



Amherst CSD Capital Project Monthly Report

October 2025



PROJECT ISSUES & CONCERNS

Tariff Impact for Material Buy-out / Deliveries One tariff related claim has been submitted at this time for the exterior metal panel fascia at the new UPK addition. Turner and YWA have met with the contractor and purchasing subcontractor to review the legitimacy of the claim. Once all findings are gathered, Turner and YWA will present their findings to ACSD for review by legal council to determine next steps. Turner will continue to monitor re-maining material procurements / deliveries and review risk with District legal council as needed to minimize financial and schedule impact.

UPK Schedule The addition has continued to develop with installation of exterior sheathing, roofing, and in-wall / above ceiling MEP systems. Roofing progress is around 1.5 weeks behind due to high precipitation and / or wind inhibiting work progress through October. Weather conditions in November may impact readiness to start construction interiors. Turner will work with the contractor and roofing subcontractor to determine if extended shifts / Saturdays are needed to regain schedule.

Turf Field Unforeseen Conditions, Requested Changes, and Schedule Impact Several cost changes have been implemented at the turf complex including removal of additional soil excavation / stone infill, removal of existing drainage lines, temporary repair / long-term relocation of an existing sanitary line sourcing back to the Middle School, revisions to drainage layout at complex perimeter, and revisions to athletic fencing / netting systems. The extent of schedule impact due to the various changes is still being studied at this time, as several scheduled tasks have pushed further into unfavorable weather conditions than originally planned. Executed change orders have accounted for managing inclement weather conditions and 2025-2026 labor rate increases. Turner will continue to work with the site contractor to understand what work can progress through winter weather, and how

Phase 2 Contingency Spending Forecast Contingency is reporting at 68% allocated. In comparison, the current value of work in place (WIP) is approximately 40% of committed contracts through October 2025. Turner will continue monitor spending, investigate cost-savings opportunities where possible, and utilize unused allowances to minimize contingency spend. Cash flow analysis shows that WIP % are projected to reach 68% in May 2026.

FIELD REPORTS & INSPECTIONS

Whitestone Associates — Construction Testing

Whitestone Associates—SWPPP

Stohl Environmental—Haz. Material Test & Monitor

CJ Brown—Commissioning Agent (MEP)

SAFETY METRICS

Current Months (September 2025)	
Man-Hours	4,492
Total Project Man-Hours	30,024
Incidents to Date	0
Near Misses	0

QA/QC Report

Responsible Contractor	Corrective		Conforming
	Open	Closed	Closed
Greenauer Blacktop	1	2	22
Concept Construction	1	1	68
Platinum Communications	0	1	8
John W. Danforth	0	1	12
Mollenberg-Betz	0	0	9
Goodwin Electric	0	0	8
Ronco	0	0	0
Musco	0	0	1
Toth Sports (Upcoming Mobilization)	N/A	N/A	N/A
FieldTurf (Upcoming Mobilization)	N/A	N/A	N/A
Notes: Open corrective items include: Misc. grass repair and ceiling patch at MS— to be addressed in Summer 2026.			

PH 2 SCHEDULE / MILESTONES [Milestones <90 days]

EARLY ON-TIME DELAYED

Activity	Original Start	Original Finish	Actual Start	Projected/ Actual Finish	Notes:
HS Masonry/ Plaster Repairs	6/27/25	8/29/25	6/30/25	10/24/25	Roofing repairs throughout the building were added to the contractor's scope of work to address known water infiltration. This added work needed to be completed prior to repair of plaster below the roofline. This change and sequence of work extended schedule by 40 days.
WM Tennis/ Play Courts	6/30/25	9/23/25	6/26/25	10/30/25	Unsuitable soils + added drainage changes extended schedule by 30 days.
Smallwood Main Office	7/7/25	10/31/25	7/1/25	10/31/25	Owner move-out completed approx. 1 week earlier; Minor T&M work to relamine some existing walls and relocate ETR utilities were absorbed inside of the original schedule completion date; Owner move in coordinated for 11/4/25.

