

# Beverly Hills Unified School District

## Bond and Construction Program



### Monthly Report No. 041 – December 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 December, the following activities took place or were in progress:

#### Program Budget

- Coordinated with District personnel to ensure that budgets for each project are sufficient or the fiscal year.
- Followed up to ensure that appropriate expenses are reimbursed by the BH Educational Fund.
- Consulted District vendor for Builders' Risk insurance to corroborate that policies are discontinued as soon as they are no longer necessary, saving the District additional premiums.

#### Committee/Board Meetings

- Prepared Board documents for amendment to Glumac commissioning contract to cover extended schedule.
- Prepared budget information for Citizens' Bond Oversight Committee.

#### Bids/Requests for Proposal

- Two proposals received for RFP for Design-Build Services for the South Site Parking Lot Project at BHHS on 12/23/25. Interviews to commence early January 2026.
- Solicited quotes for replacing glass storefront in Building A Lobby.

#### Progress at Sites

- **BHHS B3/B4:** B3—Work within the Building has reached Substantial Completion. Punch list work proceeding. B4—Punch list work continues.
- **BHHS Grand Lawn:** Concrete for Grand Stair poured. Flatwork nearly complete. Trees planted along sides of stairs. Fencing along Moreno installed. Revised schedule to accommodate weather impacts being developed.
- **BHHS Upper Athletic Fields:** Punch list items for irrigation & landscaping work completed; remaining punch list items underway. Project closeout began. Contractor demobilized.
- **BHHS Building C:** Structural work continues. Key activities include masonry work, crane mobilization and concrete placement for stairs. Critical path work advances.
- **South Site-Athletic Fields & Parking Lot:** Two proposals received in response to RFP. Proposals are being reviewed, and interviews will be held in early January 2026.

### FONDER-SALARI TEAM ACTIVITIES OF THE MONTH

During the month of December, the Fonder-Salari, Inc. (FSI) team received two responsive proposals for the South Site Parking Lot project. Parties from the District and FSI are reviewing the proposal packages, and interviews with each candidate will be scheduled for early January 2026. The selection of Design-Build entity for the South Site Parking Lot will be made shortly afterwards.

FSI reviewed budgets with the District to ensure each has sufficient funds to cover expenses through the end of the Fiscal Year.

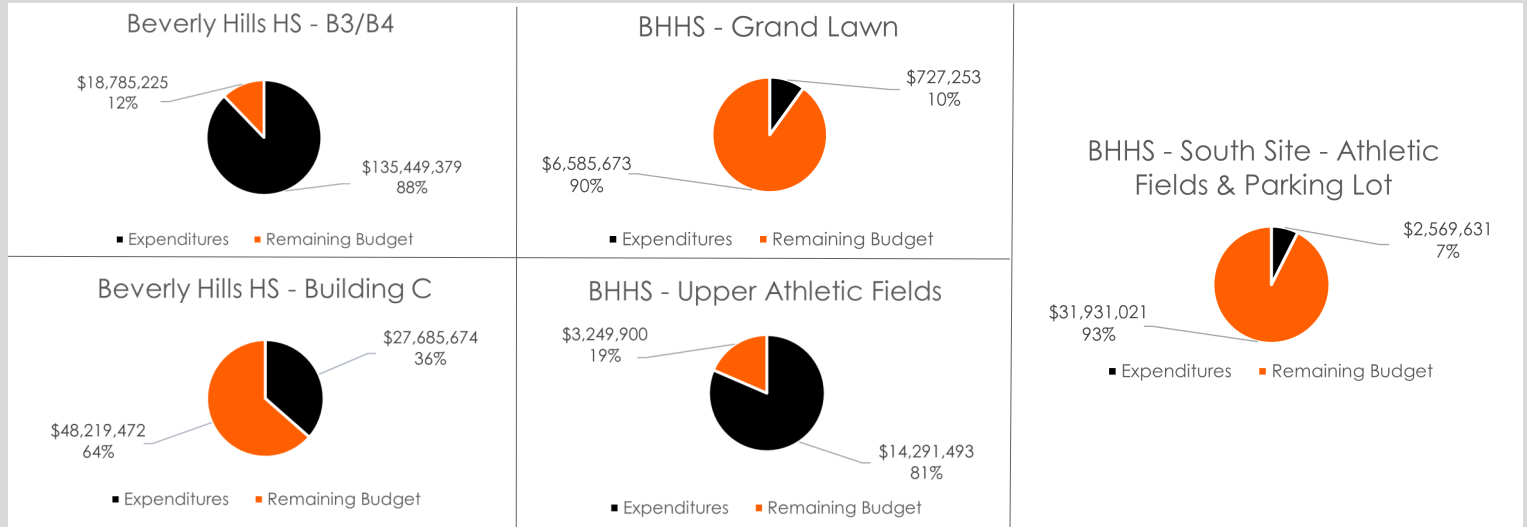
FSI researched insurance policies for Builders' Risk, to see which policies are no longer needed as B3/B4 has reached Substantial Completion and to ensure that they are cancelled.

