Beverly Hills Unified School District
Bond and Construction Program

Monthly Report No. 048 – July 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 July, the following activities took place or were in progress:

Program Budget
- Fraud prevention training conducted to keep Bond program free of any kind of impropriety.
- Created new project budget for BHHS—South Site—Athletic Fields, separate from South Site—Parking Lot.
- Catalogued all expenses assigned to Bond program that are not attached to BHHS—South Site—Athletic Fields.

Committee/Board Meetings
- Presented update on BHHS-South Site—Athletic Fields project to Board on 7/28/2026.
- Board approved amendment to Pringle contract for inspection on Building C.
- Board approved contracts for Pivot Interiors for Building C furniture and equipment.

Bids/Requests for Proposal
- FF&E selections and contracts with vendor for Building C project in final review.
- Two proposals received in response to Request for Qualifications and Proposals for Lease-leaseback Construction Services for the Beverly Hills High School South Site Athletics Fields project. Proposal evaluation underway and interviews anticipated.
- RFQ released on July 9, 2026 to update and expand current Architectural Services pool. Responses due August 4, 2026.

Progress at Sites
- **BHHS Building C:** Main electrical power cutover complete. Roof level and 2nd floor slabs on metal deck 100% complete.
- **South Site—Athletic Fields:** RFQPs sent out, two responses received. Interviews will be scheduled and the most qualified company will be selected to start the pre-construction phase of the project.
- **South Site—Parking Lot:** Revision submitted to DSA for review and is expected to be returned by the end of August. The abandoned pole removal on Olympic Blvd. is currently under review by Southern California Edison (SCE).

FONDER-SALARI TEAM ACTIVITES OF THE MONTH

During the month of July, the Fonder-Salari, Inc. (FSI) conducted the annual Fraud Awareness Training, to ensure that everyone overseeing the Bond program can prevent any kind of fraud from happening on the program.

FSI presented an update on the BHHS-South Site—Athletic Fields project to the Board, explaining work still necessary to complete student utility of the campus and obtain DSA Certification for all Bond projects.

FSI reviewed proposals from Pivot Interiors for Building C furniture and equipment, and presented contracts to the Board at the July 28 meeting, ensuring all items needed for the building interior will be available in a timely fashion.

CURRENT PROJECTS (phase)

- Beverly Hills High School B3-B4 Modernization (complete)
- Beverly Hills High School Upper Athletic Fields (complete)
- Beverly Hills HS Building C, Retaining Walls, & Drop-off Area (construction)
- Beverly Hills High School — Grand Lawn (close-out)
- Beverly Hills High School South Site — Parking Lot (planning/design)
- Beverly Hills High School South Site — Athletic Facilities (planning/design)

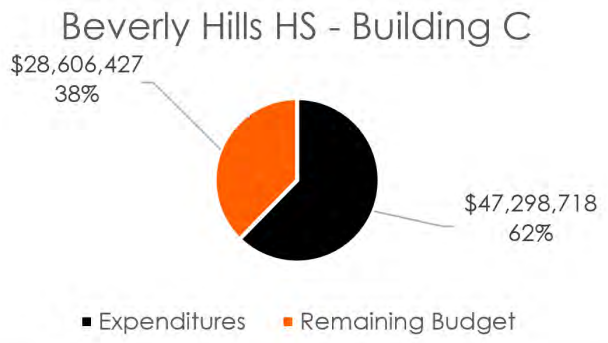
FUTURE PROJECTS

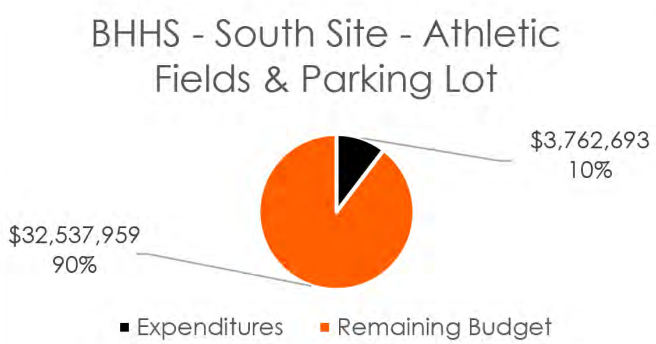
Bond Projects:

