



NOTICE OF MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS
(OCTOBER 17) (WEEK 42 OF 2023)

Live streaming at:
<https://www.youtube.com/user/woodburycountyiowa>

Agenda and Minutes available at:
www.woodburycountyiowa.gov

Daniel A. Bittinger II
389-4405
dbittinger@woodburycountyiowa.gov

Mark Nelson
540-1259
mnelson@woodburycountyiowa.gov

Keith W. Radig
560-6542
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Jeremy Taylor
259-7910
jtaylor@woodburycountyiowa.gov

Matthew A. Ung
490-7852
matthewung@woodburycountyiowa.gov

You are hereby notified a meeting of the Woodbury County Board of Supervisors will be held October 17, 2023, at **4:30 p.m.** in the Basement of the Courthouse, 620 Douglas Street, Sioux City, Iowa for the purpose of taking official action on the agenda items shown hereinafter and for such other business that may properly come before the Board.

This is a formal meeting during which the Board may take official action on various items of business. Members of the public wishing to speak on an item must follow the participation rules adopted by the Board of Supervisors.

1. Please silence cell phones and other devices while in the Boardroom.
2. The Chair may recognize speakers on agenda items after initial discussion by the Board.
3. Speakers will approach the microphone one at a time and give their name and address before their statement.
4. Speakers will limit their remarks to three minutes on any one item and address their remarks to the Board.
5. At the beginning of discussion on any item, the Chair may request statements in favor of an action be heard first followed by statements in opposition to the action. The Chair may also request delegates provide statements on behalf of multiple speakers.
6. Any concerns or questions which do not relate to a scheduled item on the agenda will be heard under the item "Citizen Concerns." Please note the Board is legally prohibited from taking action on or engaging in deliberation on concerns not listed on the agenda, and in such cases the Chair will request further discussion take place after properly noticed.
7. Public comment by electronic or telephonic means is prohibited except for a particular agenda item when approved by the Chair 24 hours before a meeting or by a majority of the board during a meeting for a subsequent meeting.

AGENDA

4:00 p.m. Closed Session General Relief Appeal Hearing for A.F. {Iowa Code Section 21.5 (1) (a)}
First Floor Boardroom

4:30 p.m. Call Meeting to Order – Pledge of Allegiance to the Flag – Moment of Silence

1. Approval of the agenda Action

Consent Agenda

Items 2 through 4 constitute a Consent Agenda of routine action items to be considered by one motion. Items pass unanimously unless a separate vote is requested by a Board Member.

2. Approval of the minutes of the October 10, 2023, meeting
Approval of the minutes of the October 12, 2023, special meeting
3. Approval of claims
4. Human Resources – Melissa Thomas
 - a. Approval of Memorandum of Personnel Transactions
 - b. Authorization to Initiate Hiring process

End Consent Agenda

- 4:35 p.m.**
(Set time)
5. Board Administration – Heather Van Sickle
Public hearing and sale of property parcel #894727230006 (aka 2501 10th Street) Action
 6. Building Services – Kenny Schmitz
Update on Dorothy Pecaut Nature Center – Building Floor Slab Settlement Information
 7. Secondary Roads – Mark Nahra
 - a. Approval of contract for PCC Patching 2023 with Ten Point Construction for \$59,250.00 Action
 - b. Approval of contract for deicing sand production at the Briese Pit with Bedrock for \$95,000.00 Action
 8. Board of Supervisors – Jeremy Taylor & Mark Nelson, Board Admin. - Dennis Butler
Information relating to the LEC; Updates, financial picture, and plans by the board in reaction to Oct. 10th LECA/BOS meeting Information
 9. Reports on Committee Meetings Information
 10. Citizen Concerns Information
 11. Board Concerns Information

ADJOURNMENT

Subject to Additions/Deletions

CALENDAR OF EVENTS

- WED., OCT. 18 12:00 p.m.** Siouxland Economic Development Corporation Meeting, 617 Pierce St., Ste. 202
- THU., OCT. 19 10:00 a.m.** StarComm, Security Institute, WIT
- 4:00 p.m.** Conservation Board Meeting, Brown's Lake-Bigelow Park Shelter
- 4:30 p.m.** Community Action Agency of Siouxland Board Meeting, 2700 Leech Avenue
- MON., OCT. 23 6:00 p.m.** Zoning Commission Meeting, First Floor Boardroom
- WED., OCT. 25 2:30 p.m.** Rolling Hills Community Services Region Governance Board Meeting
- THU., OCT. 26 11:00 a.m.** Siouxland Regional Transit Systems (SRTS) Board Meeting, SIMPCO Office, 1122 Pierce
- WED., NOV. 1 10:00 a.m.** Loess Hills Alliance Protection Committee Meeting, Pisgah, Iowa
- 11:00 a.m.** Loess Hills Alliance Stewardship Committee Meeting
- 1:00 p.m.** Loess Hills Alliance Executive Meeting
- 4:45 p.m.** Veteran Affairs Meeting, Veteran Affairs Office, 1211 Tri-View Ave.
- THU. NOV. 2 12:00 p.m.** SIMPCO – Regional Policy & Legislative Affairs Committee - Hybrid
- MON., NOV. 6 6:00 p.m.** Board of Adjustment meeting, First Floor Boardroom
- WED., NOV. 8 7:30 a.m.** SIMPCO – Executive-Finance Committee - Hybrid
- 8:05 a.m.** Woodbury County Information Communication Commission, First Floor Boardroom
- 12:00 p.m.** District Board of Health Meeting, 1014 Nebraska St.
- 6:30 p.m.** 911 Service Board Meeting, Public Safety Center, Climbing Hill
- THU., NOV. 9 12:00 p.m.** SIMPCO Board of Directors, 1122 Pierce St.
- 4:00 p.m.** Conservation Board Meeting, Dorothy Pecaut Nature Center, Stone Park
- WED., NOV. 15 10:00 a.m.** StarComm, Security Institute, WIT
- 12:00 p.m.** Siouxland Economic Development Corporation Meeting, 617 Pierce St., Ste. 202
- THU., NOV. 16 10:00 a.m.** Siouxland Regional Transit System, Hybrid
- 11:15 a.m.** SIMPCO – Western Iowa Community Improvement Regional Housing Trust Fund, Hybrid
- 4:30 p.m.** Community Action Agency of Siouxland Board Meeting, 2700 Leech Avenue
- FRI., NOV. 17 12:00 p.m.** Siouxland Human Investment Partnership Board Meeting, 2540 Glenn Ave.

Woodbury County is an Equal Opportunity Employer. In compliance with the Americans with Disabilities Act, the County will consider reasonable accommodations for qualified individuals with disabilities and encourages prospective employees and incumbents to discuss potential accommodations with the Employer.

Federal and state laws prohibit employment and/or public accommodation discrimination on the basis of age, color, creed, disability, gender identity, national origin, pregnancy, race, religion, sex, sexual orientation or veteran's status. If you believe you have been discriminated against, please contact the Iowa Civil Rights Commission at 800-457-4416 or Iowa Department of Transportation's civil rights coordinator. If you need accommodations because of a disability to access the Iowa Department of Transportation's services, contact the agency's affirmative action officer at 800-262-0003.

OCTOBER 10, 2023, FORTY-FIRST MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS

The Board of Supervisors met on Tuesday, October 10, 2023, at 3:15 p.m. Board members present were Nelson (arrived at 5:10 p.m.), Taylor, Ung (by phone at 4:45 p.m.), Bittinger II, and Radig (3:36 p.m.). Staff members present were Karen James, Board Administrative Assistant, Dennis Butler, Finance and Budget Director, Joshua Widman, Assistant County Attorney, Melissa Thomas, Human Resources Director, and Patrick Gill, Auditor/Clerk to the Board.

