



# Amherst CSD Capital Project Monthly Report

## August 2025



Turf Complex - Athletic Lighting Installation



SW - Main Office Metal Framing



SW - Boy's Bathroom New Floor Tile



New UPK Addition - Underslab Piping



High School - Auditorium Plaster Restoration



Windermere Tennis Courts - Binder Pavement + Fence Pole Installation

### PROJECT ISSUES & CONCERNS

**Phase 1 Closeout** All contract work is complete and closeout documentation has been turned over to ACSO. Final payments to be released in September 2025. Final cost reports to be submitted in December 2025 will align with District borrowing / aid plan.

**Tariff Impact for Material Buy-out / Lead Times** Phase 2 award for major prime contracts and direct purchases was completed in April 2025. No current tariff related claims have been submitted at this time. Turner will continue to monitor remaining material procurements and review risk with District legal council to minimize financial and schedule impact.

**UPK Schedule** The addition is now complete with underslab utilities and slab on grade concrete pour. Next phases of work will include installation of structural studs, select masonry work, and exterior structure. The addition is still on-track for enclosure by late Fall to allow for construction of interiors through inclement weather.

**Turf Field Unforeseen Conditions** Throughout construction, the site contractor encountered several unforeseen conditions at the turf complex. These issues included the removal of additional soil excavation & installation of stone, removal of existing drainage lines, and temporary repair / long-term relocation of an existing sanitary line sourcing back to the Middle School. SED provided initial guidance on the changes that supports change orders to be executed through the current referendum. Turner has also worked with the site work contractor to prepare detailed proposal backup to support the magnitude and reasoning for the changes. The extent of schedule impact due to the unforeseen changes is still being studied at this time, however it is anticipated that additional costs will be encumbered to manage winter conditions and labor rate increases due to the current work in place versus what was planned to be in place before the end of 2025 requiring more work to be shifted into 2026.

**Phase 2 Contingency Spending Forecast** Due to unforeseen site conditions and a few substantial owner-requested changes, contingency is reporting at 54% allocated. In comparison, the current value of work in place (WIP) is approximately 23% of committed contracts. Typically, these percentages are much closer, with the WIP higher than allocated contingency. Turner will monitor spending, investigate cost-savings where possible, and utilize allowances.

### SCHEDULE / MILESTONES

#### Milestones <90 days

SC = Substantial Completion M=Mobilize

EARLY  
ON-TIME  
DELAYED

| Phase 2                               | Contractual | Projected / Actual |
|---------------------------------------|-------------|--------------------|
| MS Crawlspace Abatement [SC]          | 7/8/2025    | 9/19/2025          |
| PA System Upgrades @ SDS /WBS [SC]    | 8/15/2025   | 8/29/2025          |
| MS Classroom abatement 2025 [SC]      | 8/15/2025   | 8/15/2025          |
| IT Rooms - invasive work only [SC]    | 8/15/2025   | 8/22/2025          |
| SDS New Toilet Rooms [SC]             | 8/21/2025   | 8/28/2025          |
| WM Tennis/Play Court Renovations [SC] | 9/30/2025   | 10/15/2025         |
| Smallwood Main Office [SC]            | 10/27/2025  | 10/27/2025         |

### FINANCIALS TO DATE

| Voter Authorization                                               | \$    | 68,704,432   |
|-------------------------------------------------------------------|-------|--------------|
| Phase 1 Project Committed Costs (w/ finalized change order value) | \$    | 12,288,691   |
| Phase 2 Project Committed Costs                                   | \$    | 48,859,031   |
| Remaining Balance (Phase 3)                                       | Total | \$ 7,556,710 |

### CHANGE MANAGEMENT

| PH1 - Potential Change orders | Qty | Value      |
|-------------------------------|-----|------------|
| *Total PCO's                  | 94  | \$ 350,348 |
| Pending Change Orders         |     |            |
| Approved Change Orders        | 34  | \$ 176,103 |
| Changes paid by allowances    | 33  | \$ 174,245 |
| Voided Change Orders          | 27  | \$ -       |

| Project 1 Contingency | Total     | Remaining | Balance   |
|-----------------------|-----------|-----------|-----------|
| Const Contingency     | \$734,690 | 76%       | \$558,587 |

| Project 1 Allowances | Total     | Remaining | Balance   |
|----------------------|-----------|-----------|-----------|
| Total Allowances     | \$180,070 | 0%        | \$176,103 |

