

Beverly Hills Unified School District

Bond and Construction Program



Monthly Report No. 042 – January 2026

- 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 January, the following activities took place or were in progress:

Program Budget

- Performed second quarter review of budgets for Bond projects and sent adjustments to the accounting department.
- Reviewed invoices to ensure adequate backup is submitted with all billing.
- Finalized amendment to establish the final credit for the Design-Build contract for the Upper Athletic Field project.

Committee/Board Meetings

- Prepared Board documents for final amendment to BHHS-Upper Athletic Field design-build contract.
- Prepared Board documents for DLR Amendment #43.

Bids/Requests for Proposal

- Interviews conducted for RFP for Design-Build Services for the South Site Parking Lot Project at BHHS on 1/14/26. The Nazerian Group / tBP Architecture selected after evaluating proposal and interview scores.
- Scope of work under development for South Site Preparation & Earthwork. Anticipated to bid in February.

Progress at Sites

- **BHHS B3/B4:** B3—Ribbon-cutting ceremony took place 1/28/26 for Peters Auditorium. B4—Punch list work continues.
- **BHHS Grand Lawn:** Top portion of Grand Lawn complete and turned over to the District. Fence posts, pilaster foundations and all security posts installed. Electrical work continues in street-improvement area.
- **BHHS Upper Athletic Fields:** Irrigation system training for Owner's representatives completed. Landscape audit finalized. Announcer's booth PA System online. Closeout underway.
- **BHHS Building C:** Structural work is ongoing. Key activities include masonry work, concrete slab on grade preparation for the gymnasium.
- **South Site-Athletic Fields & Parking Lot:** Nazerian/tBP Architects selected as the Design-Build entity (DBE). Weekly design meetings initiated, including the DBE, District and Fonder-Salari.

FONDER-SALARI TEAM ACTIVITIES OF THE MONTH

During the month of January, the Fonder-Salari, Inc. (FSI) assisted in selecting The Nazerian Group in connection with tBP Architects as the Design-Build Entity for the BHHS — South Site-Parking Lot project. Design meetings have begun and will continue weekly.

FSI performed the second quarter review of budgets for Bond projects, ensuring that each project has enough funds to last the rest of the fiscal year.

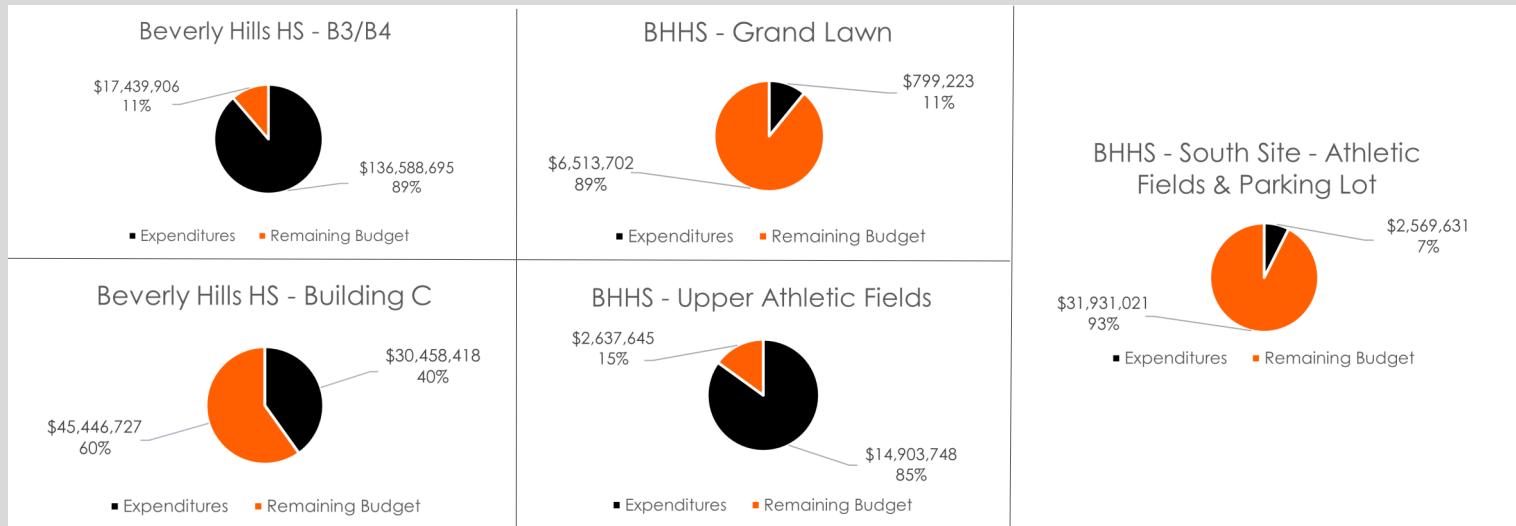
FSI negotiated the final amendment to the Erickson-Hall contract for the BHHS— Upper Athletic Field project, realizing a final credit.