Motion by Taylor second by Nelson to go into closed session per Iowa Code Section 21.5(1)(c). Carried 3-0 (Bittinger, Nelson and Taylor) on a roll-call vote.

Motion by Taylor second by Nelson to go out of closed session per Iowa Code Section 21.5(1)(c). Carried 4-0 (Bittinger, Nelson, Radig and Taylor) on a roll-call vote.

The regular meeting was called to order with the Pledge of Allegiance to the Flag and a Moment of Silence.

1. Motion by Radig second by Bittinger to approve the agenda for October 10, 2023. Carried 4-0. Copy filed.

Motion by Radig second by Bittinger to approve the following items by consent:

2. To approve minutes of the October 3, 2023 meeting. Copy filed.

3. To approve the claims totaling \$699,597.95. Copy filed.

4a. To approve the separation of Wendy Beltran, P/T Youth Worker, Juvenile Detention Dept., effective 09-29-23. Separation. Copy filed.

4b. To approve and authorize the Chairperson to sign the Authorization to initiate the hiring process for P/T Youth Worker, Juvenile Detention Dept. AFSCME Juvenile Detention: \$21.41/hour. Copy filed.

5a. To receive the Auditor's Quarterly Report from July 1, 2023 through September 30, 2023. Copy filed.

5b. To receive the County Recorder's Report of Fees Collected for the period July 1, 2023 through September, 30, 2023. Copy filed.

6. To approve the Annual Urban Renewal Report for FY 22-23. Copy filed.

7a. To approve the appointment of Kevin Fouts, 2920 170th St., Merville, to the Woodbury County Library Board of Trustees. Copy filed.

7b. To approve the lifting of tax suspension for petitioners who failed to re-certify their income or income does not qualify for continued tax suspension. Copy filed.

8a. To approve the permit to work in the right of way for Josh Heetland. Copy filed.

8b. To approve the underground utility permit for Marriet Russett/Matt Jackson. Copy filed.

Carried 4-0.

11. Motion by Radig second by Bittinger to approve the Engineers report and direct the Auditor to send notices to landowners of the creation of Salix Drainage District. Carried 4-0. Copy filed.

12. Reports on committee meetings were heard.

9. Information was presented by Jeremy Taylor, Board of Supervisors, and Dennis Butler, Board Administration, related to overall funding status and the issue of a maintenance fund for the Law Enforcement Center. Copy filed.

Motion by Radig second by Taylor to receive Law Enforcement Center Project Financial Recap Summary dated October 10, 2023. Carried 5-0. Copy filed.

10. Kenny Schmitz, Building Services, and LEC Authority/Baker Group gave an update on LEC Lease Agreement, Maintenance & Improvement Fund, LEC Operating Expenditures. Copy filed.
13. Kevin Nelson, Salix, addressed the Board with concerns regarding the county landfill and the Board meeting recordings.
14. Board concerns were heard.

The Board adjourned the regular meeting until October 17, 2023.

Meeting sign in sheet. Copy filed.

OCTOBER 12, 2023, SPECIAL MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS

The Board of Supervisors met on Thursday, October 12, 2023, at 4:15 p.m. Board members present were Taylor, Radig, Nelson, and Bittinger II; Ung was not present. Staff members present were Patrick Gill, Auditor/Clerk to the Board.

The meeting was called to order to canvass the City Primary Election held in Woodbury County on October 10, 2023

Steve Hofmeyer, Deputy Commissioner of Elections, announced there were 3 total provisional ballots, 3 of which were accepted and added to the tally, and 6 after election ballots, 5 were rejected because they were late, and 1 safe at home after-election ballot, which was accepted and added to the tally. Official Canvass results are as follows:

For the office of City of Sioux City Council Member there were two thousand, four hundred and twenty (2,420) ballots cast as follows:

Tom Murphy	received	Seven hundred and sixty-three (763) votes
Julie Schoenherr	received	One thousand and seven (1,007) votes
Tricia Lynn Frederick	received	Six hundred and twenty-four (624) votes
Scattered write-ins	received	Nine (9) votes

We therefore declare Tom Murphy and Julie Schoenherr duly elected to go on to the City/School Election on November 7, 2023.

Motion by Radig second by Bittinger to approve and receive the official canvass of the City Primary Election. Carried 4-0. Copy filed.

The Board adjourned the meeting.

HUMAN RESOURCES DEPARTMENT

MEMORANDUM OF PERSONNEL TRANSACTIONS

DATE: 10/17/2023

*** PERSONNEL ACTION CODE:**

- A - Appointment
- T - Transfer
- P - Promotion
- D - Demotion
- R - Reclassification
- E - End of Probation
- S - Separation
- O - Other

TO: WOODBURY COUNTY BOARD OF SUPERVISORS

NAME	DEPARTMENT	EFFECTIVE DATE	JOB TITLE	SALARY REQUESTED	% INCREASE	*	REMARKS
Metzgar, Matthew	County Attorney	10/18/2023	Assistant County Attorney	\$87,178.00		A	Per AFSCME Assistant County Attorney Contract agreement, Step 6
Harmon, Hayden	Sheriff's Office	10/25/2023	Civilian Jailer			S	Resignation

APPROVED BY BOARD DATE: _____

MELISSA THOMAS, HR DIRECTOR:

Melissa Thomas

**HUMAN RESOURCES DEPARTMENT
WOODBURY COUNTY, IOWA**

DATE: October 17, 2023

AUTHORIZATION TO INITIATE HIRING PROCESS

DEPARTMENT	POSITION	ENTRY LEVEL	APPROVED	DISAPPROVED
County Sheriff	Civilian Jailer	CWA: \$23.97		

Chairman, Board of Supervisors



Woodbury County Sheriff's Office

LAW ENFORCEMENT CENTER
P. O. BOX 3715 SIOUX CITY, IOWA 51102

Chad Sheehan, SHERIFF

PHONE: 712.279.6010
E-MAIL: csheehan@woodburycountyiowa.gov
FAX: 712.279.6522

October 11th, 2023

To the Woodbury County Board of Supervisors & Human Resources Department,

The Woodbury County Sheriff's Office respectfully requests discussion and action on the authorization to begin the hiring process for one (1) Correctional Officer position, effective October 18th, 2023. We request this be placed on the agenda for Tuesday October 17th, 2023, Woodbury County Board of Supervisors meeting. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Chad Sheehan", with a long horizontal flourish extending to the right.

Chad Sheehan, Sheriff

cc: file

RESOLUTION #
NOTICE OF PROPERTY SALE

Parcel #894727230006

WHEREAS Woodbury County, Iowa was the owner under a tax deed of a certain parcel of real estate described as:

**West 50 feet of Lot 6 in Block 19 of Coles Addition to Sioux City in the County of Woodbury and State of Iowa
(2501 10th Street)**

NOW THEREFORE,

BE IT RESOLVED by the Board of Supervisors of Woodbury County, Iowa as follows:

1. That a public hearing on the aforesaid proposal shall be held on the **17th Day of October, 2023 at 4:35 o'clock p.m.** in the basement of the Woodbury County Courthouse.
2. That said Board proposes to sell the said parcel of real estate at a public auction to be held on the **17th Day of October, 2023**, immediately following the closing of the public hearing.
3. That said Board proposes to sell the said real estate to the highest bidder at or above a **total minimum bid of \$337.00** plus recording fees.
4. That this resolution, preceded by the caption "Notice of Property Sale" and except for this subparagraph 4 be published as notice of the aforesaid proposal, hearing and sale.

Dated this 3rd Day of October, 2023.

ATTEST:

WOODBURY COUNTY BOARD OF SUPERVISORS

Patrick F. Gill
Woodbury County Auditor
and Recorder

Matthew A. Ung, Chairman

REQUEST FOR MINIMUM BID

Name: Cody Boulevard

Date: 7/9/21

Address: 2513 10th St.

