



Beverly Hills Unified School District Bond and Construction Program



Monthly Report No. 039 – October 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 October, the following activities took place or were in progress:

Program Budget

- Reviewed construction and retention invoices and advised contractor as to where formulas were not accurate.
- Requested additional backup from vendors for professional service invoices, to ensure all charges are substantiated.
- Assisted with collection of documents needed for Moss Adams/Baker Tilly audit.

Committee/Board Meetings

- Led tour of B3/B4 and Upper Athletic Fields projects for Citizens' Bond Oversight Committee members to see theatre, tennis courts, softball field and athletic plaza.
- Prepared documentation for amendment to materials and testing contract for Grand Lawn.

Bids/Requests for Proposal

- Issued RFQ for Design-Build Services for the South Site Parking Lot Project at Beverly Hills High School. Responses due 11/03/2025. RFP for the project is preparation underway.

Progress at Sites

- **BHHS B3/B4:** B3—Finish work continues throughout the building with rigging, electrical, low voltage and AV installations. B4—Punch work continues in the Building.
- **BHHS Grand Lawn:** Site preparation continues, including foundation demolition, excavation, over-excavation and grading. Undocumented soil was removed and replaced with clean fill from Building C and Upper Athletic Field excavations.
- **BHHS Upper Athletic Fields:** Concrete sidewalks and ramps completed including handrails & guardrails, light fixtures & streetlights in steps and walkway installed. Drinking fountain installed. Plumbing complete. Landscape started. Heath Road paving patchwork completed. Modular building: flooring and exterior finish coat completed.
- **BHHS Building C:** Major milestones achieved on cast-in-place stair and CMU walls. Both stair pours completed and inspected. Masonry work reaching final elevations in some areas.
- **South Site-Athletic Fields & Parking Lot:** Mandatory site walk for prospective Design-Build teams was conducted. Responses to the Request for Qualifications are due early December.

FONDER-SALARI TEAM ACTIVITIES OF THE MONTH

During the month of October, the Fonder-Salari, Inc. (FSI) team gave a tour for the Citizens' Bond Oversight Committee of Beverly Hills High School (BHHS)—Buildings B3 and B4, including the Peters Auditorium, as well as the BHHS—Upper Athletic Fields project, including the tennis courts, softball field and upper athletic plaza. The tennis courts were already in use by the students.

FSI reviewed pay applications for the Grand Lawn with the contractor, ensuring that the forms are filled out correctly and that the pay application and retention invoice numbers correspond, to minimize confusion.

FSI assisted with the collection of documents for the yearly audit by Moss Adams/Baker Tilly, to fulfill the audit requirements noted in the Bond language.

CURRENT PROJECTS (phase)

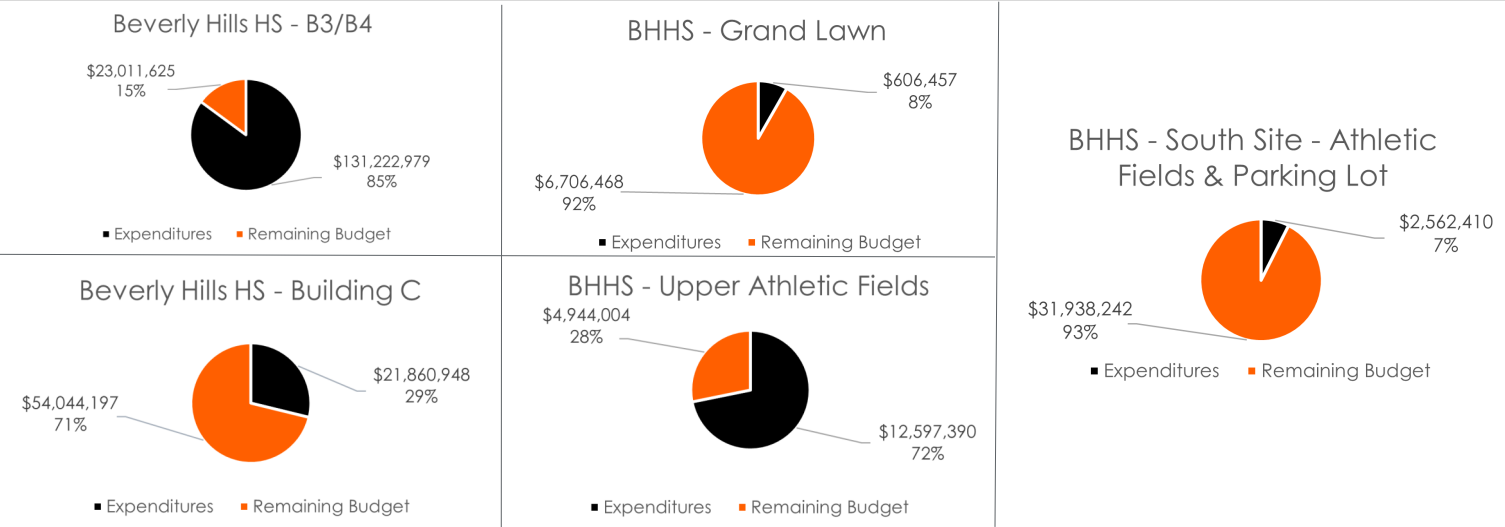
- **Beverly Hills High School B3-B4 Modernization (construction)**
- **Beverly Hills High School Upper Athletic Fields (construction)**
- **Beverly Hills HS Building C, Retaining Walls, & Drop-off Area (construction)**
- Beverly Hills High School South Site — Athletic Facilities (planning/design)
- Beverly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

