

August 5, 2025

Melinda K. Dejewski, PE  
City of West Allis  
7525 W. Greenfield Ave  
West Allis, WI 53214

Jon Wallenkamp  
John Schmidbauer  
Kueny Architects, LLC  
10505 Corporate Drive, Suite 100  
Pleasant Prairie, WI 53158

RE: West Allis Department of Public Works Facility  
Buildings 1 Remaining Area D Notice of Concealed or Unknown Conditions

Dear Melinda, Jon and John,

VJS Construction Services, Inc. (VJS) is in receipt of GeoTest's Geotechnical Engineering Report for Building 1 Remaining Area D locations dated July 18, 2025 (the Report). This letter serves as formal notice regarding concealed or unknown conditions affecting the City of West Allis Public Works project. In accordance with Specification 00 72 00 – AIA A201 General Conditions, Section 3.7.4 (Concealed or Unknown Conditions), Section 15.1.3 (Notice of Claims), Section 15.1.4 (Continuing Contract Performance), and Section 15.1.3 (Claims for Additional Cost), VJS formally submits this notice of such conditions. The application of this notice will be determined based on the pending findings and resolutions of such conditions.

Geotest's Report, consisted of drilling Borings B-23 through B-35, laboratory tests on selected retrieved soil samples, and a description of soil conditions. It is in Geotest's opinion that the soils conditions across the site are similar soil conditions to those at Boring B-10. It is believed that some borings exhibit conditions similar Boring B-10, however, the soils in Boring B-10 are not similar across the entire site.

Below are soil/soil related properties that need to be reviewed:

### **1.0 Organic Soils**

Organic soil was encountered in Borings B-10, B-12, B-15, B-26, B-27, and B-28. The organic soil was encountered at depths between 3 to 8 feet but commonly found at an approximate depth of 3 feet. The organic soil ranged from approximately 2 to 4 feet thick, but the layer was approximately 2 feet thick in most cases. The organic soils typically have higher associated moisture contents ranging from 33.4 to 60 percent. Organic soils are known to be highly compressible under sustained loading conditions and have long-term settlement associated risks due to the decomposition of organic material. These conditions of organic soils, which were not found in the original borings from Geotest's initial preliminary geotechnical report, make these soil conditions vastly different across the site.

Lastly, “organic matter” was listed as encountered in Borings B-24 and B-34. Loss on Ignition (LOI) test appeared to be performed in the lean clay fill for Boring B-24 which indicated an organic content of 8 percent. The organic content should be taken into consideration for design of the project; however, it is believed this impact is minimal due to the layer only being approximately 2 feet thick and consisting of lean clay soil and not of organic soil. Additionally, only trace organics were found in Boring B-34 which does not seem indicative of having a strong presence of organic matter in the existing fill. Boring B-35 indicated an organic content of 2.6 percent, which is relatively low.

## **2.0 N-value and Compressive Strength ( $Q_p$ )**

It should be noted that N-values and compressive strength of the soils from the Geotest latest Geotechnical Consulting Report only recorded the lowest values shown from the borings. N-values can range vastly throughout a single boring. For example, Boring B-27 exhibits a N-value of 1 blow per foot (bpf) at approximately 6-7.5 feet; however, the soil becomes denser at a depth of 8.5 feet with an N-value of 9 bpf. Recording the lowest value does not assess the entirety of the soil boring. Additionally, the lowest average N-value in the original borings (Borings B-1 through B-9) was 6.2 bpf compared to the additional borings (Borings B-10 through B-35) whose lowest average N-value was 3.75 bpf.

Similar to N-values, compressive strength tests also show variation throughout the borings. The consistency of clays appeared to be focused on the compressive strength values obtained from pocket penetrometers. The lowest pocket penetrometer values appear to be similar across the borings; however, it should also be noted that pocket penetrometers are not entirely accurate. The OSHA Technical Manual states that pocket penetrometers have error rates in the range of 20 to 40 percent. For a more accurate representation of clay soil consistency, unconfined compression tests could be performed from retrieved Shelby tube samples.

The original delegated design is justified based on the documents prior to bid. The additional borings (Borings B-10 through B-35) exhibit lower N-values, higher moisture contents, and higher organics (LOI) contents that were not present in the original drilled borings (Borings B-1 through B-9) and therefore should be treated as an unforeseen change in site conditions. In areas of softer soil and organic soils not present in the original borings, these have higher risks for settlement, and we recommend the remedial measures at foundation locations in the area of these borings. See below summary for boring locations where soil strengths/consistencies were lower than the borings used in the original design.

Boring	Date	Soil Types	Problem Soils	Depth Start	Depth End
B1	5/16/2023	Medium / Stiff Clays, Medium Sands			
B2	5/15/2023	Medium / Stiff Clays, Medium Sands			
B3	5/15/2023	Medium / Stiff Clays, Medium Sands			
B4	5/16/2023	Medium / Stiff Clays, Loose / Medium Sands			
B5	5/16/2023	Medium / Stiff Clays			
B6	5/16/2023	Medium / Stiff Clays, Medium Sands			
B7	5/17/2023	Medium / Stiff Clays & Silts			
B8	5/17/2023	Medium / Stiff Clays			
B9	5/17/2023	Medium / Stiff Clays & Silts			
B10	2/3/2025	Organics, Loose / Medium Sands, Stiff Clays	Organics	3	5
B11	2/3/2025	Medium Stiff Clays, Medium Sands			
B12	3/21/2025	Organics, Medium / Stiff Clays	Organics	3	5
B13	3/24/2025	Medium / Stiff Clays, Medium Sands			
B14	3/24/2025	Medium / Stiff Clays, Medium Sands			
B15	3/21/2025	Very Soft Clays, Organics, Medium Clays	Very Soft Clays, Organics	3	14
B16	3/21/2025	Medium / Stiff Clays			
B23	6/30/2025	Soft / Stiff Clays, Organics in Fill	Fill w/ Organics	5	8
B24	7/1/2025	Very Soft Clays, Stiff Clays, Organics in Fill	Very Soft Clays, Fill w/ Organics	6	12
B25	6/30/2025	Very loose sandy fills, medium sands	Very Loose Sandy Fill	5	9
B26	6/3/2025	Organics, Medium Sands	Organics	8	12
B27	6/30/2025	Organics, Very loose / medium sands, soft clays	Organics, Loose Sands, Soft Clays	3	17
B28	6/30/2025	Organics, Medium Clays, Medium Sands	Organics	6	8
B29	7/1/2025	Fill Only - terminated on buried slab			
B30	7/1/2025	Medium Clays / Silts			
B31	7/1/2025	Deep Fills, Medium Sands			
B32	7/1/2025	Medium Clays / Sands			
B33	6/30/2025	Medium Sands			
B34	7/1/2025	Soft / Medium Clays	Soft Clays	5	11
B35	7/1/2025	Medium Clays / Sands			

As of the date of this notice, the solution for the concealed or unknown conditions remains undetermined. Work in the affected area of the project had been previously suspended until a resolution is identified. The area of this particular impact is in Building 1 and adjacent site work. We are working with CNC, Prairie Land and other Consultants to identify potential solutions. We ask that the City and Kueny do the same.

Proposed costs to facilitate remediation at Building 1, remaining area D will be provided under separate cover.



We will continue to work with the A/E team and other relevant parties to resolve the situation and mitigate any further delays or impacts on the project schedule.

SINCERELY,

A handwritten signature in black ink, appearing to read "L Nelson", written over the printed name.

Luke Nelson  
Senior Project Manager  
VJS Construction Services, Inc.