

Beverly Hills Unified School District

Bond and Construction Program



Monthly Report No. 034 – May 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 May, the following activities took place or were in progress:

Program Budget

- Prepared Amendment to update Swinerton's Table of Lease Payments for the Bldg C project.
- Reviewed all Swinerton billing to ensure billing percentage matches percentage of work done.
- Discussed processing of inspection invoices with Twining, to facilitate more timely receipt of backup for all inspection charges.

Committee/Board Meetings

- Prepared Board documents for approval of Repaving of Heath Road at Beverly Hills HS.
- Gave update on program to Citizens' Bond Oversight Committee.

Bids/Requests for Proposal

- Five (5) bids received for Heath Road Paving at BHHS. Ben's Asphalt (the low bidder) was awarded the project at the 5/27/25 board meeting. The project is scheduled to begin 7/21/25.
- Bids received for Security Devices Installation at BHHS, BVMS, & HMES on 5/29/25. Low bidder to be recommended for board approval at the 6/10/25 board meeting.
- Request for Quotes issued for painting and flooring projects in the BHHS Building A Lobby. Quotes due 6/4/25 with anticipated recommendation for board approval on 6/24/25.

Progress at Sites

- **BHHS B3/B4:**
B3 - Finishes ongoing through Auditorium. Installation of rigging motors started.
B4 - Pulling of electrical and data cables ongoing through building. Startup procedures for HVAC equipment nearly complete, with factory representatives scheduled for early June.
- **BHHS Grand Lawn:** Board approved GMP submitted by Swinerton Builders. Workers will commence upon completion of B3/B4 project.
- **BHHS Upper Athletic Fields:** Installation of fence posts & light poles complete. Concrete pours in tennis courts underway. Three levels of retaining wall shotcrete complete. Upper Athletic Field retaining walls complete. Underground utilities installation begun in Plaza area.
- **BHHS Building C:** Work in progress for retaining wall shotcrete, advancing backfilling and soil remediation. Preparing site for building footings.
- **South Site-Athletic Fields & Parking Lot:** Preparing for future development.

FONDER-SALARI TEAM ACTIVITIES OF THE MONTH

During the month of May, the Fonder-Salari, Inc. (FSI) team managed the bid opening for the Heath Road project, taking care of the path of travel outside the B3 and B4 Buildings which will open for students in the coming school year. The winning bid came in under the expected budget and was approved at the May 27 Board meeting.

FSI also managed the bid opening for the security project, which will handle security device installation for the District. The contract for this work will go to the Board for approval on June 10, and work will begin shortly thereafter.

FSI prepared Amendment #3 for the Swinerton contract for Building C, the new Konheim building, and the adjacent swimming pool. This amendment sets up the Table of Lease Payments, which had to be finalized after the entire contract amount was in place.

CURRENT PROJECTS (phase)

