



Amherst CSD Capital Project Monthly Report

June 2025



New UPK Addition @WBS - Foundations



SW - Main Office Moved out for Construction



Turf Complex - Stripping Topsoil



Turf Complex - Site Preparation



Turf Complex - Stripping Topsoil and Laying Down Stone



Turf Complex - Underground Drainage Storage Equipment

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 extended the overall phase schedule. All contract work is complete at this time including punchlist. Remaining closeout and financial reconciliation expected in July 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 threat of government-issued tariffs coming back into play in August, Turner is working with contractors and District legal council to minimize financial and schedule impact through remaining material procurements.

UPK Schedule Although Phase 2 site work experienced some rainy weather in May and June, causing a late start for the UPK site, some time loss has been recovered. As foundation work finishes up in mid-July, it is expected that steel erection will be completed by the end of July with full the original schedule being back on track in August 2025. Turner will continue to monitor this progress to ensure the recovery plan is maintained, and advise on any deviation.

Turf Field Topsoil & Drainage The sitework contractor advised that depth of topsoil and soil composition varies from the geotechnical report. Additionally, removal of existing drainage for the former natural fields (undocumented by District records) was deemed necessary. Quantities and cost information related to the additional removals is still under review at this time, however the cost impact is estimated to be a significant hit to the contingency budget. Turner is actively working with the contractor, ACSD's 3rd party construction testing team, and the design team to best understand the deviations, if any, hold the contractor responsible for what was defined on contract documents, and ensuring equity to all parties for any costs above and beyond expectations.

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	6/19/2025
Smallwood Main Office	7/7/2025	7/7/2025
WM Tennis/Play Court Renovations	6/30/2025	7/2/2025
HS Masonry/Plaster Repairs	6/27/2025	6/30/2025

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	93	\$ 366,946
Pending Change Orders	6	\$ 18,400
Approved Change Orders	36	\$ 174,301
Changes paid by allowances	36	\$ 174,245
Voided Change Orders	11	\$ -

Project 1 Contingency	Total	Remaining	Balance
Const Contingency	\$734,690	76%	\$ 560,389

Project 1 Allowances	Total	Remaining	Balance
Total Allowances	\$180,070	3%	\$ 5,825

PH2 - Potential Change orders	Qty	Value
*Total PCO's	22	\$ -
Pending Change Orders	22	\$ 1,221,000
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	Complete
Temporary Fencing @ Turf	6/16/2025	Complete
PA Systems Equip (SDS / WBS)	6/26/2025	Complete
Structural steel @ UPK Add.	7/15/2025	EXPECTED
Drainage structures @ Turf	8/1/2025	Complete
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	6/30/2025
Whitestone Assoc. - SWPPP	6/30/2025
Stohl Environmental - Haz. Mat. Test & Monitor	6/30/2025
CJ Brown - Commissioning Agent (MEP)	1/31/2025

QA/QC Report

Responsible Contractor	Corrective	Conforming
Greenauer Blacktop	0	5
Concept Construction	0	1
Platinum Communications	0	0
Danforth (mobilize July 2025)	0	0
Mollenberg (mobilize July 2025)	0	0
Goodwin (mobilized 6/30)	0	0
Ronco (mobilize July 2025)	0	0
Musco (mobilize July 2025)	0	0
Toth Sports (mobilize Oct 2025)	0	0
Field Turf (mobilize Oct 2025)	0	0

SAFETY METRICS

Current Months (June 2025) Man-Hours	2,973
Total Project Man-Hours	12,236
Incidents to Date	0
Near Misses	0

ENGINEERING SUMMARY

Phase 2	RFI's Closed	RFI's Open / In-review	Submittals Open	Submittals In Review	Submittals Closed
	29	7	450	53	204

TOTAL PUNCHLIST ITEMS

Phase 1	Total	Closed	Open	In Review	In Dispute
207	196	11	0	N/A	
Phase 2	Total	Closed	Open	In Review	In Dispute
	0	0	0	0	0