Phone: 251-0801

Address or approximate address/location of property interested in:

2501 10th St.

GIS PIN # 894727230006

**This portion to be completed by Board Administration **

Legal Description:

West 50 feet of Lot 6 in Block 19
of Coles Addition, City of Sioux City,
Woodbury County, Iowa

Tax Sale #/Date: #1184 6/21/2010

Parcel # 113655

Tax Deeded to Woodbury County on: 8/31/23

Current Assessed Value: Land \$2600 Building Ø Total \$2,600

Approximate Delinquent Real Estate Taxes: \$1350

Approximate Delinquent Special Assessment Taxes: \$17,964

*Cost of Services: \$122

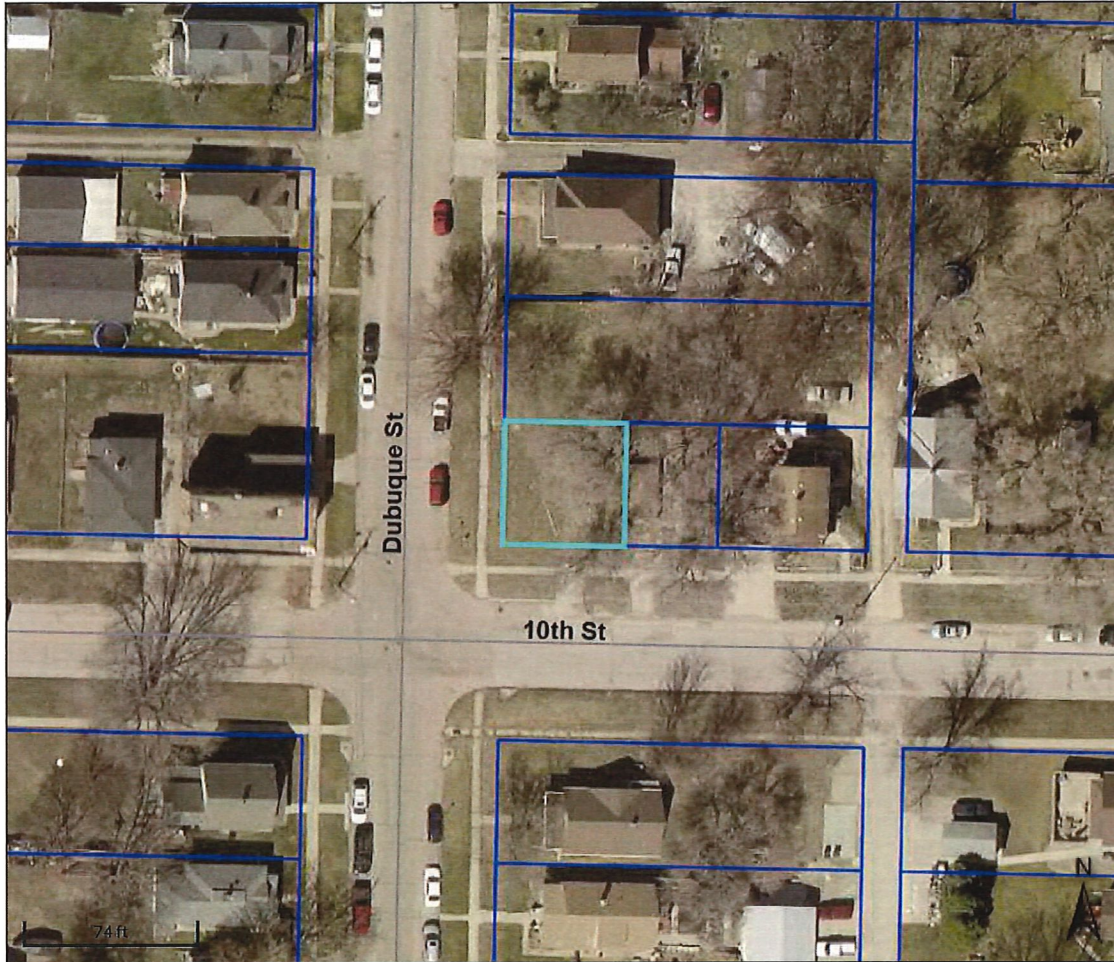
Inspection to: Rocky DeWitt

Date: 7/8/21

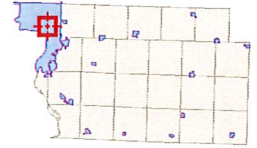
Minimum Bid Set by Supervisor: \$215⁰⁰ PLUS FEES. of \$122, Total: \$337

Date and Time Set for Auction: _____

* Includes: Abstractors costs; Sheriff's costs; publishing costs; and mailing costs.



Overview

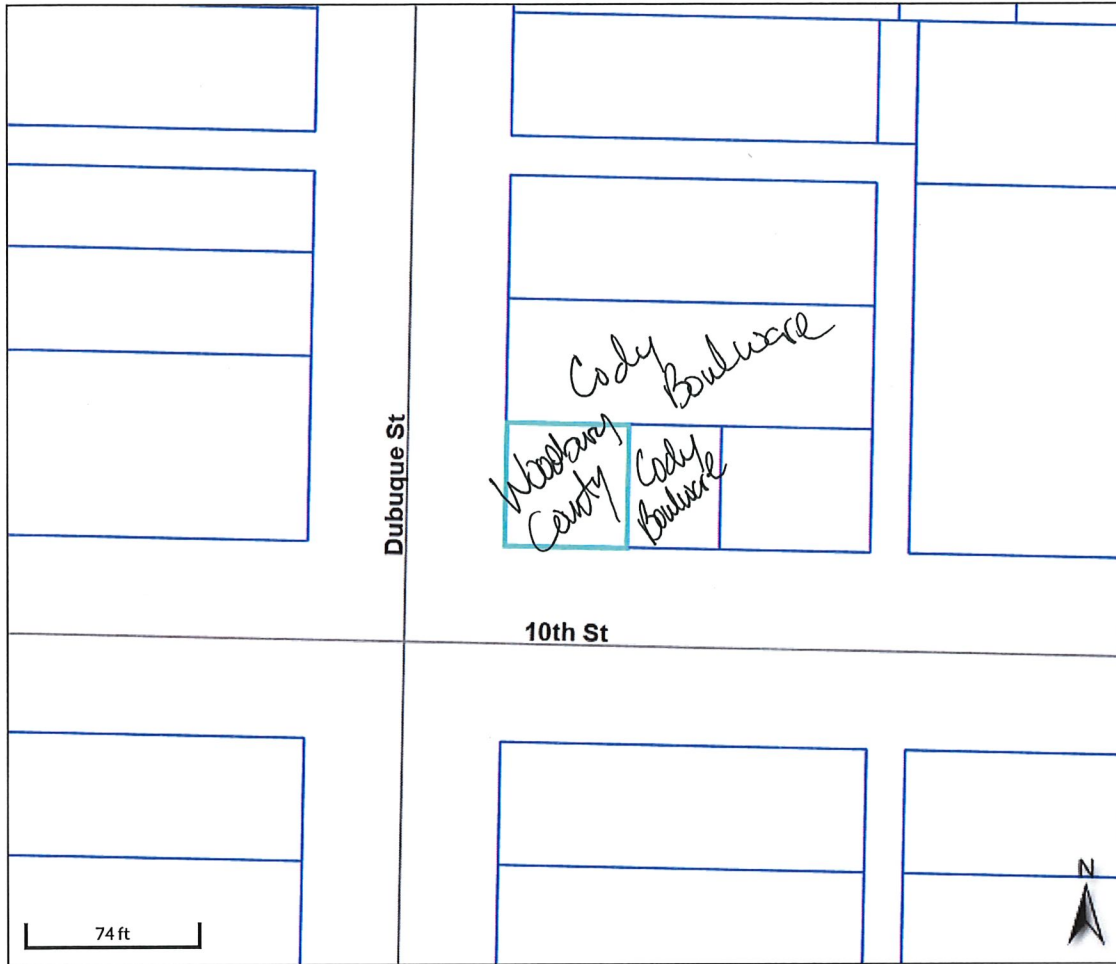


Legend

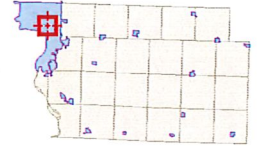
- Roads
- Corp Boundaries
- Townships
- Parcels