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

EXPENDITURE VS. REMAINING BUDGET—PER PROJECT*

Data as of 6/30/2026





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	$370,437,368.73	$370,437,359.93	$370,437,359.93	100.00%	$8.80	$8.80
Measure BH	$409,243,000.21	$430,433,774.31	$357,475,711.86	87.35%	$51,767,288.35	($21,190,774.10)
Developer Fees	$5,820,315.21	$5,775,725.14	$5,970,422.60	102.58%	($150,107.39)	$44,590.07
Developer Fees (90100)	$8,610,678.92	$7,507,290.00	$7,210,497.76	83.74%	$1,400,181.16	$1,103,388.92
State Grants	-$771,234.34	$86,000.00	$74,250.00	-9.63%	($845,484.34)	($857,234.34)
Special Reserve	$17,000,000.00	$4,306,142.49	$4,306,142.49	25.33%	$12,693,857.51	$12,693,857.51
Total	*$810,340,128.73*	*$818,546,291.87*	*$745,474,384.64*	*$3.64*	*$64,865,744.09*	*($8,206,163.14)*

CASH/INCOME SUMMARY

Funding Source	Interest	Deposits	Transfers In	Total Income	Transfers Out	Expenditures	Balance
Fund 21.2-00000 (Measure E)	$15,006,718.15	$341,660,537.01	$13,770,113.57	$370,437,368.73	$0.00	($370,437,359.93)	$8.80
Fund 25.0-00000 - Developer Fees	$599,064.79	$5,221,250.42	$0.00	$5,820,315.21	$0.00	($5,970,422.60)	($150,107.39)
Fund 21.3 (Measure BH)	$25,137,118.76	$384,105,881.45	$0.00	$409,243,000.21	$0.00	($357,475,711.86)	$51,767,288.35
Fund 25.0-90100- Developer Fees	$338,808.01	$8,271,870.91	$0.00	$8,610,678.92	$0.00	($7,210,497.76)	$1,400,181.16
Fund 35.0-77100 - State Grants	$0.00	$16,228,765.66	$0.00	$16,228,765.66	($17,000,000.00)	($74,250.00)	($845,484.34)
Fund 40.0-00000 - Special Reserve	$0.00	$0.00	$17,000,000.00	$17,000,000.00	$0.00	($4,306,142.49)	$12,693,857.51
Totals:	**$41,081,709.71**	**$755,488,305.45**	**$30,770,113.57**	**$827,340,128.73**	**($17,000,000.00)**	**($745,474,384.64)**	**$64,865,744.09**

EXPENDITURE SUMMARY

Expenditure Category	Budget	Budget (%)	Encumbered	Transfers Out	Expenditures	Budget Remaining	Encumbered Balance
SITE	$30,407,639.87	3.7%	$29,744,735.68	$0.00	($29,744,735.68)	$662,904.19	$0.00
PLANNING	$142,114,959.84	17.4%	$135,943,467.75	($17,000,000.00)	($135,933,467.75)	($10,828,507.91)	$10,000.00
CONSTRUCTION	$646,023,692.16	78.9%	$579,796,181.21	$0.00	($579,796,181.21)	$66,227,510.95	$0.00
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:	**$818,546,291.87**	**100%**	**$745,484,384.64**	**($17,000,000.00)**	**($745,474,384.64)**	**$56,061,907.23**	**$10,000.00**

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 Concerns:*** *Utilizing funds allocated to future projects for other needs will result in further budget deficits for Bond Program projects.*

BUDGET PER PROJECT—ACTIVE PROJECTS

	Budget per Project
BHHS - Bldg C	$75,905,145.55
BHHS - South Site - Athletic Fields & Parking Lot	$36,300,652.00
TOTAL:	**$112,205,797.55**

NEXT MONTH ACTIVITIES

Request for Proposal/Bids:
- Contracts finalization and board approval for FF&E at BHHS Bldg C.
- Evaluation and selection of Lease-Leaseback Entity for BHHS South Site Athletic Fields project.
- Acceptance and evaluation of statements of qualifications for architectural services pool.

