



SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT

Meeting Minutes

Subject Facilities District Advisory Committee – Santa Monica (FDAC-SM)

Date October 20, 2025

Time 4:30 pm

Location FIP Office

1. Call to Order – Alexis called the meeting to order at 4:55pm

Margaret Bach
Amy Bisson
Hye-Young Chung (absent)
Alexis Dennis-Huether
Joan Krenik (absent)
Ralph Mechur
Judith Meister (absent)
Josh Seegopaul
Jeffrey Wittenberg (absent)
Tony Lopez – City of Santa Monica Rep
Laurie Lieberman – Board of Education Liaison (absent)
Alicia Mignano – Board of Education Liaison (absent)
Jon Kean – Board of Education

2. Approval of Minutes – Motion to approve made by Amy, unanimously approved.
 - a. June 30, 2025
3. Chairperson Communications/Reports - none
4. Staff Communications/Reports – none
5. Report from the SMFDAC Design Review Subcommittee – none
6. Information Items
Carey updated the committee on a possible Window, paint & floor project at Lincoln.
Another potential project at the elementary schools – the buy back of the photovoltaic systems/solar panels that are currently leased.

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Santa Monica-Malibu Unified School District

Facility Improvement Projects/Measure **BB – ES – SMS**

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Steve updated – Ed Specs (HMC is currently reviewing). This will be brought back to the committee when HMC is done. We are also getting ready to update the sustainability plan.

HMC is also helping with a Districtwide Master plan required for Prop 2 funding - Modernization money, CTE money etc.

Question about who is doing the work for the ed specs and the sustainability plan.

Carey replied that it is headed up by himself and Dr. Stacy Williamson, driven by Ed Services and the Superintendent with input from staff, teachers, parents, and stakeholders. HMC is working on the review.

The goal is to have it approved by the board in July 2026. We should have a draft in January 2026.

Question about having a liaison from the SMFDAC. Steve replied that the subcommittee will review the draft and then the entire committee. Steve also mentioned that we are not looking for a rubber stamp from the committee, we take that input to the board sub-committee who makes a recommendation.

Question about the possibility of having someone from Ed Services here when the draft is presented. Steve & Carey both replied in affirmative.

7. Discussion Items - None

8. Ongoing Project Updates:

- a. Samohi Exploration Building and Gold Gym (SMS) – Noemi updated committee.
 - i. Closeout Update
 - ii. South Gym/Bleachers/Courts/Other
- b. Muir/SMASH Water Intrusion Repair Project (SMS) – Kevin updated committee. Ocean Park Schoolhouse. Great progress has been made. Reinstalling new metal staircases. Multipurpose room is framed and preparing to install drywall (bldg. B), progress is trailing behind buildings C&D. Hardscape is progressing. Question about waterproofing of the building envelope. Kevin replied that the buildings are not completely waterproof yet, but the crew was clearing that up.
 - i. Construction Update
- c. Muir/SMASH Admin/Parking Improvements (QS) – Kevin updated. New admin office drywall is complete, and the finishes are ongoing. New parking lot has been reconfigured and is taking shape. The lot is paved with landscape installations to follow. Question about if playing field will be grass or turf? Kevin replied that it will be grass.
 - i. Construction Update
- d. Obama Center Temp Classroom (QS) – Kevin – no update
 - i. Construction Update – Building in Use – Work completed.
- e. McKinley New Classroom/Admin Building (SMS) – Kevin updated. Mechanical, electrical & plumbing installations are complete. Interior drywall is installed and the radius framing in the admin offices is complete. Beneficial occupancy is tracking for February 2026. Possible move-in over

spring break but this is still to be determined by the site. Interior taping, mud and exterior insulation/finishing system are the next steps.

