



## **Woodbury County Law Enforcement Center Authority**

620 Douglas St., Room 104

Sioux City, Iowa 51101

712 – 279-6525

Ron Wieck - Chair

Dan Moore - Secretary

Rocky De Witt - Treasurer

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### **Agenda**

March 1, 2022 3:00 p.m.

First Floor Boardroom, County Courthouse

#### **3:00 p.m.** Call Meeting to Order

1. Approval of the agenda
2. Approval of the minutes of the February 17, 2022 meeting  
Approval of the closed session minutes of the February 17, 2022 meeting
3. Approval of claims
4. Discussion and approval of Potential Change Orders (PCOs) for the main Woodbury County LEC Project
5. Update on the main Woodbury County LEC project
6. Commissioners concerns
7. Adjourn

**ADJOURNMENT**

# *Woodbury County Law Enforcement Center Authority*

## **Minutes**

February 17, 2022 3:00 p.m.

First Floor Boardroom, County Courthouse

Attendance:

Members: Rocky De Witt, Ron Wieck, Dan Moore

Staff: Karen James, Shane Albrecht, Baker Group, Maria Brownell and Brad Beaman, Ahlers & Cooney Law Firm

1. Motion by De Witt, second by Moore to approve the agenda. Carried 3-0
2. Motion by De Witt, second by Moore to approve the February 1, 2022 minutes. Carried 3-0
3. Motion by De Witt, second by Moore to go into closed session per Iowa Code Section 21.5 (1) (c). Carried 3-0.

Motion by De Witt, second by Moore to go out of closed session per Iowa Code Section 21.5 (1) (c). Carried 3-0

4. Shane Albrecht, Baker Group, discussed some issues at the project site.
5. Motion by De Witt, second by Moore to adjourn. Carried 3-0



Woodbury County

# Expense Approval Report

By Segment (Select Below)

Post Dates 3/1/2022 - 3/1/2022

Vendor Name	Account Number	Payable Number	Description (Item)	Post Date	Amount
<b>Office: 45 - Law Enforcement Authority</b>					
Ahlers & Cooney PC	4751-45-9111-000-61004	816404	4751 - Jail project - professional...03/01/2022		549.00
			<b>Office 45 - Law Enforcement Authority Total:</b>		<b>549.00</b>
			<b>Grand Total:</b>		<b>549.00</b>

## Report Summary

### Fund Summary

Fund	Expense Amount	Payment Amount
4751 - Justice Center Exempt Bonds	549.00	0.00
<b>Grand Total:</b>	<b>549.00</b>	<b>0.00</b>

### Account Summary

Account Number	Account Name	Expense Amount	Payment Amount
4751-45-9111-000-61004	Misc/Admisnistration	549.00	0.00
	<b>Grand Total:</b>	<b>549.00</b>	<b>0.00</b>

### Project Account Summary

Project Account Key	Expense Amount	Payment Amount
4751-9111-MISC/ADMINISTRATION	549.00	0.00
	<b>Grand Total:</b>	<b>549.00</b>

**Potential Change Orders (PCO)**  
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**PCO #003R1**

Hausmann Construction, Inc.  
2108 Taylor Ave. #850  
Norfolk, Nebraska 68701  
Phone: (402) 371-8650  
Fax: (402) 438-3235

**Project:** 21-068 - Woodbury County - Law Enforcement Center  
3701 28th Street  
Sioux City, Iowa 51104

## Prime Contract Potential Change Order #003R1: PCO 003R1 - PR 01

<b>TO:</b>	Woodbury County Law Enforcement 620 Douglas Street Sioux City, Iowa 51105	<b>FROM:</b>	Hausmann Construction, Inc. 8885 Executive Woods Drive Lincoln, Nebraska 68512
<b>PCO NUMBER/REVISION:</b>	003R1 / 0	<b>CONTRACT:</b>	21-068 - Woodbury County - Law Enforcement Center
<b>REQUEST RECEIVED FROM:</b>		<b>CREATED BY:</b>	Klay Kasik (Hausmann Construction, Inc.)
<b>STATUS:</b>	Pending - In Review	<b>CREATED DATE:</b>	1/24/2022
<b>REFERENCE:</b>		<b>PRIME CONTRACT CHANGE ORDER:</b>	None
<b>FIELD CHANGE:</b>	No		
<b>LOCATION:</b>		<b>ACCOUNTING METHOD:</b>	Amount Based
<b>SCHEDULE IMPACT:</b>		<b>PAID IN FULL:</b>	No
<b>EXECUTED:</b>	No	<b>SIGNED CHANGE ORDER RECEIVED DATE:</b>	
		<b>TOTAL AMOUNT:</b>	(\$11,309.00)