**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 — Grand Lawn (construction)**
- Beverly Hills High School South Site — Athletic Facilities (planning/design)

**FUTURE PROJECTS****Bond Projects:**

- Design and Construction of South Site Parking Lot
- Construction Phase of BHHS South Site Athletic Facilities

**EXPENDITURE VS. REMAINING BUDGET—PER PROJECT\****\*Data as of 11/30/2025***PROGRAM—BUDGET AND EXPENDITURE**

Funding Source	Total Funds	Total Budgeted Amount	Total Expended Amount	Percentage Expended	Remaining Cash at Hand	Remaining Unbudgeted Funds
<b>Measure E</b>	\$370,437,349.55	\$370,436,908.27	\$370,436,908.27	100.00%	\$441.28	\$441.28
<b>Measure BH</b>	\$407,833,560.86	\$436,678,301.97	\$319,876,467.15	78.43%	\$87,957,093.71	(\$28,844,741.11)
<b>Developer Fees</b>	\$5,775,725.14	\$5,775,725.14	\$5,847,706.60	101.25%	(\$71,981.46)	\$0.00
<b>Developer Fees</b>	\$7,840,650.51	\$5,161,033.75	\$5,029,019.74	64.14%	\$2,811,630.77	\$2,679,616.76
<b>State Grants</b>	\$16,228,065.66	\$47,500.00	\$46,250.00	0.29%	\$16,181,815.66	\$16,180,565.66
<b>Total</b>	<b>\$808,115,351.72</b>	<b>\$818,099,469.13</b>	<b>\$701,236,351.76</b>	<b>86.77%</b>	<b>\$106,878,999.96</b>	<b>(\$9,984,117.41)</b>

**CASH/INCOME SUMMARY**

Funding Source	Interest	Deposits	Transfers In	Total Income	Transfers Out	Expenditures	Balance
Fund 21.2-00000 (Measure E)	\$15,006,688.03	\$341,660,537.01	\$13,770,113.57	\$370,437,338.61	\$0.00	(\$370,436,908.27)	\$430.34
Fund 25.0-00000 - Developer Fees	\$531,321.56	\$5,221,250.42	\$0.00	\$5,752,571.98	\$0.00	(\$5,847,706.60)	(\$95,134.62)
Fund 21.3 (Measure BH)	\$22,709,983.43	\$384,105,881.45	\$0.00	\$406,815,864.88	\$0.00	(\$309,636,173.31)	\$97,179,691.57
Fund 25.0-90100- Developer Fees	\$338,808.01	\$7,501,842.50	\$0.00	\$7,840,650.51	\$0.00	(\$5,028,489.37)	\$2,812,161.14
Fund 35.0-77100 - State Grants	\$0.00	\$16,228,065.66	\$0.00	\$16,228,065.66	\$0.00	(\$41,000.00)	\$16,187,065.66
<b>Totals:</b>	<b>\$38,586,801.03</b>	<b>\$754,717,577.04</b>	<b>\$13,770,113.57</b>	<b>\$807,074,491.64</b>	<b>\$0.00</b>	<b>(\$690,990,277.55)</b>	<b>\$116,084,214.09</b>

**EXPENDITURE SUMMARY**

Expenditure Category	Budget	Budget (%)	Encumbered	Transfers Out	Expenditures	Budget Remaining ①	Encumbered Balance ①
SITE	\$30,393,268.01	3.7%	\$29,857,782.31	\$0.00	(\$29,639,900.33)	\$553,485.70	\$217,881.98
PLANNING	\$136,239,701.60	16.7%	\$130,666,719.87	\$0.00	(\$127,427,520.84)	\$5,572,981.73	\$3,239,199.03
CONSTRUCTION	\$651,443,346.36	79.6%	\$609,301,656.31	\$0.00	(\$533,922,856.38)	\$42,141,690.05	\$75,378,799.93
SAVINGS	\$0.00	0%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
RELOCATION ASSISTANCE	\$0.00	0%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
NON-STATE ELIGIBLE	\$0.00	0%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Totals:</b>	<b>\$818,076,315.97</b>	<b>100%</b>	<b>\$769,826,158.49</b>	<b>\$0.00</b>	<b>(\$690,990,277.55)</b>	<b>\$48,250,157.48</b>	<b>\$78,835,880.94</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.

