



Amherst CSD Capital Project Monthly Report

April 2026



PROJECT ISSUES & CONCERNS

UPK Schedule The addition has progressed with continued finish work including casework installations. Power has been converted from temporary to permanent panels. Exterior metal panels shipped from Italy in mid-April and are expected at US Port / Customs in mid-May. Masonry crews are expected to mobilize in early May to start exterior thin brick work. The schedule is currently in-line with overall milestones. Turner will continue coordinating with trades to ensure the July occupancy of classrooms remains on track.

Turf Field Schedule Greenauer crews remobilized in early April to connect Concessions sanitary lines and install the raised crosswalk across Westmoreland Road. Fine grading work started in the north-half of the complex in preparation for FieldTurf mobilization to MP-1. Turf installation is planned for May & June 2026 while remaining asphalt paving, grass restoration, concrete pad pours, and fencing / netting work continues. The schedule is currently in-line with overall milestones for a Fall 2026 substantial completion.

Town of Amherst Ownership of New Crosswalks After installation of the new crosswalk at Westmoreland, Town of Amherst (TOA) raised questions on ownership and maintenance of the new construction. Final designs for raised crosswalks at Westmoreland and Kings Hwy were submitted to TOA by Young + Wright prior to bid. The intent is to have TOA accept responsibilities of the crosswalk and flashing beacon signage. Work to install the second crosswalk at the Kings Hwy end has been postponed per TOA request. Turner is working with Young + Wright to provide all additional information to TOA for their use in coming to an agreement with ACSD so that remaining work can be scheduled.

Phase 2 Contingency Spending Forecast Contingency is reporting at **81%** allocated. The current value of work in place (WIP) is approximately **62%** of committed contracts through **April 2026**. Despite contingency spend being slightly higher than WIP, April 2026 spending came in under what was projected by the contingency spend study. This under-spend is largely due to a significant scale-back of owner-requested changes. Updated forecasting trends suggest contingency could be exhausted by November 2026, which still poses a risk for final contract reconciliations. Turner will continue to work with ACSD to limit new requests, monitor spending, investigate cost-savings opportunities, and use allowances to reduce contingency spend.

FIELD REPORTS & INSPECTIONS

Whitestone Associates — Construction Testing

Whitestone Associates—SWPPP

Stohl Environmental—Haz. Material Test & Monitor

CJ Brown—Commissioning Agent (MEP)

SAFETY METRICS

Current Quarter (April 2026)	
Man-Hours	4,649
Total Project Man-Hours	51,092
Incidents to Date	0
Near Misses	0

QA/QC Report

Responsible Contractor	Corrective		Conforming
	Open	Closed	Closed
Greenauer Blacktop	0	3	43
Concept Construction	0	14	146
Platinum Communications	0	1	11
John W. Danforth	0	17	18
Mollenberg-Betz	0	10	12
Goodwin Electric	1	0	35
Ronco	0	0	0
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.			

PH 2 SCHEDULE / MILESTONES [Milestones <90 days]

EARLY ON-TIME DELAYED

Activity	Original Start	Original Finish	Actual Start	Projected/ Actual Finish	Notes:
2025 WORK NEW TURF COMPLEX prep subgrade utilities subbase stone athletic lighting fencing foundations / curbs complex foot-path / sidewalks concrete pads	5/5/25	12/1/25	6/19/25	6/30/26	Unforeseen site conditions at turf complex impacted schedule progress resulting in a carry-over of activities into Spring 2026
2026 WORK NEW TURF COMPLEX Turf install landscaping Fencing / dates dugouts Parking lot paving Lights / score-board testing	5/11/26	8/19/26	4/22/26	8/19/26	Fine grading work started 4/22; FieldTurf crews mobilized to Multi-purpose Field 1 on 5/1
CONCESSIONS BUILDING	6/27/25	1/5/26	9/2/25	6/25/26	start date delayed due to late finish of established site grade. Winter weather demobilized crews from December through mid-March.