**POTENTIAL CHANGE ORDER TITLE:** PCO 003R1 - PR 01

**CHANGE REASON:** Change Proposal Request

**POTENTIAL CHANGE ORDER DESCRIPTION:** *(The Contract Is Changed As Follows)*

CE #PCO 003R1 - PR 01

PCO 003 is created to incorporate costs associated with PR 001 as itemized within. Please review and return with approval, or notice to proceed no later than 2/4/22

**ATTACHMENTS:**

[21-068 - CO BACK UP\[5\].pdf](#) , [\\_PR 001 - Egger Steel - 12-01-21 ALTERNATE LADDER.pdf](#) , [\\_Woodbury Co PR 01.pdf](#) , [\\_PR 001 - Thompson - Proposal #1 - 9-3-21.pdf](#) , [\\_PR 001 - CW Suter\\_PR 001 - 9-10-21.pdf](#) , [\\_PR 001 - Alliant - 9-27-21.pdf](#) , [\\_PR 001 - Winkler - 9-22-21.pdf](#)

#	Description	Amount
1	Egger Steel	\$10,100.00
2	CW Suter	\$59,811.00
3	Winkler Roofing	\$(3,600.00)
4	Thompson Electric	\$515.00
5	Alliant Building	\$3,900.00
6	Lieber	\$(84,000.00)
7	Sub Fee	\$3,717.00
8	Deduct Sub Fee	\$(1,752.00)
<b>Grand Total:</b>		<b>\$(11,309.00)</b>



PCO #003R1

**Kevin Rost (Goldberg Group Architects)**  
520 Francis Street Suite 200C  
St. Joseph, Missouri 64501

**Woodbury County Law Enforcement**  
620 Douglas Street  
Sioux City, Iowa 51105

**Hausmann Construction, Inc.**  
8885 Executive Woods Drive  
Lincoln, Nebraska 68512

DocuSigned by:  
*Klay Kasik*  
96005155403740E...

1/24/2022

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SIGNATURE DATE

**PCO #009**

Hausmann Construction, Inc.  
 2108 Taylor Ave. #850  
 Norfolk, Nebraska 68701  
 Phone: (402) 371-8650  
 Fax: (402) 438-3235

**Project:** 21-068 - Woodbury County - Law Enforcement Center  
 3701 28th Street  
 Sioux City, Iowa 51104

## Prime Contract Potential Change Order #009: CE #008 - PR 006R

<b>TO:</b>	Woodbury County Law Enforcement 620 Douglas Street Sioux City, Iowa 51105	<b>FROM:</b>	Hausmann Construction, Inc. 8885 Executive Woods Drive Lincoln, Nebraska 68512
<b>PCO NUMBER/REVISION:</b>	009 / 0	<b>CONTRACT:</b>	21-068 - Woodbury County - Law Enforcement Center
<b>REQUEST RECEIVED FROM:</b>		<b>CREATED BY:</b>	Lisa Lauver (Hausmann Construction, Inc.)
<b>STATUS:</b>	Draft	<b>CREATED DATE:</b>	12/13/2021
<b>REFERENCE:</b>		<b>PRIME CONTRACT CHANGE ORDER:</b>	None
<b>FIELD CHANGE:</b>	No		
<b>LOCATION:</b>		<b>ACCOUNTING METHOD:</b>	Amount Based
<b>SCHEDULE IMPACT:</b>		<b>PAID IN FULL:</b>	No
<b>EXECUTED:</b>	No	<b>SIGNED CHANGE ORDER RECEIVED DATE:</b>	
		<b>TOTAL AMOUNT:</b>	\$92,934.88

**POTENTIAL CHANGE ORDER TITLE:** CE #008 - PR 006R

**CHANGE REASON:** Change Proposal Request

**POTENTIAL CHANGE ORDER DESCRIPTION:** *(The Contract Is Changed As Follows)*

CE #008 - PR 006R

PCO 009 is created to incorporate costs associated with PR 006 and PR 006R as itemized within. Please review - Notice to proceed was given 11/22/2021.

**EXTENT of Adjustment in the Contract Time - ADD 0\_Days to Substantial Completion**

This contemplates 0 added calendar days for delay associated with PR 006

**ATTACHMENTS:**

[PR 006 - Thompson - #1R1 Revised 12-13-2021.pdf](#) , [\\_Woodbury Co PR 06R.pdf](#)

#	Description	Amount
1	PR 06 - ADD for Changes to Electrical	\$100,701.00
2	PR 06 - 1% Fee - Builders Risk Ins/Bond/Permit	\$872.95
3	PR 06 - 10% Fee - Net Cost of our own work Performed	\$0.00
4	PR 06 - 5% Fee - Net Cost of work by Subcontractor	\$5,035.05
5	PR 06 - (-2%) Fee - Net Deduct of work deleted	\$(268.12)
6	PR 06 - DEDUCT for Changes to Electrical	\$(13,406.00)
<b>Grand Total:</b>		<b>\$92,934.88</b>





