PCO backup: Subgrade stabilization for failed proof roll

Retail Lot Expansion · Brackwell Sitework and Halvern · Open, possible change · Record as of Mon Nov 2, 2026 · Internal to Ashcombe Construction

Found	Proof roll failed the night of Thu Oct 29; Calvin reported it Fri Oct 30.
Authorization	Verbal, from Owen, Fri Oct 30. Nothing in writing in the record yet.
Work held	Base coat asphalt. Set for Tue Nov 3 before the failure; now waits on stabilization, week of Mon Nov 9.
Claimable delay so far	4 working days (Tue Nov 3 to week of Mon Nov 9), plus the stabilization itself, whose duration is not yet known.
Cost so far	Stabilization price pending from Halvern (cementitious and gravel). Halvern's quote: $2,500 per extra crew mobilization. Brackwell's quote has unit prices for undercut and geogrid with 304 stone.
Parties	Brackwell Sitework and Halvern; Ardo (testing); Pellam Soil Works (proposed stabilization).

What this means

- Cost responsibility turns on whether the failed areas coincide with Brackwell's tested fill or unworked subgrade, given Halvern's quoted condition requiring a passed proof roll before placing stone.
- Time extensions on this change order can only be claimed for delays occurring after the October 29 proof roll failure, whereas the schedule slippage of asphalt base coat from mid-October up to October 29 cannot be claimed.
- Sequence the repair to avoid extra mobilizations quoted at $2,500 per crew by Halvern and to limit asphalt price index adjustments from prolonged delays.

What to get now

- **Ardo written inspection report and site map from Theo's October 30 walk:** Delineates the exact locations and depth of subgrade failure to establish stabilization quantities.
- **Halvern and Pellam Soil Works formal stabilization price proposal:** Establishes quoted scope and cost comparison between cementitious and gravel methods.
- **Ardo Geotech compaction test reports from October 20 and 21:** Clarifies whether failed areas were previously certified as passing compaction.
- **Written authorization or change directive from Owen and Dana Mercer:** Puts the approved method and terms in writing before anyone mobilizes.

Backup follows: what was said, the subs' quote lines, testing before the failure, the dates given for base coat, and crews and weather.

What happened

Date	What Calvin said	Shows	Source
Fri Oct 30	"Halvern did a proof roll last night and we failed the proof roll. I called Owen. We got authorization to stabilize the areas that are that failed."	Proof roll failed and stabilization was authorized by Owen	Calvin's note, Oct 30, 9:58 AM

Date	What Calvin said	Shows	Source
Fri Oct 30	"Halvern is putting pricing together today to send to Dana and Owen so we can get approval and get Pellam Soil Works here the week of the 9th to stabilize so we can continue."	Halvern preparing stabilization pricing for Pellam Soil Works work	Calvin's note, Oct 30, 9:58 AM
Fri Oct 30	"Theo from Ardo showed up and we're walking the site on the failure and he'll have it documented."	Ardo walked site to document the failure	Calvin's note, Oct 30, 10:00 AM
Mon Nov 2	"Waiting on pricing for stabilization from Halvern, both symmetrus [cementitious] and gravel."	Still awaiting cementitious and gravel pricing from Halvern	Calvin's note, Nov 2, 8:38 AM
Mon Nov 2	"Brackwell didn't show because of the rain and because of pricing issues with Halvern."	No Brackwell crew: rain and Halvern pricing, as Calvin said	Calvin's note, Nov 2, 3:27 PM

What the subs' quotes say

Quote line	Source
"The above PROJECT TOTAL does not include ... compaction testing, ... dewatering, undercutting, lime stabilization, ..."	Brackwell quote, June 25, 2026, p.2 (exclusions)
"No undercutting, testing, inspections, permits, fees, or existing utility adjustments."	Halvern quote, June 25, 2026, p.2 (Notes & Exclusions)
"1 CY UNDERCUT LET DRY AND RECOMPACT"	Brackwell quote, June 25, 2026, p.2 (unit prices)
"1 TN PUMP WATER, PLACE GEOGRID, PLACE AND COMPACT 304"	Brackwell quote, June 25, 2026, p.2 (unit prices)
"5,251 CY COMPACTION"	Brackwell quote, June 25, 2026, p.1 (Sitework)
"88,761 SF SUBGRADE PARKING/ FLATWORK"	Brackwell quote, June 25, 2026, p.1 (Sitework)
"Subgrade Left to RB @ +/- .1'"	Halvern quote, June 25, 2026, p.1 (Standard Duty Paving)
"Subgrade must pass a proof roll prior to Placement of stone or pavement."	Halvern quote, June 25, 2026, p.2 (Notes & Exclusions)
"This price is based on one time mobilization."	Brackwell quote, June 25, 2026, p.2
"1 mobilization is included for each crew (Curbs, Stone, Base Paving, & Surface Paving)."	Halvern quote, June 25, 2026, p.2 (Notes & Exclusions)

