Beverly Hills Unified School District
Bond and Construction Program

Monthly Report No. 046 – May 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 May, the following activities took place or were in progress:

Program Budget
- Reviewed design invoices with vendor to ensure totals of expenses incurred are up to date and consistent from month to month.
- Reviewed budgets for inspection contracts with Building C and Grand Lawn projects to ensure services will not exceed budgeted costs.
- Reviewed construction and project management costs for B3/B4 to determine final billing anticipated from DSA.

Committee/Board Meetings
- Prepared and presented estimates for different options of KBEV remodel to Board.
- Prepared deductive change order #1 for E2 contracting, to finalize the cost for the BHHS—South Site Preparation and Earthwork project.

Bids/Requests for Proposal
- Quotes received and under review for FF&E for the Building C project at Beverly Hills High School.
- Request for Proposals for Architectural Services for the BHHS Media Center/KBEV Studio project released to established pool of Architects on May 19, 2026. Proposals due June 9, 2026.
- Request for Qualifications and Proposals for Lease-leaseback Construction Services for the Beverly Hills High School South Site Athletics Fields project scheduled to be released on June 4, 2026 and proposals due on July 1, 2026.

Progress at Sites
- **BHHS Grand Lawn:** Pilaster caps installed. Grand Lawn is fully open to students.
- **BHHS Building C:**
  Bldg C: Metal decking begun on locker rooms, second floor, roof. Lobby wall framing 90%.
  Bldg D: 80% complete
- **South Site-Athletic Fields & Parking Lot:** Weekly meetings ongoing to finalize the electrical path. The design package is still under review by DSA.

FONDER-SALARI TEAM ACTIVITES OF THE MONTH

During the month of May, the Fonder-Salari, Inc. (FSI) filled out final DSA forms to complete the B3/B4 project.

FSI reviewed the costs of remodeling the KBEV studio space with the BHUSD Board. Two options were presented to the Board, for a full remodel or a scaled-down version which would address only the basic needs.

FSI prepared the final change order for E2 Contracting, realizing a small credit on he South Site-Earthwork project, which also finished ahead of schedule.

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)**

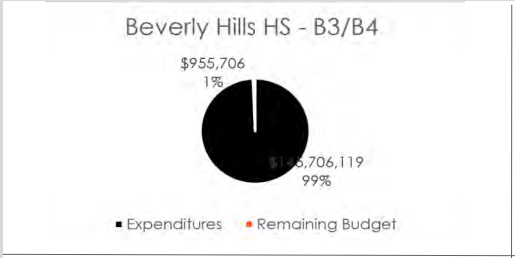
FUTURE PROJECTS

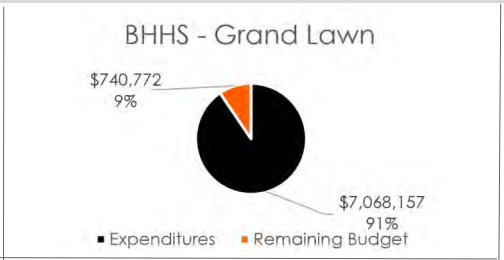
Bond Projects:

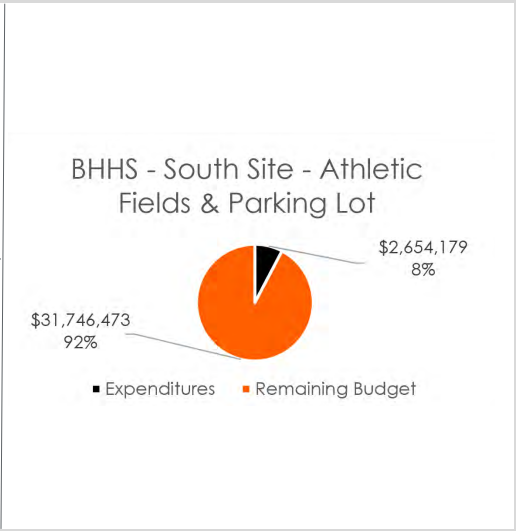
- Construction Phase of South Site Parking Lot
- Construction Phase of BHHS South Site Athletic Facilities

