

Beverly Hills Unified School District

Bond and Construction Program



Monthly Report No. 032 – March 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 March, the following activities took place or were in progress:

Program Budget

- Examined accounts for El Rodeo to ensure that invoices are paid and to see what funds may be recouped.
- Reviewed construction invoices to ensure retention is held per contract.
- Reviewed invoice from air monitoring and specialty inspection firms to ensure that all necessary backup is included, per audit recommendations.

Committee/Board Meetings

- Prepared Board documents for extension of general liability insurance needed to finish B3/B4 project.
- Prepared Board documents for approval of design for value engineering items suggested by the Lease-Leaseback entity to be incorporated into the Building C plans.

Bids/Requests for Proposal

- Preparation for BHHS B3/B4 FF&E Contracts. To be presented to board at 4/15/2025 meeting.
- AV Equipment procurement for BHHS B3/B4 underway. Items will be contractor installed. To be presented to board at 4/15/2025 meeting.

Progress at Sites

- **BHHS B3/B4:** B3: Prepping for vinyl veneer on curved clouds nearing completion. Stage Basement starting to receive primer & paint. B4: 1st floor finishes underway. 2nd floor of East Side nearly framed out, drywall installation almost complete, tape/mud application underway.
- **BHHS Grand Lawn:** GMP review is ongoing.
- **BHHS Upper Athletic Fields:** Grading 70% complete. Retaining Wall #2 grading in process.
- **BHHS Building C:** Earthwork moves to night shifts following second vertical cut to meet regulations & minimize disruption. Second cut finished, third in progress. Soil nail installation continues, to support retaining walls.
- **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:** ADA boy's Restroom & Ornamental fence gate fence gate completed. Final walk found one remaining punch list item per project, contractors will address next week.

FONDER-SALARI TEAM ACTIVITIES OF THE MONTH

During the month of March, the Fonder-Salari, Inc. (FSI) team examined the contracts for the El Rodeo project to ensure that billing is up to date and to see what funds may be recouped from the project.

FSI reviewed construction invoices to ensure that retention is being deducted correctly from each invoice, in accordance with the contracts involved.

FSI reviewed inspection and air monitoring invoices, to ensure the correct backup and documentation was submitted with each. FSI discussed with vendors the need to submit appropriate backup to meet audit standards.

FSI is currently working on updating the overall program master schedule and master budget considering the latest developments related to the future projects.

CURRENT PROJECTS (phase)

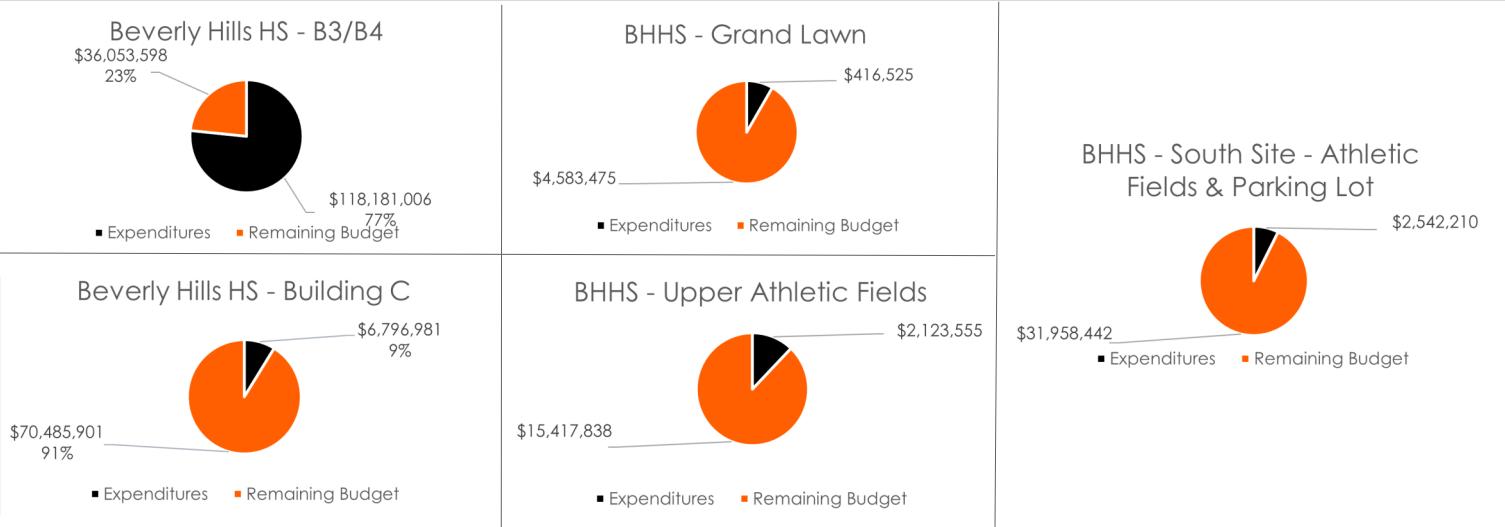
- **Beverly Hills High School B3-B4 Modernization (construction)**
- **Beverly Hills High School Upper Athletic Fields (construction)**
- **Beverly Hills HS Building C, Retaining Walls, & Drop-off Area (construction)**
- Beverly Hills High School South Site — Athletic Facilities (planning/design)
- Beverly 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 2/28/2025