PCO #009

**Kevin Rost (Goldberg Group Architects)**

520 Francis Street Suite 200C  
St. Joseph, Missouri 64501

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*Kevin Rost* 2/21/2022  
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**Woodbury County Law Enforcement**

620 Douglas Street  
Sioux City, Iowa 51105

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**Hausmann Construction, Inc.**

8885 Executive Woods Drive  
Lincoln, Nebraska 68512

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*Lisa Lawver* 12/13/2021  
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**PCO #010**

Hausmann Construction, Inc.  
2108 Taylor Ave. #850  
Norfolk, Nebraska 68701  
Phone: (402) 371-8650  
Fax: (402) 438-3235

**Project:** 21-068 - Woodbury County - Law Enforcement Center  
3701 28th Street  
Sioux City, Iowa 51104

## Prime Contract Potential Change Order #010: PCO 010 - Winkler Roofing claim

<b>TO:</b>	Woodbury County Law Enforcement 620 Douglas Street Sioux City, Iowa 51105	<b>FROM:</b>	Hausmann Construction, Inc. 8885 Executive Woods Drive Lincoln, Nebraska 68512
<b>PCO NUMBER/REVISION:</b>	010 / 0	<b>CONTRACT:</b>	21-068 - Woodbury County - Law Enforcement Center
<b>REQUEST RECEIVED FROM:</b>		<b>CREATED BY:</b>	Klay Kasik (Hausmann Construction, Inc.)
<b>STATUS:</b>	Pending - In Review	<b>CREATED DATE:</b>	1/11/2022
<b>REFERENCE:</b>		<b>PRIME CONTRACT CHANGE ORDER:</b>	None
<b>FIELD CHANGE:</b>	No		
<b>LOCATION:</b>		<b>ACCOUNTING METHOD:</b>	Amount Based
<b>SCHEDULE IMPACT:</b>		<b>PAID IN FULL:</b>	No
<b>EXECUTED:</b>	No	<b>SIGNED CHANGE ORDER RECEIVED DATE:</b>	
		<b>TOTAL AMOUNT:</b>	\$56,666.00

**POTENTIAL CHANGE ORDER TITLE:** PCO 010 - Winkler Roofing claim

**CHANGE REASON:** No Change Reason

**POTENTIAL CHANGE ORDER DESCRIPTION:** *(The Contract Is Changed As Follows)*

CE #009 - Winkler Roofing claim

The attached change event is created to encompass the claim brought forth by Winkler Roofing for unprecedented, and unknown escalation costs in material that were out of Winkler Roofing's control as itemized within. The costs account for 1/3rd of the overall costs, and Winkler Roofing is to provide material price backup prior to billing.

**ATTACHMENTS:**

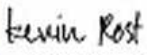
[21-DEC PROJECTED Q1 REPRICE.pdf](#)

#	Description	Amount
1	Winkler Roofing	\$56,666.00
<b>Grand Total:</b>		<b>\$56,666.00</b>

**Kevin Rost (Goldberg Group Architects)**  
520 Francis Street Suite 200C  
St. Joseph, Missouri 64501

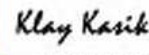
**Woodbury County Law Enforcement**  
620 Douglas Street  
Sioux City, Iowa 51105

**Hausmann Construction, Inc.**  
8885 Executive Woods Drive  
Lincoln, Nebraska 68512

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**PCO #013**

Hausmann Construction, Inc.  
2108 Taylor Ave. #850  
Norfolk, Nebraska 68701  
Phone: (402) 371-8650  
Fax: (402) 438-3235

**Project:** 21-068 - Woodbury County - Law Enforcement Center  
3701 28th Street  
Sioux City, Iowa 51104

## Prime Contract Potential Change Order #013: PCO 013 - PR 07 UG Piping

<b>TO:</b>	Woodbury County Law Enforcement 620 Douglas Street Sioux City, Iowa 51105	<b>FROM:</b>	Hausmann Construction, Inc. 8885 Executive Woods Drive Lincoln, Nebraska 68512
<b>PCO NUMBER/REVISION:</b>	013 / 0	<b>CONTRACT:</b>	21-068 - Woodbury County - Law Enforcement Center
<b>REQUEST RECEIVED FROM:</b>		<b>CREATED BY:</b>	Klay Kasik (Hausmann Construction, Inc.)
<b>STATUS:</b>	Pending - In Review	<b>CREATED DATE:</b>	1/10/2022
<b>REFERENCE:</b>		<b>PRIME CONTRACT CHANGE ORDER:</b>	None
<b>FIELD CHANGE:</b>	No		
<b>LOCATION:</b>		<b>ACCOUNTING METHOD:</b>	Amount Based
<b>SCHEDULE IMPACT:</b>		<b>PAID IN FULL:</b>	No
<b>EXECUTED:</b>	No	<b>SIGNED CHANGE ORDER RECEIVED DATE:</b>	
		<b>TOTAL AMOUNT:</b>	(\$56,619.00)