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 — Parking Lot (planning/design)
- 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 12/31/2025***PROGRAM—BUDGET AND EXPENDITURE**

Funding Source	Total Funds	Total Budgeted Amount	Total Expended Amount	Percentage Expended	Remaining Cash at Hand	Remaining Unbudgeted Funds
Measure E	\$370,437,349.55	\$370,436,908.27	\$370,436,908.27	100.00%	\$441.28	\$441.28
Measure BH	\$407,833,560.86	\$436,598,009.58	\$327,231,578.00	80.24%	\$80,601,982.86	(\$28,764,448.72)
Developer Fees	\$5,775,725.14	\$5,775,725.14	\$5,847,706.60	101.25%	(\$71,981.46)	\$0.00
Developer Fees	\$7,840,650.51	\$5,161,033.75	\$5,071,769.74	64.69%	\$2,768,880.77	\$2,679,616.76
State Grants	\$16,228,765.66	\$47,500.00	\$63,750.00	0.39%	\$16,165,015.66	\$16,181,265.66
Total	\$808,116,051.72	\$818,019,176.74	\$708,651,712.61	87.69%	\$99,464,339.11	(\$9,903,125.02)

CASH/INCOME SUMMARY

Funding Source	Interest	Deposits	Transfers In	Total Income	Transfers Out	Expenditures	Balance
Fund 21.2-00000 (Measure E)	\$15,006,698.97	\$341,660,537.01	\$13,770,113.57	\$370,437,349.55	\$0.00	(\$370,436,908.27)	\$441.28
Fund 25.0-00000 - Developer Fees	\$554,474.72	\$5,221,250.42	\$0.00	\$5,775,725.14	\$0.00	(\$5,847,706.60)	(\$71,981.46)
Fund 21.3 (Measure BH)	\$23,727,679.41	\$384,105,881.45	\$0.00	\$407,833,560.86	\$0.00	(\$327,231,578.00)	\$80,601,982.86
Fund 25.0-90100- Developer Fees	\$338,808.01	\$7,501,842.50	\$0.00	\$7,840,650.51	\$0.00	(\$5,071,769.74)	\$2,768,880.77
Fund 35.0-77100 - State Grants	\$0.00	\$16,228,765.66	\$0.00	\$16,228,765.66	\$0.00	(\$63,750.00)	\$16,165,015.66
Totals:	\$39,627,661.11	\$754,718,277.04	\$13,770,113.57	\$808,116,051.72	\$0.00	(\$708,651,712.61)	\$99,464,339.11

EXPENDITURE SUMMARY

Expenditure Category	Budget	Budget (%)	Encumbered	Transfers Out	Expenditures	Budget Remaining i	Encumbered Balance i
SITE	\$30,394,049.01	3.7%	\$29,858,563.31	\$0.00	(\$29,645,048.63)	\$535,485.70	\$213,514.68
PLANNING	\$136,208,255.90	16.7%	\$130,956,798.00	\$0.00	(\$127,930,701.44)	\$5,251,457.90	\$3,026,096.56
CONSTRUCTION	\$651,416,871.83	79.6%	\$609,817,720.38	\$0.00	(\$551,075,962.54)	\$41,599,151.45	\$58,741,757.84
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
Totals:	\$818,019,176.74	100%	\$770,633,081.69	\$0.00	(\$708,651,712.61)	\$47,386,095.05	\$61,981,369.08

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—ACTIVE PROJECTS

	<u>Budget per Project</u>
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:

- Bidding of BHHS South Site Preparation & Earthwork project.
- Procurement for glass storefront replacement in BHHS Bldg A.

Program Budgets:

- Prepare documentation for final amendment for B3/B4 project
- Review Upper Athletic Field project to see what funds can be recouped

Planning for Future Projects:

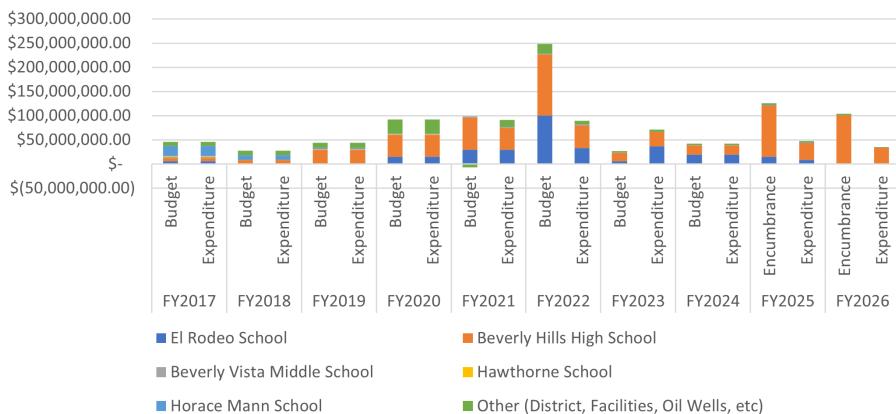
- Identify most time and budget-efficient means of demolishing existing Konheim building.