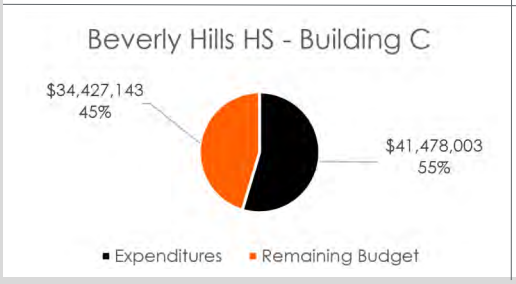
EXPENDITURE VS. REMAINING BUDGET—PER PROJECT*

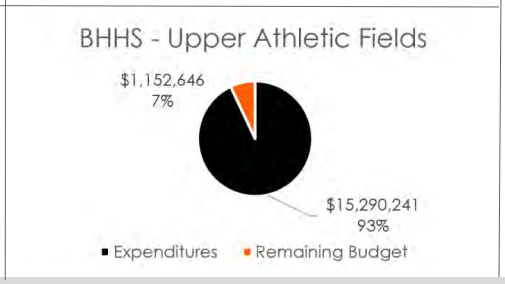
*Data as of 4/30/2026











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	$370,437,359.93	$370,437,359.93	100.00%	$0.00	$0.00
Measure BH	$408,628,450.75	$429,973,248.97	$349,387,306.50	85.31%	$59,241,144.25	($21,344,798.22)
Developer Fees	$5,798,312.34	$5,775,725.14	$5,963,422.60	100.85%	($165,110.26)	$22,587.20
Developer Fees	$8,063,221.87	$7,299,424.74	$5,655,907.01	65.14%	$2,407,314.86	$763,797.13
State Grants	$16,228,765.66	$86,000.00	$63,750.00	0.39%	$16,165,015.66	$16,142,765.66
Total	*$809,156,110.55*	*$813,571,758.78*	*$731,507,746.04*	*88.55%*	*$77,648,364.51*	*($4,415,648.23)*

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	($370,437,359.93)	$0.00
Fund 25.0-00000 - Developer Fees	$577,061.92	$5,221,250.42	$0.00	$5,798,312.34	$0.00	($5,963,422.60)	($165,110.26)
Fund 21.3 (Measure BH)	$24,522,569.30	$384,105,881.45	$0.00	$408,628,450.75	$0.00	($349,387,306.50)	$59,241,144.25
Fund 25.0-90100- Developer Fees	$338,808.01	$7,724,413.86	$0.00	$8,063,221.87	$0.00	($5,655,907.01)	$2,407,314.86
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**	**($731,507,746.04)**	**$77,648,364.51**

EXPENDITURE SUMMARY

Expenditure Category	Budget	Budget (%)	Encumbered	Transfers Out	Expenditures	Budget Remaining	Encumbered Balance
SITE	$30,380,914.49	3.7%	$29,866,079.59	$0.00	($29,680,208.37)	$514,834.90	$185,871.22
PLANNING	$136,903,928.91	16.8%	$131,396,553.73	$0.00	($128,682,779.24)	$5,507,375.18	$2,713,774.49
CONSTRUCTION	$646,286,915.38	79.4%	$614,759,790.99	$0.00	($573,144,758.43)	$31,527,124.39	$41,615,032.56
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:	**$813,571,758.78**	**100%**	**$776,022,424.31**	**$0.00**	**($731,507,746.04)**	**$37,549,334.47**	**$44,514,678.27**

PROGRAM RISKS

- ***Economy impacts:*** *Due to volatile conditions and uncertainty in the economy, costs of future projects may be more than budgeted value. This may cause a shortage in available funds.*
- ***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

	Budget per Project
BHHS—B3/B4	$146,661,824.72
BHHS - Upper Athletic Fields	$16,442,887.14
BHHS - Grand Lawn	$7,808,928.75
BHHS - Bldg C	$75,905,145.55
BHHS - South Site - Athletic Fields & Parking Lot	$34,400,652.00
TOTAL:	**$281,219,438.16**

NEXT MONTH ACTIVITIES

Request for Proposal/Bids:
- Selection of vendor for BHHS Building C/Konheim FF&E
- Selection of Architect for BHHS Media Center/KBEV Studio
- Mandatory conference for LLB RFQP for BHHS South Site Athletic Fields

Program Budgets:
- Meet with District staff to determine which purchase orders will need to be reinstated in FY2027.
- Review remaining expenses for B3/B4 project to see which remaining contracts will no longer be needed.