Parcel ID	894727230006	Alternate ID	113655	Owner Address	WOODBURY COUNTY IOWA
Sec/Twp/Rng	n/a	Class	R		620 DOUGLAS ST
Property Address	2501 10TH ST	Acreage	n/a		SIOUX CITY, IA 51101
	SIOUX CITY				
District	0087				
Brief Tax Description	COLES W 50 FT LOT 6 BLK 19				
	(Note: Not to be used on legal documents)				

Date created: 9/28/2023
 Last Data Uploaded: 9/27/2023 8:10:13 PM



Overview



Legend

- Roads
- ▭ Corp Boundaries
- ▭ Townships
- ▭ Parcels

Parcel ID	894727230006	Alternate ID	113655	Owner Address	WOODBURY COUNTY IOWA
Sec/Twp/Rng	n/a	Class	R		620 DOUGLAS ST
Property Address	2501 10TH ST	Acreage	n/a		SIOUX CITY, IA 51101
	SIOUX CITY				
District	0087				
Brief Tax Description	COLES W 50 FT LOT 6 BLK 19				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 9/28/2023
 Last Data Uploaded: 9/27/2023 8:10:13 PM

WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) REQUEST FORM

Date: 10/12/2023 Weekly Agenda Date: 10/17/2023

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Kenny Schmitz

WORDING FOR AGENDA ITEM:

Dorothy Pecaut Nature Center- Building Floor Slab Settlement

ACTION REQUIRED:

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

EXECUTIVE SUMMARY:

Building Services will discuss actions taken to determine factors contributing to building settlement, expenditures to date, & expectations moving forward.

BACKGROUND:

The Conservation Department in 2022 notified Building Services that the Nature Center Building over an extended period of time has continued to experience floor settling & the problem was beginning to effect entry door function, & the issue was to a level that it needed to be addressed. Upon inspection Building Services noted an area on first floor had settled 2.25 Inches in 20 Foot.

FINANCIAL IMPACT:

2024 Capital Improvement Project = \$100,000
Architectural, Engineering, & Testing Expensed as of 10/15/2023 = \$9,959.50

IF THERE IS A CONTRACT INVOLVED IN THE AGENDA ITEM, HAS THE CONTRACT BEEN SUBMITTED AT LEAST ONE WEEK PRIOR AND ANSWERED WITH A REVIEW BY THE COUNTY ATTORNEY'S OFFICE?

Yes No

RECOMMENDATION:

Information

ACTION REQUIRED / PROPOSED MOTION:

Information



WOODBURY COUNTY BUILDING SERVICES DEPARTMENT

Subject: Dorothy Pecaut Nature Center (2024 CIP #6100-24-Foundation)

Performance Items & Expenses

Project Performance Items Completed as of October 15th, 2023:

1. Initial Architectural & Engineering Meeting & on-site Reviews
2. Architectural & Engineers Review of Original Building (As Built) Plans & Specifications
3. Geotechnical Exploration Phase-1 Floor Slab Survey
4. Geotechnical Exploration Phase-2 Floor Slab Soil Borings
5. Downspouts Collector Camera Inspections (Architects Action Item #2)

Architectural, Engineering, Geotechnical, & Plumbing Expensed as of 10/15/2023 = \$9,959.50

Project Next Steps Action Items To Be Completed:

1. Architects Action Item #1- Exterior Soil Borings (East Side)
2. Architects Action Item #4- Ground Penetrating Radar Exploration
3. Architects Action Item #5- Stabilization Materials Investigation
4. Architects Action Item #3- Building Settlement Monitors

Quoted Costs;

Exterior Soil Borings (Action Item #1)- Quoted Waiting Approval- \$2,450

Ground Penetrating Radar (Action Item #4)- Quoted Waiting Approval- \$2,925

Settlement Monitors (Action Item #3)- Initial Installation \$2,800 – Future Inspections \$1,800 Each

Additional Costs (To Be Determined);

Downspout Line & Associated Repair Costs

Building/ Slab Stabilization, Building Repairs, Retaining Wall Removal/ Replacement

Water Feature Removal/ Replacement

Architectural & Engineering Fees



CMBA ARCHITECTS
 302 Jones Street, Suite 200
 Sioux City, IA 51101
 (P) 712.274.2933

WOODBURY COUNTY
 KENNY SCHMITZ
 401 8th Street
 Sioux City, IA 51101

Invoice number 63017
 Date 09/11/2023

Project **23186 Dorothy Pecaut Nature Center
 Floor Issues**

Professional services for the period: 8/1/23 through 8/31/23

Professional Services

	Hours	Rate	Billed Amount
Principal	7.50	225.00	1,687.50
		Invoice total	1,687.50

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
63017	09/11/2023	1,687.50	1,687.50				
	Total	1,687.50	1,687.50	0.00	0.00	0.00	0.00

6100 - 24 - FOUNDATION



CMBA ARCHITECTS
 302 Jones Street, Suite 200
 Sioux City, IA 51101
 (P) 712.274.2933

WOODBURY COUNTY
 KENNY SCHMITZ
 401 8th Street
 Sioux City, IA 51101

Invoice number 63119
 Date 10/06/2023

Project **23186 Dorothy Pecaut Nature Center
 Floor Issues**

Professional services for the period: 9/1/23 through 9/30/23

Professional Services

	Hours	Rate	Billed Amount
Principal	1.10	225.00	247.50
Invoice total			247.50

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
63119	10/06/2023	247.50	247.50				
Total		247.50	247.50	0.00	0.00	0.00	0.00

6100-24-FOUNDATION

10/24/23 post date



Certified Testing Services, Inc.

P.O. Box 1193
Sioux City, IA 51102

Invoice

Date	Invoice #
6/28/2023	SC46228

Bill To
Attn: Mr. Kenny Schmitz Building Services Director Woodbury County 401 8th Street Sioux City, Iowa 51101

Location
Woodbury County, Iowa

Project		G7037- Dorothy Pecaut Nature Center		Building Distress	
Date	Description	Quantity	Rate	Total	
06/28/2023	Floor Survey and Analysis, Lump Sum	1	950.00	950.00	
06/28/2023	Geotechnical Study and Report, Lump Sum	1	5,200.00	5,200.00	
6100-24-DPC FOUNDATION					

Due to increase cost in processing fees for credit card transactions, we unfortunately need to charge a 1.9% surcharge on all invoices paid by Credit or Debit card. We still offer FREE ACH, Direct Debit. Check or cash pay options for your convenience on all invoices.

Subtotal	\$6,150.00
Sales Tax (0.0%)	\$0.00

Phone #	Fax #	E-mail	Balance Due	\$6,150.00
712-252-5132	712-252-0110	kmartin@ctsgeo.com		

Invoice

Bill To
Woodbury County Court House Kenny Schmitz, Director of Facilities 620 Douglas St. Sioux City, IA 51101

Date	Invoice #
8/31/2023	RR23205-8

		Project	FEE:		
		RR23205 Dorothy Pecaut Settlement	TBD		
Qty	Item	Description	Rate	Prior Billed	Amount
12	Review	Site visits as needed to review settlement concerns; review of existing drawings and new geotechnical report; provide structural details/recommendations as needed after geotechnical exploration <i>6100-24-FOUNDATION</i>	125.00		1,500.00
			Current Invoice Total		\$1,500.00
			Job Total (Includes Outstanding Balances)		\$1,500.00

morningside plumbing

PO Box 4547

Sioux City, IA 51104 US

712-274-1738

office@morningsideplumbing.biz



INVOICE

INVOICE # 15131794

DATE 09/15/2023

DUE DATE 10/06/2023

BILL TO

Woodbury County
Conservation-Dorothy Pecaut
Nature Center
4500 Sioux River Rd
Sioux City, IA 51109

SHIP TO

Woodbury County
Conservation-Dorothy
Pecaut Nature Center
4500 Sioux River Rd
Sioux City, IA 51109

PLEASE DETACH TOP PORTION AND RETURN WITH YOUR PAYMENT.