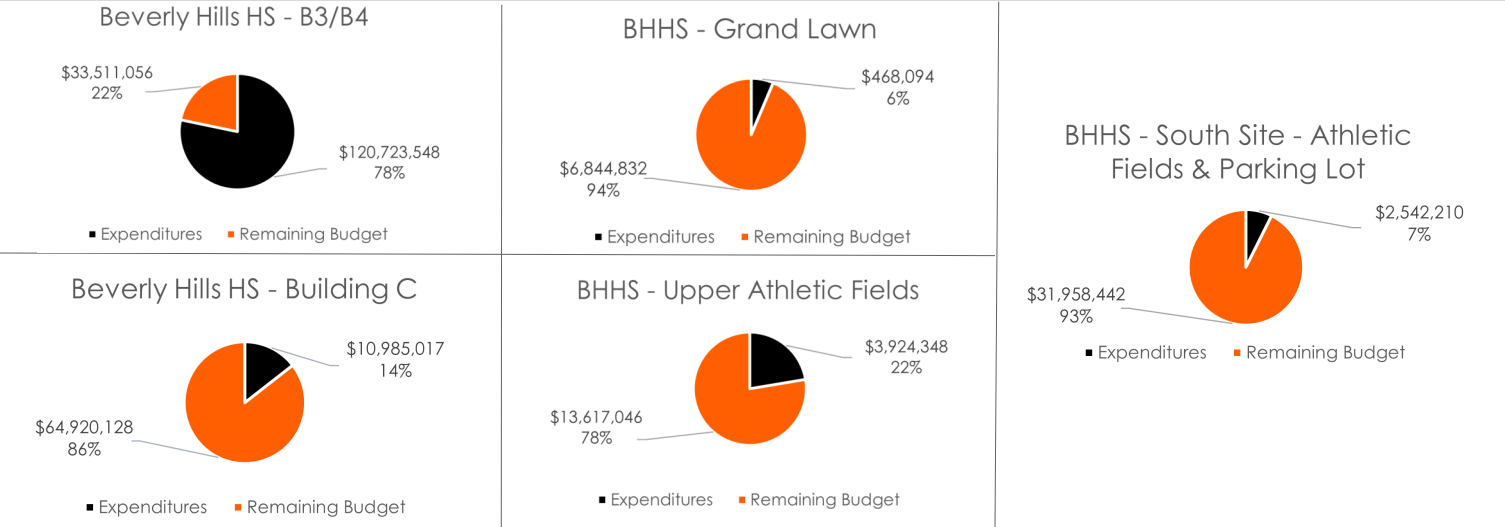
- **Beverly Hills High School B3-B4 Modernization (construction)**
- **Beverly Hills High School Upper Athletic Fields (construction)**
- **Beverly Hills HS Building C, Retaining Walls, & Drop-off Area (construction)**
- Beverly Hills High School South Site — Athletic Facilities (planning/design)
- Beverly 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 4/30/2025



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	\$370,436,908.27	\$370,436,908.27	100.00%	\$0.00	\$0.00
Measure BH	\$404,314,331.45	\$433,931,285.20	\$271,057,910.27	67.04%	\$133,256,421.18	(\$29,616,953.75)
Developer Fees	\$5,711,092.19	\$5,654,373.46	\$5,731,566.61	100.36%	(\$20,474.42)	\$56,718.73
Developer Fees	\$7,112,232.89	\$5,189,064.29	\$4,964,888.86	69.81%	\$2,147,344.03	\$1,923,168.60
State Grants	\$16,228,065.66	\$47,500.00	\$37,500.00	0.23%	\$16,190,565.66	\$16,180,565.66
Total	\$803,802,630.46	\$815,259,131.22	\$652,228,774.01	81.14%	\$151,573,856.45	(\$11,456,500.76)

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	(\$370,436,908.27)	\$0.00
Fund 25.0-00000 - Developer Fees	\$489,841.77	\$5,221,250.42	\$0.00	\$5,711,092.19	\$0.00	(\$5,731,566.61)	(\$20,474.42)
Fund 21.3 (Measure BH)	\$20,208,450.00	\$384,105,881.45	\$0.00	\$404,314,331.45	\$0.00	(\$271,057,910.27)	\$133,256,421.18
Fund 25.0-90100- Developer Fees	\$338,808.01	\$6,773,424.88	\$0.00	\$7,112,232.89	\$0.00	(\$4,964,888.86)	\$2,147,344.03
Fund 35.0-77100 - State Grants	\$0.00	\$16,228,065.66	\$0.00	\$16,228,065.66	\$0.00	(\$37,500.00)	\$16,190,565.66
Totals:	\$36,043,357.47	\$753,989,159.42	\$13,770,113.57	\$803,802,630.46	\$0.00	(\$652,228,774.01)	\$151,573,856.45

