



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

Agenda

February 17, 2023 9:00 a.m.

First Floor Boardroom, County Courthouse

9:00 a.m. Call Meeting to Order

1. Approval of the agenda
2. Approval of the minutes of the February 3, 2023 meeting
3. Approval of claims

9:05 a.m. (Set time)

4. Public hearing on the proposal to amend the Lease Agreement with Woodbury County, Iowa
5. Approval of resolution approving and authorizing execution of the Second Amendment to the Lease Agreement with Woodbury County, Iowa
6. Presentation on equipment needed to maintain the new LEC
7. Presentation on equipment needed to operate the jail at the new LEC
8. Presentation on budget for needed equipment at the new LEC
9. Update on Main LEC Project
10. Approval of Potential Change Orders: 028R2, 040R, 047, 048, 050R, 051, 053 (attached).
11. Approval of Prime Contract Change Order 013 (attached)
12. Commissioners concerns
13. Adjourn

ADJOURNMENT

Woodbury County Law Enforcement Center Authority

Minutes

February 3, 2023 9:00 a.m.

Basement Boardroom, County Courthouse

Attendance:

Members: Ron Wieck, Dan Moore, Rocky De Witt

Staff: Karen James, Dennis Butler, Shane Albrecht, Baker Group, Kenny Schmitz, Building Services,

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 minutes of January 20, 2023 meeting. Carried 3-0
3. Motion by De Witt, second by Moore to approve the claims totaling \$64,777.52. Carried 3-0
4. Dennis Butler gave a financial report update.
5. Motion by Moore, second by De Witt to approve conflict waiver regarding second amendment to Lease Agreement with Woodbury County, Iowa. Carried 3-0
6. Motion by De Witt, second by Moore to approve resolution fixing date of February 17, 2023 at 9:00 a.m. for a public hearing on the proposal to amend the Lease Agreement with Woodbury County, Iowa. Carried 3-0
7. Commissioner Wieck has been meeting with providers on the fiber optics for the building
8. Motion by De Witt, second by Moore to adjourn. Carried 3-0

Dan Moore, Secretary



Woodbury County

Expense Approval Report

By Segment (Select Below)

Post Dates 2/17/2023 - 2/17/2023

Vendor Name	Account Number	Payable Number	Description (Item)	Post Date	Amount
Office: 45 - Law Enforcement Authority					
Goldberg Group Architects	4750-45-9111-000-61001	1117	4750 - Jail project - architecture	02/17/2023	28,361.39
Goldberg Group Architects	4750-45-9111-000-61005	1117	4750 - Jail project - reimbursabl...	02/17/2023	1,193.81
Hausmann Construction, Inc.	0005-45-9111-000-61003	21-068-020	0005C - Jail project - constructi...	02/17/2023	1,861,833.90
Hausmann Construction, Inc.	0005-45-9111-000-61013	21-068-020	0005C - Jail project - change or...	02/17/2023	31,869.65
Hausmann Construction, Inc.	0005-45-9111-000-61023	21-068-020	0005C - Jail project - alternates	02/17/2023	145,350.00
Certified Testing Services Inc	4750-45-9111-000-61006	SC45668	4750 - Jail project - testing	02/17/2023	3,304.00
Office 45 - Law Enforcement Authority Total:					2,071,912.75
Grand Total:					2,071,912.75

Report Summary

Fund Summary

Fund	Expense Amount	Payment Amount
0005 - America Rescue Plan Act	2,039,053.55	0.00
4750 - Justice Center Taxable Bonds	32,859.20	0.00
Grand Total:	2,071,912.75	0.00

Account Summary

Account Number	Account Name	Expense Amount	Payment Amount
0005-45-9111-000-61003	Construction	1,861,833.90	0.00
0005-45-9111-000-61013	Contingency/Change Orde..	31,869.65	0.00
0005-45-9111-000-61023	Construction Alternates	145,350.00	0.00
4750-45-9111-000-61001	Architecture & Engineering	28,361.39	0.00
4750-45-9111-000-61005	Reimbursables	1,193.81	0.00
4750-45-9111-000-61006	Testing and Surveying	3,304.00	0.00
Grand Total:		2,071,912.75	0.00

Project Account Summary

Project Account Key	Expense Amount	Payment Amount
4750-9111-ARCHITECTURE & ENGINEERING	28,361.39	0.00
4750-9111-REIMBURSABLES	1,193.81	0.00
4750-9111-TESTING AND SURVEYING	3,304.00	0.00
ARPA 12	2,039,053.55	0.00
Grand Total:	2,071,912.75	0.00

February 8, 2023

Via E-mail Only

Woodbury County Law Enforcement Center Authority
c/o Mr. Dennis Butler
Woodbury County Finance/Budget Director
Woodbury County Courthouse
620 Douglas Street, Room 104
Sioux City, Iowa 51101

Re: Woodbury County Law Enforcement Center Authority - Resolution Amending
the Lease

Dear Dennis:

Enclosed please find suggested proceedings to be acted upon by the Board of Commissioners on the date fixed for the hearing on the proposal to amend the Lease Agreement with Woodbury County, Iowa.