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	\$370,436,908.27	\$370,434,049.33	\$370,434,049.33	100.00%	\$2,858.94	\$2,858.94
Measure BH	\$404,337,433.88	\$432,938,037.39	\$262,069,794.73	64.81%	\$142,267,639.15	(\$28,600,603.51)
Developer Fees	\$5,711,092.19	\$5,654,373.46	\$5,688,165.01	99.60%	\$22,927.18	\$56,718.73
Developer Fees	\$7,112,232.89	\$5,084,839.29	\$4,836,965.18	68.01%	\$2,275,267.71	\$2,027,393.60
State Grants	\$16,228,065.66	\$30,000.00	\$17,500.00	0.11%	\$16,210,565.66	\$16,198,065.66
Total	\$803,825,732.89	\$814,141,299.47	\$643,046,474.25	80.00%	\$160,779,258.64	(\$10,315,566.58)

CASH/INCOME SUMMARY

Funding Source	Interest	Deposits	Transfers In	Total Income	Transfers Out	Expenditures	Balance
Fund 21.2-00000 (Measure E)	\$15,006,257.69	\$341,660,537.01	\$13,770,113.57	\$370,436,908.27	\$0.00	(\$370,434,049.33)	\$2,858.94
Fund 25.0-00000 - Developer Fees	\$489,841.77	\$5,221,250.42	\$0.00	\$5,711,092.19	\$0.00	(\$5,712,277.01)	(\$1,184.82)
Fund 21.3 (Measure BH)	\$20,208,450.00	\$384,128,983.88	\$0.00	\$404,337,433.88	\$0.00	(\$267,039,400.41)	\$137,298,033.47
Fund 25.0-90100- Developer Fees	\$338,808.01	\$6,773,424.88	\$0.00	\$7,112,232.89	\$0.00	(\$4,946,986.71)	\$2,165,246.18
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:	\$36,043,357.47	\$754,012,261.85	\$13,770,113.57	\$803,825,732.89	\$0.00	(\$648,150,213.46)	\$155,675,519.43

EXPENDITURE SUMMARY

Expenditure Category	Budget	Encumbered	Transfers Out	Expenditures	Budget Remaining ⓘ	Encumbered Balance ⓘ	
SITE	\$30,501,691.59	\$29,861,342.71	\$0.00	(\$29,567,225.44)	\$640,348.88	\$294,117.27	
PLANNING	\$137,168,823.52	\$129,068,940.17	\$0.00	(\$124,833,178.66)	\$8,099,883.35	\$4,235,761.51	
CONSTRUCTION	\$646,542,666.36	\$583,629,439.60	\$0.00	(\$493,749,809.36)	\$62,913,226.76	\$89,879,630.24	
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:	\$814,213,181.47	\$742,559,722.48	\$0.00	(\$648,150,213.46)	\$71,653,458.99	\$94,409,509.02	

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 presented to board for approval.
- BHHS B3/B4 AV Equipment presented to board for approval.
- Bidding for new asphalt on Heath Road in relation to BHHS B3/B4 project. To be completed during summer break.

Program Budgets:

- Prepare budgets for Building C project GMP #3
- Update budget for Grand Lawn project

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 2/28/2025*

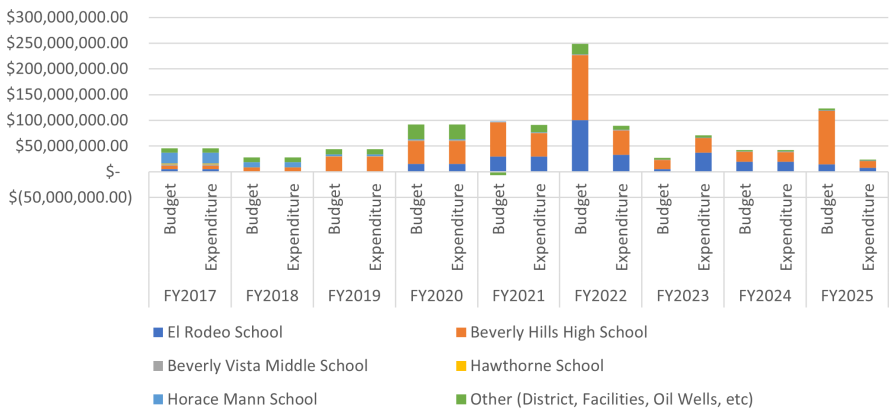
	Monthly Expenditure per Project
Beverly Hills High School—B3/B4	\$1,323,076.65
El Rodeo Modernization	\$174,907.44
BHHS - Upper Athletic Fields	\$722,192.47
BHHS - Grand Lawn	\$44,318.17
BHHS - Bldg C	-\$62,379.77
BHHS - South Site - Athletic Fields & Parking Lot	\$93,215.25
TOTAL:	\$2,295,330.21