MONTHLY EXPENSES PER PROJECT *Data as of 12/31/2025

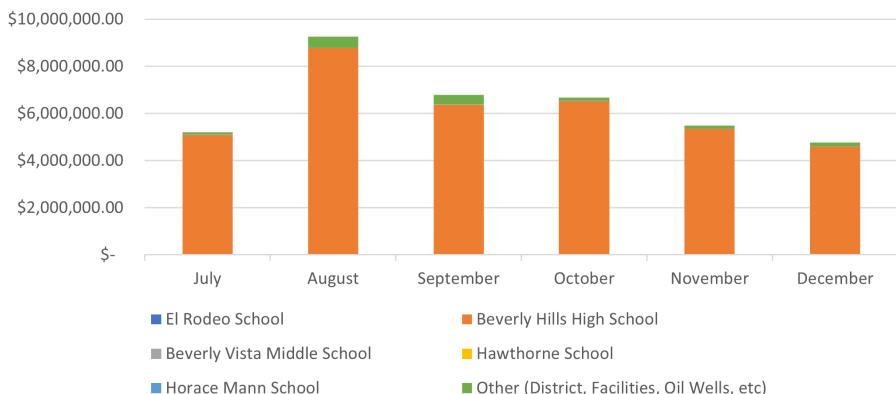
	<u>Monthly Expenditure per Project</u>
Beverly Hills High School—B3/B4	\$1,139,315.81
BHHS - Upper Athletic Fields	\$612,254.56
BHHS - Grand Lawn	\$71,970.45
BHHS - Bldg C	\$2,772,744.60
BHHS - South Site - Athletic Fields & Parking Lot	\$0.00
TOTAL:	\$4,596,285.42

TOTAL ACTIVE CONTRACTS—ENCUMBRANCE PER YEAR

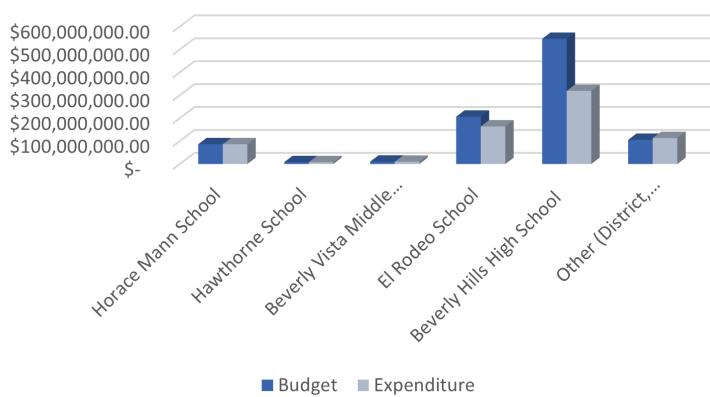
	<u>July 2019–June 2020</u>
Beverly Hills High School—B3/B4	\$19,401,316.40
El Rodeo Modernization	\$15,101,809.86
	<u>July 2020–June 2021</u>
Beverly Hills High School—B3/B4	\$22,913,844.67
Beverly Hills High School—South Site (Amendment 8)	\$2,559,021.44
El Rodeo Modernization	\$29,787,858.54
	<u>July 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 12/31/2025*Bond Budget vs. Expenditure
2017 - 2026

Bond Expenditure per Month, July - December 2025

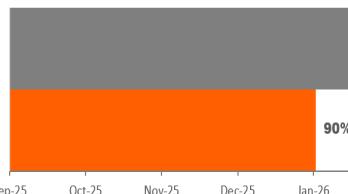


Total Bond Fund Expenditure per Project

**PROJECT PROGRESSION**

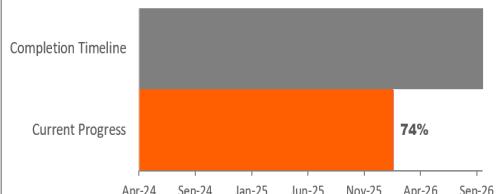
Beverly Hills High School: Grand Lawn

Completion Timeline



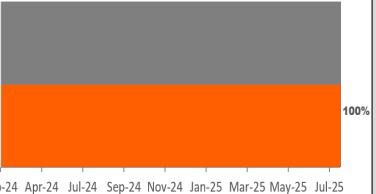
Beverly Hills High School: Building C

Completion Timeline



Beverly Hills High School: Upper Fields

Completion Timeline



BOND PROGRAM PROJECTS — PROGRESS PHOTOS