The proceedings are prepared to show as a first step the holding of a public hearing for the receiving of any oral or written objections from any resident or property owner to the proposed action of the Board of Commissioners. A summary of objections received or made, if any, should be attached to the proceedings. After all objections have been received and considered, if the Board of Commissioners decides not to abandon the amendment, a form of resolution follows that should be introduced and adopted, entitled Resolution Approving and Authorizing Execution of the Second Amendment to the Lease Agreement with Woodbury County, Iowa.

Please note the following:

- These proceedings assume the Notice of Public Hearing previously sent was published according to the instructions in the letter or e-mail accompanying that notice. Please fax or scan a copy of the newspaper's publication of the notice to us on the day it is published (if convenient).
- We assume you will work with the County to ensure execution of the Second Amendment of the Lease Agreement by both parties. The execution version was e-mailed on January 27, 2023.

- Please be sure to send us a signed copy of the Second Amendment to Lease Agreement for our file.
- Please return the Transcript Documentation included with this letter to us within 2 weeks of the public hearing.

If you have any questions, please do not hesitate to contact our office.

Ahlers & Cooney, P.C.

Sincerely,

A handwritten signature in blue ink that reads "Jason L. Comisky". The signature is written in a cursive style with a large initial "J" and a long, sweeping underline.

Jason L. Comisky
FOR THE FIRM

JLC:ks

Enclosures

cc: Ron Weick (via email)
Karen James (via email)

ITEMS TO INCLUDE ON AGENDA FOR FEBRUARY 17, 2023

WOODBURY COUNTY LAW ENFORCEMENT CENTER AUTHORITY

Woodbury County Law Enforcement Center Authority.

- Public hearing on the proposal to amend the Lease Agreement with Woodbury County, Iowa.
- Resolution approving and authorizing execution of the Second Amendment to the Lease Agreement with Woodbury County, Iowa.

NOTICE MUST BE GIVEN PURSUANT TO IOWA CODE
CHAPTER 21 AND THE LOCAL RULES OF THE
AUTHORITY.

February 17, 2023

The Board of Commissioners of the Woodbury County Law Enforcement Center Authority, met in _____ session, in the First Floor Supervisors' Board Room, Woodbury County Courthouse, 620 Douglas St., Room 105, Sioux City, IA, at _____ o'clock _____.M., on the above date. There were present the following named Commissioners:

Absent: _____

* * * * *

The Chairperson announced that this was the time and place for the public hearing and meeting on the matter of the proposal to amend the Lease Agreement by and between Woodbury County, Iowa and the Woodbury County Law Enforcement Center Authority, and that notice of the proposed action by the Board to enter into said Second Amendment of the Lease Agreement had been published.

The Chairperson then asked the Secretary whether any written objections had been filed to the proposed action. The Secretary advised the Chairperson and the Board that _____ written objections had been filed. The Chairperson then called for oral objections and _____ were made. Whereupon, the Chairperson declared the time for receiving oral and written objections to be closed.

(Attach here a summary of objections received or made, if any)

The Board then considered the proposed action and the extent of objections thereto.

Commissioner _____ introduced the following resolution entitled "RESOLUTION APPROVING AND AUTHORIZING EXECUTION OF THE SECOND AMENDMENT OF THE LEASE AGREEMENT WITH WOODBURY COUNTY, IOWA", and moved that the resolution be adopted. Commissioner _____ seconded the motion to adopt. The roll was called and the vote was,

AYES: _____

NAYS: _____

Whereupon, the Resolution was duly adopted as follows:

RESOLUTION APPROVING AND AUTHORIZING
EXECUTION OF THE SECOND AMENDMENT OF THE
LEASE AGREEMENT WITH WOODBURY COUNTY, IOWA

WHEREAS, the Woodbury County Law Enforcement Center Authority (the "Authority") and Woodbury County, State of Iowa (the "County") have heretofore entered into that certain Lease Agreement originally dated September 1, 2020, as amended and substituted (the "Lease"); and

WHEREAS, it is now deemed necessary and advisable that the Authority should provide for the authorization of a Second Amendment to the Lease (the "Second Amendment") with the County; and

WHEREAS, Iowa Code Section 346.27 provides that the Authority shall have and exercise certain public and essential governmental powers and functions including the right to lease all or any part of a building to an incorporating unit upon rental terms agreed upon between the Authority and the incorporating unit; and

WHEREAS, the Authority and County have negotiated the form of a proposed Second Amendment, which is intended to provide for the reimbursement of certain insurance expenses and to clarify the use of the Additional Rent and Maintenance Payments (as those terms are defined in the Lease); and

WHEREAS, the Second Amendment does not alter the Base Rent (as defined in the

Lease) due per the terms of the Lease; and

WHEREAS, pursuant to notice published as required by law, this Board has held a public meeting and hearing upon the proposal to approve and authorize execution of the Second Amendment and has considered the extent of objections received from residents or property owners as to said proposed Second Amendment; and, accordingly the following action is now considered to be in the best interests of the Authority and residents thereof.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE WOODBURY COUNTY LAW ENFORCEMENT CENTER AUTHORITY:

Section 1. That the performance by the Authority of its obligations under the Second Amendment, under the terms set forth in the Second Amendment, be and is hereby declared to be an appropriate and necessary undertaking of the Authority pursuant to Section 346.27, Code of Iowa.