Program Budgets:
- Work with ProWest to get all materials needed to release retention.
- Prepare Board agenda items for laboratory of record contracts.

Planning for Future Projects:
- Project costs for renovations expected in Building A restrooms.

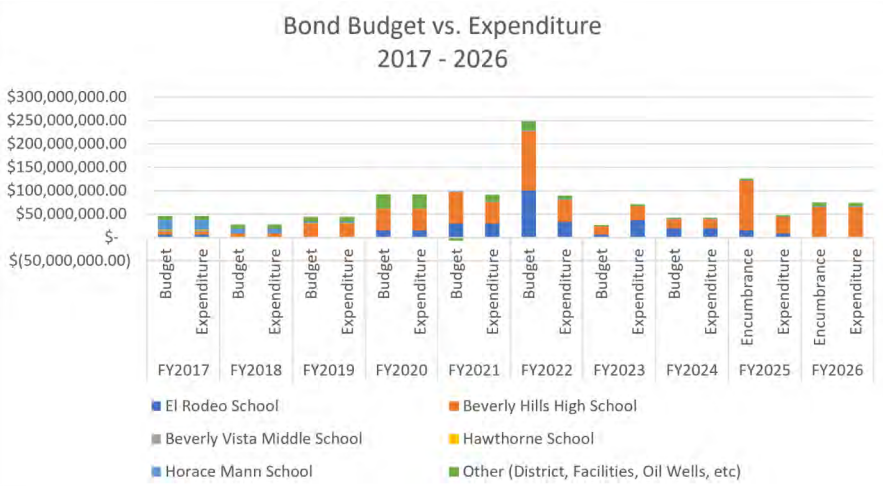
MONTHLY EXPENSES PER PROJECT **Data as of 6/30/2026*

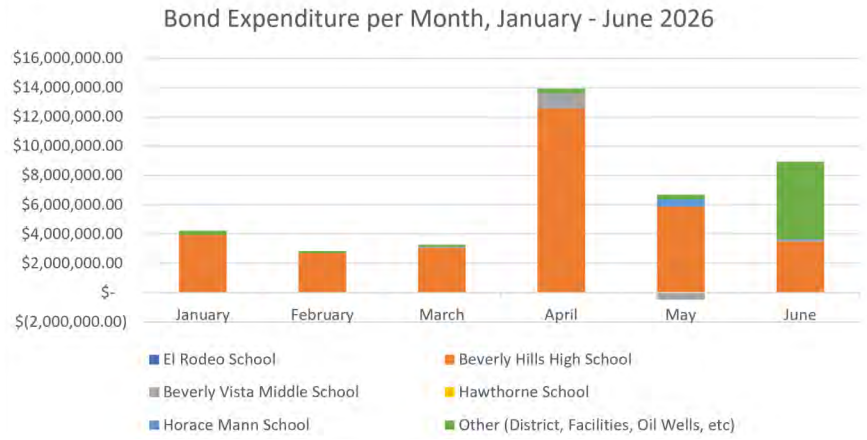
	Monthly Expenditure per Project
BHHS - Bldg C	$2,945,343.79
BHHS - South Site - Athletic Fields & Parking Lot	$218,315.68
TOTAL:	**$3,163,659.47**

