



Beverly Hills Unified School District

Bond and Construction Program



Monthly Report No. 040 – November 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 November, the following activities took place or were in progress:

Program Budget

- Compiled updated contract information for the FY2025 Year-End Audit, using format requested by District.
- Detailed backup requirements to vendors, ensuring hours billed are in agreement with backup submitted, and that backup meets auditing standards.
- Compiled report for expenditures requiring California Debt and Investment Advisory Commission filing and submitted to District.

Committee/Board Meetings

- Presented update to Board of Trustees on South Site Parking Lot Procurement
- Submitted Notice of Completion (NOC) for LA High Tech Security, for security device installation at BHHS, BVMS and HMES.

Bids/Requests for Proposal

- Three qualifications packages received for RFQ for Design-Build Services for the South Site Parking Lot Project at BHHS. One deemed non-responsive. Two Design-Build Entities shortlisted for the RFP.
- RFP issued for Design-Build Services for the South Site Parking Lot Project at BHHS. Responses due 12/23/25.

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:** Grading and excavation continued. Concrete stairs were formed and ide walls poured.
- **BHHS Upper Athletic Fields:** Site lights, inverter and lighting controller energized into existing electrical panels in B1 & B2. Irrigation lines and planting continued. Handrails leading into B1 completed. Site cleanup, including Heath Road, finalized.
- **BHHS Building C:** Structural and masonry work advancing in Building B & C. Work continues on Cast-in-Place stair, electrical room, CMU walls and foundation systems, preparing for vertical construction.
- **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 ACTIVITES OF THE MONTH

During the month of November, the Fonder-Salari, Inc. (FSI) team issued the Request for Proposal for the South Parking Lot to the two firms that submitted responsive Statements of Qualification (SOQ) to the Request for Qualifications (RFQ). Proposals are due in December, and interviews will take place shortly afterwards.

FSI assisted the District in preparing a spreadsheet needed as documentation for the California Debt and Investment Advisory Commission filing. The spreadsheet detailed expenditures made between July 1, 2024 and June 30, 2025.

FSI provided information to the District to complete the Fiscal Year 2025 Year-End audit.

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)