	DESCRIPTION	AMOUNT
CAMERA REG	Sewer Camera- Televised Downspouts Belly in line from 19' to 36.11' Separated pipe 55.09' south of downspout #3	350.00T
	SUBTOTAL	350.00
	TAX	24.50
	TOTAL	374.50
	BALANCE DUE	\$374.50

Subject: RE: Dorothy Pecaut Meeting Walk-thru

Date: 3/31/2023 2:12 PM

From: "Corey Erickson" <CErickson@rakerrhodes.com>

To: "Kenny Schmitz" <kschmitz@woodburycountyiowa.gov>, "glade.t@cmbaarchitects.com" <glade.t@cmbaarchitects.com>

Kenny,

The following time slots work for me next week:

- Tuesday 4/4 – anytime
- Wednesday 4/5 – anytime
- Friday 4/7 – 1-4pm

Thanks,

Corey Erickson, PE

RAKER RHODES ENGINEERING

c: 712.389.0170 | | www.rakerrhodes.com

From: Kenny Schmitz <kschmitz@woodburycountyiowa.gov>

Sent: Friday, March 31, 2023 1:04 PM

To: glade.t@cmbaarchitects.com; Corey Erickson <CErickson@rakerrhodes.com>

Subject: Dorothy Pecaut Meeting Walk-thru

Terry/ Corey,

Can you both provide me your schedule availabilities for next week or/and the week after for a one-hour meeting at Dorothy Pecaut.

Kenny Schmitz

Director | Building Services

401 8th Street

Sioux City, Iowa 51101

712.279.6539

kschmitz@woodburycountyiowa.gov

Providing Professional Services to Woodbury County since 2015

Subject: Dorothy Peca Nature Center Floor

Date: 4/25/2023 2:28 PM

From: "Terry Glade" <glade.t@cmbaarchitects.com>

To: "Matthew Dailey" <mdailey@ctsgeo.com>

Cc: "Corey Erickson (CErickson@rakerrhodes.com)" <cerickson@rakerrhodes.com>, "Kenny Schmitz (kschmitz@woodburycountyiowa.gov)" <kschmitz@woodburycountyiowa.gov>, "Daniel Heissel" <dheissel@woodburyparks.org>, "HOLLY MATHIESEN" <mathiesenholly@yahoo.com>

Matt,

The Nature Center is experiencing some floor settlement issues on their lower level and has for some time. It has recently gotten worse and we were out there last week to review. The consensus was that we need a geotech to review the situation and the drawings to really see what is happening before we create a plan to rectify and stabilize. Do you have any times this week that you could meet out there to look at the situation? Please let us know.

Thanks,

TERRY GLADE AIA, LEED AP
PRINCIPAL

CMBA ARCHITECTS
P 712.274.2933 ext 1106
M 712.898.9459

WWW.CMBAARCHITECTS.COM

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Subject: Dorothy Pecaut Plans

Date: 4/28/2023 7:03 PM

From: "Terry Glade" <glade.t@cmbaarchitects.com>

To: "Matthew Dailey" <mdailey@ctsgeo.com>

Cc: "Corey Erickson (CErickson@rakerrhodes.com)" <cerickson@rakerrhodes.com>, "Kenny Schmitz (kschmitz@woodburycountyiowa.gov)" <kschmitz@woodburycountyiowa.gov>

ShareFile Attachments

Expires May 28, 2023

92057 Nature Center as-builts reduced.pdf

14.2 MB

[Download Attachments](#)

Terry Glade uses ShareFile to share documents securely.

Matt,

Thanks for sending Robbie to the meeting today. He got a good visual on what we are seeing. Use this link to view the original plans of the building to relate that to what is happening on site. Please provide a proposal to perform the exploration you feel is necessary to take this further. Address the proposal to:

Kenny Schmitz, Director, Building Services
Woodbury County
401 8th St.
Sioux City, IA 51101

712/253-3745

kschmitz@woodburycountyiowa.gov

Thanks,

TERRY GLADE AIA, LEED AP
PRINCIPAL

CMBA ARCHITECTS
P 712.274.2933 ext 1106
M 712.898.9459

WWW.CMBAARCHITECTS.COM

The information contained in this communication may be confidential, and is intended only for the use of the recipient(s) named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication, or any of its contents, is strictly prohibited. If you have received this communication in error, please return it to the sender immediately and delete the original message and any copy of it from your computer system.

Subject: RE: Dorothy Pecaut Nature Center Floor
Date: 5/10/2023 7:04 AM
From: "Kenny Schmitz" <kschmitz@woodburycountyiowa.gov>
To: "Matthew Dailey" <mdailey@ctsgeo.com>
"Terry Glade" <glade.t@cmbaarchitects.com>, "Corey Erickson
(CErickson@rakerrhodes.com)" <cerickson@rakerrhodes.com>, "Daniel Heissel"
Cc: <dheissel@woodburyparks.org>, "James Bertsch" <JBertsch@ctsgeo.com>, "Jed
McInerney" <JMcInerney@ctsgeo.com>

Matt,

Attached is the executed copy. Please coordinate with Dan's schedule (possibly Monday) or as soon as possible.

Thanks,

Kenny Schmitz

Director | Building Services

401 8th Street

Sioux City, Iowa 51101

712.279.6539

kschmitz@woodburycountyiowa.gov

Secondary Professional Services to Woodbury County since 2015

From: Matthew Dailey <mdailey@ctsgeo.com>

Sent: Tuesday, May 9, 2023 5:06 PM

To: Kenny Schmitz <kschmitz@woodburycountyiowa.gov>

Cc: Terry Glade <glade.t@cmbaarchitects.com>; Corey Erickson (CErickson@rakerrhodes.com) <cerickson@rakerrhodes.com>; Daniel Heissel <dheissel@woodburyparks.org>; James Bertsch <JBertsch@ctsgeo.com>; Jed McInerney <JMcInerney@ctsgeo.com>

Subject: RE: Dorothy Pecaut Nature Center Floor

CAUTION: This email originated from **OUTSIDE** of the organization. Please verify the sender and use caution if the message contains any attachments, links, or requests for information as this person may NOT be who they claim. **If you are asked for your username and password, please call WCICC and DO NOT ENTER any data.**

Kenny,

Attached is our proposal for the initial phase of the investigation as to the settlement of the Nature Center Building. Please review the proposal and let us know if there are any questions. Dan indicated that Mondays were best to perform work in that the facility is closed to the public. With that, we could be there as early as Monday to do the floor survey.

Thanks,

Matthew R. Dailey, P.E.

Geotechnical Department Manager

Certified Testing Services, Inc.

PO Box 1193 | 419 W. 6th Street | Sioux City, Iowa 51102

Office: (712)252-5132 | Direct: (712)226-1551 | Mobile: (712)203-0053



Certified Testing Services, Inc.

