



Monthly Report

October, 2025

Lincoln MS Bldg. 500 Renovation Project

Project:
Lincoln MS Bldg. 500 Renovation

Location:
1501 California Ave.,
Santa Monica, CA 90403

Owner:
Santa Monica Malibu USD

Architect:
Architects for Education, A4E

Construction Management:
Safework

Project Inspector:
TYR

Testing & Special Inspections:
AESCO

Geotechnical Engineer:
Koury Engineering

Lease-Lease Back Entity:
Erickson Hall

Projected Completion:
Fall 2026

Project Description

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.

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.

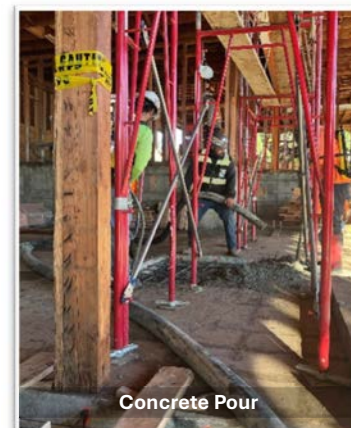
The building is a single-story high ceiling structure to include:

- General Classroom – 6
- Science Laboratories – 2
- Project-Based Learning Lab
- High-Tech Hub
- Tinkering Lab
- Advanced Innovation Lab

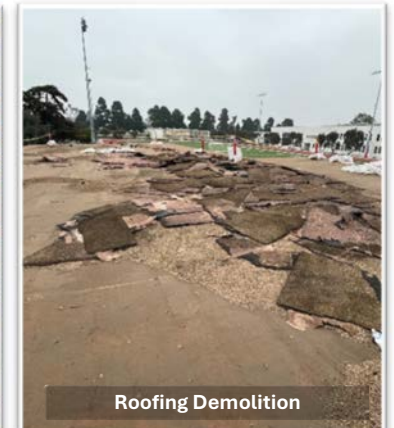
Project Snapshot

- Completion of the concrete floor for the 1st floor and 2nd floor decks.
- Completed the roof demolition of the 1st floor deck
- Completed the exterior plywood for Washington Ave. and 14 St. elevations.
- Initiation of the interior wall framing for the western half of 1st floor deck.
- Progress of the low voltage pathway trenching into new utility room adjacent to fire lane.

Progress Photos



Concrete Pour



Roofing Demolition

Monthly Report



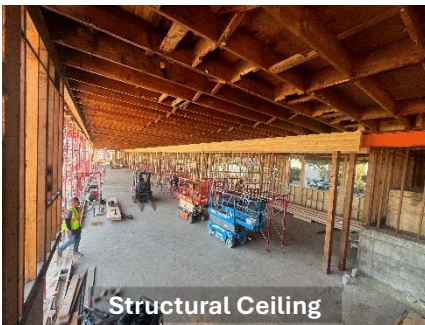
Exterior Plywood



Concrete Pour



Interior Wall Framing



Structural Ceiling

Safework Activities

- Preinstallation meeting with sheet metal subcontractor for decorated metal and weather proofing members.
- Preinstallation for meeting with glazing company for windows and classroom storefronts.
- Continued communication for design clarifications and product data/shop drawings reviews with architect and engineering team.
- 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

- Low voltage pathway excavation for conduit installation in fire lane.
- 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	\$3,648,124.12	25%	\$13,046,109.88	435	144	17%	291	25%