Section 2. That the form and content of the Second Amendment, the provisions of which are incorporated herein by reference, be and the same hereby are in all respects authorized, approved and confirmed, and the Chairperson and the Secretary be and they hereby are authorized, empowered and directed to execute, attest, seal and deliver the Second Amendment for and on behalf of the Authority in substantially the form and content now before this meeting, but with such changes, modifications, additions or deletions therein as shall be approved by such officers, and that from and after the execution and delivery of the Second Amendment, the Chairperson and the Secretary are hereby authorized, empowered and directed to do all such acts and things and to execute all such documents as may be necessary to carry out and comply with the provisions of the Second Amendment as executed.

PASSED AND APPROVED this 17th day of February, 2023.

Chairperson, Board of Commissioners

ATTEST:

Secretary, Board of Commissioners

SECOND AMENDMENT TO THE LEASE AGREEMENT
BY AND BETWEEN
WOODBURY COUNTY LAW ENFORCEMENT CENTER AUTHORITY
AND
WOODBURY COUNTY, STATE OF IOWA

THIS SECOND AMENDMENT to that certain Lease Agreement (hereinafter the “Second Amendment”) is entered into on or as of the 17th day of February, 2023, by and between WOODBURY COUNTY LAW ENFORCEMENT CENTER AUTHORITY, a body corporate, organized and existing under and by virtue of Iowa Code Section 346.27, and any successor legal authority thereto (“Authority”) and WOODBURY COUNTY, STATE OF IOWA, a political subdivision, organized and existing under and by virtue of the laws and Constitution of the State of Iowa (“County”).

WITNESSETH:

WHEREAS, the County and the Authority have heretofore entered into that certain Lease Agreement originally dated September 1, 2020, as amended and substituted (hereinafter the “Lease”); and

WHEREAS, the County and the Authority now desire to amend the Lease to provide for the reimbursement of certain insurance expenses and to clarify the use of the Additional Rent and Maintenance Payments s; and

NOW, THEREFORE, in consideration of the promises and the mutual obligations of the parties hereto, each of them does hereby covenant and agree with the other as follows:

1. Modification of Section 7.2. Section 7.2 of the Lease is hereby deleted in its entirety and a new Section 7.2 is inserted in lieu thereof as follows:

“Section 7.2. Additional Rent. The County agrees to pay additional rent (“**Additional Rent**”) in the initial amount of \$200,000 per semiannual payment, said amount shall be paid to Authority in addition to the Base Rent in semiannual payments beginning on November 1, 2021, and continuing semiannually thereafter on the first day of May and November in each year. The Additional Rent shall be held in a separate maintenance and improvement fund to be used for Maintenance Expenses under Section 12.1.”

2. Modification of Section 7.3. Section 7.3 of the Lease is hereby deleted in its entirety and a new Section 7.3 is inserted in lieu thereof as follows:

“Section 7.3. Maintenance Payments. The County agrees to pay the Authority Maintenance Payments in an amount equal to twenty percent (20%) of the Additional Revenues which shall be held in a separate maintenance and improvement fund to be

used for Maintenance Expenses under Section 12.1. Said Maintenance Payments shall be paid to the Authority in addition to the Base Rent and Additional Rent in semiannual payments beginning on November 1, 2021, and continuing semiannually thereafter on the first day of May and November in each year subject to temporary suspensions as provided herein. At any time the maintenance and improvement fund reaches or exceeds a balance of Eight Million Dollars (\$8,000,000), the County shall temporarily suspend the Maintenance Payments until such time as the maintenance and improvement fund balance drops below Eight Million Dollars (\$8,000,000) at which time the County shall reinstitute the Maintenance Payments until the balance in the maintenance and improvement fund reaches or exceeds a balance of Eight Million Dollars (\$8,000,000). It is the intent of the parties that the maintenance and improvement fund shall survive the termination of this Lease and be used solely for the Maintenance Expenses of the Facility. The County agrees to apply the remaining eighty percent (80%) of the Additional Revenues to the reduction of property tax liability in Woodbury County, Iowa.”

3. Modification of Section 9.1. Section 9.1 of the Lease is hereby deleted in its entirety and a new Section 9.1 is inserted in lieu thereof as follows:

“Section 9.1. Services and Utilities. The County shall furnish such heating, ventilating, air-conditioning, water, electricity and other utilities necessary for normal usage. Payment for such Services and Utilities shall be the responsibility of the County. The County shall not intentionally place a load on the utility services in the Facility in excess of that which they were designed to carry. The County further agrees to comply with all rules, regulations and requirements of the utility companies and all laws of the State of Iowa and ordinances, regulations and requirements of the municipality in which the Facility is located relating to utility use. Authority shall not be liable for any failure and/or interruptions of said utilities due to any cause beyond the Authority’s reasonable control.

