



Amherst CSD Capital Project Monthly Report

May 2026



PROJECT ISSUES & CONCERNS

UPK Schedule The addition has progressed with continued finish work including casework installations, exterior thin brick masonry, and exterior metal panels. The schedule is currently in-line with overall milestones. Interior finishes are expected to be complete by the end of June. Turner will continue coordinating with trades to ensure the July occupancy of classrooms remains on track.

Turf Field Schedule FieldTurf mobilized to site in early May starting installation of artificial turf carpet and infill on MP-1 and Softball, and making their way to MP-2 at the end of the month. Greenauer crews continue to work on fine grading / establishing grass at the complex perimeter, as well as paving asphalt walking paths throughout the complex. The schedule is currently in-line with overall milestones for a Fall 2026 substantial completion.

Town of Amherst Ownership of New Crosswalks Young + Wright and Appel Osborne continue efforts to discuss design of the raised crosswalks with TOA. Amherst CSD directed the project team to obtain a full understanding of what construction revisions are needed for acceptance of the West-moreland raised crosswalk while reducing scope at the Kings Hwy side to a painted crossing with flashing beacons only. Turner will continue to work with all parties to ensure an agreement can be reached quickly.

Phase 2 Contingency Spending Forecast Contingency is reporting at **83%** allocated. The current value of work in place (WIP) is approximately **71%** of committed contracts through **May 2026**. Despite contingency spend being slightly higher than WIP, actual contingency spend continues to come in underneath projections. Updated forecasting suggests 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 utilize unused allowances to minimize 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 (May 2026)	
Man-Hours	6,497
Total Project Man-Hours	57,589
Incidents to Date	0
Near Misses	0

QA/QC Report

Responsible Contractor	Corrective		Conforming
	Open	Closed	Closed
Greenauer Blacktop	0	4	45
Concept Construction	0	10	131
Platinum Communications	0	1	10
John W. Danforth	0	0	27
Mollenberg-Betz	0	1	17
Goodwin Electric	0	1	28
Ronco	0	0	0
Musco	0	0	0
Toth Sports	0	0	1
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	Project- ed/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	Several large-scale unfore- seen site conditions and design revisions at turf complex impacted sched- ule such that work activi- ties slated for completion in Fall 2026 were shifted into Spring-Summer 2026.
2026 WORK NEW TURF COMPLEX Turf install Landscaping Fencing / gates Dugouts Parking lot pav- ing Lights / score- board testing	5/11/25	8/19/26	4/22/26	8/19/26	Fine grading work started 4/22; FieldTurf mobiliza- tion 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. This extended the finish to Summer 2026.
UPK ADDITION	5/5/16	8/15/26	5/5/26	8/15/26	Occupancy of the addition classrooms planned for July 2026

UPCOMING MATERIAL DELIVERIES

Material / Equipment	Delivery Date	Status
Artificial Turf Carpet + Infill	5/1/26	DELIVERED
UPK Casework (Cubbies / Benches)	5/12/26	DELIVERED
UPK Exterior Metal Panels	5/21/26	DELIVERED
Structural Steel @ MS Aud	5/11/26	DELIVERED
MS Theatrical Systems—Rigging	6/18/26	EXPECTED
Softball / Baseball Dugouts	6/19/26	EXPECTED
MS Unit Ventilators (delivery to site)	6/25/26	IN HAND
UPK Playground	7/15/26	EXPECTED

ENGINEERING SUMMARY

Submittals	Total	Closed	Open with Contractor	In-Review	Notes:
PH2 Construction	481	444	33	4	20/37 open construction submittals are Pre-Install Meetings for upcoming work, 8/37 open construction submittals are Mock-ups for upcoming work .
PH2 Closeout	328	35	293	0	
RFIs	Total	Closed	Open with Contractor	In-Review	Notes:
PH2 RFIs	185	183	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. Plaster Repair Punchlist was issued to contractors on 12/16. WM Tennis Court Punchlist was issued to contractors on 1/12.
103	86	17	0	0	

