From: Schmenk, Colin R -DNR
Sent: Friday, April 25, 2025 8:27 AM
To: Brand, Jeff
Subject: RE: PROPOSAL - Kite Beach Malibu Apartments

Good morning Jeff,

Yes, you may proceed with the test pilings.

Colin Schmenk
Phone #: (920) 510-9482
ColinR.Schmenk@Wisconsin.gov

Our core values include professionalism, integrity, and customer service.
Please visit our survey to provide feedback on your experience interacting with any DNR employee.

From: Brand, Jeff <Jeff.Brand@stantec.com>
Sent: Friday, April 25, 2025 8:15 AM
To: Schmenk, Colin R -DNR <colinr.schmenk@wisconsin.gov>
Subject: FW: PROPOSAL - Kite Beach Malibu Apartments

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Colin,

Will the developer be able to complete the2 pile tests next week at Optenberg? They need to ASAP to schedule. Thanks.

Jeff Brand
Environmental Scientist

Direct: 920 278-3208
Mobile: 920 883-8501
Fax: 920 592-8444
Jeff.Brand@stantec.com

Stantec
1165 Scheuring Road
De Pere WI 54115-1001

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From: Brand, Jeff
Sent: Wednesday, April 23, 2025 8:25 AM

To: Schmenk, Colin R -DNR <colinr.schmenk@wisconsin.gov>
Subject: FW: PROPOSAL - Kite Beach Malibu Apartments

Colin,

Attached please find a figure with the locations of the two proposed test piles at the former Optenberg Facility (Kite Beach - Malibu Apartments).

Jeff Brand
Environmental Scientist

Direct: 920 278-3208
Mobile: 920 883-8501
Fax: 920 592-8444
Jeff.Brand@stantec.com

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From: Jeremy Anderson <jeremy@mcpitz.net>
Sent: Wednesday, April 23, 2025 8:20 AM
To: matt.buswell@allamericandoitcenter.com; Brand, Jeff <Jeff.Brand@stantec.com>; 'Bob Feller' <bfeller@knothebruce.com>
Cc: 'Jake Buswell' <jake.buswell@allamericandoitcenter.com>; Ted Jennejohn <ted@mcpitz.net>
Subject: RE: PROPOSAL - Kite Beach Malibu Apartments

> You don't often get email from jeremy@mcpitz.net. Learn why this is important

Matt,

Please see the attached drawing for the proposed locations of the test pile.

Is there any word on being able to get the additional borings from Gestra and Miller?

Thanks,

Jeremy Anderson – Estimator / Project Manager

McMULLEN & PITZ CONSTRUCTION COMPANY
SINCE 1918
MARINE CONTRACTORS & ENGINEERS

Office: 920/682-0131 x 105
Cell: 920/681-0699
Fax: 920/682-1099
www.mcmullenandpitz.net

From: Jeremy Anderson
Sent: Tuesday, April 22, 2025 4:39 PM
To: matt.buswell@allamericandoitcenter.com; 'Brand, Jeff' <Jeff.Brand@stantec.com>; 'Bob Feller' <bfeller@knothebruce.com>
Cc: 'Jake Buswell' <jake.buswell@allamericandoitcenter.com>
Subject: RE: PROPOSAL - Kite Beach Malibu Apartments

I'll reach out to the engineer and get back to you.

Jeremy Anderson – Estimator / Project Manager

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Fax: 920/682-1099
www.mcmullenandpitz.net

From: matt.buswell@allamericandoitcenter.com <matt.buswell@allamericandoitcenter.com>
Sent: Tuesday, April 22, 2025 4:34 PM
To: 'Brand, Jeff' <Jeff.Brand@stantec.com>; 'Bob Feller' <bfeller@knothebruce.com>; Jeremy Anderson <jeremy@mcpitz.net>
Cc: 'Jake Buswell' <jake.buswell@allamericandoitcenter.com>
Subject: RE: PROPOSAL - Kite Beach Malibu Apartments

Jeremy,

Can you show where you plan to do a test pile?

Matt

From: Brand, Jeff <Jeff.Brand@stantec.com>
Sent: Tuesday, April 22, 2025 12:02 PM
To: matt.buswell@allamericandoitcenter.com; 'Bob Feller' <bfeller@knothebruce.com>
Cc: 'Jake Buswell' <jake.buswell@allamericandoitcenter.com>
Subject: RE: PROPOSAL - Kite Beach Malibu Apartments

Matt,

Would you happen to have a map with the locations where the two piles would be driven/placed?