The County shall also pay for all telephone services, computer and similar services, and for the costs of installing and removing all equipment involved, directly to the company furnishing such services and equipment, including any repair of damage to the Facility as a result of installation or removal of the services and equipment. Space for the installation of said services and equipment shall be designated and approved by Authority within the Facility.”

4. Modification of Section 12.1. Section 12.1 of the Lease is hereby deleted in its entirety and a new Section 12.1 is inserted in lieu thereof as follows:

“Section 12.1. Maintenance, Repairs and Replacements

A. The Authority shall maintain the Facility in good order, condition and repair; expand; improve; and make repairs and replacements to the Facility necessary for the structural soundness of the Building (the “Maintenance Expenses”). In order to maintain the Facility, the Authority shall establish a maintenance and improvement fund from which such Maintenance Expenses shall be paid. The Authority shall set-aside the

Additional Rent under Section 7.2 and the Maintenance Payments under Section 7.3 hereof into a separate account to be used for Maintenance Expenses. The Authority shall not be required to incur Maintenance Expenses in excess of what is available in the maintenance and improvement fund. In the event there are Maintenance Expenses in excess of what is available in the maintenance and improvement fund and the County agrees that the Maintenance Expenses are required, the County shall be responsible for all amounts in excess of what is available in the maintenance and improvement fund. All interest earned by the maintenance and improvement fund shall be deposited back into the maintenance and improvement fund.

B. Authority shall endeavor to make repairs and conduct maintenance in such a manner so as to avoid, to the extent reasonable and practicable, significant disturbance or inconvenience to the County or any of its officers, employees, inmates, invitees, visitors, or agents, but Authority shall not be liable or responsible to the County for inconvenience caused by making of such repairs. Maintenance, repairs or replacements to the Facility caused or occasioned by the misuse or negligence of the County, its officers, employees, inmates, invitees, visitors, or agents, or maintenance contractors shall be at the County's sole expense.

C. In the event that the Facility should become in need of repairs required to be made by Authority hereunder, the County shall give written notice within a reasonable time (or immediate telephone notice in the case of an emergency) thereof to Authority and Authority shall commence any such repairs within a reasonable time after the County's delivery of such notice and Authority shall diligently pursue the completion of such repairs as expeditiously as reasonably possible, as the circumstances may warrant. Failure of the County to provide the requisite notice shall release Authority from all responsibility for said repairs.

D. Except as otherwise provided in this Lease, Authority shall not be liable for, and there shall be no abatement of Rent with respect to any injury to or interference with the County's operations arising from any repairs, maintenance, alteration or improvement in or to any portion of the Facility, or in or to the fixtures, appurtenances or equipment therein, unless the need for such repairs or maintenance was caused by Authority's negligence or willful misconduct.

E. The County agrees that it will make all repairs to the Facility not required to be made by Authority, as set forth above, and, subject to the provisions of this Lease, to do all redecorating, remodeling, alteration, and painting required by it during the Term of the Lease, at the County's sole cost and expense. The County will also pay for any repairs to the Facility made necessary by the acts or omissions of the County, its officers, employees, inmates, invitees, visitors, or agents and will at all times maintain the Facility in a safe, clean, neat, and sanitary condition. The County shall not burn refuse in or about the Facility and shall not store refuse or garbage in or about the Facility."

5. Modification of Subsection A of Section 13.2. Subsection A of Section 13.2 of the Lease is hereby deleted in its entirety and a new Subsection A of Section 13.2 is inserted in lieu thereof as follows:

“A. Casualty Insurance. Authority shall insure the Facility. In addition to the Rent otherwise provided for herein, the County shall reimburse the Authority for all Insurance Expenses with respect to the Facility during the Term of this Lease. Such reimbursement shall be made within 30 days of the Authority submitting reasonable proof of such payment to the County. “Insurance Expenses” shall include but is not limited to the cost to Authority for any insurance coverages including comprehensive general liability insurance, casualty insurance against fire, extended coverage, vandalism and malicious mischief, collapse and such other perils as are normally found in “all-risk” forms in at least a sufficient amount to prevent Authority from becoming a co-insurer, boiler and machinery coverage and such other coverages as are reasonable or prudent for Authority to carry on the Facility. The Insurance Expense shall include the cost of premiums, fees, deductibles, and other expenses not covered by the insurance carrier if applicable. No insurance hereinabove mentioned shall cover any of the County’s personal property.

The County shall be responsible for obtaining, at the County’s option, cost and expense, insurance for property of the County (including the County’s improvements and personal property). During any period of reconstruction, the County shall obtain a builders risk policy of insurance containing such terms as are acceptable to Authority.”

6. Definitions. All capitalized words used herein and not specifically defined herein shall have the same definitions as in the Lease.

7. Conflicts. If and to the extent that any of the provisions in this Second Amendment conflict with or are otherwise inconsistent with any of the provisions of the Lease as amended, whether or not such inconsistency is expressly noted in this Second Amendment, the provisions of this Second Amendment shall prevail.

