



Beverly Hills Unified School District Bond and Construction Program



Monthly Report No. 043 – February 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 February, the following activities took place or were in progress:

Program Budget

- Performed review of all billing under Hawthorne ES, preparing detail of work done and notices of completion issued.
- Obtained backup for inspection invoices to ensure all billing meets audit standards.
- Reallocated funds between project budgets to ensure all needs are met without having any increase to the overall budget amount.

Committee/Board Meetings

- Presented results of bidding on replacement of glass doors to the lobby of BHHS-Building B3.
- Presented updates on Grand Lawn and Peters Auditorium to the Board.

Bids/Requests for Proposal

- Bidding notification issued for Beverly Hills High School South Site Preparation & Earthwork project. Pre-bid conference & job walk scheduled for 3/2/26. Bids due 3/10/26.
- Preparation for request for proposals for furniture, fixtures, and equipment for New Konheim Building project at Beverly Hills High School.

Progress at Sites

- **BHHS B3/B4:** Project is complete. Final negotiations with contractor are underway, to establish final closeout cost.
- **BHHS Grand Lawn:** Contractor completed the installation of all perimeter fencing and posts along Moreno Dr. Gates and pilasters installed. Moreno Dr street light relocated. Lower portion of site prepared for landscaping and grass installation.
- **BHHS Upper Athletic Fields:** Guardrail revisions at the accessible seating area required by CCD-003 are completed. Project is complete. Closeout is underway.
- **BHHS Building C:** Building C Structural work ongoing. Key activities include steel placement, masonry work, and concrete slab on grade preparations for the lobby, restrooms & concession areas. Building D masonry work ongoing, slab on grade preparation begun.
- **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 February, the Fonder-Salari, Inc. (FSI) received bids for the replacement of the glass storefront doors at the lobby to Building B3 at Beverly Hills High School (BHHS) and presented the options to the Board of Education for review.

FSI prepared research on all billing on the Hawthorne ES projects, detailing the work done for this school and amassing contract records as well as Notices of Completion.

FSI delivered an update on progress for the Grand Lawn and the Peters Auditorium to the Board.

CURRENT PROJECTS (phase)

- Beverly Hills High School B3-B4 Modernization (close-out)
- Beverly Hills High School Upper Athletic Fields (close-out)
- 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)

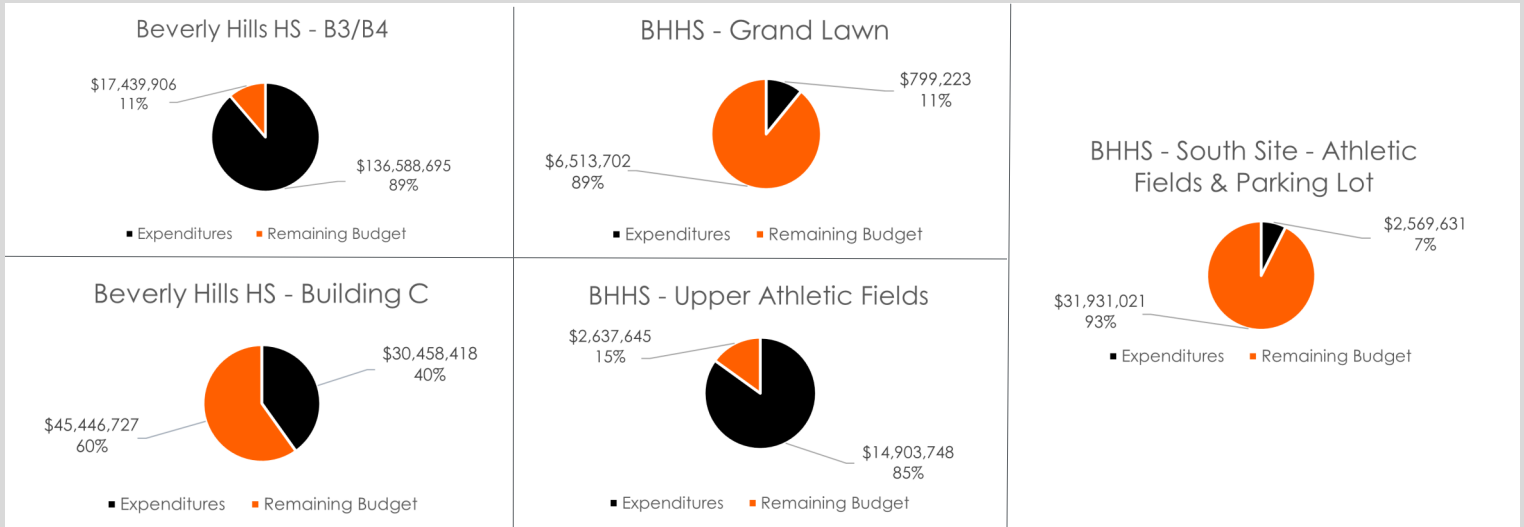
FUTURE PROJECTS

Bond Projects:

