



Monthly Report

May, 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.

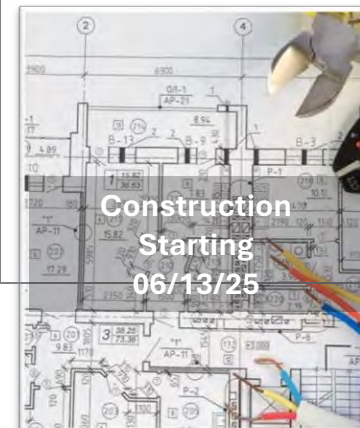
The building is a single-story high ceiling structure to include:

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

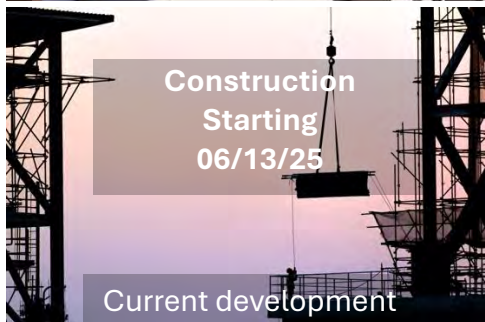
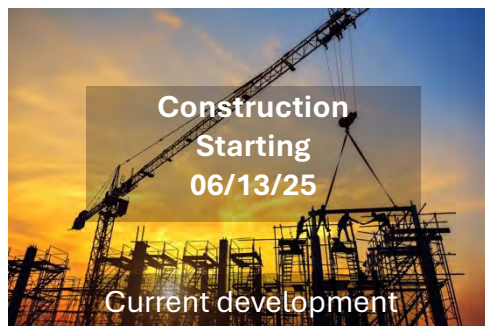
Project Snapshot

- Project award amendment approved with District Board of Education for construction of lease-lease back entity/contractor, Erickson Hall.
- Coordination with campus for construction logistics approved.
- Completion of Division of the State Architect (DSA) construction start notifications.
- Production of monthly updates in the District's project management information system, E-Builder.

Progress Photos



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Safework Activities

- Assist District with finalization of procurement of geotechnical engineer of record, laboratory of record, and project inspector.
- Drive DSA documentation for project start up:
DSA 5-PI: Project inspector
DSA 102-IC: Construction start notice
DSA 108: Change in responsibility delegation
- Ongoing coordination with campus staff and District teams to transition furniture, fixtures, and equipment to interim learning spaces.

Community Notification

- Initiation of community notification distribution with District communication specialist. Subscribed members will be included on construction updates along with other campus news.
- The campus and community have been notified for construction to start as of June 13, 2025.
- 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	\$0	\$0	\$16,694,239.00	530	0	0	530	0