Planning for Future Projects:
- Finalize timeline for South Site projects

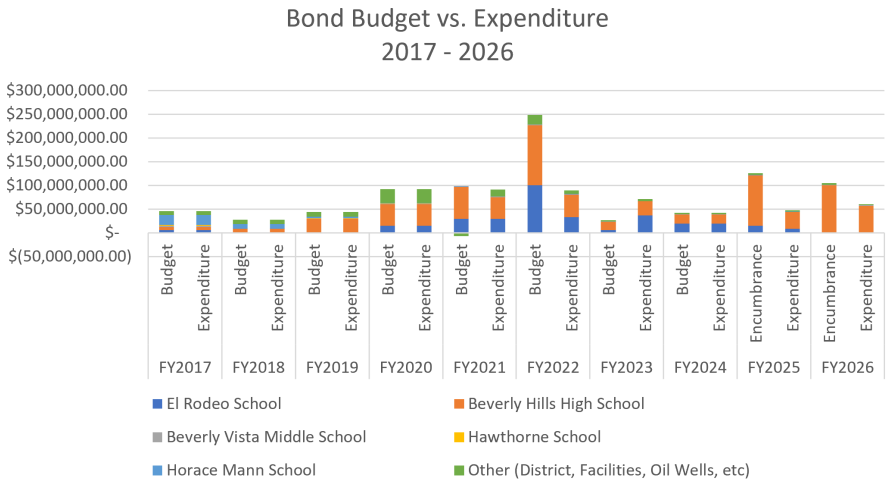
MONTHLY EXPENSES PER PROJECT **Data as of 4/30/2026*

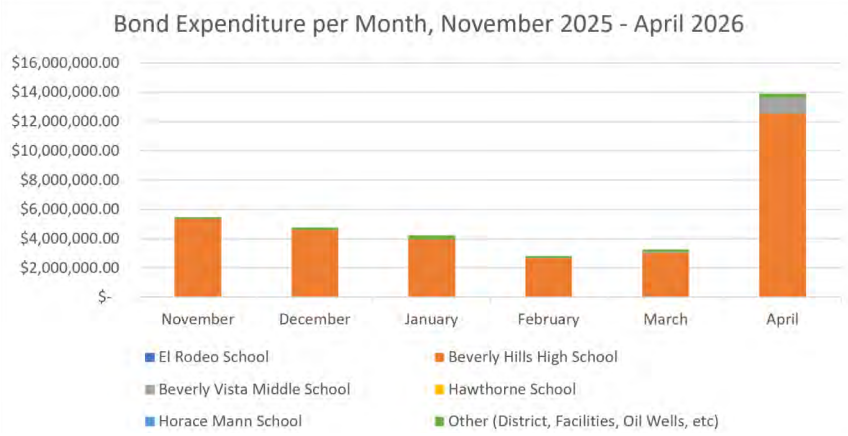
	Monthly Expenditure per Project
Beverly Hills High School—B3/B4	$6,839,837.05
BHHS - Upper Athletic Fields	$30,554.97
BHHS - Grand Lawn	$624,969.38
BHHS - Bldg C	$4,973,786.98
BHHS - South Site - Athletic Fields &	$59,905.68
TOTAL:	**$12,529,054.06**

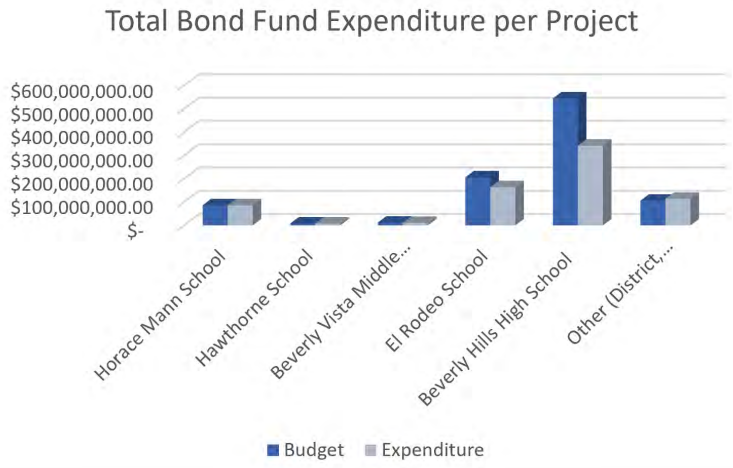
TOTAL ACTIVE CONTRACTS—ENCUMBRANCE PER YEAR

	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	$42,945,216.00
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
	July 2025—June 2026
Beverly Hills High School—B3/B4	$27,673,698.90
Beverly Hills High School - Building C, Retaining Walls & New Drop-Off Area	$56,100,178.83
BHHS-South Site-Athletic Fields & Parking Lot	$4,213,538.91
BHHS—Upper Athletic Fields	$4,076,728.75
BHHS—Grand Lawn	$7,051,048.88

