



Amherst CSD Capital Project Monthly Report

May 2025



MS - Asbestos abatement decontamination areas at the crawlspace.



MS - Asbestos abatement access points & negative air exhausts



New UPK Addition @ WBS - Rebar staged for new bldg. foundations



New UPK Addition @ WBS - Storm drainage and structures installed.



New UPK Addition @ WBS - Site preparation / temporary fencing



New UPK Addition @ WBS - Stone subbase for construction access / new drop off loop

PROJECT ISSUES & CONCERNS

Substantial Completion Phase 1 substantial completion was originally slated for November 2024. Due to late order placements and longer than anticipated lead times for materials, various scopes of work including door hardware, laminate goods, theatrical A/V equipment extended the overall phase schedule. All contract work is complete, and remaining closeout documents and financial reconciliation is expected in June 2025.

Tariff Impact for Material Buy-out / Lead Times Phase 2 award for major prime contracts and direct purchases was completed in April 2025. With the overall impact of government issued tariffs being a large unknown, Turner is working with contractors and District legal council to minimize financial and schedule impact through the early months of the phase while material procurement takes place.

Rain Rain Go Away! Phase 2 site work has experienced some rainy weather in May 2025 that led to a later start for site development at the UPK addition. Although 8 working days were lost due to rainfall, the site team has finished storm structure installation. Schedule is currently 2-3 weeks behind, however a 6-week look ahead shows schedule to be caught up with SOG poured and steel erection starting in mid-July 2025. Turner will continue to monitor this progress to ensure the recovery plan is maintained.

SAFETY METRICS

Current Months (May 2025) Man-Hours	676
Total Project Man-Hours	12,236
Incidents to Date	0
Near Misses	0

SCHEDULE / MILESTONES

Milestones <90 days

Phase 2	Contractual	Projected / Actual
PA System Upgrades	6/27/2025	5/5/2025
UPK Addition Sitework	5/5/2025	5/5/2025
MS Crawlspace Abatement	5/19/2025	5/19/2025
Turf Complex Sitework	6/1/2025	6/16/2025

EARLY
ON-TIME
DELAYED

FINANCIALS TO DATE

Voter Authorization	\$	68,704,432
Phase 1 Project Committed Costs (inc. cont. savings)	\$	12,347,278
Phase 2 Project Committed Costs	\$	48,859,031
Remaining Balance (Phase 3)	Total	\$ 7,498,123

CHANGE MANAGEMENT

PH1 - Potential Change orders	Qty	Value
*Total PCO's	42	\$ 201,024
Approximate PCOs	0	\$ -
Pending Change Orders	10	\$ 53,759
Approved Change Orders	32	\$ 147,265

PH 1 - Construction Cost \$ 9,795,866

Project 1 Contingency	Total	Remaining	Balance
Const Contingency	\$734,690	72%	\$ 529,187

Project 1 Allowances	Total	Remaining	Balance
Total Allowances	\$180,070	6%	\$ 9,975

PH2 - Potential Change orders	Qty	Value
*Total PCO's	15	\$ -
Pending Change Orders	15	\$ 131,500
Approved Change Orders	0	\$ -
Changes paid by allowances	0	\$ -
Voided Change Orders	0	\$ -

*Estimate Costs being tracked, final pricing to be reconciled. Costs shown as approximate

Project 2 Contingency	Total	Remaining	Balance
Const Contingency	\$2,794,073	100%	\$2,794,073

Project 2 Allowances	Total	Remaining	Balance
Total Allowances	TBD	TBD	TBD

Ph 2 allowance amt subject to approval of contractor schedule of values.

3/20/25 - PH 2 BID OPENING

4/1 - 4/22 - PH 2 CONTRACT AWARDS

5/5/25 - PH 2 CONSTRUCTION START

11/30/26 - PH 2 SUBSTANTIAL COMPLETION

UPCOMING MATERIAL DELIVERIES

	DELIVERY DATE	STATUS
Temporary Fencing @ WBS	5/5/2025	Complete
Temporary Fencing @ MS	5/8/2025	Complete
Drainage structures @ WBS	6/1/2025	DELIVERED
Temporary Fencing @ Turf	6/9/2025	EXPECTED
PA Systems Equip (SDS / WBS)	6/30/2025	EXPECTED
Structural steel @ UPK Add.	7/15/2025	EXPECTED
Drainage structures @ Turf	8/1/2025	EXPECTED
Storefront @ SDS	8/1/2025	EXPECTED
Windows @ UPK Add.	9/15/2025	EXPECTED

ONGOING/UPCOMING WORK<30 DAYS

PH 2 Contractor	Scope of Work
Greenauer Blacktop	Turf Complex Site prep
Platinum Communications	SDS & WBS PA System wire pull
Concept Construction	MS Crawlspace Abatement
Mollenberg Betz	Utility work @ UPK
Goodwin Electric	Utility work @ UPK; Utility work @ Turf Complex

FIELD REPORTS & INSPECTIONS

Whitestone Assoc. - Construction Testing	5/30/2025
Whitestone Assoc. - SWPPP	11/11/2024
Stohl Environmental - Haz. Mat. Test & Monitor	5/30/2025
CJ Brown - Commissioning Agent (MEP)	1/31/2025

QA/QC Report

Responsible Contractor	Corrective	Conforming
Greenauer Blacktop	0	3
Concept Construction	0	1
Platinum Communications	0	0

ENGINEERING SUMMARY

Phase 1	
RFI's Closed	103
RFI's Open	0
Construction Submittals Open	0
Construction Submittals In Review	0
Construction Submittal Closed	213
Closeout Submittals Open / In-review	12
Closeout Submittals Closed	188
Phase 2	
RFI's Closed	13
RFI's Open / In-review	1
Submittals Open	507
Submittals In Review	24
Submittals Closed	94

TOTAL PUNCHLIST ITEMS

Phase 1	Total	Closed	Open	In Review	In Dispute
	199	175	22	2	N/A
Phase 2	Total	Closed	Open	In Review	In Dispute
	0	0	0	0	0