UPCOMING MATERIAL DELIVERIES

Material / Equipment	Delivery Date	Status
UPK Casework (partial shipment)	4/22/26	DELIVERED EARLY
Artificial Turf Carpet	5/1/26	DELIVERED EARLY
UPK Casework (balance)	5/15/26	EXPECTED
Structural steel for MS Aud	5/11/26	EXPECTED
UPK Exterior Metal Panels	5/18/26	EXPECTED
MS Theatrical Systems—Rigging	6/18/26	EXPECTED

ONGOING/UPCOMING WORK<30 DAYS

CONTRACTOR	SCOPE OF WORK
Greenauer Blacktop (remob. April 2026)	Turf Complex fine grading MP-2 and baseball; Asphalt and concrete placement. WBS site grading.
Concept Construction	UPK finishes, MS Auditorium abatement/steel installation, MS door hardware replacements
John W. Danforth	MS crawlspace + boiler room piping, UPK overhead HVAC, MS Aud HVAC.
Mollenberg-Betz	Plumbing fixture install at UPK
Goodwin Electric	Access control (District-wide), UPK power / data / FA, MS Aud theatrical power rough-in, MS Crawlspace power.
Platinum Comm.	MS PA/Clock System wire pull / device install (2nd SHIFT)

ENGINEERING SUMMARY

Submittals	Total	Closed	Open with Contractor	In-Review	Notes:
PH2 Construction	514	478	34	2	22/37 open construction submittals are Pre-Install Meetings for upcoming work, 7/37 open construction submittals are Mock-ups for upcoming work .
PH2 Closeout	290	35	255	0	
RFIs	Total	Closed	Open with Contractor	In-Review	Notes:
PH2 RFIs	178	172	0	6	N/A

TOTAL PUNCHLIST ITEMS

Phase 2					Notes:
Total	Closed	Open	In-Review	In Dispute	Punchlists have been issued for SDS/WBS PA/Clock System (10/27), SDS Main Office / Entrance (11/14 + 3/31), HS Plaster Repairs (12/16), and WM Tennis Court (1/12).
84	70	14	0	0	

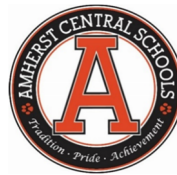
FINANCIALS TO DATE

Voter Authorization*	\$ 68,704,432
Phase 1 Committed Costs (Final Contract Values + Reported Incidentals)	\$11,649,461
Phase 2 Committed Costs (Current Contract Values + 7.5% Contingency + 22% Incidentals)	\$49,055,105
Remaining Balance* (Phase 3)	\$7,999,865
*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	115	\$ 2,625,203	\$45,915 of \$250,171 pending changes are for potentially adding core drilling for future cooling in the MS and \$121,056 of \$250,171 pending changes is for the building sign demolition/ Electrical work at WM/SW/MS and \$44,965 of \$250,171 pending changes for purchasing and relocating panel behind MS
158 PCOs (counting individual trade impacts)			
Pending Change Orders	52	\$250,171	
Approved Change Orders	48	\$2,110,583	
Pending Changes Paid by Allowances	10	\$48,126	
Changes Paid by Allowances	24	\$216,323	
Voided Change Orders	24	\$ 0	
	Total	Remaining	Balance
Construction Contingency	\$ 2,917,896	19%	\$ 557,142
Total Allowances	\$ 421,125	37%	\$156,676
The Phase 2 Contingency Amount was updated to reflect that all Phase 2 contracts have been finalized. The Phase 2 Allowance Amount was updated to include all allowances (e.g., dumpsters, unsuitable soils), rather than only labor and material allowances as previously shown.			

11/30/26 — PH 2 SUBSTANTIAL COMPLETION



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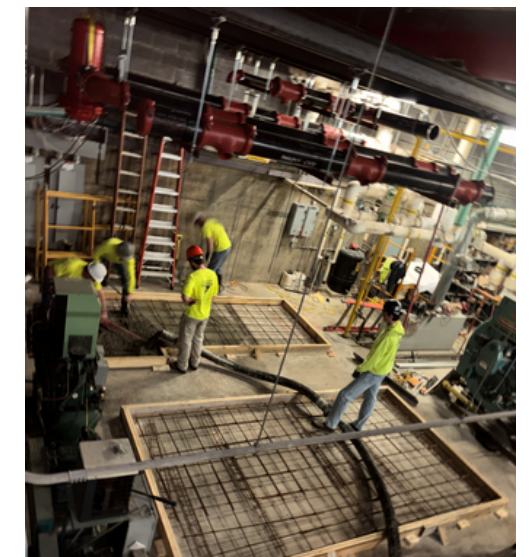
MS Aud Steel Foundations + back of house abatement



MS Corridor + Stairwell HVAC



MS Boiler Room Piping + Boiler Pads



Turf Field Dugout Pads, Power Service & Fencing



Concessions Ext. Masonry & In-wall MEP + Insulation



UPK Addition Classroom Kitchenettes & Storage Rooms