Quote line	Source
"Additional mobilizations outside of what is laid out above are to be $2,500.00 per crew."	Halvern quote, June 25, 2026, p.2 (Notes & Exclusions)
"All fuel & asphalt material pricing is based on the June 2026 state DOT fuel and asphalt index. Halvern will absorb the first +/- 10% movement in the index, any movement in the index greater than +/-10% from the time of bid until the time of construction will be handled via change order."	Halvern quote, June 25, 2026, p.2 (Notes & Exclusions)

The same ground before it failed

Date	Record	Source
Tue Oct 13	"Ardo delayed. Called off inspection. I was doing proof roll and compaction of with the lifts of earth."	Calvin's note, Oct 13, 2:14 PM
Tue Oct 20	"Brackwell -two guys, filled and compacted got passed by Ardo Geotech compaction good"	Calvin's note, Oct 20, 1:00 PM
Wed Oct 21	"Brackwell, kept up with grading. And compacting Ardo came in and did compaction test."	Calvin's call, Oct 21, 3:02 PM

Dates given for base coat

Said on	Date given	As said	Source
Tue Sep 15	Thu Oct 15	Start Base coat asphalt: baseline 2026-09-23, current target 2026-10-15 (imported 2026-09-15)	Project schedule (imported Sep 15)
Tue Oct 6	Mon Oct 19	"Called Halvern, talked to Reid, projecting that they can start ten slash nineteen slash twenty six."	Calvin's call, Oct 6, 8:54 AM
Wed Oct 21	Mon Oct 26	Halvern will definitely start base coat asphalt on Monday, October 26.	Julia's summary of Calvin's call, Oct 21, 3:02 PM
Wed Oct 21	Mon Nov 2	"First week of November. Yeah. Okay. So That's when black starts coming."	Calvin's call, Oct 21, 3:05 PM
Wed Oct 28	Tue Nov 3	"next Tuesday the second we should be putting down base coat."	Calvin's note, Oct 28, 3:11 PM
Fri Oct 30	Mon Nov 9	"get Pellam Soil Works here the week of the 9th to stabilize so we can continue."	Calvin's note, Oct 30, 9:58 AM

Crews and weather

Date	Crews	Weather	Sources
Thu Oct 29	Halvern had two guys working; Brackwell had three guys continuing on storm sewer; Lumenwick shaking out lights with crane arriving	Sunny predicted; observed clear, 77°F / 46°F	Calvin's note, Oct 29, 7:52 AM; Daily report weather, Oct 29

Date	Crews	Weather	Sources
Fri Oct 30	Brackwell moving ahead in filling islands with spoils; Theo from Ardo walked site; Fenwick had six or seven guys taking down fencing	Clear, 63°F / 48°F	Calvin's note, Oct 30, 9:58 AM; Calvin's note, Oct 30, 10:00 AM; Calvin's note, Oct 30, 1:58 PM; Daily report weather, Oct 30
Mon Nov 2	No crews on site; Brackwell did not show due to rain and pricing issues with Halvern; electricians completed and left by 10:00 AM	Light drizzle pretty much most of the day; written off as a rainy day, 57°F / 54°F	Calvin's note, Nov 2, 8:38 AM; Calvin's note, Nov 2, 3:27 PM; Daily report weather, Nov 2

Prepared by Julia from 515 project statements since Oct 1 (notes, calls, photos, daily reports, schedule) and Brackwell's and Halvern's June 25, 2026 quotes. Words in quotation marks are verbatim; bracketed words correct the voice transcription. Each line cites its source in Julia's record.