8. No Further Modifications. Except as modified by this Second Amendment, all covenants, agreements, terms, and conditions of the Lease shall remain in full force and effect and are hereby in all respects ratified and affirmed.

9. Integration. This Second Amendment contains the entire agreement of the parties as it relates to the terms to be amended and supersedes and replaces all prior agreements and understandings with regard to the subject matter of this Second Amendment and all such prior agreements and understandings, except the Lease as amended and substituted, shall be deemed void and of no force or legal effect unless set forth in this Second Amendment.

10. No Oral Amendment or Modification. No amendment or modification of this Second Amendment shall be valid or binding, unless in writing and executed by the party to be bound.

11. Counterparts. This Second Amendment may be executed in two or more counterparts, each of which together shall be deemed an original, but all of which together shall constitute one and the same instrument. In the event that any signature is delivered by facsimile transmission or by e-mail delivery of a "pdf" format data file, such signature shall create a valid and binding obligation of the party executing (or on whose behalf such signature is executed) with the same force and effect as if such facsimile or "pdf" signature page were an original thereof.

IN WITNESS WHEREOF, Authority and the County have caused this Second Amendment to be executed and attested by their duly authorized officers, all as of the date first above written.

[Remainder of page intentionally left blank; signature pages follow]

AUTHORITY:

WOODBURY COUNTY LAW ENFORCEMENT
CENTER AUTHORITY

Chairperson

ATTEST:

Secretary

STATE OF IOWA)
) SS:
COUNTY OF WOODBURY)

On this _____ day of _____, 2023, before me the undersigned, a Notary Public in and for the State of Iowa, personally appeared _____ and _____, to me personally known, who being by me duly sworn, did say that they are the Chairperson and Secretary, respectively, of the Woodbury County Law Enforcement Center Authority executing the within and foregoing instrument to which this is attached; that said instrument was signed on behalf of the Woodbury County Law Enforcement Center Authority by authority of its Board of Commissioners; and that the said Chairperson and Secretary, as such officers acknowledged the execution of said instrument to be the voluntary act and deed of said Authority, by it and by them voluntarily executed.

Notary Public

[Signature Page to the Second Amendment to the Lease Agreement - Authority]

COUNTY:

WOODBURY COUNTY, STATE OF IOWA

[Signature]
Chairperson

ATTEST:
[Signature]
Auditor

STATE OF IOWA)
) SS:
COUNTY OF WOODBURY)

On this 14th day of February, 2023, before me the undersigned, a Notary Public in and for the State of Iowa, personally appeared Matthew Ung and Patrick Gill, to me personally known, who being by me duly sworn, did say that they are the Chairperson and County Auditor, respectively, of Woodbury County, State of Iowa executing the within and foregoing instrument to which this is attached; that said instrument was signed on behalf of Woodbury County, State of Iowa by authority of its Board of Supervisors; and that the said Chairperson and Auditor, as such officers acknowledged the execution of said instrument to be the voluntary act and deed of said County, by it and by them voluntarily executed.



[Signature]
Notary Public

[Signature Page to the Second Amendment to the Lease Agreement - County]

02154329-1\18799-040



PCO #028R2

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 #028R2: CE #PCO 028R2 - PR - 15
 Signage Revisions**

TO:	Woodbury County Law Enforcement 620 Douglas Street Sioux City, Iowa 51105	FROM:	Hausmann Construction, Inc. 8885 Executive Woods Drive Lincoln, Nebraska 68512
PCO NUMBER/REVISION:	028R2 / 0	CONTRACT:	21-068 - Woodbury County - Law Enforcement Center
REQUEST RECEIVED FROM:		CREATED BY:	Nathan Thege (Hausmann Construction, Inc.)
STATUS:	Pending - In Review	CREATED DATE:	1/10/2023
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:	Woodbury County LEC	ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:		PAID IN FULL:	No
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
		TOTAL AMOUNT:	\$2,372.00

POTENTIAL CHANGE ORDER TITLE: CE #PCO 028R2 - PR - 15 Signage Revisions

CHANGE REASON: Design Development

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

CE #PCO 028R2 - PR - 15 Signage Revisions

PCO 028R2 is created to incorporate the costs associated with PR 15 as itemized within. Please provide approval no later than February 10th, 2023.

ATTACHMENTS:

PR15R Price Breakout.pdf , _21-068 -CO BACK UP 1.10.23.pdf , _Woodbury Co PR 15.pdf

#	Description	Amount
1	Signage Revisions	\$2,236.00
2	Fee	\$112.00
3	Bond & Insurance	\$24.00
Grand Total:		\$2,372.00

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:

 1/12/2023
 BBA4BCDF8BED4D9...
 SIGNATURE DATE

SIGNATURE DATE

DocuSigned by:

 1/11/2023
 B96656CE885642A...
 SIGNATURE DATE

NT



PCO #040R

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 #040R: CE #PCO 040R - PR23R Door Hardware Revisions