	Budget per Project
BHHS—B3/B4	\$154,028,600.72
BHHS - Upper Athletic Fields	\$17,351,393.41
BHHS - Grand Lawn	\$7,708,928.75
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:**

- Interviews and selection of Design-Build Entity for the Beverly Hills High School South Site Parking Lot.

**Program Budgets:**

- Prepare documentation for final amendment for B3/B4 project
- Prepare Board documents for Amendment to update DLR contract, descoping areas included in Design-Build contracts

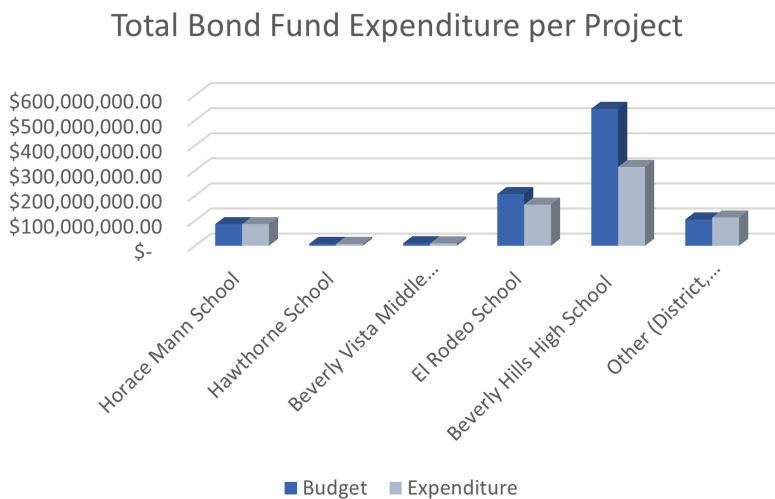
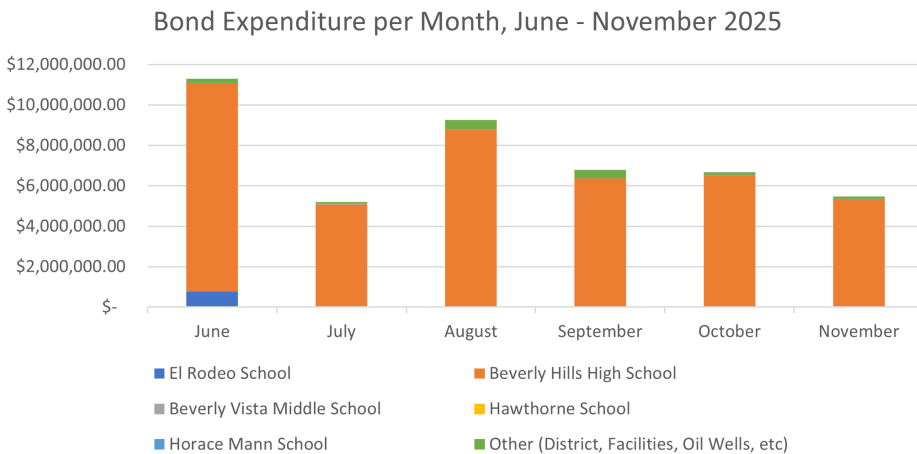
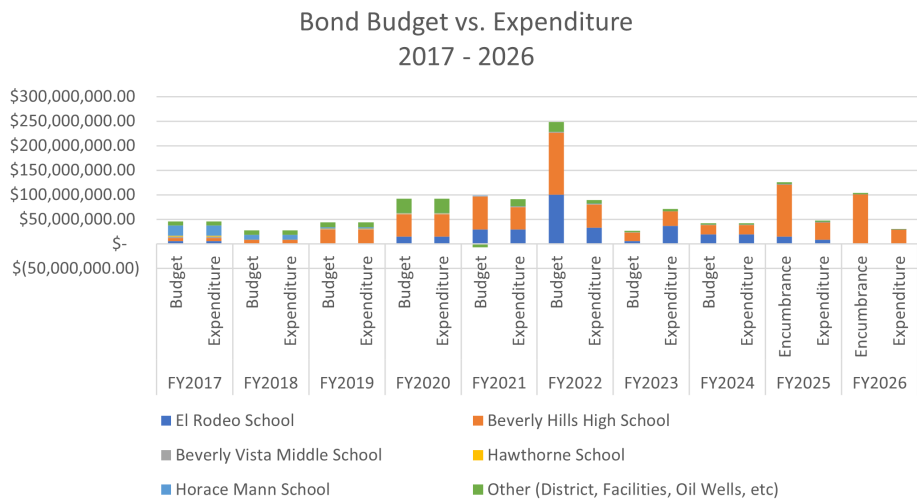
**Planning for Future Projects:**