419 W. 6th Street • P.O. Box 1193 • Sioux City, Iowa 51102 • Phone (712) 252-5132

May 9, 2023

Kenny Schmitz
Director – Building Services
Woodbury County
401 8th Street
Sioux City, Iowa 51101

RE: Geotechnical Exploration Services
Building Distress
Dorothy Pecaut Nature Center
Sioux City, Iowa
CTS Proposal No. 6398

Dear Mr. Schmitz,

Introduction

Certified Testing Services, Inc. is pleased to submit this proposal to perform a geotechnical exploration for the above referenced project. This proposal presents our understanding of the furnished project information, scope of work, as well as schedule and fees.

Project Information

During a meeting at the site on April 28, 2023, Mr. Robert Smutzler of CTS met with Mr. Terry Glade, AIA of CMBA Architects, Mr. Kenny Schmitz of Woodbury County, Mr. Dan Heissel and Mr. Brian Stehr of the Woodbury County Conservation Board, Mr. Corey Erickson of Raker Rhodes, and Ms. Holly Mathiesen of Concrete Raising Service. On May 5, 2023, Mr. Matthew Dailey, P.E., and Mr. Robert Smutzler of CTS met with Mr. Dan Heissel at the site for a follow up visit. In an email on April 28, 2023, Mr. Glade provided a link to the as-built plans for the site. CTS understands that settlement has occurred in the floor slab along the west wall in the lower level of the two-story portion of the building, along the east wall in the main level single-story portion of the building and the retaining walls are leaning away from the slope on the south side of

the building. It is also understood that there is some cracking of the drywall, doorways in the distressed areas are experiencing movement and a built-in shelf has fallen due to the movement. CTS did not witness cracking of the exterior walls during the exterior inspection of the building. Mr. Heissel indicated that the exterior stoops on the west side of the building have been replaced due to the doors contacting the concrete while opening.

Scope of Work

Based on the information provided by during the site meetings and past experience, CTS proposes to perform the work in two phases. The first phase will consist of performing a floor survey of the floor slabs in the distressed areas in the upper and lower portions of the building. The second phase would be to perform soil borings in the floor slab and potentially exterior borings in and around the distressed areas based on the results of the floor slab survey. At the completion of the fieldwork, the pavement will be patched and samples collected in the field will be transported to the laboratory and tested to determine select engineering properties that will be used in our analysis. The results of the fieldwork, laboratory testing, project information and other information will be evaluated by a professional engineer familiar with the soil conditions in the project area and presented in a report.

Items that will be addressed in the first phase report include our understanding of the project information, the results of the floor survey with recommendations for further investigation, and groundwater information.

Cost

Based on the scope of work discussed above, CTS proposes to perform the work **for the first phase** for a lump sum amount of \$950.00, which includes two hard copies and an electronic copy of the report. The scope of work and cost for the second phase will be provided based on our analysis of the results of the floor survey. It is further proposed

Woodbury County
May 9, 2023
CTS Proposal Number 6398
Page 3 of 7

to perform the work in accordance with the attached CTS "General Conditions" which are incorporated into this proposal.

Schedule and Authorization

Based on our present schedule, we can commence the first phase of the fieldwork within five to seven working days of receiving the signed copy of the proposal if weather and site conditions allow. CTS's written report for the first phase would be completed within seven working days of completion of the fieldwork.

CTS will proceed with the fieldwork for the first phase based on the receipt of a signed copy of this proposal. To speed up the process a copy of the signature page may be faxed to (712) 252-0110 or emailed to mdailey@ctsgeo.com and would serve as written authorization. Please complete as many items as possible on the attached project data sheet and return with the signature page.

CTS appreciates the opportunity to submit this proposal and looks forward to working with you on this project. If you should have any questions or need additional information, feel free to contact our office.

Sincerely,

CERTIFIED TESTING SERVICES, INC.



James A. Bertsch, P.E.
Senior Geotechnical Engineer



Matthew R. Dailey, P.E.
Geotechnical Department Manager

JAB/MRD/md

Woodbury County
May 9, 2023
CTS Proposal Number 6398
Page 4 of 7

Attachments: Schedule of Services and Fees
Project Data Sheet
General Conditions

cc: CMBA Architects
Woodbury County Conservation Board

AGREED TO THIS 10th **DAY OF** May, 2023

SIGNATURE: 

PRINTED NAME: Kerry Schmitz

TITLE: Building Services Director

FIRM: Woodbury County Iowa

SCHEDULE OF SERVICES AND FEES

Report

Staff Engineer	Hour	130.00
Senior Engineer	Hour	160.00

CERTIFIED TESTING SERVICES, INC
PROJECT DATA SHEET
SUBSURFACE EXPLORATION

1. Project Name: _____

2. Project Location: _____

3. Your Job Number _____ Purchase Order No.: _____

4. Project Manager: _____ Telephone No.: _____

5. Distribution of Reports:

Copies To: _____

Copies To: _____

Attn: _____

Attn: _____

Email: _____

Email: _____

Request for Distribution of Hard Copies and Electronic Copies

Request for Distribution of Electronic Copies Only

6. Invoicing Address:

Attn: _____

Email: _____

This document is a fillable form

GENERAL CONDITIONS SUBSURFACE EXPLORATION SERVICES

SECTION 1: Scope of Work

CTS shall perform the services defined in the contract and shall invoice the client for those services at the fee schedule rates. Any cost estimates stated in this contract shall not be considered as a firm figure unless otherwise specifically stated in this contract. If unexpected site conditions are discovered, the scope of work may change, even as the work is in progress. CTS will provide these additional services at the contract fee schedule rate.

Rates for work beyond the scope of this contract and not covered by the contract fee schedule can be provided. CTS can perform additional work with verbal authorization, and will provide written confirmation of fees, if requested. All costs incurred because of delays in authorizing the additional work will be billed to the client.

Fee schedules are valid for one year following the date of the contract unless otherwise noted.

SECTION 2: Access to Sites

Unless otherwise agreed, the client will furnish CTS with right-of-access to the site in order to conduct the planned exploration.

While CTS will take all reasonable precautions to minimize any damage to the property, it is understood by the client that in the normal course of work some damage may occur, the restoration of which is not part of this agreement.

SECTION 3: Soil Boring Locations

The client will furnish CTS with a diagram indicating the location of the site. Test boring locations may also be indicated on the diagram. CTS reserves the right to deviate a reasonable distance from the boring locations specified unless this right is specifically revoked by the client in writing at the time the location diagram is supplied. CTS reserves the right to terminate this contract if conditions preventing drilling at the specified locations are encountered which were not made known to CTS prior to the date of this contract.

The accuracy and proximity of provided survey control will affect the accuracy of in situ test location and evaluation determinations. Unless otherwise noted, the accuracy of test locations and elevations will be commensurate only with pacing and approximate measurements or estimates.

SECTION 4: Utilities

In the performance of its work, CTS will take all reasonable precautions to avoid damage or injury to subterranean structures or utilities.

The client agrees to hold CTS harmless and indemnify CTS for any claims, payments or other liability, including costs and attorney fees incurred by CTS for any damages to subterranean structures which are not called to CTS's attention and correctly shown on plans furnished to CTS.

SECTION 5: Samples

CTS will retain all soil and rock samples for 30 days after submission of the report. Further storage or transfer of samples can be made at owner expense upon written request.

SECTION 6: Unanticipated Hazardous Materials

It shall be the duty of the owner or his representative to advise CTS of any known or suspected hazardous substances which are or may be related to the services provided; such hazardous substances including but not limited to products, materials, by-products, wastes or samples of the foregoing which CTS may be provided or obtain performing its services or which hazardous substances exist or may exist on or near any premises upon which work is to be performed by CTS's employees, agents or subcontractors.

If during the course of providing services CTS observes or suspects the existence of unanticipated hazardous materials, CTS may at its option terminate further work on the project and notify client of the condition. Services will be resumed only after a renegotiation of scope of services and fees. In the event that such renegotiation cannot occur to the satisfaction of CTS, CTS may at its option terminate this contract.