Jeff Brand
Environmental Scientist

Direct: 920 278-3208
Mobile: 920 883-8501
Fax: 920 592-8444
Jeff.Brand@stantec.com

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From: matt.buswell@allamericandoitcenter.com <matt.buswell@allamericandoitcenter.com>
Sent: Monday, April 21, 2025 2:26 PM
To: Brand, Jeff <Jeff.Brand@stantec.com>; 'Bob Feller' <bfeller@knothebruce.com>
Cc: 'Jake Buswell' <jake.buswell@allamericandoitcenter.com>
Subject: FW: PROPOSAL - Kite Beach Malibu Apartments

Jeff/Bob,

Do you guys know if it'd be okay to do accouple test piles next week? If so, I'll reach out to the City.

AMERICON

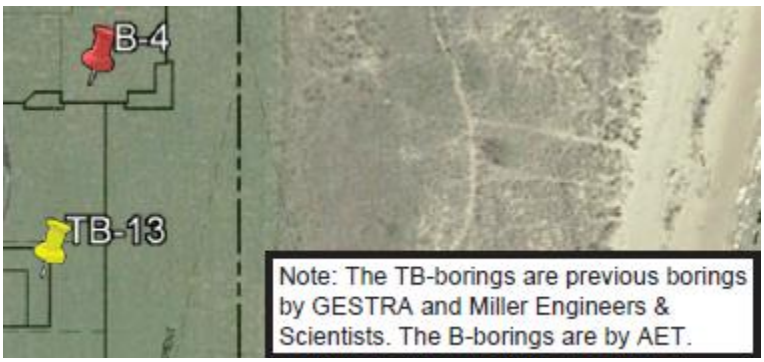
Matthew B. Buswell | Vice President of Construction
O: 608.377.7201 | C: 608.387.9170 | F: 608.374.4888
1201 N. Superior Ave., Tomah, WI 54660
AmericonConstructionCo.com

From: Jeremy Anderson <jeremy@mcpitz.net>
Sent: Monday, April 21, 2025 1:04 PM
To: matt.buswell@allamericandoitcenter.com
Cc: Ted Jennejohn <ted@mcpitz.net>
Subject: RE: PROPOSAL - Kite Beach Malibu Apartments

Matt,

Things are moving forward well on our end. Design is underway and materials have been ordered. What are you thinking for schedule? We would like to install the 2 test pile next week if possible. They need a couple days for the grout to cure before we can test them and move into production pile installation.

Are we able to get the additional 15 TB borings by Gestra and Miller Engineers?



Please keep in mind the unit price we quoted you did not include the mobilization or the test pile program. We are hoping to reduce the pile testing cost for you, pending the material pricing and freight confirmation we are awaiting on yet. The recent tariffs have created some volatility that we are working through. Reach out with any questions.

Thanks,

Jeremy Anderson – Estimator / Project Manager

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MARINE CONTRACTORS & ENGINEERS

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Cell: 920/681-0699
Fax: 920/682-1099
www.mcmullenandpitz.net

From: Jeremy Anderson
Sent: Friday, April 18, 2025 11:57 AM
To: matt.buswell@allamericandoitcenter.com
Cc: Ted Jennejohn <ted@mcpitz.net>
Subject: RE: PROPOSAL - Kite Beach Malibu Apartments

Matt,

Thank you for this. We will get the engineering going right away.

Jeremy Anderson – Estimator / Project Manager

Office: 920/682-0131 x 105
Cell: 920/681-0699
Fax: 920/682-1099
www.mcmullenandpitz.net

From: matt.buswell@allamericandoitcenter.com <matt.buswell@allamericandoitcenter.com>
Sent: Friday, April 18, 2025 11:50 AM
To: Jeremy Anderson <jeremy@mcpitz.net>
Cc: Ted Jennejohn <ted@mcpitz.net>
Subject: RE: PROPOSAL - Kite Beach Malibu Apartments

Jeremy,

Thanks for your discussion earlier; please use this as your LOI proceeding with the $2,182,140 (971 piles) with your VE option.