FUTURE PROJECTS

- Bond Projects:**
- 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 9/30/2025



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	\$436,678,301.97	\$302,970,405.14	74.47%	\$103,845,459.74	(\$29,862,437.09)
Developer Fees	\$5,752,571.98	\$5,752,571.98	\$5,847,706.60	101.65%	(\$95,134.62)	\$0.00
Developer Fees	\$7,750,971.90	\$5,161,033.90	\$5,010,476.34	64.64%	\$2,740,495.56	\$2,589,938.00
State Grants	\$16,228,065.66	\$47,500.00	\$41,000.00	0.25%	\$16,187,065.66	\$16,180,565.66
Total	\$806,984,813.03	\$818,076,316.12	\$684,306,496.35	84.80%	\$122,678,316.68	(\$11,091,503.09)

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	(\$5,847,706.60)	(\$95,134.62)
Fund 21.3 (Measure BH)	\$22,709,983.43	\$384,105,881.45	\$0.00	\$406,815,864.88	\$0.00	(\$302,970,405.14)	\$103,845,459.74
Fund 25.0-90100- Developer Fees	\$338,808.01	\$7,412,163.89	\$0.00	\$7,750,971.90	\$0.00	(\$5,010,476.34)	\$2,740,495.56
Fund 35.0-77100 - State Grants	\$0.00	\$16,228,065.66	\$0.00	\$16,228,065.66	\$0.00	(\$41,000.00)	\$16,187,065.66
Totals:	\$38,586,801.03	\$754,627,898.43	\$13,770,113.57	\$806,984,813.03	\$0.00	(\$684,306,496.35)	\$122,678,316.68

EXPENDITURE SUMMARY

Expenditure Category	Budget	Encumbered	Transfers Out	Expenditures	Budget Remaining ⓘ	Encumbered Balance ⓘ
SITE	\$30,405,836.70	\$29,856,309.90	\$0.00	(\$29,639,900.33)	\$549,526.80	\$216,409.57
PLANNING	\$136,225,136.90	\$130,507,346.76	\$0.00	(\$127,271,251.66)	\$5,717,790.14	\$3,236,095.10
CONSTRUCTION	\$651,445,342.52	\$589,099,931.74	\$0.00	(\$527,395,344.36)	\$62,345,410.78	\$61,704,587.38
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:	\$818,076,316.12	\$749,463,588.40	\$0.00	(\$684,306,496.35)	\$68,612,727.72	\$65,157,092.05

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:

- Shortlist of Design-Build Entities for BHHS South Site Parking Lot.
- Preparation of RFP for BHHS South Site Parking Lot project.

Program Budgets:

- Review budget of B3/B4 to assess whether funds can be recouped after project completion.
- Review inspection and testing costs to ensure current contracts are adequate.

Planning for Future Projects:

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

MONTHLY EXPENSES PER PROJECT **Data as of 9/30/2025*

	<u>Monthly Expenditure per Project</u>
Beverly Hills High School—B3/B4	\$2,814,626.18
BHHS - Upper Athletic Fields	\$1,036,807.18
BHHS - Grand Lawn	\$35,232.50
BHHS - Bldg C	\$2,451,661.11
BHHS - South Site - Athletic Fields & Parking Lot	\$7,000.00
TOTAL:	\$6,345,326.97