SECTION 7: Reports and Invoices

CTS will furnish three (3) copies of the report to the client. Additional copies will be furnished at the rate specified in the fee schedule.

CTS will submit invoices to the client monthly and a final bill upon completion of services. Payment is due upon presentation of invoice and is past due thirty (30) days from the invoice date. Client agrees to pay a finance charge of one and one-half percent (1 1/2%) per month, but not exceeding a maximum rate allowed by law, on past due accounts.

SECTION 8: Ownership of Documents

All reports, boring logs, field data, field notes, laboratory test data, calculations, estimates, and other documents prepared by CTS as instruments of service, shall remain the property of CTS, unless there are other contractual agreements.

SECTION 9: Confidentiality

CTS shall hold confidential all businesses or technical information obtained from the client or his affiliates or generated in the performance of services under this agreement and identified in writing by the client as "confidential". CTS shall not disclose such information without the client's consent except to the extent required for 1) Performance of services under this agreement; 2) Compliance with professional standards of conduct for preservation of public safety, health, and welfare; 3) Compliance with any court order or other governmental directive

and/or 4) Protection of CTS against claims or liabilities arising from performance or services under this agreement. CTS obligations hereunder shall not apply to information in the public domain or lawfully acquired on a non-confidential basis from others.

SECTION 10: Standard of Care

Services performed by CTS under this Agreement will be conducted in the manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions. No other warranty, express or implied, is made or intended by the proposal for consulting services or by furnishing oral or written reports of the findings made.

The client recognizes that the subsurface conditions may vary from those encountered at the location where borings, surveys or explorations are made by CTS and that the data, interpretations and recommendations of CTS are based solely upon the data available to CTS. CTS will be responsible for those data, interpretations, and recommendations; but shall not be responsible for the interpretation by others of the information developed.

SECTION 11: Subpoenas

The client is responsible, after notification, for payment of time charges and expenses resulting from our required response to subpoenas issued by any party in conjunction with our work. Charges are based on fee schedules in effect at the time the subpoena is served.

SECTION 12: Limitation of Liability

The client agrees to limit CTS's liability to the owner and all construction contractors and subcontractors on the project arising from CTS's professional acts, errors, or omissions, such that the total aggregate liability of CTS to all those named shall not exceed \$50,000 or CTS's total fee for the services rendered on this project, whichever is more. The owner further agrees to require of the contractor and his subcontractors an identical limitation of CTS's liability for damages suffered by the contractor or subcontractor arising from CTS's professional acts, errors, or omissions. Neither the contractor nor any of his subcontractors assumes any liability for damages to others which may arise on account of CTS's professional acts, errors or omissions.

SECTION 13: Insurance and Indemnity

CTS represents that it and its staff are protected by worker's compensation insurance and that CTS has such coverage under public liability and property damage insurance policies which CTS deems to be adequate. It is the policy of CTS to require certificates of insurance from all consultants or subcontractors employed by CTS. Certificates for all such policies of insurance will be provided to client upon request in writing. Within the limits and conditions of such insurance, CTS agrees to indemnify and save client harmless from and against any loss, damage, injury or liability arising from any negligent acts of CTS or its employees. CTS shall not be responsible for any loss, damage or liability beyond the amounts, limits and conditions of such insurance. CTS shall not be responsible for any loss, damage or liability arising from any acts by a client, its agents, staff or other consultants employed by others.

CTS's compensation hereunder is not commensurate with the potential risk of injury or loss that may be caused by exposures to pollution, hazardous waste or toxic or other dangerous substances or conditions. Accordingly, except as expressly provided in this contract, the client waives any claim against CTS and agrees to indemnify and save CTS, its agents, and its employees harmless from any claim, liability or defense cost for injury or loss sustained by any party from such exposures allegedly arising out of or related to CTS's performance of services hereunder.

SECTION 14: Termination

This Agreement may be terminated by either party upon seven (7) days written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof. Such termination shall not be effective if that substantial failure has been remedied before expiration of the period specified in the written notice. In the event of termination, CTS shall be paid for services performed to the termination notice date plus reasonable termination expenses. Expenses or termination or suspension shall include all direct costs of CTS required to complete analysis and records necessary to complete its files and may also include a report on the services performed to the date of notice of termination or suspension.

SECTION 15: Precedence

These Standards, Terms and Conditions shall take precedence over any inconsistent or contradictory provisions contained in any proposal, contract, purchase order, requisition, notice to proceed, or like document regarding CTS's services.



**Geotechnical Engineering
& Construction Testing**

SIoux CITY, IA • 712-252-5132
STORM LAKE, IA • 712-213-8378

Subject: RE: RE: Dorothy Pecaut Nature Center Floor
Date: 5/24/2023 5:04 PM
From: "Matthew Dailey" <mdailey@ctsgeo.com>
To: "Kenny Schmitz" <kschmitz@woodburycountyiowa.gov>
Cc: "Daniel Heissel" <dheissel@woodburyparks.org>

Kenny,

I have completed the analysis of the floor survey conducted last week and determined what areas have experienced the most differential movement, which most are where I expected but one was not expected (in Dan's office). There is up to 3.4" of differential movement in the upper classroom/storage level and up to 2.6" of differential movement in the lower office portion. We would propose 3 hand auger borings in the upper level and 3 hand auger borings in the lower level to depths ranging from 15 feet to 20 feet. The cost to perform the hand augers and provide the report that provides our evaluation on the cause and potential remediation methods would be \$4,525.00. I will work up a formal proposal. I would like to either set up a Teams meeting or have a site meeting with the group to discuss my findings and my proposed field investigation. Let me know what works for each of you. I would bring whomever else in on the meeting that should be included, such as Terry, Corey and whomever else you feel should be involved.

Thanks,

Matthew R. Dailey, P.E.

Geotechnical Department Manager

Certified Testing Services, Inc.

PO Box 1193 | 419 W. 6th Street | Sioux City, Iowa 51102

Office: (712)252-5132 | Direct: (712)226-1551 | Mobile: (712)203-0053



From: Kenny Schmitz <kschmitz@woodburycountyiowa.gov>
Sent: Tuesday, May 23, 2023 8:53 AM
To: Matthew Dailey <mdailey@ctsgeo.com>
Cc: Daniel Heissel <dheissel@woodburyparks.org>
Subject: RE: RE: Dorothy Pecaut Nature Center Floor

Hi Matt,

It sounds as though the floor survey/ floor slabs field work is complete so we now need to do the second phase (floor borings) I assume.

Have you determined a cost for those yet?

Thanks'

Subject: RE: Dorothy Pecaut Nature Center Floor
Date: 5/31/2023 5:12 PM
From: "Matthew Dailey" <mdailey@ctsgeo.com>
To: "Kenny Schmitz" <kschmitz@woodburycountyiowa.gov>

Kenny,

The cost to add one additional boring in the mechanical room area would bring the total to \$5,200.

Thanks,

Matthew R. Dailey, P.E.

Geotechnical Department Manager

Certified Testing Services, Inc.

PO Box 1193 | 419 W. 6th Street | Sioux City, Iowa 51102

Office: (712)252-5132 | Direct: (712)226-1551 | Mobile: (712)203-0053



From: Kenny Schmitz <kschmitz@woodburycountyiowa.gov>

Sent: Tuesday, May 30, 2023 10:32 AM

To: Matthew Dailey <mdailey@ctsgeo.com>; Corey Erickson <CErickson@rakerrhodes.com>; Daniel Heissel <dheissel@woodburyparks.org>; Terry Glade <glade.t@cmbaarchitects.com>; Brian Stehr <bstehr@woodburyparks.org>

Subject: RE: Dorothy Pecaut Nature Center Floor

Matt please send our teams meeting invitation for 4:00 pm tomorrow.

