

Henderson County Schools

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To: Lisa Baird, Kirk Haynes, Wesley Smith, Michael Waller and Tracey Williams

From: Marganna Stanley

Date: June 15, 2020

Re: New Jefferson Elementary School Update

Below is an update on the New Jefferson Elementary School from John Hagan Codell. We have also included the photos in your Board packet as mentioned in Mr. Codell's update below.

- The topsoil has been stripped and stockpiled onsite
- Various demo of existing structures, trees etc. has taken place
- We have been working with the local utility companies to relocate various power and telephone poles (some of which had been set between the time the plans were completed and bid day)
- Slight alterations to the site development plans have been made where possible to avoid conflict with poles that must remain. Hafer and QK4 have changed grade and moved sidewalk etc. to allow poles to remain in place and avoid huge expenses to relocate the poles. There will be some small expense with these changes but nothing on the scale of what originally was anticipated. Good job by the design team to work this out.
- As indicated in the geotechnical report very silty and wet soils have been encountered in the areas of the building pad. In order to deal with this expected issue the bid documents included an allowance to account for unsuitable soils remediation:
 - Unit Price No. 3: Chemical stabilization of native soils.
 - Description: The base bid shall include cement placed at an assumed 5% dosing rate (cement, percentage of weight of soil) per the geotechnical report recommendations and mixed to a minimum depth of 12-inches. Provide a unit cost if modification to the dosing rate is required either additive or deductive. Unit cost to include related materials, placement, mixing and compaction of soils not otherwise indicated in the Contract Documents.
 - 2. Unit of Measurement: 1% cement dosing rate (cement, percentage of weight of soil), per Square foot, mixed to a depth of 12-inches.



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- The 12" of stabilization is already in the base bid and will likely occur at the subgrade elevation indicated on the plans. The additional stabilization we are having to perform at the areas to receive fill dirt is above and beyond what is in the contract. To accurately track the actual work required and to prevent excessive contractor markup we have directed the contractor to perform this work on a time and material basis. Codell and LE Gregg (the special inspections agency) are keeping track of the man hours and the quantities of cement required to stabilize the silty soil in order to obtain the compaction necessary. I am bringing this to your attention because this will likely be a substantial cost that will be paid for out of contingency. We are working diligently to disk and dry the site when weather cooperates and only chemically treat the material that will not dry on its own. The contractor performing this work is highly regarded and has been very willing to work with all parties thus far. We will of course monitor this closely to keep costs down as much as possible. This operation is underway now and is proceeding well.
- The detention basin #1 behind the middle school has been completed. An unknown phone line servicing the school was uncovered during construction of the basin and will need to be relocated now that the basin has been formed.
- The detention basin #2 nearest the football field is underway. An existing water line has been encountered and will be relocated as necessary.
- The geothermal drilling crew has delivered materials in anticipation of beginning work as soon as the area of the well field is cut to grade.
- Over the next month we hope to complete the necessary soils stabilization, cut the building pad and geothermal well field to grade and then begin on the remaining site work
- Codell's on site team consist of David Welker who has been with us since 2007 and has completed many schools, judicial center and office building projects as well as David Codell, my cousin and son of our President, Jim Codell. David is in the Construction Management program at Western Kentucky University and will be assisting Welker on this job. David Welker's cell number is 270-348-2666 if you need to get in touch with him.
- I have attached a few pictures of the work taking place on site over the past few days, primarily of the soils stabilization and detention basin construction. As always, if you have any questions please feel free to give me a call at any time. I do plan on attending the board meeting via zoom to answer any questions the board may have. Thanks!



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