

Consideration for Change Orders for the New Socastee Area Middle School

Policy Reference: OE-13: The superintendent shall assure that physical facilities support the accomplishment of the board's **Results** policies, are safe and properly maintained.

Background Information: A site had not yet been purchased at the time proposals were due from the Design-Build teams. In Addendum 7 of the RFP, the Offerors were instructed to *"include an estimate of sitework costs based on the costs of the other similar schools."* First Floor Energy Positive (FFEP) included an estimate of \$2.5 M. Once the board selected a site, HCS' due diligence included performing geotechnical investigations by Terracon Consultants, Inc. Their report concluded that soil remediation and alternative building support measures were required. For the alternative building support, FFEP priced wooden pilings, precast concrete pilings, and aggregate piers (stone columns). The aggregate piers were determined to be the most cost-effective option. The requested Added General Conditions are for the additional days required to perform the soil stabilization work which was not included in their sitework estimate. FFEP's civil design consultant and sitework contractor also prepared design documents and cost estimates for undercut, removal, and replacement of unsuitable soils. The report identified the upper stratum of soil as *"soft to medium stiff sandy clay,"* and these *"onsite soils will likely not meet the requirements of Controlled Fill."* The cost estimate included 18" of select fill for roadways, 24" of select fill for the building pad, and the undercut and removal of the unsuitable soils related to these areas. Terracon evaluated the proposed plans and estimates, determining the work appears to be reasonable. Therefore, the combined additional costs of these two change orders cause FFEP's sitework estimate to be exceeded by the Total Cost below.

Purpose: To approve additional funds for soil remediation / site stabilization work at the new middle school in the Socastee attendance area.

For additional information: Contact Mark Wolfe 843-488-6967 or Daryl Brown 843-488-6774

Recommended Action: Approval of Change Order No. 8 and Change Order No. 11.

Estimated Cost:

\$ 936,642.00 – Change Order #8 - Aggregate Piers / Added General Conditions
\$1,597,965.15 – Change Order #11 - Sitework Allowance Overage for Unsuitable Soil Remediation

\$2,534,607.15 Total Cost

Recurring ___ Non-recurring X

Funding Sources: Owner's Contingency and Off-site Allowance Funds