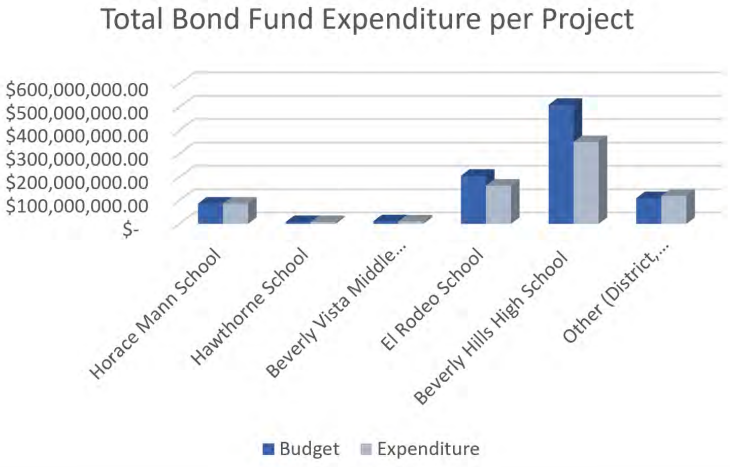
TOTAL ACTIVE CONTRACTS—ENCUMBRANCE PER YEAR

	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	$20,190,021.39
Beverly Hills High School - Building C, Retaining Walls & New Drop-Off Area	$31,738,654.93
BHHS-South Site-Athletic Fields & Parking Lot	$1,207,882.87
BHHS—Upper Athletic Fields	$3,953,419.73
BHHS—Grand Lawn	$7,003,358.57

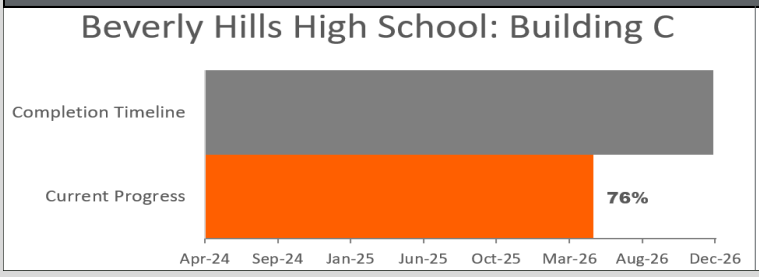
BOND BUDGET STATUS UPDATE *Data as of 6/30/2026

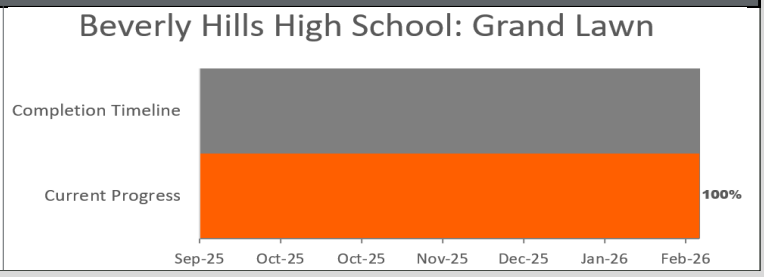






PROJECT PROGRESSION

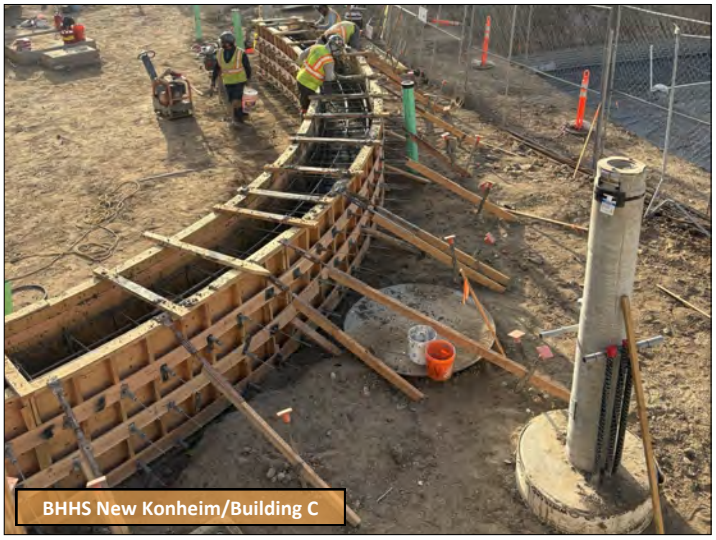




BOND PROGRAM PROJECTS — PROGRESS PHOTOS

BHHS New Konheim/Building C

BHHS New Konheim/Building C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