EXPENDITURE SUMMARY

Expenditure Category	Budget	Encumbered	Transfers Out	Expenditures	Budget Remaining ⓘ	Encumbered Balance ⓘ
SITE	\$30,451,691.59	\$29,861,342.71	\$0.00	(\$29,578,557.93)	\$590,348.88	\$282,784.78
PLANNING	\$135,988,399.32	\$129,275,083.34	\$0.00	(\$125,048,212.69)	\$6,713,315.98	\$4,226,870.65
CONSTRUCTION	\$648,819,040.31	\$583,959,011.86	\$0.00	(\$497,602,003.39)	\$64,860,028.45	\$86,357,008.47
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:	\$815,259,131.22	\$743,095,437.91	\$0.00	(\$652,228,774.01)	\$72,163,693.31	\$90,866,663.90

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
BHHS - Upper Athletic Fields	\$17,541,393.41
BHHS - Grand Lawn	\$7,312,925.47
BHHS - Bldg C	\$75,905,145.55
BHHS - South Site - Athletic Fields & Parking Lot	\$34,500,652.00
TOTAL:	\$289,494,720.43

NEXT MONTH ACTIVITIES

Request for Proposal/Bids:

- Prepare and execute contract for Security Devices Installation.
- Receive quotes for painting & flooring projects at BHHS Bldg A Lobby.
- Begin procurement prep for BHHS South Site Athletic Fields project.

Program Budgets:

- Prepare accruals and encumbrances needed to close out Fiscal Year 2025 and set up FY 2026.
- Closeout El Rodeo budget.

Planning for Future Projects:

- Identify most time and budget-efficient means of demolishing existing Konheim building.

MONTHLY EXPENSES PER PROJECT **Data as of 4/30/2025*

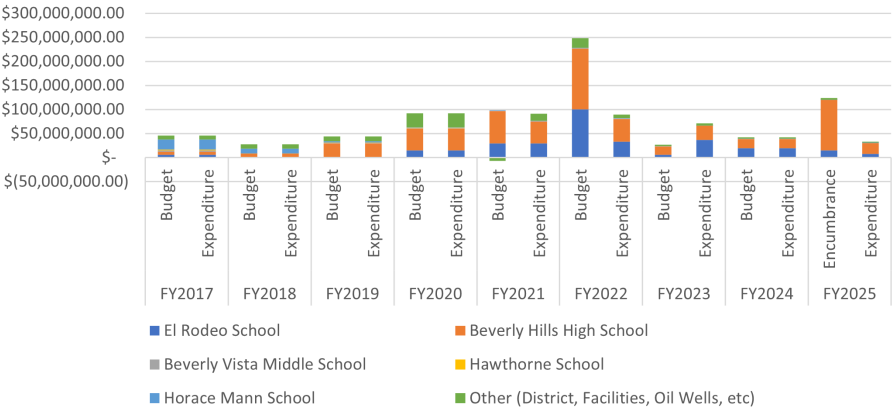
	Monthly Expenditure per Project
Beverly Hills High School—B3/B4	\$1,849,378.68
BHHS - Upper Athletic Fields	\$826,775.10
BHHS - Grand Lawn	\$23,886.49
BHHS - Bldg C	\$2,130,702.12
BHHS - South Site - Athletic Fields & Parking Lot	\$0.00
TOTAL:	\$4,830,742.39

