



**Monthly Report**  
September, 2025

# Lincoln MS Bldg. 500 Renovation Project

<b>Project:</b> Lincoln MS Bldg. 500 Renovation
<b>Location:</b> 1501 California Ave., Santa Monica, CA 90403
<b>Owner:</b> Santa Monica Malibu USD
<b>Architect:</b> Architects for Education, A4E
<b>Construction Management:</b> Safework
<b>Project Inspector:</b> TYR
<b>Testing &amp; Special Inspections:</b> AESCO
<b>Geotechnical Engineer:</b> Koury Engineering
<b>Lease-Lease Back Entity:</b> Erickson Hall
<b>Projected Completion:</b> Fall 2026

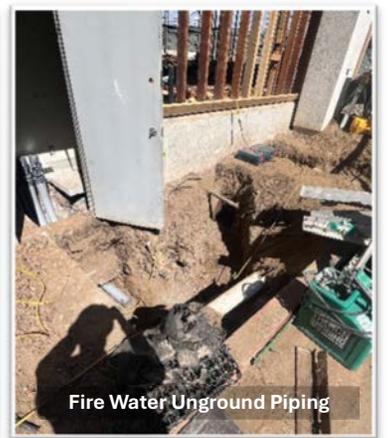
Project Description
<p>This project is a major revitalization that will bring new life to campus. It will feature a modernized exterior with a welcoming new main entrance visible from 14th street.</p> <p>This renovated space will serve as the 8th grade hub, featuring state-of-the-art classrooms, a cutting-edge innovation lab, and a new outdoor mini amphitheater. The design is to support collaboration, creativity, and future-ready learning.</p> <p>The building is a single-story high ceiling structure to include:</p> <ul style="list-style-type: none"> <li>• General Classroom – 6</li> <li>• Science Laboratories – 2</li> <li>• Project-Based Learning Lab</li> <li>• High-Tech Hub</li> <li>• Tinkering Lab</li> <li>• Advanced Innovation Lab</li> </ul>

Project Snapshot
<ul style="list-style-type: none"> <li>• Successful observation with structural engineer of record for exterior framing and sheathing.</li> <li>• Removed the western half of the 1<sup>st</sup> deck roofing.</li> <li>• Completed the exterior framing for Washington Ave. and 14<sup>th</sup> St. elevation.</li> <li>• Continued excavation and drilling holes for footings reinforcement.</li> <li>• Initiation of installation of fire water into building by excavating pathway route.</li> </ul>

**Progress Photos**



Spread Footing Reinforcement



Fire Water Underground Piping

# Monthly Report



Exterior Framing



Temporary Shoring



Structural Abatement



Roofing Demolition

## Safework Activities

- Continued communication for design clarifications and product data/shop drawings reviews with architect and engineering team.
- Coordination with campus leadership for construction activities.
- Daily jobsite activities observations.
- Discussion with contractor's team to help identify and expedite needed design clarifications.
- Coordination with afterschool activities to maintain schedule and needed path of travel.

## Community Notification

- Fire lane work is in progress for new fire water tie of the building. Work to proceed into October.
- Contractor maintaining safety measures dust control throughout the site.
- Continued work to follow city construction hours.

*Community sign up notifier:*



## Project Health

Total Construction Budget	Total Earned to Date	% Paid to Date	Remaining Balance	Total Contract Duration	Time Elapsed	% of Time Elapsed	Remaining Time	Overall Completion %
\$16,694,239.00	\$2,855,070.87	17%	\$13,839,168.13	435	113	17%	322	20%



**SMUSD**  
SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT

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