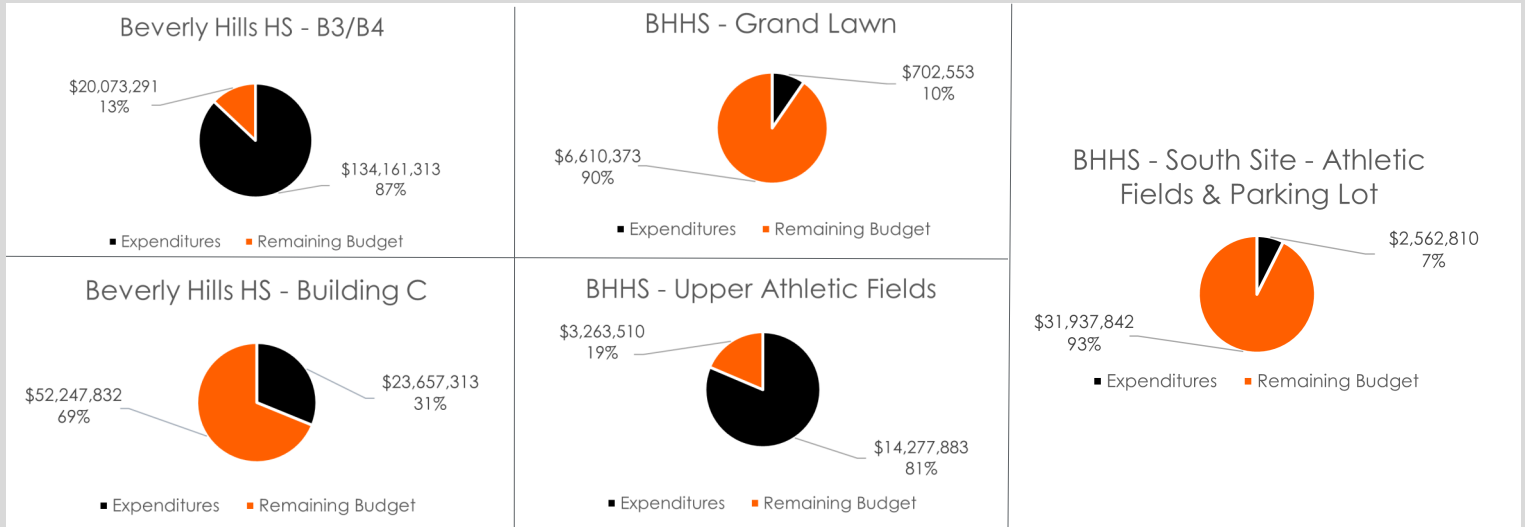
FUTURE PROJECTS

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 10/31/2025



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	\$436,678,301.97	\$309,636,173.31	76.11%	\$97,179,691.57	(\$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 (90100)	\$7,840,650.51	\$5,161,033.75	\$5,028,489.37	64.13%	\$2,812,161.14	\$2,679,616.76
State Grants	\$16,228,065.66	\$47,500.00	\$41,000.00	0.25%	\$16,187,065.66	\$16,180,565.66
Total	\$807,074,491.64	\$818,076,315.97	\$690,990,277.55	85.62%	\$116,084,214.09	(\$11,001,824.33)

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	(\$309,636,173.31)	\$97,179,691.57
Fund 25.0-90100- Developer Fees	\$338,808.01	\$7,501,842.50	\$0.00	\$7,840,650.51	\$0.00	(\$5,028,489.37)	\$2,812,161.14
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	\$754,717,577.04	\$13,770,113.57	\$807,074,491.64	\$0.00	(\$690,990,277.55)	\$116,084,214.09

EXPENDITURE SUMMARY

Expenditure Category	Budget	Budget (%)	Encumbered	Transfers Out	Expenditures	Budget Remaining ①	Encumbered Balance ②
SITE	\$30,393,268.01	3.7%	\$29,857,782.31	\$0.00	(\$29,639,900.33)	\$535,485.70	\$217,881.98
PLANNING	\$136,239,701.60	16.7%	\$130,666,719.87	\$0.00	(\$127,427,520.84)	\$5,572,981.73	\$3,239,199.03
CONSTRUCTION	\$651,443,346.36	79.6%	\$609,301,656.31	\$0.00	(\$533,922,856.38)	\$42,141,690.05	\$75,378,799.93
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:	\$818,076,315.97	100%	\$769,826,158.49	\$0.00	(\$690,990,277.55)	\$48,250,157.48	\$78,835,880.94

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:

- Receive and review Design-Build proposals for the South Site Parking Lot Project at BHHS.

Program Budgets:

- Review budget of B3/B4 to assess whether funds can be recouped after project completion.
- Preparing Board documents for Amendment to commissioning contract

Planning for Future Projects:

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

MONTHLY EXPENSES PER PROJECT **Data as of 10/31/2025*

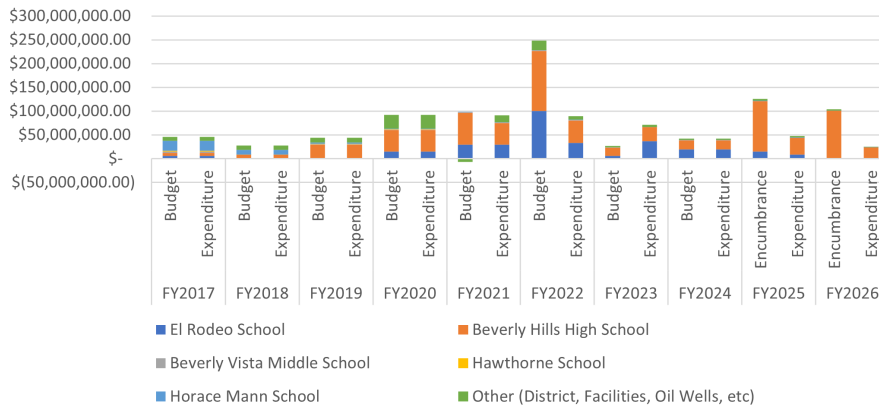
	<u>Monthly Expenditure per Project</u>
Beverly Hills High School—B3/B4	\$2,938,333.99
BHHS - Upper Athletic Fields	\$1,680,493.64
BHHS - Grand Lawn	\$96,095.44
BHHS - Bldg C	\$1,796,364.90
BHHS - South Site - Athletic Fields & Parking Lot	\$400.00
TOTAL:	\$6,511,687.97