PROJECT SCHEDULE / MILESTONES

5/5/25 — PH 2 CONSTRUCTION START
11/30/26 — PH 2 SUBSTANTIAL COMPLETION

UPCOMING MATERIAL DELIVERIES

MATERIAL	Delivery Date	Status
SDS Main Office HVAC Equipment	10/27/25	DELIVERED
Casework @ SDS Main Office	10/16/2025	DELIVERED
Roofing Materials @ UPK	10/15/2025	DELIVERED
Ext. framing / roof trusses @ CB	10/16/25	DELIVERED
Windows/ Storefront @ UPK	12/8/2025	EXPECTED
SDS Storefront / Secure Entry Doors	12/22/25	IN STORAGE
Artificial Turf Carpet	5/4/2026	EXPECTED

ONGOING/UPCOMING WORK<30 DAYS

Ph 2 Contractor	Scope of Work
Greenauer Blacktop	Turf stone/flat drains, utilities at Turf Complex, MS Sanitary line relocation, Fencing / netting drilling, sleeves, curbing at Turf.
Concept Construction	UPK roofing, UPK interior drywall, Concessions bldg. roofing.
John W. Danforth	MS crawlspace piping for steam-to-HW system, MS boiler room piping, Above-ceiling HVAC at UPK addition & Concessions bldg.
Mollenberg-Betz	In-wall rough-in UPK Addition/Concession Building. MS sanitary and DW pipe repairs.
Goodwin Electric	Lights/Access control at IT rooms, Turf Complex utilities.
Platinum Communications	MS PA/Clock System wire pull (2nd SHIFT)

ENGINEERING SUMMARY

Submittals	Total	Closed	Open with Contractor	In-Review	Notes:
PH2 Construction	480	398	75	7	32/67 open construction submittals are Pre-Install Meetings for upcoming work, 11/67 open construction submittals are Mock-ups for upcoming work .
PH2 Closeout	287	23	264	0	
RFIs	Total	Closed	Open with Contractor	In-Review	Notes:
PH2 RFIs	102	100	2	0	N/A

TOTAL PUNCHLIST ITEMS

Phase 2					Notes:
Total	Closed	Open	In-Review	In Dispute	SDS/WBS PA/Clock System Punchlist was issued to contractors on 10/27. SDS Main Office Punchlist is scheduled for 11/4.
0	0	28	0	0	

FINANCIALS TO DATE

Voter Authorization	\$ 68,704,432
Phase 1 Committed Costs	\$ 12,165,802
(Final Contract Values + 22% Incidentals)	
Phase 2 Committed Costs	\$ 48,859,031
Remaining Balance (Phase 3)	\$ 7,679,599
Capital Committee / BOE to review options for Phase 3 scope of work & budget at 11/4/25 Board meeting	

CHANGE MANAGEMENT

PH2—Potential Change Orders (PCO)	QTY	Value	Notes:
Total PCOs	61	\$ 1,978,979	\$263,863 of \$ 342,567 pending changes are Win-dermere Site Security En-hancements and replacing a unit ventilator in the WM Faculty room and adding fiber to the turf complex.
84 PCOs (counting individual parts of PCOs as their own PCO)			
Pending Change Orders	27	\$ 342,567	
Approved Change Orders	33	\$ 1,575,603	
Changes Paid by Allowances	7	\$ 60,809	
Voided Change Orders	17	\$ 0	
	Total	Remaining	Balance
Construction Contingency	\$ 2,794,073	32%	\$ 891,832
Total Allowances	\$ 392,300	84%	\$ 331,491



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Exterior Sheathing/Roofing at Windermere UPK



Wood Framing Process at the Concessions



Metal Framing at Windermere UPK Addition



Smallwood Main Office



Smallwood Main Office Bathroom



Windermere Tennis Play Court