



Amherst CSD Capital Project Monthly Report

December 2025



PROJECT ISSUES & CONCERNS

Tariff Impact for Material Buy-out / Deliveries A tariff-related claim for the exterior metal panel fascia for the new UPK addition is still outstanding. The contractor has responded that they will proceed with material procurement of the panels under protest. A material color sample for the custom orange-colored panels was shipped from overseas on 12/15/25. Once the color sample is obtained and approved, the contractor will execute purchase. Turner has requested proof of purchase from the contractor to confirm. Lead time of material fabrication and freight is expected to be 3 months, meaning an executed order must take place by the end of January in order to meet the required-on-job date of April 2025. Turner will continue to work with all parties to ensure material procurement occurs on time while seeking closure on the claim.

UPK Schedule The addition continues to take shape with in-wall and above-ceiling MEP work and drywall tape & finish following behind. MEP rough in is scheduled to finish in mid-to-late January. Work is currently on-schedule despite resequencing and stacking some activities. A schedule pull-plan for Q1 2026 is upcoming for finish work activities in the coming months.

Turf Complex Schedule Impact: Several unforeseen conditions and owner-requested changes at the turf complex have resulted in added costs and schedule modifications. Turner met with Greenauer Blacktop to determine the duration of work planned for 2025 that will need to shift to Spring 2026 due to incimate weather. The current estimate is around 5 weeks worth of work will need to take place in Spring 2026. Greenauer estimates a remobilization in mid-April, which would allow for installation of artificial turf in May 2026 as planned so long as weather is favorable. Turner will continue to work with the site contractor team as weather breaks to ensure schedule is recuperated to meet the Fall 2026 turnover.

Phase 2 Contingency Spending Forecast Contingency is reporting at **75%** allocated to date. In comparison, the current value of work in place (WIP) is approximately **49%** of committed contracts through **December 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 surpass **75% after 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 (December 2025)	
Man-Hours	2,989
Total Project Man-Hours	36,813
Incidents to Date	0
Near Misses	0

QA/QC Report

Responsible Contractor	Corrective		Conforming
	Open	Closed	Closed
Greenauer Blacktop	0	3	30
Concept Construction	2	7	72
Platinum Communications	0	1	9
John W. Danforth	0	0	17
Mollenberg-Betz	0	2	12
Goodwin Electric	0	0	13
Ronco	0	0	0
Musco	0	0	1
Toth Sports	0	0	0
FieldTurf (May 2026 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	487	441	45	1	24/45 open construction submittals are Pre-Install Meetings for upcoming work, 7/45 open construction submittals are Mock-ups for upcoming work .
PH2 Closeout	288	25	263	0	
RFIs	Total	Closed	Open with Contractor	In-Review	Notes:
PH2 RFIs	128	119	2	7	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
67	10	30	27	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

**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	81	\$ 2,181,799	\$86,696 of \$164,919 pending changes are for adding fiber to the turf complex.
111 PCOs (counting individual parts of PCOs as their own PCO)			
Pending Change Orders	54	\$ 164,919	
Approved Change Orders	44	\$ 1,933,853	
Pending Changes Paid by Allowances	4	\$10,500	
Changes Paid by Allowances	14	\$ 72,527	
Voided Change Orders	18	\$ 0	
	Total	Remaining	Balance
Construction Contingency	\$ 2,794,073	25%	\$ 694,984
Total Allowances	\$ 392,300	79%	\$ 309,273

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	5/22/26	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	2/20/26	Lead time of storefront did not allow for Sum-mer 2025 construction; Rescheduled for Winter Recess 2025 to maintain building security during school session. Remain-ing access control pro-gramming to take place in January-February 2026.

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	1/7/2025	DELIVERED
SDS Storefront / Doors	12/29/25	DELIVERED
MS Theatrical Systems—Steel	4/20/26	EXPECTED
Artificial Turf Carpet	5/22/26	EXPECTED
Artificial Turf Carpet	5/25/26	EXPECTED
MS Theatrical Systems—Rigging	6/18/26	EXPECTED

ONGOING/UPCOMING WORK<30 DAYS

CONTRACTOR	SCOPE OF WORK
Greenauer Blacktop	Demobilized for winter weather conditions.
Concept Construction	UPK interior drywall, Concessions bldg. roof, SDS Punchlist
John W. Danforth	MS crawlspace + boiler room piping / layout, in-wall/overhead HVAC at UPK & Concessions
Mollenberg-Betz	In-wall/overhead at UPK & Concessions, MS crawlspace hot water line repairs.
Goodwin Electric	Access control at IT rooms & SDS Main Entrance access control, Turf Complex power.
Platinum Comm.	MS PA/Clock System wire pull (2nd SHIFT)
Ronco	Demobilized until MS PA System is ready for programming



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Scoreboards at Turf Complex



Smallwood Main Vestibule Doors



Convectors at Smallwood Bathrooms



Above Ceiling MEPs + Drywall in UPK Addition