TOTAL ACTIVE CONTRACTS—ENCUMBRANCE PER YEAR

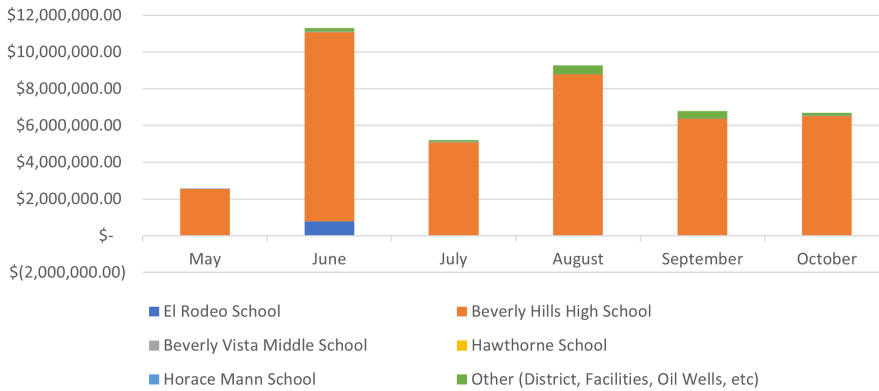
	<u>July 2019—June 2020</u>
Beverly Hills High School—B3/B4	\$19,401,316.40
El Rodeo Modernization	\$15,101,809.86
	<u>July 2020—June 2021</u>
Beverly Hills High School—B3/B4	\$22,913,844.67
Beverly Hills High School—South Site (Amendment 8)	\$2,559,021.44
El Rodeo Modernization	\$29,787,858.54
	<u>July 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	\$27,521,265.73
Beverly Hills High School - Building C, Retaining Walls & New Drop-Off Area	\$56,007,640.55
BHHS-South Site-Athletic Fields & Parking Lot	\$1,637,092.71
BHHS—Upper Athletic Fields	\$8,988,467.79
BHHS—Grand Lawn	\$6,987,552.54