| PH2 - Potential Change orders | Qty | Value        |
|-------------------------------|-----|--------------|
| *Total PCO's                  | 45  | \$ 1,488,832 |
| Pending Change Orders         | 31  | \$ 1,456,088 |
| Approved Change Orders        | 5   | \$ 32,744    |
| Changes paid by allowances    | 2   | \$ 50,000    |
| Voided Change Orders          | 7   | \$ -         |

| Project 2 Contingency | Total       | Remaining** | Balance     |
|-----------------------|-------------|-------------|-------------|
| Const Contingency     | \$2,794,073 | 99%         | \$2,761,329 |

| Project 2 Allowances | Total     | Remaining | Balance   |
|----------------------|-----------|-----------|-----------|
| Total Allowances     | \$392,300 | 87%       | \$342,300 |

\*\*Remaining contingency does not account for pending changes to be reconciled.

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   |
|--------------------------------|---------------|----------|
| Athletic lighting @ Turf Field | 8/4/2025      | COMPLETE |
| SDS Main Office HVAC equipment | 9/30/2025     | EXPECTED |
| SDS Doors / Hardware           | 9/30/2025     | EXPECTED |
| Casework @ SDS main office     | 10/3/2025     | EXPECTED |
| Roofing Materials @ UPK        | 10/15/2025    | EXPECTED |
| Window-storefront @ UPK        | 10/29/2025    | EXPECTED |
| Scoreboards @ Turf Field       | 11/1/2025     | EXPECTED |
| Dugouts @ Turf Field           | 11/1/2025     | EXPECTED |
| Artificial Turf Carpet         | 5/4/2026      | EXPECTED |

### ONGOING/UPCOMING WORK<30 DAYS

| PH 2 Contractor         | Scope of Work                                                                                                                             |
|-------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Greenauer Blacktop      | Turf fencing / netting system installation; Utility excavations                                                                           |
| Concept Construction    | HS plaster reconstruction / painting finish; SDS Main office architectural finishes; UPK addition structural studs + masonry; CB SOG pour |
| Mollenberg Betz         | CB underslab utility work                                                                                                                 |
| Goodwin Electric        | Utility work at Turf Complex; Lights / FA / access control at SDS Main Office                                                             |
| Platinum Communications | Investigation/ planning for MS PA / Clock System                                                                                          |

### FIELD REPORTS & INSPECTIONS

|                                                |           |
|------------------------------------------------|-----------|
| Whitestone Assoc. - Construction Testing       | 8/11/2025 |
| Whitestone Assoc. - SWPPP                      | 8/25/2025 |
| Stohl Environmental - Haz. Mat. Test & Monitor | 8/29/2025 |
| CJ Brown - Commissioning Agent (MEP)           | 7/29/2025 |

### QA/QC Report

| Responsible Contractor          | Corrective | Conforming |
|---------------------------------|------------|------------|
| Greenauer Blacktop              | 2          | 17         |
| Concept Construction            | 3          | 43         |
| Platinum Communications         | 0          | 8          |
| Danforth                        | 1          | 7          |
| Mollenberg                      | 0          | 4          |
| Goodwin                         | 0          | 2          |
| Ronco                           | 0          | 1          |
| Musco                           | 0          | 0          |
| Toth Sports (mobilize Nov 2025) | 0          | 0          |
| Field Turf (mobilize Nov 2025)  | 0          | 0          |

### SAFETY METRICS

|                                        |        |
|----------------------------------------|--------|
| Current Months (August 2025) Man-Hours | 5,022  |
| Total Project Man-Hours                | 21,542 |
| Incidents to Date                      | 0      |
| Near Misses                            | 0      |

### ENGINEERING SUMMARY

| Phase 2                           |     |
|-----------------------------------|-----|
| RFI's Closed                      | 81  |
| RFI's Open / In-review            | 2   |
| Construction Submittals Open      | 107 |
| Construction Submittals In Review | 13  |
| Construction Submittals Closed    | 345 |

|                               |     |
|-------------------------------|-----|
| Closeout Submittals Open      | 260 |
| Closeout Submittals In Review | 5   |
| Closeout Submittals Closed    | 7   |

### TOTAL PUNCHLIST ITEMS

| Phase 1 | Total | Closed | Open | In Review | In Dispute |
|---------|-------|--------|------|-----------|------------|
|         | 207   | 207    | 0    | 0         | N/A        |
| Phase 2 | Total | Closed | Open | In Review | In Dispute |
|         | 0     | 0      | 0    | 0         | 0          |