGRAM PROJECTS — PROGRESS PHOTOS



Beverly Hills High School B3/34



Beverly Hills High School B3/34



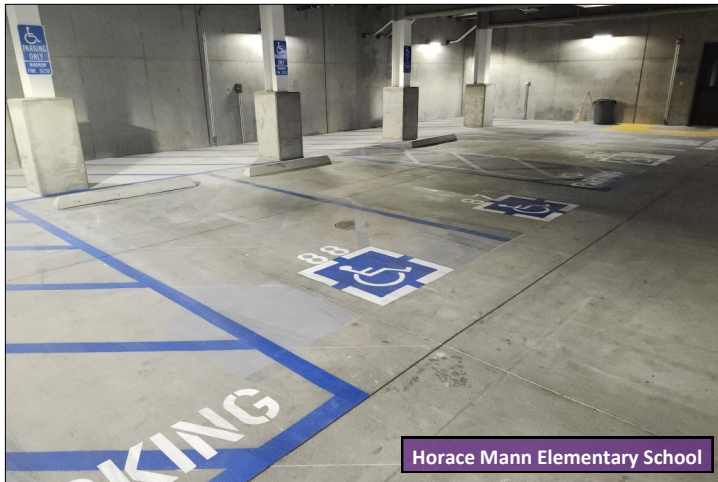
BHHS New Konheim/Building C



BHHS New Konheim/Building C



BHHS Upper Athletic Fields Site



Horace Mann Elementary School