BOND BUDGET STATUS UPDATE **Data as of 10/31/2025*

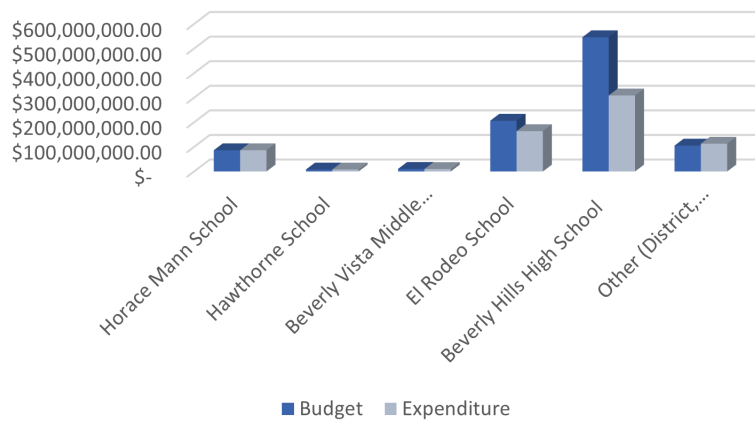
Bond Budget vs. Expenditure
2017 - 2026



Bond Expenditure per Month, May - October 2025

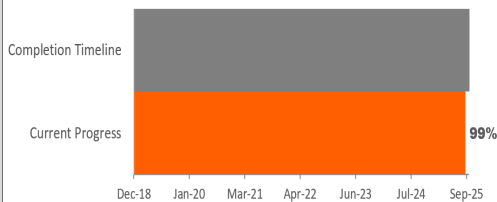


Total Bond Fund Expenditure per Project

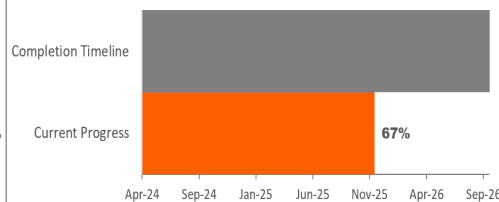


PROJECT PROGRESSION

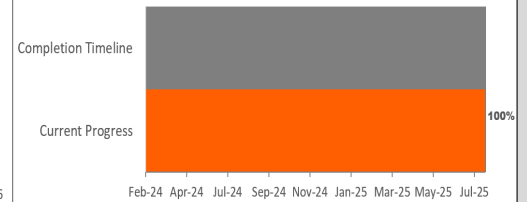
Beverly Hills High School: B3/B4



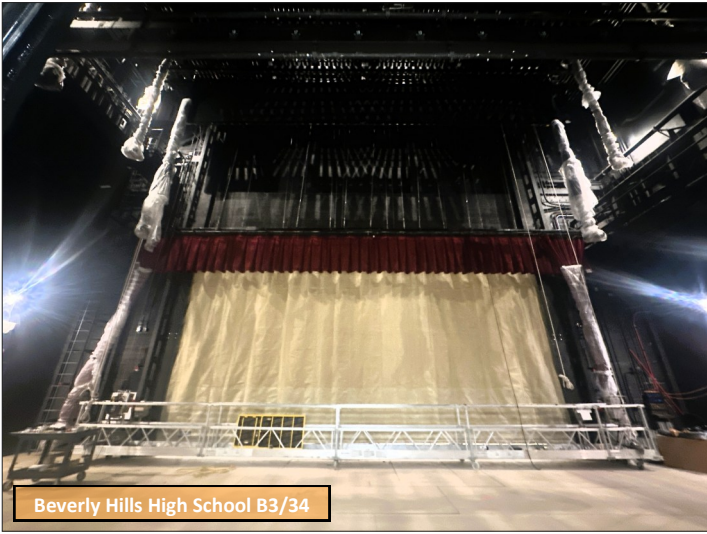
Beverly Hills High School: Building C



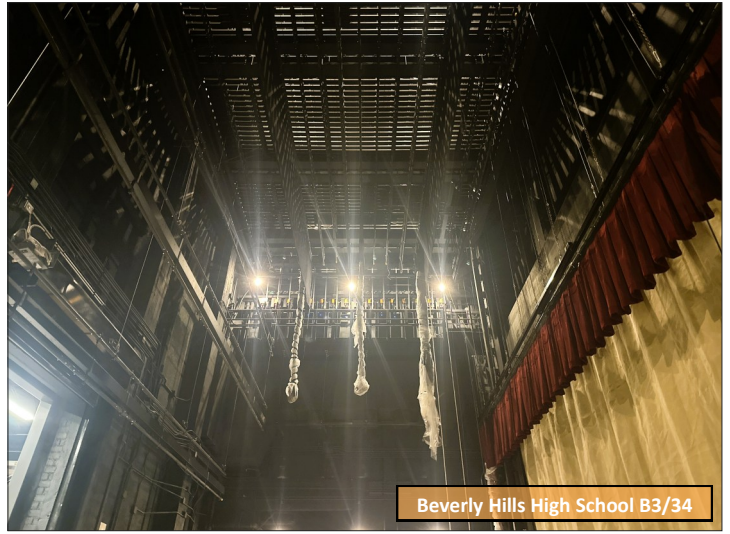
Beverly Hills High School: Upper Fields



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 Plaza



BHHS Grand Lawn