TO:	Woodbury County Law Enforcement 620 Douglas Street Sioux City, Iowa 51105	FROM:	Hausmann Construction, Inc. 8885 Executive Woods Drive Lincoln, Nebraska 68512
PCO NUMBER/REVISION:	040R / 0	CONTRACT:	21-068 - Woodbury County - Law Enforcement Center
REQUEST RECEIVED FROM:		CREATED BY:	Nathan Thege (Hausmann Construction, Inc.)
STATUS:	Pending - In Review	CREATED DATE:	11/18/2022
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No	ACCOUNTING METHOD:	Amount Based
LOCATION:	Woodbury County LEC	PAID IN FULL:	No
SCHEDULE IMPACT:		SIGNED CHANGE ORDER RECEIVED DATE:	
EXECUTED:	No	TOTAL AMOUNT:	\$17,438.00

POTENTIAL CHANGE ORDER TITLE: CE #PCO 040R - PR23R Door Hardware Revisions

CHANGE REASON: Design Development

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

CE #PCO 040R - PR23R Door Hardware Revisions

PCO 040R is created to incorporate costs associated with PR 23R as itemized within. Please provide approval no later than November 9th, 2022.

ATTACHMENTS:

21-068 -CO BACK UP 11.18.22.pdf , _Contour - PR 23.pdf , _Blankenship - PR 23.pdf , _Walsh - PR23R.pdf , _Sands - PR23R.pdf , _HCC - 23R.pdf

#	Description	Amount
1	Reduced Scope of Work	\$(165.00)
2	Reduce Yard of Concrete	\$(120.00)
3	Additional Door Hardware Install	\$750.00
4	Supplying Additional Door Hardware	\$16,135.00
5	Reduce Scope of Work	\$(920.00)
6	Added Framing/Insulation/Drywall	\$757.00
7	Fee	\$828.00
8	Bond & Insurance	\$173.00
Grand Total:		\$17,438.00

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:

Kevin Rost 1/12/2023

B8A4BCDF8BED4D9...

SIGNATURE

DATE

DocuSigned by:

Jesse Volpp 11/23/2022

3DF7F6E8C1E544E...

SIGNATURE

DATE



PCO #047

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 #047: CE #PCO 047 - RFI #278 - Fire Pump Feeder

TO:	Woodbury County Law Enforcement 620 Douglas Street Sioux City, Iowa 51105	FROM:	Hausmann Construction, Inc. 8885 Executive Woods Drive Lincoln, Nebraska 68512
PCO NUMBER/REVISION:	047 / 0	CONTRACT:	21-068 - Woodbury County - Law Enforcement Center
REQUEST RECEIVED FROM:		CREATED BY:	Nathan Thege (Hausmann Construction, Inc.)
STATUS:	Pending - In Review	CREATED DATE:	12/2/2022
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No	ACCOUNTING METHOD:	Amount Based
LOCATION:	Woodbury County LEC	PAID IN FULL:	No
SCHEDULE IMPACT:		SIGNED CHANGE ORDER RECEIVED DATE:	
EXECUTED:	No	TOTAL AMOUNT:	\$1,891.00

POTENTIAL CHANGE ORDER TITLE: CE #PCO 047 - RFI #278 - Fire Pump Feeder

CHANGE REASON: Design Development

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

CE #PCO 047 - RFI #278 - Fire Pump Feeder
 PCO 047 is created to incorporate costs associated with RFI #278 as itemized within. Please provide approval no later than 1/6/23.

ATTACHMENTS:

[Thompson - RFI 278.pdf](#) , [_21-068 -CO BACK UP 12.2.22.pdf](#) , [_RFI 278 - Fire Pump Feeder \(Response\).pdf](#)

#	Description	Amount
1	Increased Electrical Components	\$1,782.00
2	Fee	\$90.00
3	Bond & Insurance	\$19.00
Grand Total:		\$1,891.00

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 #048

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 #048: CE #PCO 048 - RFI #283 - AHU-3 Ductwork Below Ceiling

TO:	Woodbury County Law Enforcement 620 Douglas Street Sioux City, Iowa 51105	FROM:	Hausmann Construction, Inc. 8885 Executive Woods Drive Lincoln, Nebraska 68512
PCO NUMBER/REVISION:	048 / 0	CONTRACT:	21-068 - Woodbury County - Law Enforcement Center
REQUEST RECEIVED FROM:		CREATED BY:	Nathan Thege (Hausmann Construction, Inc.)
STATUS:	Pending - In Review	CREATED DATE:	12/5/2022
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:	Woodbury County LEC	ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:		PAID IN FULL:	No
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
		TOTAL AMOUNT:	\$2,444.00

POTENTIAL CHANGE ORDER TITLE: CE #PCO 048 - RFI #283 - AHU-3 Ductwork Below Ceiling

CHANGE REASON: Design Development

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

CE #PCO 048 - RFI #283 - AHU-3 Ductwork Below Ceiling

PCO 048 is created to incorporate costs associated with RFI #283 as itemized within. Please provide approval no later than 12/23/23.

