

Beverly Hills Unified School District

Bond and Construction Program



Monthly Report No. 038 – September 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 September, the following activities took place or were in progress:

Program Budget

- Prepared Bond budget summary for presentation to Board on program progress.
- Vetted pay applications for construction, supplying templates to contractors to list contingency billing.
- Analyzed invoicing requests to ensure that payments are only for items that fulfill Bond language requirements.

Committee/Board Meetings

- Prepared Board document for Notice of Completion of specific furniture & equipment contracts for the BHHS-B3/B4 Buildings project.
- Prepared and presented update on Construction Program process to the Board.

Bids/Requests for Proposal

- Preparation of the RFQ/P process to select a Design-Build entity for the South Site Parking Lot Project is on-going.

Progress at Sites

- **BHHS B3/B4: B3** - Seats installed. Finish work continues throughout Auditorium. **B4** - Punch work continues through the building.
- **BHHS Grand Lawn:** Demolition began. Soil with elevated lead levels was found on the site during routine testing, additional steps were required for safe removal. Excavation continued after removal.
- **BHHS Upper Athletic Fields:** Cameras, wireless access points, PA system installed for Softball Field and Tennis Courts. Lighting control and batting cages done for Softball Field. Upper Plaza handrails installed, Sections 1-2-3 seating/stairs poured, electrical & underground plumbing completed. Concrete sidewalks poured. Modular Restroom in place & hooked up to utilities.
- **BHHS Building C:** Finished first round of concrete walls. Set up for pilaster ours and blockwork while site crews handled soil and environmental tasks, clearing the way for heavier CMU, excavation and structural work anticipated in October.
- **South Site-Athletic Fields & Parking Lot:** Preparing for Design-Build entity bid process.

FONDER-SALARI TEAM ACTIVITIES OF THE MONTH

During the month of September, the Fonder-Salari, Inc. (FSI) team gave a presentation for the Board, detailing the work accomplished under the Bond program and discussing the projects still underway.

FSI reviewed pay applications with new contractors, ensuring that adequate detail is given for all use of contingency funds.

FSI negotiated with the contractor to ensure that no additional funds were used for the Security Camera contract, beyond the contingency that was already built into the contract total.

CURRENT PROJECTS (phase)

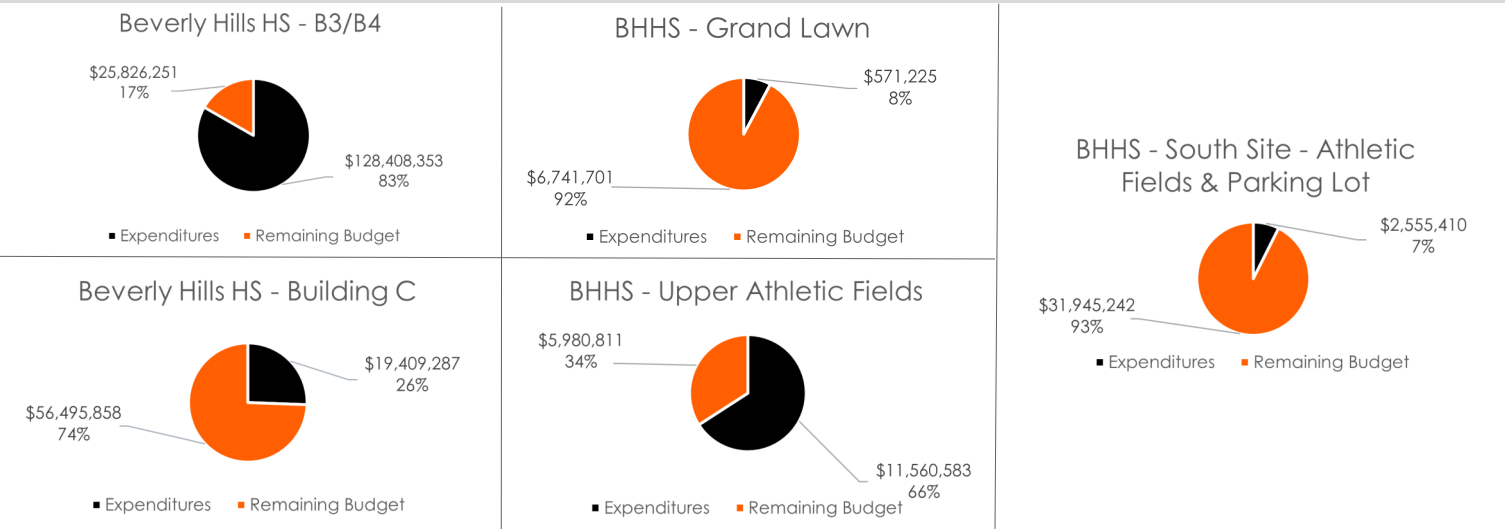
- **Beverly Hills High School B3-B4 Modernization (construction)**
- **Beverly Hills High School Upper Athletic Fields (construction)**
- **Beverly Hills HS Building C, Retaining Walls, & Drop-off Area (construction)**
- Beverly Hills High School South Site — Athletic Facilities (planning/ design)
-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