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

EXPENDITURE VS. REMAINING BUDGET—PER PROJECT*

*Data as of 1/31/2026



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 | \$370,437,359.93 | \$370,436,908.27 | \$370,436,908.27 | 100.00% | \$451.66 | \$451.66 |
| Measure BH | \$408,628,450.75 | \$436,547,009.58 | \$328,962,229.57 | 80.50% | \$79,666,221.18 | (\$27,918,558.83) |
| Developer Fees | \$5,798,312.34 | \$5,775,725.14 | \$5,847,706.60 | 100.85% | (\$49,394.26) | \$22,587.20 |
| Developer Fees | \$8,063,221.87 | \$6,579,498.67 | \$5,077,469.74 | 62.97% | \$2,985,752.13 | \$1,483,723.20 |
| State Grants | \$16,228,765.66 | \$47,500.00 | \$63,750.00 | 0.39% | \$16,165,015.66 | \$16,181,265.66 |
| Total | \$809,156,110.55 | \$819,386,641.66 | \$710,388,064.18 | 87.79% | \$98,768,046.37 | (\$10,230,531.11) |

CASH/INCOME SUMMARY

| Funding Source | Interest | Deposits | Transfers In | Total Income | Transfers Out | Expenditures | Balance |
|----------------------------------|------------------------|-------------------------|------------------------|-------------------------|---------------|---------------------------|------------------------|
| Fund 21.2-00000 (Measure E) | \$15,006,709.35 | \$341,660,537.01 | \$13,770,113.57 | \$370,437,359.93 | \$0.00 | (\$370,436,908.27) | \$451.66 |
| Fund 25.0-00000 - Developer Fees | \$577,061.92 | \$5,221,250.42 | \$0.00 | \$5,798,312.34 | \$0.00 | (\$5,847,706.60) | (\$49,394.26) |
| Fund 21.3 (Measure BH) | \$24,522,569.30 | \$384,105,881.45 | \$0.00 | \$408,628,450.75 | \$0.00 | (\$328,962,229.57) | \$79,666,221.18 |
| Fund 25.0-90100- Developer Fees | \$338,808.01 | \$7,724,413.86 | \$0.00 | \$8,063,221.87 | \$0.00 | (\$5,077,469.74) | \$2,985,752.13 |
| 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: | \$40,445,148.58 | \$754,940,848.40 | \$13,770,113.57 | \$809,156,110.55 | \$0.00 | (\$710,388,064.18) | \$98,768,046.37 |

EXPENDITURE SUMMARY

| Expenditure Category | Budget | Budget (%) | Encumbered | Transfers Out | Expenditures | Budget Remaining ⓘ | Encumbered Balance ⓘ |
|-----------------------|-------------------------|-------------|-------------------------|---------------|---------------------------|------------------------|------------------------|
| SITE | \$30,394,049.01 | 3.7% | \$29,858,563.31 | \$0.00 | (\$29,646,068.63) | \$535,485.70 | \$212,494.68 |
| PLANNING | \$137,562,440.13 | 16.8% | \$130,980,409.78 | \$0.00 | (\$128,002,473.70) | \$6,582,030.35 | \$2,977,936.08 |
| CONSTRUCTION | \$651,430,152.52 | 79.5% | \$609,819,802.98 | \$0.00 | (\$552,739,521.85) | \$41,610,349.54 | \$57,080,281.13 |
| 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: | \$819,386,641.66 | 100% | \$770,658,776.07 | \$0.00 | (\$710,388,064.18) | \$48,727,865.59 | \$60,270,711.89 |

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:

- Bid opening for BHHS South Site Preparation & Earthwork on 3/10/26
- Procurement for BHHS Building C/Konheim FF&E
- Preparation for BHHS South Site procurement

Program Budgets:

- Review current encumbrances to see which will be needed through the end of FY2026.
- 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 1/31/2026*

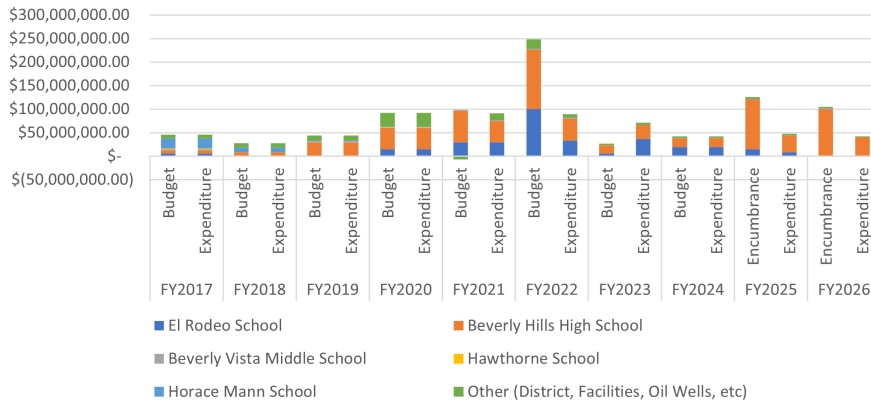
| | <u>Monthly Expenditure per Project</u> |
|---|--|
| Beverly Hills High School—B3/B4 | \$652,823.93 |
| BHHS - Upper Athletic Fields | -\$4,595,337.67 |
| BHHS - Grand Lawn | \$4,430,582.14 |
| BHHS - Bldg C | \$3,407,738.57 |
| BHHS - South Site - Athletic Fields & Parking Lot | \$0.00 |
| TOTAL: | \$3,895,806.97 |