Matthew B. Buswell | Vice President of Construction
O: 608.377.7201 | C: 608.387.9170 | F: 608.374.4888
1201 N. Superior Ave., Tomah, WI 54660
AmericonConstructionCo.com

From: Jeremy Anderson <jeremy@mcpitz.net>
Sent: Tuesday, April 15, 2025 5:05 PM
To: matt.buswell@allamericandoitcenter.com

Cc: Ted Jennejohn <ted@mcpitz.net>
Subject: RE: PROPOSAL - Kite Beach Malibu Apartments

Matt,

That's great to hear. We're excited to sit down with you and show what our system entails. We have full confidence this system will work for you. We presented this same system to the City of Dubuque for larger capacity piles and was quickly accepted. It's also a no vibration install so it will keep your neighbors happy too. Let's talk in the morning.

Have a good evening,

Jeremy Anderson – Estimator / Project Manager

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Fax: 920/682-1099
www.mcmullenandpitz.net

From: matt.buswell@allamericandoitcenter.com <matt.buswell@allamericandoitcenter.com>
Sent: Tuesday, April 15, 2025 4:53 PM
To: Jeremy Anderson <jeremy@mcpitz.net>
Cc: Ted Jennejohn <ted@mcpitz.net>
Subject: RE: PROPOSAL - Kite Beach Malibu Apartments

Jeremy,

Good afternoon, when you get a chance later this week. Please get in touch with me on this. I'd like to get this hammered out. I'm told we should be all good to go with the DNR by end of the month.

My biggest question is going to be in your VE option pricing. I'm coming up with a price of $2,182,140 with your VE option. I've elevated the 8" and 10" options with all adds and I have another contractor that is more competitive with those options, however your VE option would do it for you. How confident are you that we can run with the VE option at 972 piles with a $2,245/pile cost. I've also been told, we might be able to scale back on the amount of piles.

Matthew B. Buswell | Vice President of Construction
O: 608.377.7201 | C: 608.387.9170 | F: 608.374.4888
1201 N. Superior Ave., Tomah, WI 54660
AmericonConstructionCo.com

From: Jeremy Anderson <jeremy@mcpitz.net>
Sent: Saturday, April 5, 2025 4:21 PM
To: matt.buswell@allamericandoitcenter.com
Cc: Ted Jennejohn <ted@mcpitz.net>
Subject: Re: PROPOSAL - Kite Beach Malibu Apartments

Matt,

We like to discuss our VE options in person. We're available Monday and Tuesday this week.

The geotechnical report and our geotechnical engineer thinks we will find the capacity we are looking for at a tip elevation of 530.00. That should be about 55'. We would add length to the pipe as needed.

One of the plan sheets called for 8.625" in the pile caps. Another plan sheet showed 10.75" in the grade beams. I'm not sure why the difference, but these pile appear to be end bearing so the 8.625" should work across the entire site. A test pile program would help us to dial in what the best approach is.

I wasn't confident on the exact quantity, that's why I bid as a unit price, but we're thinking our schedule would be 14-16 weeks.

Reach out with any other questions.

Jeremy
Sent from my iPhone

> On Apr 4, 2025, at 4:02 PM, matt.buswell@allamericandoitcenter.com wrote:
>
> Thanks, Jeremy. Just a few questions below, I'm trying to figure out how to evaluate bids.
>
> 1. What is your VE option?

2. Is your intent to try and only drive piles down 55’ and if readings require additional depth continue on
    1. I have another contractor that just figured 70’ across the board, all at 10.75”
3. Where is the 8.625 pipe going and how much?
4. What’s your schedule like?

<image002.png>

Matthew B. Buswell | Vice President of Construction
O: 608.377.7201 | C: 608.387.9170 | F: 608.374.4888
1201 N. Superior Ave., Tomah, WI 54660
AmericonConstructionCo.com

From: Jeremy Anderson <jeremy@mcpitz.net>
Sent: Friday, April 4, 2025 12:57 PM
To: matt.buswell@allamericandoitcenter.com
Cc: Ted Jennejohn <ted@mcpitz.net>
Subject: PROPOSAL - Kite Beach Malibu Apartments

Matt,

Please see the attached proposal for the deep foundations. Keep in mind that the steel market is extremely volatile right now and has very low inventories. If the owner wants to proceed with the schedule that was mentioned, they would have to move fast because steel orders for the next rolling close at the end of next week. Steel prices have risen dramatically over the last few weeks, and we were told Wednesday by the steel mills to expect an additional 25% over the next few months. Reach out with any questions.