TOTAL ACTIVE CONTRACTS—ENCUMBRANCE PER YEAR

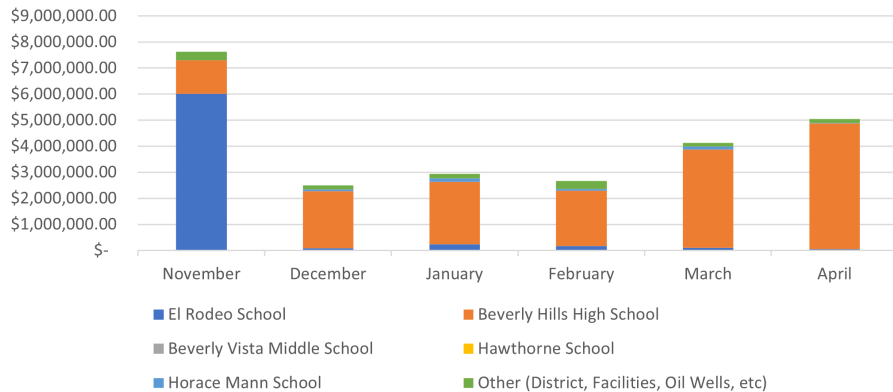
	July 2016—June 2017
El Rodeo Modernization	\$5,089,014.31
	July 2017—June 2018
El Rodeo Modernization	\$1,132,971.32
	July 2018—June 2019
Beverly Hills High School—B3/B4	\$2,245,902.11
El Rodeo Modernization	\$596,348.10
	July 2019—June 2020
Beverly Hills High School—B3/B4	\$19,401,316.40
El Rodeo Modernization	\$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	\$42,626,118.09
El Rodeo Modernization	\$14,541,846.52
Beverly Hills High School - Building C, Retaining Walls & New Drop-Off Area	\$44,869,474.31
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 4/30/2025*

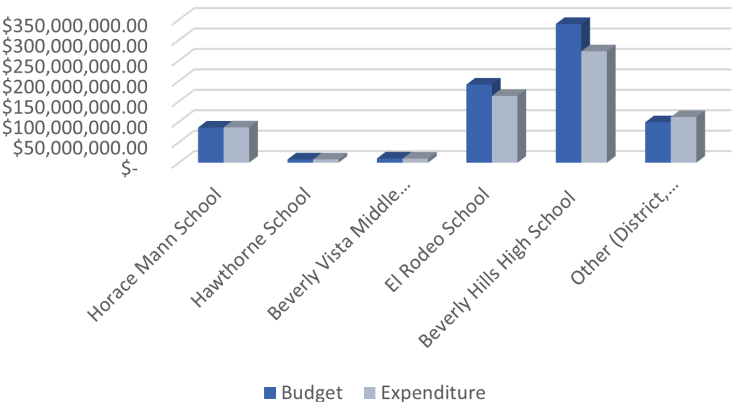
Bond Budget vs. Expenditure
2017 - 2025



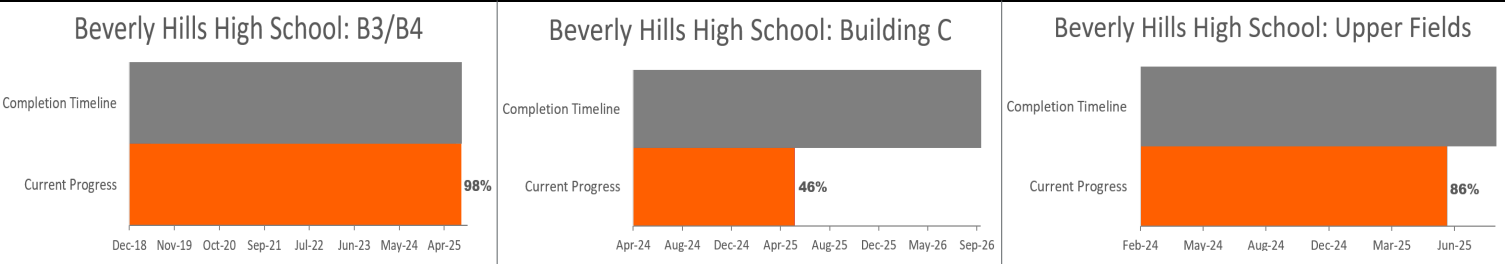
Bond Expenditure per Month, November 2024 - April 2025



Total Bond Fund Expenditure per Project



PROJECT PROGRESSION



BOND PROGRAM PROJECTS — PROGRESS PHOTOS