ATTACHMENTS:

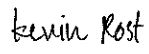
21-068 -CO BACK UP 12.5.22.pdf , _RFI 283 - AHU-3 Ductwork Below Ceiling (Response).pdf , _Sands - RFI #283.pdf


#	Description	Amount
1	Added framing and drywall	\$2,303.00
2	Fee	\$116.00
3	Bond & Insurance	\$25.00
Grand Total:		\$2,444.00


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 #050R

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 #050R: CE #PCO 050R - PR 25 - Added Outlets & TV Jack

TO:	Woodbury County Law Enforcement 620 Douglas Street Sioux City, Iowa 51105	FROM:	Hausmann Construction, Inc. 8885 Executive Woods Drive Lincoln, Nebraska 68512
PCO NUMBER/REVISION:	050R / 0	CONTRACT:	21-068 - Woodbury County - Law Enforcement Center
REQUEST RECEIVED FROM:		CREATED BY:	Nathan Thege (Hausmann Construction, Inc.)
STATUS:	Pending - In Review	CREATED DATE:	1/5/2023
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:	Woodbury County LEC	ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:		PAID IN FULL:	No
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
		TOTAL AMOUNT:	\$5,393.00

POTENTIAL CHANGE ORDER TITLE: CE #PCO 050R - PR 25 - Added Outlets & TV Jack

CHANGE REASON: Design Development

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

CE #PCO 050R - PR 25 - Added Outlets & TV Jack

PCO 050R is created to incorporate cost associated with PR 25 as itemized within. Please provide approval no later than the end of business day, February 3rd, 2023.

ATTACHMENTS:

21-068 -CO BACK UP 1.5.23.pdf , _Thompson Revised - PR25.pdf , _Woodbury Co PR 25.pdf

#	Description	Amount
1	Added outlets & TV Jack	\$5,112.00
2	Fee	\$256.00
3	Bond & Insurance	\$25.00
Grand Total:		\$5,393.00

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 #051**

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 #051: CE #PCO 051 - PR 26 - Booking & Intake Revisions

TO:	Woodbury County Law Enforcement 620 Douglas Street Sioux City, Iowa 51105	FROM:	Hausmann Construction, Inc. 8885 Executive Woods Drive Lincoln, Nebraska 68512
PCO NUMBER/REVISION:	051 / 0	CONTRACT:	21-068 - Woodbury County - Law Enforcement Center
REQUEST RECEIVED FROM:		CREATED BY:	Nathan Thege (Hausmann Construction, Inc.)
STATUS:	Pending - In Review	CREATED DATE:	1/5/2023
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:	Woodbury County LEC	ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:		PAID IN FULL:	No
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
		TOTAL AMOUNT:	\$1,333.00

POTENTIAL CHANGE ORDER TITLE: CE #PCO 051 - PR 26 - Booking & Intake Revisions

CHANGE REASON: Design Development

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

CE #PCO 051 - PR 26 - Booking & Intake Revisions

PCO 051 is created to incorporate costs associated with PR26 as itemized within. Please provide approval no later than the end of business day, February 3rd, 2023.

ATTACHMENTS:

21-068 -CO BACK UP 1.5.23.pdf , Miller Custom Trim - PR 26.pdf , 3K - PR 26.pdf , Woodbury Co PR 26.pdf

#	Description	Amount
1	Added Solid Surface	\$695.00
2	Added Scope of Work	\$550.00
3	Fee	\$63.00
4	Bond & Insurance	\$25.00
Grand Total:		\$1,333.00

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:

Kevin Rost 1/12/2023

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**PCO #053**

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 #053: CE #PCO 053 - 5 Weather Day - December

TO:	Woodbury County Law Enforcement 620 Douglas Street Sioux City, Iowa 51105	FROM:	Hausmann Construction, Inc. 8885 Executive Woods Drive Lincoln, Nebraska 68512
PCO NUMBER/REVISION:	053 / 0	CONTRACT:	21-068 - Woodbury County - Law Enforcement Center
REQUEST RECEIVED FROM:		CREATED BY:	Nathan Thege (Hausmann Construction, Inc.)
STATUS:	Pending - In Review	CREATED DATE:	1/10/2023
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:	Woodbury County LEC	ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:	5 days	PAID IN FULL:	No
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
		TOTAL AMOUNT:	\$0.00

POTENTIAL CHANGE ORDER TITLE: CE #PCO 053 - 5 Weather Day - December

CHANGE REASON: Existing Condition

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

CE #PCO 053 - 5 Weather Day - December 2022

Please see attached for PCO 053 to incorporate an additional (5) days lost in the schedule due to weather in the month of December. Please provide approval no later than 2/3/23.