Thanks for the Opportunity,

Jeremy Anderson – Estimator / Project Manager

<image001.jpg>
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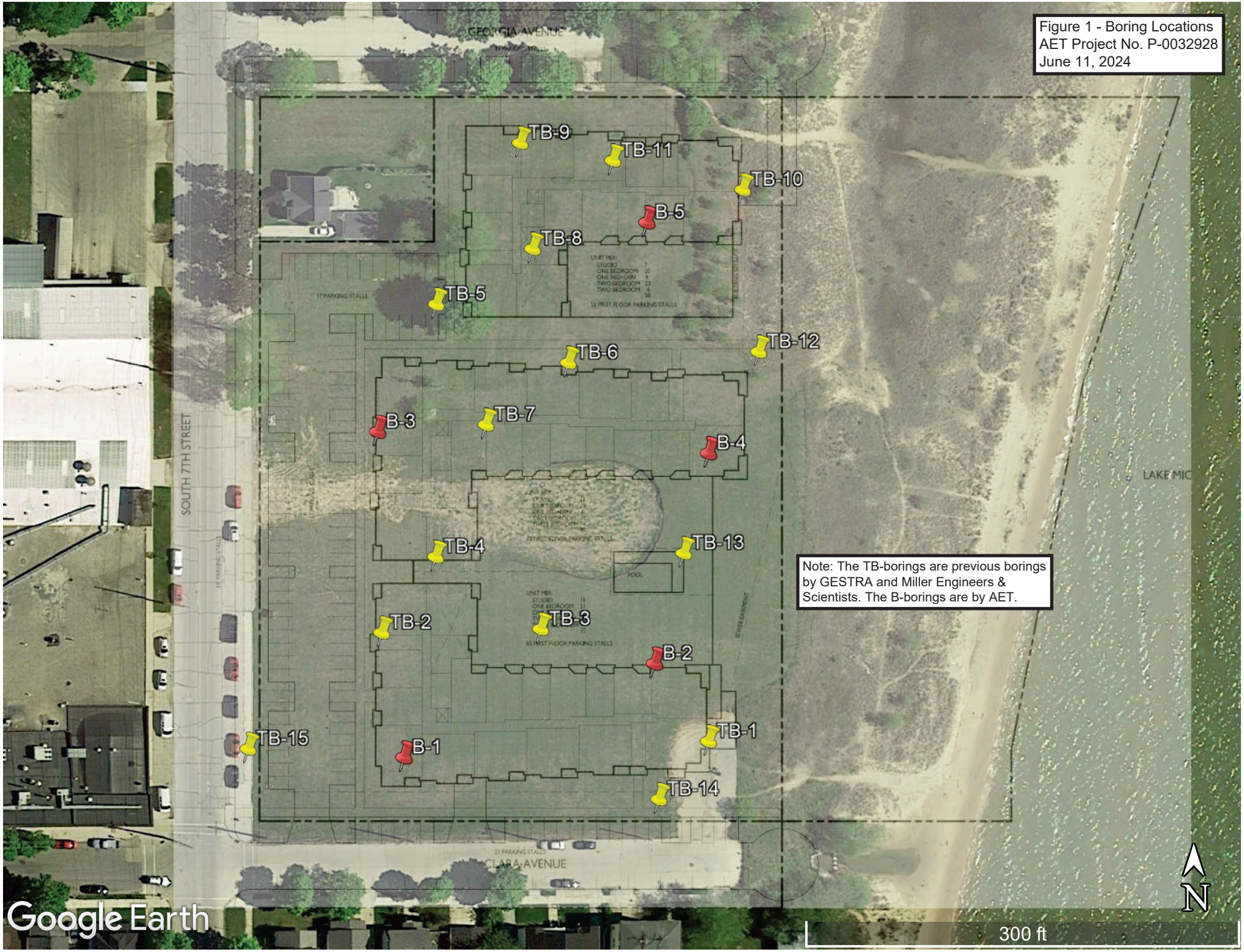
Figure 1 - Boring Locations
AET Project No. P-0032928
June 11, 2024
GEORGIA AVENUE
SOUTH 7TH STREET
CLARA AVENUE
LAKE MIC
TB-9
TB-11
TB-10
B-5
TB-8
TB-5
TB-12
TB-6
B-3
TB-7
B-4
TB-4
TB-13
TB-2
TB-3
B-2
TB-15
B-1
TB-1
TB-14
Note: The TB-borings are previous borings by GESTRA and Miller Engineers & Scientists. The B-borings are by AET.
N
300 ft
Google Earth