TOTAL ACTIVE CONTRACTS—ENCUMBRANCE PER YEAR

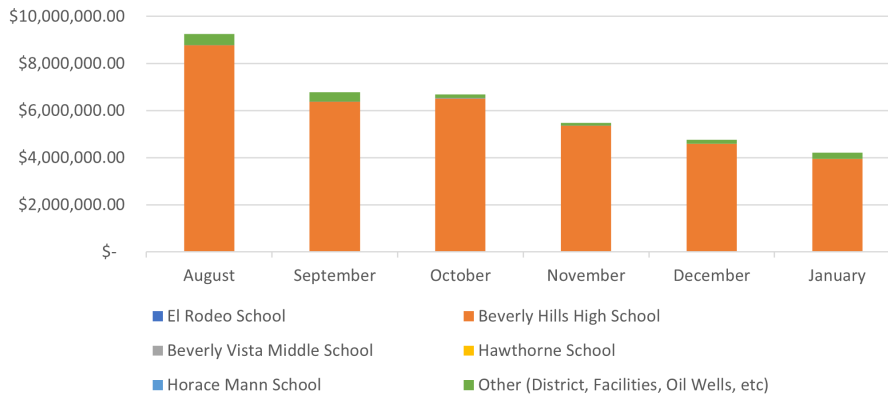
| | <u>July 2019—June 2020</u> |
|---|----------------------------|
| Beverly Hills High School—B3/B4 | \$19,401,316.40 |
| El Rodeo Modernization | \$15,101,809.86 |
| | <u>July 2020—June 2021</u> |
| Beverly Hills High School—B3/B4 | \$22,913,844.67 |
| Beverly Hills High School—South Site (Amendment 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 | \$27,595,728.07 |
| Beverly Hills High School - Building C, Retaining Walls & New Drop-Off Area | \$55,997,830.83 |
| BHHS-South Site-Athletic Fields & Parking Lot | \$5,634,127.03 |
| BHHS—Upper Athletic Fields | \$4,072,863.75 |
| BHHS—Grand Lawn | \$7,043,836.88 |

BOND BUDGET STATUS UPDATE **Data as of 1/31/2026*

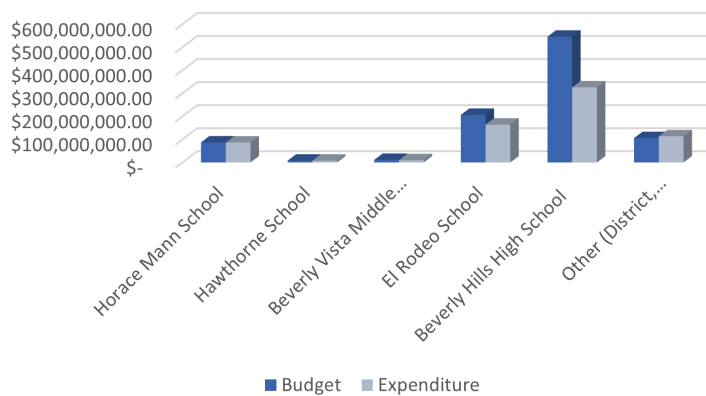
Bond Budget vs. Expenditure
2017 - 2026



Bond Expenditure per Month, August 2025 - January 2026

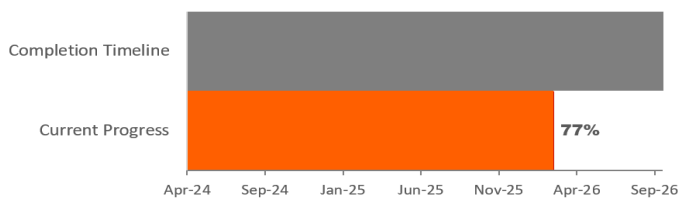


Total Bond Fund Expenditure per Project

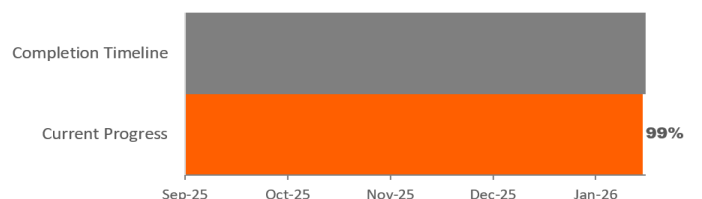


PROJECT PROGRESSION

Beverly Hills High School: Building C



Beverly Hills High School: Grand Lawn



BOND PROGRAM PROJECTS — PROGRESS PHOTOS

