



Amherst CSD Capital Project Monthly Report

November 2025



PROJECT ISSUES & CONCERNS

Tariff Impact for Material Buy-out / Deliveries Amherst legal counsel reviewed the outstanding tariff-related claim for the exterior metal panel fascia at the new UPK addition. While the contract does not directly address tariff responsibility, it includes provisions protecting the Owner from added costs related to material substitutions, which applies to the proposed metal panel. Young + Wright issued a response letter in their role as Initial Decision Maker, which Turner delivered to Concept on 12/1/25, requesting a plan for meeting contractual obligations by 12/5/25. Concept may pursue dispute resolution but must continue performance in the meantime. Turner will maintain communication with all parties throughout the process.

UPK Schedule The addition is now watertight, with in-wall and above-ceiling MEP work continuing into next month. The schedule is approximately two weeks behind the last pull plan due to weather impacts in October and November, though overall milestones are only about one week behind. Upcoming finish work is expected to progress faster than planned. Turner will continue coordinating with trades to recover time and maintain the final completion date.

Turf Field – Unforeseen Conditions, Changes & Schedule Impact: Several unforeseen conditions and owner-requested changes at the turf complex have resulted in added scope, including additional excavation and stone removal, removal of existing drainage, temporary repair and planned relocation of a sanitary line serving the Middle School, perimeter drainage revisions, and updates to athletic fencing and netting. These impacts have extended portions of the schedule into less favorable weather, requiring added protection measures and accounting for anticipated 2026 labor rate increases. Turner will meet with Greenauer in December to confirm shifted tasks and durations and evaluate any potential impact to the planned Fall 2026 completion. Turf installation remains targeted for late Spring 2026.

Phase 2 Contingency Spending Forecast Contingency is reporting at **7%** allocated. In comparison, the current value of work in place (WIP) is approximately **46%** of committed contracts through **November 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 **79% in June 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 (November 2025)	
Man-Hours	3,824
Total Project Man-Hours	33,848
Incidents to Date	0
Near Misses	0

QA/QC Report

Responsible Contractor	Corrective		Conforming
	Open	Closed	Closed
Greenauer Blacktop	1	2	33
Concept Construction	3	1	75
Platinum Communications	0	1	9
John W. Danforth	0	1	9
Mollenberg-Betz	0	1	10
Goodwin Electric	0	0	9
Ronco	0	0	1
Musco	0	0	1
Toth Sports	0	0	0
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.

ENGINEERING SUMMARY

Submittals	Total	Closed	Open with Contractor	In-Review	Notes:
PH2 Construction	482	428	48	6	26/48 open construction submittals are Pre-Install Meetings for upcoming work, 8/48 open construction submittals are Mock-ups for upcoming work .
PH2 Closeout	287	24	263	0	
RFIs	Total	Closed	Open with Contractor	In-Review	Notes:
PH2 RFIs	118	116	0	2	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 was issued to contractors on 11/14.
0	0	65	0	0	

FINANCIALS TO DATE

Voter Authorization*	\$ 68,704,432
Phase 1 Committed Costs <small>(Final Contract Values + 22% Incidentals)</small>	\$ 12,165,802
Phase 2 Committed Costs	\$ 48,859,031
Remaining Balance* (Phase 3)	\$ 7,679,599

**The BOE approved a three-proposition vote for May 2026 ballot, allowing the community to consider increasing the remaining Phase 3 budget, including both tax-neutral and tax-impact options.*

CHANGE MANAGEMENT

PH2—Potential Change Orders (PCO)	QTY	Value	Notes:
Total PCOs	73	\$ 2,151,469	\$329,170 of \$ 417,872 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.
100 PCOs (counting individual parts of PCOs as their own PCO)			
Pending Change Orders	30	\$ 417,872	
Approved Change Orders	40	\$ 1,662,693	
Changes Paid by Allowances	13	\$ 70,904	
Voided Change Orders	17	\$ 0	
	Total	Remaining	Balance
Construction Contingency	\$ 2,794,073	26%	\$ 713,508
Total Allowances	\$ 392,300	82%	\$ 321,396

PH 2 SCHEDULE / MILESTONES [Milestones <90 days]

EARLY ON-TIME DELAYED

Activity	Original Start	Original Finish	Actual Start	Project-ed/Actual Finish	Notes:
2025 WORK NEW TURF COMPLEX prep subgrade utilities subbase stone athletic lighting fencing founda-tions/curbs complex foot-path / sidewalks concrete pads	5/5/25	12/1/25	6/19/25	TBD	See project issues / concerns for unforeseen site conditions at turf complex that impacted schedule progress to date.
CONCESSIONS BUILDING	6/27/25	1/5/26	9/2/25	3/13/26	start date delayed due to late finish of estab-lished site grade. See project issues / concerns for unforeseen site con-ditions at turf complex that impacted schedule progress to date.
SMALLWOOD SECURE MAIN ENTRANCE	7/7/25	10/31/25	12/22/25	1/2/26	Lead time of storefront did not allow for Sum-mer 2025 construction; Rescheduled for Winter Recess 2025 to maintain building security during school session.

11/30/26 — PH 2 SUBSTANTIAL COMPLETION

UPCOMING MATERIAL DELIVERIES

Material / Equipment	Delivery Date	Status
ERV units @ UPK	12/1/25	DELIVERED
Windows/ Storefront @ UPK	12/15/2025	SHIPPING 12/8
SDS Storefront / Doors	12/22/25	IN STORAGE
Artificial Turf Carpet	5/4/26	EXPECTED
MS Theatrical Systems—Steel	4/20/26	EXPECTED
MS Theatrical Systems—Rigging	6/18/26	EXPECTED
Artificial Turf Carpet	5/22/26	EXPECTED

ONGOING/UPCOMING WORK<30 DAYS

CONTRACTOR	SCOPE OF WORK
Greenauer Blacktop	Turf fencing / netting drilling, sleeves, curbing (as weather allows)
Concept Construction	UPK interior drywall, Concessions bldg. roof, SDS Main Entrance Storefront Install
John W. Danforth	MS crawlspace + boiler room piping / layout, HVAC rough-in at UPK & Concessions
Mollenberg-Betz	Rough-in UPK & Concessions, MS crawlspace DHW line repairs.
Goodwin Electric	Access control at IT rooms & SDS Main Entrance, Turf Complex utilities.
Platinum Comm.	MS PA/Clock System wire pull (2nd SHIFT)
Toth Sports	Scoreboard foundations



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Windermere Tennis Court Gates



Exterior Waterproofing and Metal Roofing at the Concessions Building



Turf Complex Bleachers



Windermere UPK Roofing



Windermere UPK In-Wall Blocking



Windermere UPK Ductwork



Turf Curb Anchor



Windermere UPK Interior Drywall