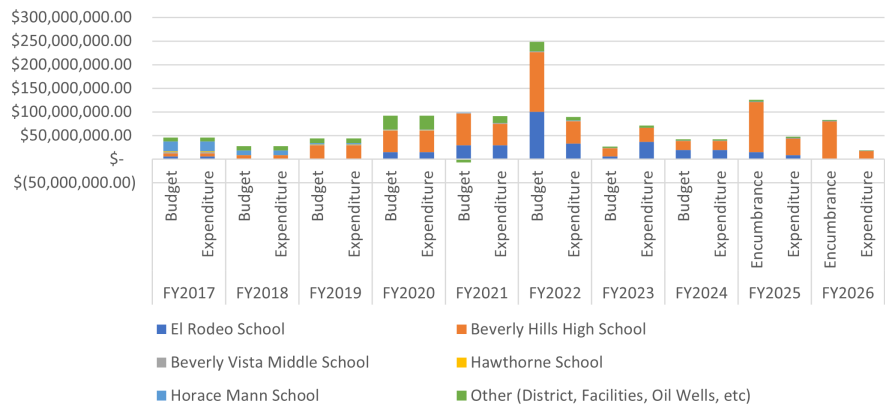
TOTAL ACTIVE CONTRACTS—ENCUMBRANCE PER YEAR

	<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	\$27,260,695.30
Beverly Hills High School - Building C, Retaining Walls & New Drop-Off Area	\$55,994,790.55
BHHS-South Site-Athletic Fields & Parking Lot	\$1,637,092.71
BHHS—Upper Athletic Fields	\$9,001,317.79
BHHS—Grand Lawn	\$6,952,028.54

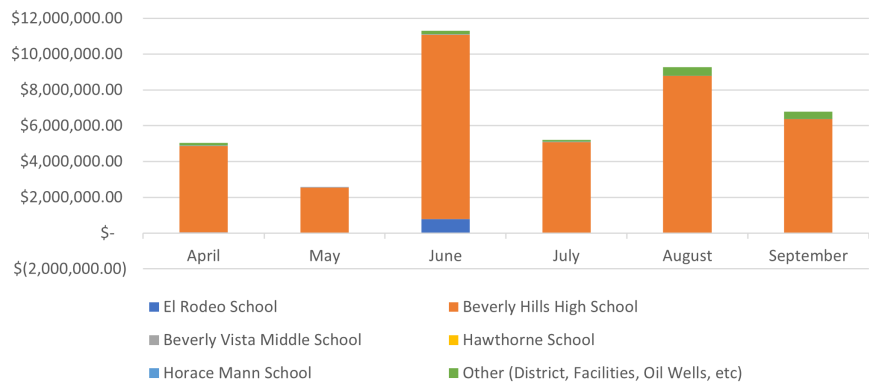
BOND BUDGET STATUS UPDATE

*Data as of 9/30/2025

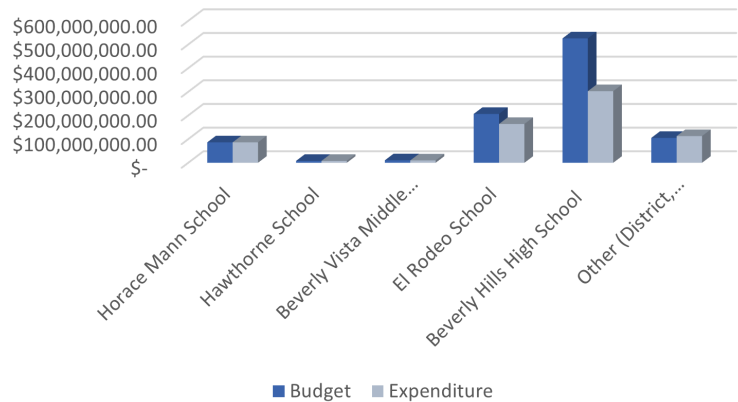
Bond Budget vs. Expenditure
2017 - 2025



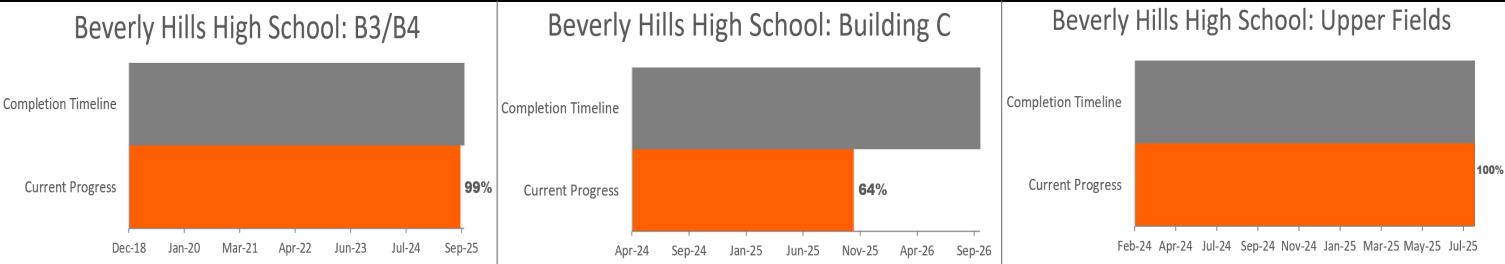
Bond Expenditure per Month, April - September 2025



Total Bond Fund Expenditure per Project



PROJECT PROGRESSION



BOND PROGRAM PROJECTS — PROGRESS PHOTOS