FUTURE PROJECTS

- Bond Projects:**
- Construction Phase of BHHS South Site Athletic Facilities

EXPENDITURE VS. REMAINING BUDGET—PER PROJECT*

*Data as of 8/31/2025



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	\$370,437,338.61	\$370,436,908.27	\$370,436,908.27	100.00%	\$430.34	\$430.34
Measure BH	\$406,815,864.88	\$436,714,780.82	\$296,300,652.08	72.83%	\$110,515,212.80	(\$29,898,915.94)
Developer Fees	\$5,752,571.98	\$5,731,447.76	\$5,735,566.06	99.70%	\$17,005.92	\$21,124.22
Developer Fees	\$7,750,971.90	\$5,090,209.55	\$5,007,704.34	64.61%	\$2,743,267.56	\$2,660,762.35
State Grants	\$16,228,065.66	\$47,500.00	\$37,500.00	0.23%	\$16,190,565.66	\$16,180,565.66
Total	\$806,984,813.03	\$818,020,846.40	\$677,518,330.75	83.96%	\$129,466,482.28	(\$11,036,033.37)

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	(\$5,735,566.06)	\$17,005.92
Fund 21.3 (Measure BH)	\$22,709,983.43	\$384,105,881.45	\$0.00	\$406,815,864.88	\$0.00	(\$296,300,652.08)	\$110,515,212.80
Fund 25.0-90100- Developer Fees	\$338,808.01	\$7,412,163.89	\$0.00	\$7,750,971.90	\$0.00	(\$5,007,704.34)	\$2,743,267.56
Fund 35.0-77100 - State Grants	\$0.00	\$16,228,065.66	\$0.00	\$16,228,065.66	\$0.00	(\$37,500.00)	\$16,190,565.66
Totals:	\$38,586,801.03	\$754,627,898.43	\$13,770,113.57	\$806,984,813.03	\$0.00	(\$677,518,330.75)	\$129,466,482.28

EXPENDITURE SUMMARY

Expenditure Category	Budget	Encumbered	Transfers Out	Expenditures	Budget Remaining ⓘ	Encumbered Balance ⓘ
SITE	\$30,452,361.52	\$29,856,309.90	\$0.00	(\$29,606,442.84)	\$596,051.62	\$249,867.06
PLANNING	\$136,640,100.40	\$130,531,354.65	\$0.00	(\$127,119,273.11)	\$6,108,745.75	\$3,412,081.54
CONSTRUCTION	\$650,928,384.48	\$608,804,258.11	\$0.00	(\$520,792,614.80)	\$42,124,126.37	\$88,011,643.31
SAVINGS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
RELOCATION ASSISTANCE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
NON-STATE ELIGIBLE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Totals:	\$818,020,846.40	\$769,191,922.66	\$0.00	(\$677,518,330.75)	\$48,828,923.74	\$91,673,591.91

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

	Budget per Project
BHHS—B3/B4	\$154,234,604.00
BHHS - Upper Athletic Fields	\$17,541,393.41
BHHS - Grand Lawn	\$7,312,925.47
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:**
- Issuance of RFQ for BHHS South Site Parking Lot project.
 - Preparation of RFP for BHHS South Site Parking Lot project.
- Program Budgets:**
- Review all contracts for BHHS—B3/B4 to see what payments remain under the project.
 - Review BHHS—South Site project to ensure expense forecasts are realistic.
- Planning for Future Projects:**
- Identify most time and budget-efficient means of demolishing existing Konheim building.

MONTHLY EXPENSES PER PROJECT **Data as of 8/31/2025*

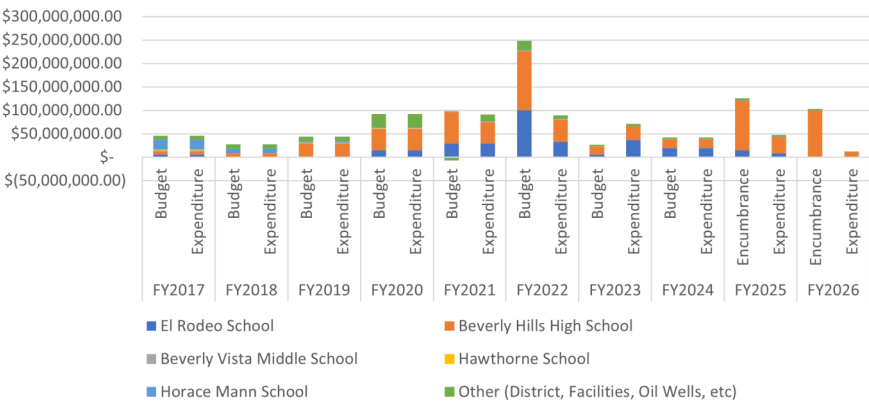
	Monthly Expenditure per Project
Beverly Hills High School—B3/B4	\$2,617,515.48
BHHS - Upper Athletic Fields	\$2,278,726.40
BHHS - Grand Lawn	\$48,649.25
BHHS - Bldg C	\$3,849,223.75
BHHS - South Site - Athletic Fields & Parking Lot	\$600.00
TOTAL:	\$8,794,714.88

