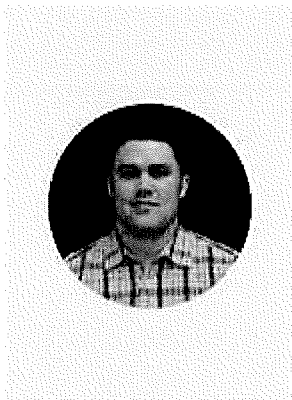


FW: W.A. Olen Athletic Field

From Justin Mcauly <JMcauly@clintonvillewi.gov>


Date Fri 4/11/2025 12:13 PM

To Ryan Rockey <RRockey@clintonvillewi.gov>




JUSTIN L. MC AULY

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From: Ryan Minlschmidt <Ryan@rjmconstructionllc.com>

Sent: Tuesday, April 8, 2025 4:41 PM

To: Neitzel, Donald <dneitzel@geo-logic.com>; Justin Mcauly <JMcauly@clintonvillewi.gov>;
rbessette@clintonvillewi.gov

Subject: RE: W.A. Olen Athletic Field

Good afternoon Don and hope all is well today!

We got started over at the ball field yesterday and we encountered some substantial concrete footings under the columns. We were all under the impression that there were some sonotube footings under each column. That is what it looked like at the surface because that was what was on the surface, as we dug down about a foot or 16" and then discovered a 48" x48" solid block of concrete. We are guessing it to be 48" tall but haven't dug one out yet..... That being said, rather than plan A which was to pull the pipes/footings with the skytrak like we normally would, we are going to need to dig these out leaving a really big hole. Now that we are creating this large hole that will most likely be 5' x 5' or so square once these are dug out, we are going to need to shore these sides so that the holes don't cave and then undermine the parking lot along with possibly undermining the shoring and possibly even into the underside of the bleachers. The ground is a bit wet.

Ryan and Justin and I have been reviewing all sorts of options.

Option #1 was maybe we leave those large blocks of concrete in place, stabilize them with helical piers and then just build off of them. I reached out to the helical contractor and he stated that if they can't get under the footings, they would need to excavate all sides then run 3 or 4 helical around the perimeter and anchor and at that point it would be so cost prohibitive it would definitely be better to remove them.....

Option #2 we considered was maybe a really aggressive dewatering system that could stabilize the ground enough that we could remove these blocks of concrete and hope that the banks would stand but looking at soil conditions

there, I don't think we could get aggressive enough with the wet sandy conditions to prevent fairly substantial cave in on a hole that size.....

So the option we are looking at performing is excavating around the blocks of concrete and digging out the front side. Using a combination of the skytrak and backhoe, try to pull forward and then hopefully straight out with the blocks of concrete. Then quickly install a 48" by 60" tall section of culvert pipe as shoring to prevent caving. I am thinking we could get a hydro excavator truck into remove whatever does cave in and get down to the desired depth. Then set our 30" sonotube inside the culvert area and begin to backfill between the culvert pipe and sonotube and keep lifting the culvert pipe back out as we go up so we end up with the sonotube remaining in the correct position.

Justin wanted me to send you this information so it could be brought to counsel.

I took some time and put together what the add would look like on this:

60 hrs labor at \$75 per hour	\$4,500.00	(Basically 3 guys one 10hr day for each phase)
Moblize/demobilize backhoe	\$500.00	
4 pcs of 48" culvert delivered	\$1,544.40	(\$386.10 each)
1 load of stone for backfill	\$391.23	(I believe we have allowance for stone restoration)
<u>Hydro Excavation allowance</u>	<u>\$4,000.00</u>	<u>(This would be at a T&M basis. Basically 2 trips, once for each phase)</u>
Total add	\$10,935.63	

Obviously no one knew about this and no way of knowing for us. We just bid what we were told. It was froze and under snow when we bid.

I am more than willing to work together on this and I will totally be fair but at the same time I hope everyone is fair to me as well.

If you want to give me a call we can talk it through. Hopefully I described it well in my long email.(*I appologize for the long email!!*)

Best regards,
Ryan

Ryan J. Minschmidt
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From: Neitzel, Donald <dneitzel@geo-logic.com>
Sent: Friday, March 21, 2025 11:00 AM
To: Ryan Minschmidt <Ryan@rjmconstructionllc.com>; Justin Mcauly <JMcauly@clintonvillewi.gov>; rbessette@clintoinvillewi.gov
Subject: RE: W.A. Olen Athletic Field

Good Morning Ryan,

Yes, you are free to modify those columns as needed, as noted on the first page of the project specifications in the contract documents. You are free to retrofit those as needed. Before going to helical piers, the initial bid and design was for concrete sonotubes with the columns embedded in them. A majority of these sonotube footings were to be 10' deep (6 inside columns) and then two other footings at 5' deep (2 outside columns), which is the reason these are that long. Any other questions please let me know.

Thanks,
Don

From: Ryan Minschmidt <Ryan@rjmconstructionllc.com>

Sent: Friday, March 21, 2025 10:45 AM

To: Justin Mcauly <JMcauly@clintonvillewi.gov>; rbessette@clintoinvillewi.gov; Neitzel, Donald <dneitzel@geologic.com>

Subject: RE: W.A. Olen Athletic Field

Good morning Don and hope all is well for you today!

I stopped at the site the other day and measured the columns that are currently on site. There are 6 that measure 22' long and 2 that are 18' long. That being said, from the underside of the roof down to grade is about 14'.

Was there a reason those are so long? My thoughts are those columns should be around 14' long.

I was picturing us pouring those sonotubes with anchor bolts out the top and then installing the column. That allows us to use nuts on the studs to fine tune adjust the final height of the column and then using non-shrinking grout under the base plate which is a fairly common install practice.

Can those columns be cut down to allow for this type of install?

Best regards,
Ryan

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