ATTACHMENTS:

[21-068 -CO BACK UP 1.10.23.pdf](#) , [_RE {External} RE Weather Day 12-23-22.msg](#) , [_RE {External} RE Weather Day 12-29-22.msg](#) , [_RE {External} RE Weather Day 12-20-22.msg](#) , [_RE {External} RE Weather Day 12-22-22.msg](#) , [_RE {External} RE Weather Day 12-21-22.msg](#) , [_RE {External} RE Weather Day 12-19-22.msg](#) , [_RE {External} RE Weather Day 12-16-22.msg](#) , [_RE {External} RE Weather Day 12-15-22.msg](#) , [_RE {External} RE Weather Day 12-13-22.msg](#) , [_RE {External} RE Weather Day 12-9-22.msg](#) , [_5 - Weather Day - December.pdf](#)

#	Description	Amount
1	Weather Delay	\$0.00
Grand Total:		\$0.00

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:

Kevin Rost 2/3/2023

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DocuSigned by:

Jesse Volpp 1/11/2023

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**PCCO #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 Change Order #013: PCCO 013

TO:	Woodbury County Law Enforcement 620 Douglas Street Sioux City, Iowa 51105	FROM:	Hausmann Construction, Inc. 8885 Executive Woods Drive Lincoln, Nebraska 68512
DATE CREATED:	1/03/2023	CREATED BY:	Amy Ahlers (Hausmann Construction, Inc.)
CONTRACT STATUS:	Pending - In Review	REVISION:	0
DESIGNATED REVIEWER:		REVIEWED BY:	
DUE DATE:		REVIEW DATE:	
INVOICED DATE:		PAID DATE:	
SCHEDULE IMPACT:	6 days	EXECUTED:	No
REVISED SUBSTANTIAL COMPLETION DATE:	09/11/2023	SIGNED CHANGE ORDER RECEIVED DATE:	
CONTRACT FOR:	21-068:Woodbury County - Law Enforcement Center	TOTAL AMOUNT:	\$30,871.00

DESCRIPTION:**ATTACHMENTS:****POTENTIAL CHANGE ORDERS IN THIS CHANGE ORDER:**

PCO #	Title	Schedule Impact	Amount
028R2	CE #PCO 028R2 - PR - 15 Signage Revisions		\$2,372.00
040R	CE #PCO 040R - PR23R Door Hardware Revisions		\$17,438.00
047	CE #PCO 047 - RFI #278 - Fire Pump Feeder		\$1,891.00
048	CE #PCO 048 - RFI #283 - AHU-3 Ductwork Below Ceiling		\$2,444.00
050R	CE #PCO 050R - PR 25 - Added Outlets & TV Jack		\$5,393.00
051	CE #PCO 051 - PR 26 - Booking & Intake Revisions		\$1,333.00
053	CE #PCO 053 - 5 Weather Day - December	5 days	\$0.00
Total:			\$30,871.00

CHANGE ORDER LINE ITEMS:**PCO # 028R2: CE #PCO 028R2 - PR - 15 Signage Revisions**

#	Description	Amount
1	Signage Revisions	\$2,236.00
2	Fee	\$112.00
3	Bond & Insurance	\$24.00
Grand Total:		\$2,372.00

PCO # 040R: CE #PCO 040R - PR23R Door Hardware Revisions

#	Description	Amount
1	Reduced Scope of Work	\$(165.00)
2	Reduce Yard of Concrete	\$(120.00)
3	Additional Door Hardware Install	\$750.00
4	Supplying Additional Door Hardware	\$16,135.00

**PCCO #013**

#	Description	Amount
5	Reduce Scope of Work	\$(920.00)
6	Added Framing/Insulation/Drywall	\$757.00
7	Fee	\$828.00
8	Bond & Insurance	\$173.00
Grand Total:		\$17,438.00

PCO # 047: CE #PCO 047 - RFI #278 - Fire Pump Feeder

#	Description	Amount
1	Increased Electrical Components	\$1,782.00
2	Fee	\$90.00
3	Bond & Insurance	\$19.00
Grand Total:		\$1,891.00

PCO # 048: CE #PCO 048 - RFI #283 - AHU-3 Ductwork Below Ceiling

#	Description	Amount
1	Added framing and drywall	\$2,303.00
2	Fee	\$116.00
3	Bond & Insurance	\$25.00
Grand Total:		\$2,444.00

PCO # 050R: CE #PCO 050R - PR 25 - Added Outlets & TV Jack

#	Description	Amount
1	Added outlets & TV Jack	\$5,112.00
2	Fee	\$256.00
3	Bond & Insurance	\$25.00
Grand Total:		\$5,393.00

PCO # 051: CE #PCO 051 - PR 26 - Booking & Intake Revisions

#	Description	Amount
1	Added Solid Surface	\$695.00
2	Added Scope of Work	\$550.00
3	Fee	\$63.00
4	Bond & Insurance	\$25.00
Grand Total:		\$1,333.00

PCO # 053: CE #PCO 053 - 5 Weather Day - December

#	Description	Amount
1	Weather Delay	\$0.00
Grand Total:		\$0.00

The original (Contract Sum)	\$58,390,000.00
Net change by previously authorized Change Orders	\$2,234,197.69
The contract sum prior to this Change Order was	\$60,624,197.69
The contract sum would be changed by this Change Order in the amount of	\$30,871.00
The new contract sum including this Change Order will be	\$60,655,068.69
The contract time will be increased by this Change Order by 6 days.	
The Revised Substantial Completion Date will be	9/11/2023



PCCO #013

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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Kevin Rost 2/3/2023
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Steve Thiele 2/1/2023
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