- i. Construction Update
- f. Rogers New Early Elementary Building and Field (SMS) – Kevin – no update
 - i. Construction Update – Building in Use – work completed.
- g. Grant New Classroom Project (QS) – Kevin updated. Recently completed the interim pathways around the construction zone and installed safe student observation areas. Excavation complete. Footing pour has started but completion has been delayed until November 4th. Next steps are Shade structures in mid-November, interim play structure & delivery of steel in December. Groundbreaking ceremony is scheduled for 10/22/25.
 - i. Construction Update
- h. Grant Library Modernization Project (QS) – Kevin updated. Newly placed building slabs. Installation of shoring for the steel structure is ongoing. Next steps: Delivery & installation of steel. Ongoing utility improvements. Tracking for beneficial occupancy in Summer of 2026. Courtyard renovation update. Installation of underground utility infrastructure and storm drain connection outlet. At the request of our arborist the civil engineer has redesigned certain elements of the historic courtyard to avoid tree impacts (roots).
 - i. Construction Update
- i. Grant Early Elementary Mod Construction Update (QS) – Kevin
 - i. Construction Update – Building in Use
- j. Roosevelt Early Elementary Building and Library (QS) – Kevin updated. The building pad has been certified. Footing excavations and the installation of the foundation rebar have been completed. Construction of the concrete retaining walls along Montana has been installed. There was a concrete pour today (10/20) for the footings. The site was impacted by the recent rain and is currently dealing with water damage and recovery. The project is tracking for beneficial occupancy 12/2026.
 - i. Construction Update
- k. Lincoln Middle School 500s Building Modernization (QS) – Kevin updated. The fire water connection has been completed as well as the reinforcing of the existing footings and the placement of the concrete for the footings and slabs. Framing work along Washington/14th Street has been completed. Next steps: Ongoing wood and steel framing. The project is tracking beneficial occupancy in Summer 2026.
 - i. Construction Update
- l. JAMS STEM Building Project (QS) – Kevin updated. Completed over excavation & re-compaction, rough grading and underground infrastructure and conflict resolution resolved. Next steps: Finalize the Guaranteed Maximum Price (GMP) for 2nd increment (actual construction of the building).
 - i. Design and Permitting Update
 - ii. Construction Update

Question about where the QS budget stands right now. Kevin replied that we are good for most projects, but JAMS still needs to be resolved.

Question about any decision regarding the type of field (grass or turf) for Grant. Carey replied that it has not yet been decided and is not part of this project.

9. Upcoming Project Updates – Steve introduced Eric Amber as one of our Design Managers.
 - a. Franklin Campus Plan (QS) – Eric updated. This project went into DSA on Friday 10/17/25. Work is expected to start in summer of 2026.
Question about how long this project will be. Eric replied that it's a 2-year project. 18 months to get kids in with occupancy aiming for January 2028. Blach is the selected contractor.
 - i. Early Elementary Building Design Status Update
 - b. Lincoln CDC (QS) – Eric updated. This project is estimated to go to DSA in about 6 weeks. Work to start in Summer 2026.
 - i. Playground Improvements Design Status Update
 - c. Samohi Campus Plan Phase 4 (QS) – Eric updated. This project is expected to be in DSA in about 6 weeks. Work to start in Summer of 2026. PBL is currently in the business building and will be moved to the Language building prior to the start of work. This is currently in design.
 - i. Student Services/Student Center Design Status Update
 - d. Obama Center Improvements (QS) – Eric updated. We are currently waiting for DSA approval and hoping to have it next week.
 - i. Design and Permitting Update
 - e. Edison Language Academy Drop-off/Pick-up (QS) – Eric updated. Waiting for proposals for drop-off lane. Due on 10/22/25.
 - i. A/E Procurement Update
10. Public Comments – None
11. Future Meeting(s): at Ocean Park Schoolhouse
December 15, 2025
12. Requested Topics for Future Meetings
 - School Site Committee Liaison
 - Turf/Grass issue update
 - Draft Ed Spec/Sustainability Plan
 - Potential add – Post Occupancy Tours
13. Adjournment
Josh moved to adjourn, Amy seconded. Meeting adjourned at 5:38pm