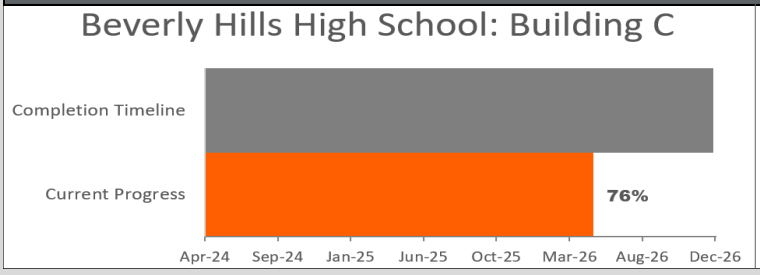
BOND BUDGET STATUS UPDATE *Data as of 4/30/2026

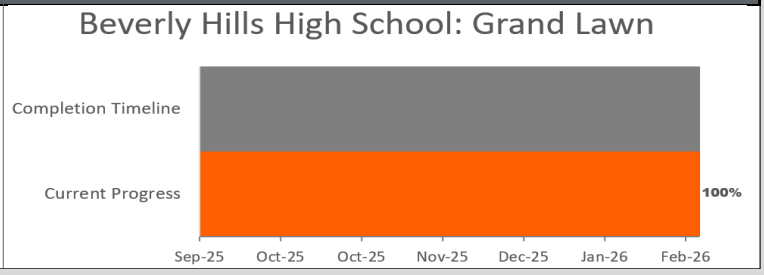






PROJECT PROGRESSION





BOND PROGRAM PROJECTS — PROGRESS PHOTOS

BHHS New Konheim/Building C

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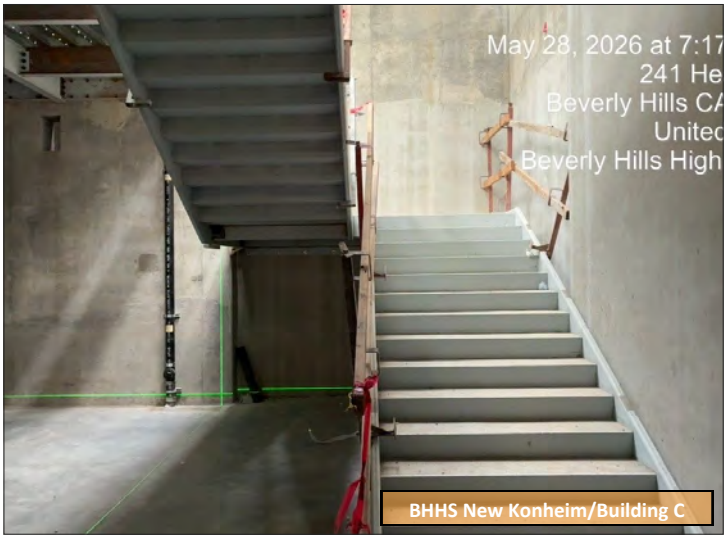

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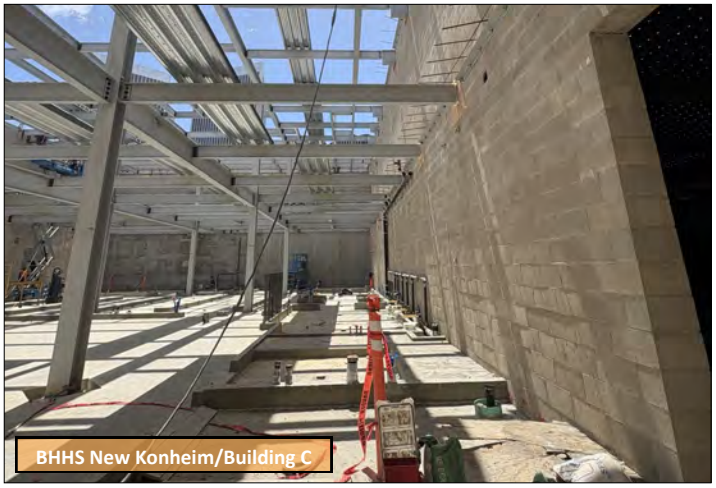
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