



**Proposed Change Order: 006**  
**Project: Powder Springs Park - Phase 2**

756 White Blossom Court  
Powder Springs, GA 30127  
Phone: (404) 630-1349

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**Proposed Change Order #006: Parking Lot Remediation (Option 1)**

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Date: 2/10/2025  
Change Reason: Client Requested  
Schedule Impact: 15 days

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**Description:**

On Thursday, February 5, 2026, the parking lot subgrade failed the proof roll required for pavement construction. As a result, Geo-Hydro provided two remediation options. After reviewing these recommendations, S.H. Creel has obtained pricing for both options for consideration.

While both options are presented as lump-sum pricing, the costs are based on the parameters provided by Geo-Hydro for estimating purposes. For additional consideration, after further discussion with Geo-Hydro, both S.H. Creel and Geo-Hydro recommend Option 1 – Aggregate Backfill based on constructability and overall risk.

**Option 1 – Aggregate Backfill (Recommended):**

Undercut approximately 30 inches and install 24 inches of surge stone with 6 inches of #57 stone. This option is provided as a fixed price and includes the following: Haul-off and disposal of approximately 300 loads of unsuitable material to an approved dump site. Installation of 6 rolls of Mirafi HP 570 geotextile fabric. Placement of approximately 4,752 tons (264 loads) of surge stone. Placement of approximately 1,188 tons (66 loads) of #57 stone. Groundwater pumping and control required for aggregate installation.

**Option 2 – Soil Cement:**

Undercut approximately 6 inches and install 6 inches of aggregate followed by 12 inches of soil cement at a rate of 100 lbs/SY. This option is not a fixed price, as the final cost is dependent on existing field conditions and the engineer's final mix design. Additional cement may be required based on performance, and failed proof rolls could necessitate further remediation, resulting in added costs. Due to known site conditions, these additional costs are anticipated; however, they cannot be accurately quantified until soil cement mixing operations commence.

Please indicate the selected remediation option by initialing in the box provided next to the chosen option below. Once a remediation option has been selected, please fully execute this document and return it.

\*For reference, Geo-Hydro's field report outlining the remediation options is attached.

**Option 1 - Undercut & Aggregate**

Item No.	Item Description	Qty	UoM	Unit Price	Amount
Option 1	Parking Lot Remediation - Undercut & Stone Backfill	1	LS	\$ 445,300.00	\$ 445,300.00
<b>Total Change</b>					<b>\$ 445,300.00</b>

The contract sum prior to this Change Order \$ 1,021,385.54  
 The contract sum will be increased by this Change Order in the amount of \$ 445,300.00  
 The new contract sum including this Change Order will be \$ 1,466,685.54

**Option 2 - Soil Cement**

Option 2	Parking Lot Remediation - Soil Cement	1	LS	\$ 340,700.00	\$ 340,700.00
<b>Total Change</b>					<b>\$ 340,700.00</b>

The contract sum prior to this Change Order \$ 1,021,385.54  
 The contract sum will be increased by this Change Order in the amount of \$ 340,700.00  
 The new contract sum including this Change Order will be \$ 1,362,085.54

Original Contract \$ 1,008,871.00  
 Net Change by previously authorized Change Orders \$ 12,514.54  
 The contract sum prior to this Change Order \$ 1,021,385.54  
 The contract sum will be increased by this Change Order in the amount of \$ -  
 Contingency, Included in Contract \$ 50,000.00  
 Contingency, Used to Date \$ 50,000.00  
 Contingency, This Proposal \$ -  
 Contingency, Remaining \$ -  
 The new contract sum including this Change Order will be TBD  
 The contract time will be increased by this Change Order by 15 days

City of Powder Springs

SH Creel Contracting

Signed: \_\_\_\_\_

Signed: \_\_\_\_\_

By: \_\_\_\_\_

By: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

**Lawrenceville**  
1000 Hurricane Shoals Road  
Suite 1200  
Lawrenceville, GA 30043  
Phone: 678-377-2060

**Client:**  
S.H. Creel Contracting  
756 White Blossom Court  
Powder Springs, GA 30127

**Project:**  
261205.10  
Powder Springs Park  
3899 Brownsville Road  
Powder Springs, GA 30127

**Representative:** Lafferty, Steven

**Activity Date:** 02/05/2026

**Weather:** Sunny

**Temperature (F degrees):** 33 to 50

**General Contractor:** SH Creel

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**Observations:**

As requested, a representative of Geo-Hydro was on site to observe construction activities. The Geo-Hydro representative observed a proofroll of the future parking area. The proofroll was done using a fully loaded tandem axle dump truck. The majority of the area evaluated today showed significant deflection under the weight of the truck and did not appear suitable for pavement construction. The soils are affected by shallow groundwater levels including standing water in the southeast corner of the site. The contractor has installed temporary dewatering wells to attempt to control groundwater levels.

Multiple options to remediate the area for pavement construction were discussed between Geo-Hydro and the contractor.

The first option is to fully remediate the area through undercutting and stone backfill. The depths of undercutting may vary but a depth of 2.5 feet throughout can be assumed for estimating purposes. Once the loose material is removed, a geofabric such as Mirafi HP570 should be placed on the underlying subgrade to provide stability. The area can then be backfilled with a layer of larger stone (#34 or baby surge) and capped with a smaller stone (#54). The area should continuously be pumped to lower groundwater levels to prevent softening of underlying soils.

The other remediation option discussed was the application of soil cement. In the absence of a soil cement mix design, the mix depth of cement amendment rate is hypothetical based on our history with past jobs. In discussions with the contractor, it was recommend removing the upper six inches of wet soils throughout and to replace the material with aggregate base. Once this is complete the soil cement subcontractor can begin the cement application using a theoretical mix depth of 12 inches and amendment rate of 100 lbs/yd<sup>2</sup>. The mix depth and amendment rate can be further discussed between Geo-Hydro and the design team. Groundwater levels should also be continuously lowered throughout during this process. Some risk will be assumed with this option due to keeping the loose material in place underlying the soil cement treated upper soils.

Both options and the financial aspect should be discussed between the design team and owner.

**Discrepancy Observed:**

- Yes  
 No

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This Report has been accepted by the following Geo-Hydro staff member, Robert Rousseau on 02/06/2026.