**POTENTIAL CHANGE ORDER TITLE:** PCO 013 - PR 07 UG Piping

**CHANGE REASON:** Change Proposal Request

**POTENTIAL CHANGE ORDER DESCRIPTION:** *(The Contract Is Changed As Follows)*

CE #PCO 013 - PR 07

Please see attached for costs associated with PR 07 as itemized within. Please provide approval by 1/21/22.

**ATTACHMENTS:**

[21-068 - CO BACK UP.pdf](#) , [\\_Woodbury Co PR 07.pdf](#) , [\\_CW Suter.pdf](#) , [\\_Sands Wall Systems - CO 1 for PR07- 12 22 2021.pdf](#)

#	Description	Amount
1	Drywall Contractor	\$927.00
2	Plumbing Contractor	\$(56,435.00)
3	Fee	\$(1,111.00)
<b>Grand Total:</b>		<b>\$(56,619.00)</b>

**Kevin Rost (Goldberg Group Architects)**

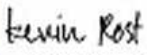
520 Francis Street Suite 200C  
St. Joseph, Missouri 64501

**Woodbury County Law Enforcement**

620 Douglas Street  
Sioux City, Iowa 51105

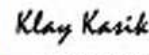
**Hausmann Construction, Inc.**

8885 Executive Woods Drive  
Lincoln, Nebraska 68512

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**PCO #015**

Hausmann Construction, Inc.  
2108 Taylor Ave. #850  
Norfolk, Nebraska 68701  
Phone: (402) 371-8650  
Fax: (402) 438-3235

**Project:** 21-068 - Woodbury County - Law Enforcement Center  
3701 28th Street  
Sioux City, Iowa 51104

## Prime Contract Potential Change Order #015: CE #PCO 015 - PR 010

<b>TO:</b>	Woodbury County Law Enforcement 620 Douglas Street Sioux City, Iowa 51105	<b>FROM:</b>	Hausmann Construction, Inc. 8885 Executive Woods Drive Lincoln, Nebraska 68512
<b>PCO NUMBER/REVISION:</b>	015 / 0	<b>CONTRACT:</b>	21-068 - Woodbury County - Law Enforcement Center
<b>REQUEST RECEIVED FROM:</b>		<b>CREATED BY:</b>	Klay Kasik (Hausmann Construction, Inc.)
<b>STATUS:</b>	Pending - In Review	<b>CREATED DATE:</b>	2/18/2022
<b>REFERENCE:</b>		<b>PRIME CONTRACT CHANGE ORDER:</b>	None
<b>FIELD CHANGE:</b>	No		
<b>LOCATION:</b>		<b>ACCOUNTING METHOD:</b>	Amount Based
<b>SCHEDULE IMPACT:</b>		<b>PAID IN FULL:</b>	No
<b>EXECUTED:</b>	No	<b>SIGNED CHANGE ORDER RECEIVED DATE:</b>	
		<b>TOTAL AMOUNT:</b>	(\$158,031.00)

**POTENTIAL CHANGE ORDER TITLE:** CE #PCO 015 - PR 010

**CHANGE REASON:** Change Proposal Request

**POTENTIAL CHANGE ORDER DESCRIPTION:** *(The Contract Is Changed As Follows)*

CE #PCO 015 - PR 010

PCO 015 is created to incorporate costs associated with PR 010 as itemized within. Please provide approval of pricing no later than 3/7/2022.

**ATTACHMENTS:**

[21-068 - CO BACK UP 2.2.22.pdf](#) , [\\_PR#10R Pricing Breakdown.pdf](#) , [\\_Woodbury Co PR 10R.pdf](#)

#	Description	Amount
1	CW Suter	\$(156,140.00)
2	Project Management Coordination & Facilitation	\$1,120.00
3	Fee	\$(3,011.00)
<b>Grand Total:</b>		<b>\$(158,031.00)</b>

**Kevin Rost (Goldberg Group Architects)**  
520 Francis Street Suite 200C  
St. Joseph, Missouri 64501

**Woodbury County Law Enforcement**  
620 Douglas Street  
Sioux City, Iowa 51105

**Hausmann Construction, Inc.**  
8885 Executive Woods Drive  
Lincoln, Nebraska 68512

DocuSigned by:

*Steve Thiele*

2/22/2022

SIGNATURE

DATE

SIGNATURE

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