ONGOING/UPCOMING WORK<30 DAYS

CONTRACTOR	SCOPE OF WORK
Greenauer Blacktop	Turf Complex fine baseball field Asphalt and concrete placement. WBS site grading.
Concept Construction	UPK + CB finishes, MS Auditorium stage flooring, MS door hardware replacements, WM + MS Main Office Renovations
John W. Danforth	MS crawlspace + boiler room piping, Boiler room demo, classroom uv and piping demo.
Mollenberg-Betz	Mechanical gas connections @ MS.
Goodwin Electric	UPK + CB power / data / FA, MS Aud theatrical power rough-in, MS Crawlspace power + demo.
Platinum Comm.	MS PA/Clock System wire pull / device install (2nd SHIFT)
FieldTurf	Artificial Turf Installations @ MP-2 + Baseball
Parkitects	Mobilization to UPK for Playground construc- tion.

FINANCIALS TO DATE

Voter Authorization*	\$ 68,704,432
Phase 1 Committed Costs <small>(Final Contract Values + 22% Incidentals)</small>	\$11,649,461
Phase 2 Committed Costs	\$49,055,105
Remaining Balance* (Phase 3)	\$7,999,865
<small>*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. Committed Costs for Phase 1,2 and 3 were updated based on the Phase 1 final Incidental Reconciliation and Phase 2 finalization of all contracts.</small>	

CHANGE MANAGEMENT

PH2—Potential Change Orders (PCO)	QTY	Value	Notes:
Total PCOs	125	\$ 2,703,725	\$121,056 of \$209,147 pending changes are for the building sign demolition/Electrical work at WM/SW/MS and \$44,965 of \$209,147 pending changes for purchasing and relocating panel behind MS Aud. Stage.
<small>171 PCOs (counting individual parts of PCOs as their own PCO)</small> Pending Change Orders	61	\$209,147	
Approved Change Orders	70	\$2,221,917	
Pending Changes Paid by Allowances	6	\$13,292	
Changes Paid by Allowances	30	\$259,369	
Voided Change Orders	25	\$ 0	
	Total	Remaining	Balance
Construction Contingency	\$ 2,917,896	17%	\$ 486,832
Total Allowances	\$ 421,125	37%	\$156,755
<small>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.</small>			



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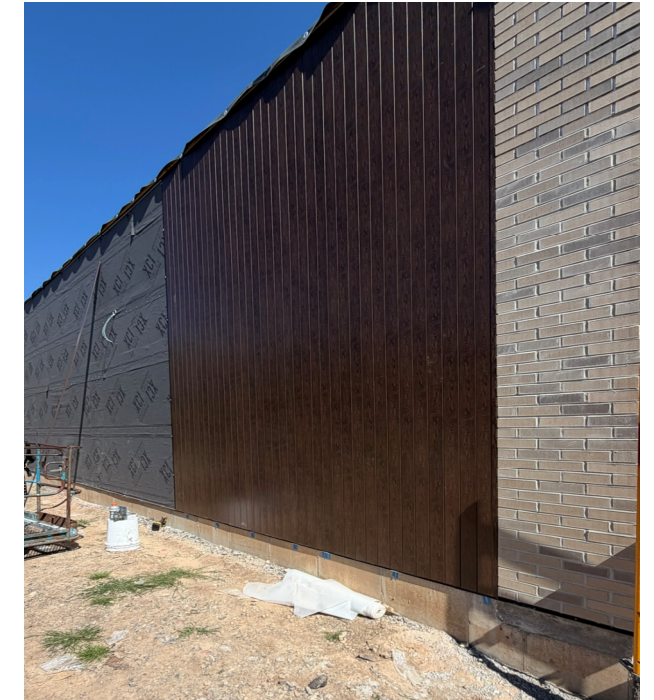
May 2026



MS New HW Boilers



UPK Exterior Thin Brick and Metal Panel Installation



Turf Installation and Site Perimeter Restoration



MS Aud Steel Loading Bridge



Concessions Concrete 'Plaza' at New Turf Complex