TOTAL ACTIVE CONTRACTS—ENCUMBRANCE PER YEAR

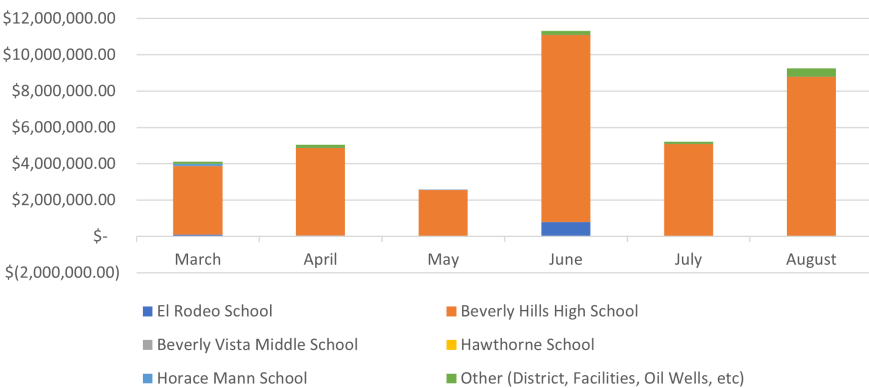
	July 2019—June 2020
Beverly Hills High School—B3/B4	\$19,401,316.40
El Rodeo Modernization	\$15,101,809.86
	July 2020—June 2021
Beverly Hills High School—B3/B4	\$22,913,844.67
Beverly Hills High School—South Site (Amendment 8)	\$2,559,021.44
El Rodeo Modernization	\$29,787,858.54
	July 2021—June 2022
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	\$27,199,362.86
Beverly Hills High School - Building C, Retaining Walls & New Drop-Off Area	\$55,969,133.92
BHHS-South Site-Athletic Fields & Parking Lot	\$1,636,292.71
BHHS—Upper Athletic Fields	\$8,657,240.36
BHHS—Grand Lawn	\$7,206,993.82

BOND BUDGET STATUS UPDATE **Data as of 8/31/2025*

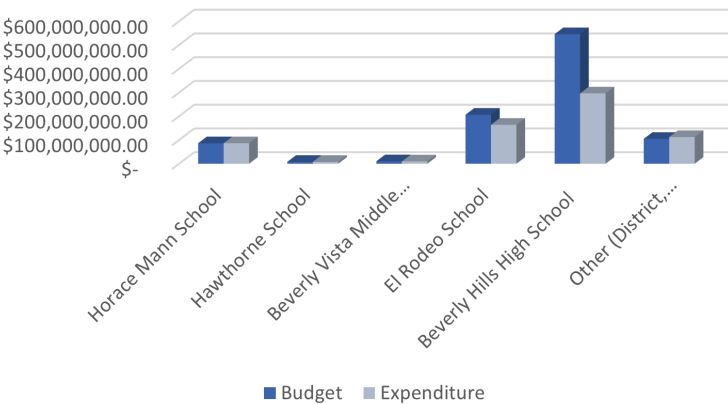
Bond Budget vs. Expenditure
2017 - 2025



Bond Expenditure per Month, March - August 2025

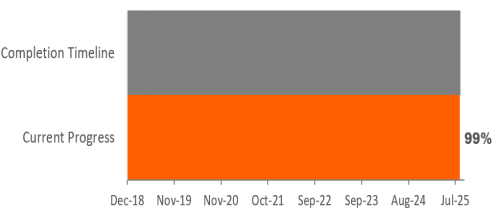


Total Bond Fund Expenditure per Project

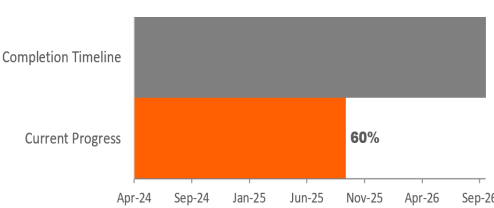


PROJECT PROGRESSION

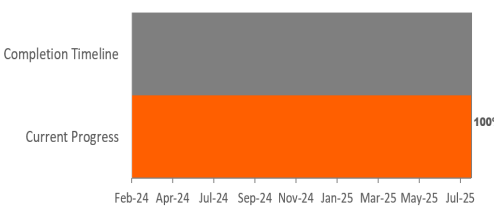
Beverly Hills High School: B3/B4



Beverly Hills High School: Building C



Beverly Hills High School: Upper Fields



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 Upper Athletic Fields Site



BHHS Grand Lawn