TOTAL ACTIVE CONTRACTS—ENCUMBRANCE PER YEAR

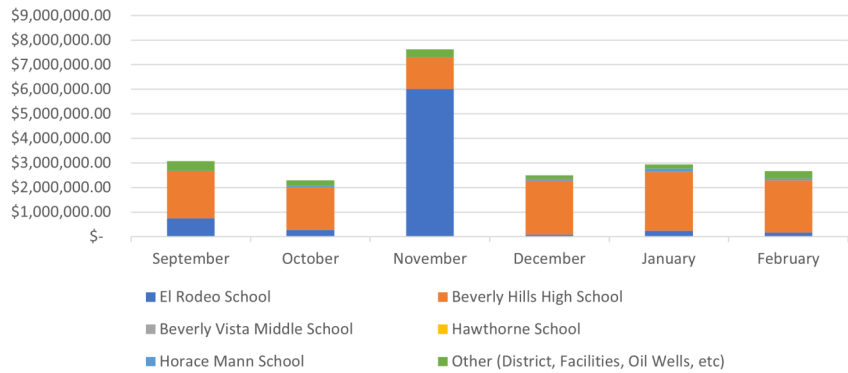
	July 2016—June 2017
El Rodeo Modernization	\$5,089,014.31
	July 2017—June 2018
El Rodeo Modernization	\$1,132,971.32
	July 2018—June 2019
Beverly Hills High School—B3/B4	\$2,245,902.11
El Rodeo Modernization	\$596,348.10
	July 2019—June 2020
Beverly Hills High School—B3/B4	\$19,401,316.40
El Rodeo Modernization	\$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	\$42,285,615.06
El Rodeo Modernization	\$14,552,811.47
Beverly Hills High School - Building C, Retaining Walls & New Drop-Off Area	\$44,717,200.19
BHHS-South Site-Athletic Fields & Parking Lot	\$2,220,640.95
BHHS—Upper Athletic Fields	\$14,726,704.59
BHHS—Grand Lawn	\$606,827.03

BOND BUDGET STATUS UPDATE **Data as of 2/28/2025*

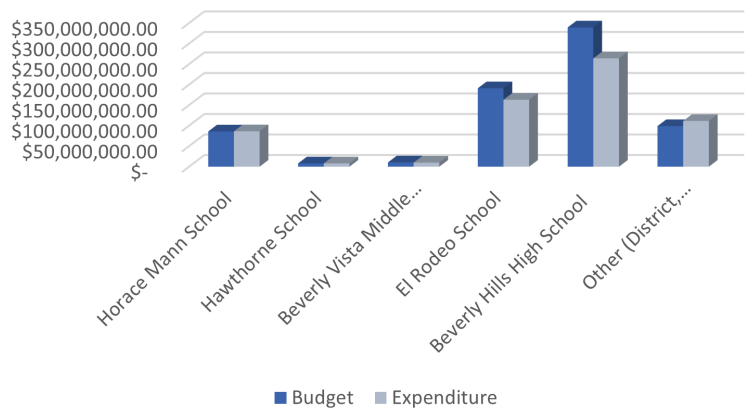
Bond Budget vs. Expenditure
2017 - 2025



Bond Expenditure per Month, September 2024 - February 2025

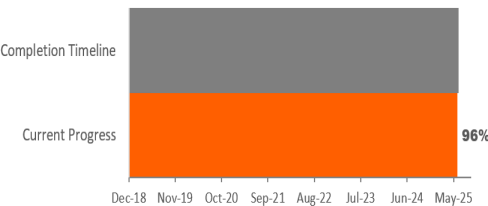


Total Bond Fund Expenditure per Project

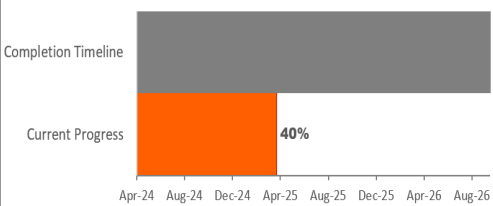


PROJECT PROGRESSION

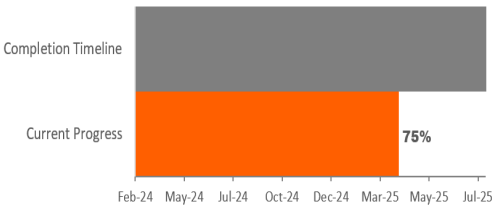
Beverly Hills High School: B3/B4



Beverly Hills High School: Building C



Beverly Hills High School: Upper Fields



BOND PROGRAM PROJECTS — PROGRESS PHOTOS