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

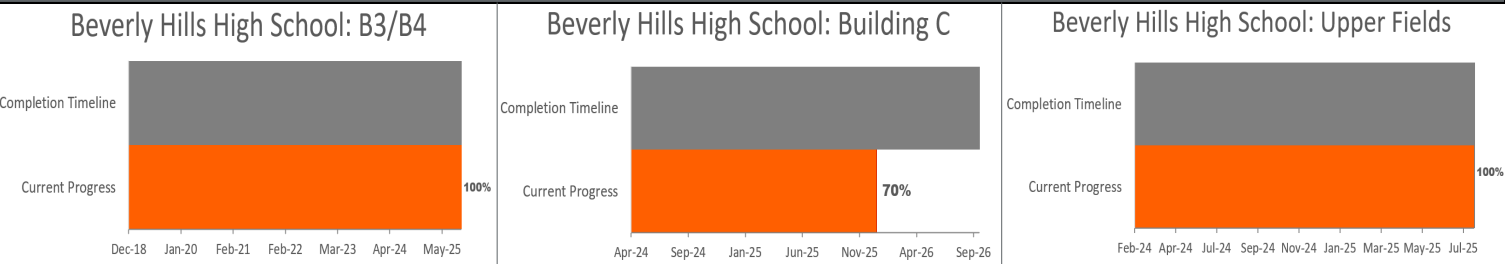
	Monthly Expenditure per Project
Beverly Hills High School—B3/B4	\$1,288,065.83
BHHS - Upper Athletic Fields	\$13,610.00
BHHS - Grand Lawn	\$24,699.85
BHHS - Bldg C	\$4,028,360.64
BHHS - South Site - Athletic Fields &	\$6,820.71
TOTAL:	\$5,361,557.03

TOTAL ACTIVE CONTRACTS—ENCUMBRANCE PER YEAR	
	<u>July 2019—June 2020</u>
Beverly Hills High School—B3/B4	\$19,401,316.40
El Rodeo Modernization	\$15,101,809.86
	<u>July 2020—June 2021</u>
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
	<u>July 2021—June 2022</u>
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
	<u>July 2022—June 2023</u>
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
	<u>July 2023—June 2024</u>
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
	<u>July 2024—June 2025</u>
Beverly Hills High School—B3/B4	\$42,945,216.00
El Rodeo Modernization	\$15,313,036.30
Beverly Hills High School - Building C, Retaining Walls & New Drop-Off Area	\$44,937,192.21
BHHS-South Site-Athletic Fields & Parking Lot	\$2,220,640.95
BHHS—Upper Athletic Fields	\$14,743,508.43
BHHS—Grand Lawn	\$606,827.03
	<u>July 2025—June 2026</u>
Beverly Hills High School—B3/B4	\$27,476,939.28
Beverly Hills High School - Building C, Retaining Walls & New Drop-Off Area	\$55,908,421.55
BHHS-South Site-Athletic Fields & Parking Lot	\$1,637,092.71
BHHS—Upper Athletic Fields	\$8,988,467.79
BHHS—Grand Lawn	\$7,021,119.64

BOND BUDGET STATUS UPDATE *\*Data as of 11/30/2025*



PROJECT PROGRESSION





BOND PROGRAM PROJECTS — PROGRESS PHOTOS



Beverly Hills High School B3/34



Beverly Hills High School B3/34



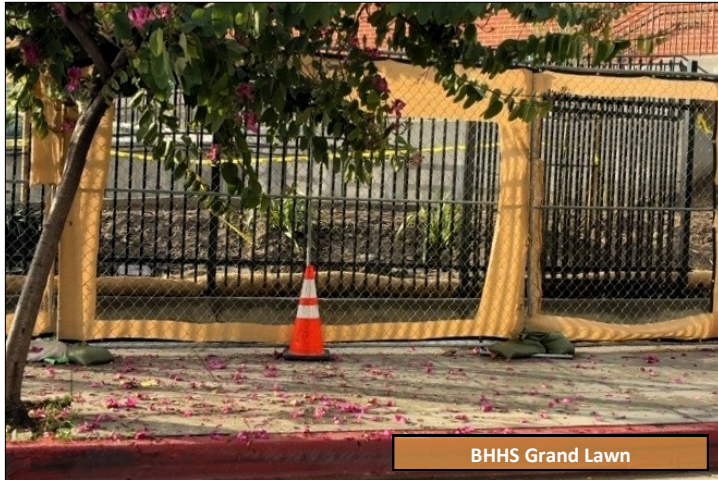
BHHS New Konheim/Building C



BHHS New Konheim/Building C



BHHS Grand Lawn



BHHS Grand Lawn