Thanks

Kenny Schmitz

Director | Building Services

401 8th Street

Sioux City, Iowa 51101

712.279.6539

kschmitz@woodburycountyiowa.gov

Providing Professional Services to Woodbury County since 2013

From: Matthew Dailey <mdailey@ctsgeo.com>

Sent: Tuesday, May 30, 2023 9:15 AM

To: Kenny Schmitz <kschmitz@woodburycountyiowa.gov>; Corey Erickson <CErickson@rakerrhodes.com>; Daniel Heissel <dheissel@woodburyparks.org>; Terry Glade <glade.t@cmbaarchitects.com>

Subject: RE: Dorothy Pecaut Nature Center Floor

Subject: RE: Dorothy Pecaut Nature Center Floor
Date: 5/31/2023 5:11 PM
From: "Matthew Dailey" <mdailey@ctsgeo.com>
"Kenny Schmitz" <kschmitz@woodburycountyiowa.gov>, "Corey Erickson"
To: <CErickson@rakerrhodes.com>, "Daniel Heissel" <dheissel@woodburyparks.org>, "Terry
Glade" <glade.t@cmbaarchitects.com>, "Brian Stehr" <bsteahr@woodburyparks.org>
Cc: "Robert Smutzler" <RSmutzler@ctsgeo.com>, "Jed McInerney"
<JMcInerney@ctsgeo.com>, "James Bertsch" <JBertsch@ctsgeo.com>

All,

Attached is the floor survey results that were discussed in the Teams meeting. I will get out there tomorrow or Friday to get shots on that lower level mechanical room and will add those to the drawing. The pushpins should pop up photos that I took at the various locations of the issues that I witnessed.

Thanks,

Matthew R. Dailey, P.E.

Geotechnical Department Manager

Certified Testing Services, Inc.

PO Box 1193 | 419 W. 6th Street | Sioux City, Iowa 51102

Office: (712)252-5132 | Direct: (712)226-1551 | Mobile: (712)203-0053



From: Kenny Schmitz <kschmitz@woodburycountyiowa.gov>

Sent: Tuesday, May 30, 2023 10:32 AM

To: Matthew Dailey <mdailey@ctsgeo.com>; Corey Erickson <CErickson@rakerrhodes.com>; Daniel Heissel <dheissel@woodburyparks.org>; Terry Glade <glade.t@cmbaarchitects.com>; Brian Stehr <bsteahr@woodburyparks.org>

Subject: RE: Dorothy Pecaut Nature Center Floor

Matt please send our teams meeting invitation for 4:00 pm tomorrow.

Thanks

Kenny Schmitz

Director | Building Services

401 8th Street

Sioux City, Iowa 51101

712.279.6539

kschmitz@woodburycountyiowa.gov

Providing Professional Services to Woodbury County since 2015



Lower Level Floor Plan

SCALE 1/8" = 1'-0"



MATERIAL KEYING LEGEND

1	CONCRETE
2	FORMER CONCRETE
3	EXISTING CONCRETE
4	EXISTING CONCRETE
5	EXISTING CONCRETE
6	EXISTING CONCRETE
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97	EXISTING CONCRETE
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99	EXISTING CONCRETE
100	EXISTING CONCRETE

EXPANSION
WORK SHALL BE
THIS AREA
AND TAKEN
OUT OF THE
CONTRACT

GENERAL NOTES

ALL WORK AS PER PLAN
ANY CHANGES MARKED IN RED
DATE DESIGNED



Kenny Schmitz

From: Matthew Dailey <mdailey@ctsgeo.com>
Sent: Wednesday, June 21, 2023 10:10 AM
To: Kenny Schmitz; Terry Glade
Cc: Corey Erickson (CErickson@rakerrhodes.com); Brian Stehr; Daniel Heissel
Subject: RE: Dorothy Pecaut Plans
Attachments: B5.3gp; 92057 Nature Center as-builts (Floor Survey Results).pdf

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Just to keep everyone in the loop, our crew is finishing up the last boring today. We did encounter voids below the floor slabs on the north side of the upstairs multipurpose room (B6) and just today in the upstairs storage room (B5). The voids were approximately 4 inches directly below the slab. Videos are attached of the voids. We did not encounter any other voids.

B5: Attached to this email

B6: https://ctsgeo-my.sharepoint.com/:v:/p/mdailey/EcaCzXI_6rIAvskWtOTTeAQBziGsCXaNh_F8XHrEEEZXGA?e=VcrOeA

Thanks,

Matthew R. Dailey, P.E.

Geotechnical Department Manager

Certified Testing Services, Inc.

[PO Box 1193 | 419 W. 6th Street | Sioux City, Iowa 51102](#)

Office: (712)252-5132 | Direct: (712)226-1551 | Mobile: (712)203-0053



From: Matthew Dailey <mdailey@ctsgeo.com>
Sent: Tuesday, June 20, 2023 7:56 PM
To: Kenny Schmitz <kschmitz@woodburycountyiowa.gov>; Terry Glade <glade.t@cmbaarchitects.com>
Cc: Corey Erickson (CErickson@rakerrhodes.com) <cerickson@rakerrhodes.com>; Brian Stehr <bstehr@woodburyparks.org>; Daniel Heissel <dheissel@woodburyparks.org>
Subject: Re: Dorothy Pecaut Plans

Kenny, Just an update that we have one boring remaining in the upper level utility room tomorrow. We are running lab testing and I plan to have more information available in the next 2-3 days.

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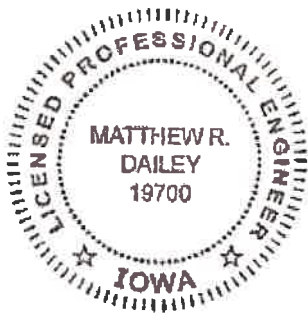
Certified Testing Services, Inc.

GEOTECHNICAL ENGINEERING REPORT

**Building Distress
Dorothy Pecaut Nature Center
Woodbury County, Iowa**

Prepared For:
Woodbury County

CTS Project No. G7037



I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Iowa.

Signature: *Matthew R. Dailey* 6-28-2023

Name: Matthew R. Dailey, P.E. (date)

License Number: 19700

My license renewal date is December 31, 2023.

Pages or sheets covered by this seal:

This bound report contains 23 pages, including this page.
CTS File Number G7037



Certified Testing Services, Inc.

419 W. 6th Street • P.O. Box 1193 • Sioux City, Iowa 51102 • Phone (712) 252-5132

June 28, 2023

Kenny Schmitz
Building Services Director
Woodbury County
401 8th Street
Sioux City, Iowa 51101

Re: Geotechnical Engineering Report
Building Distress
Dorothy Pecaut Nature Center
Woodbury County, Iowa
CTS Job No. G7037

Dear Mr. Schmitz:

Certified Testing Services, Inc. is pleased to transmit our Geotechnical Engineering Report for the referenced project. This report includes the results of field and laboratory testing, opinions concerning the project, and recommendations for remediation of the building distress.

We appreciate the opportunity to perform this Geotechnical Study. If you have any questions pertaining to this report or if we may be of further service, please contact our office.

Respectfully submitted,
CERTIFIED TESTING SERVICES, INC.



James A. Bertsch, P.E. IA 12121
Senior Geotechnical Engineer



Matthew R. Dailey, P.E. IA 19700
Geotechnical Department Manager

JAB/MRD/jb

GEOTECHNICAL ENGINEERING REPORT

**BUILDING DISTRESS
DOROTHY PECAUT NATURE CENTER
WOODBURY COUNTY, IOWA**

CTS PROJECT NO. G7037

PREPARED FOR

**KENNY SCHMITZ
BUILDING SERVICES DIRECTOR
WOODBURY COUNTY
401 8TH STREET
SIOUX CITY, IOWA 51101**

JUNE 28, 2023

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PROJECT INFORMATION

Project Authorization

Certified Testing Services, Inc. has completed a subsurface exploration for the above referenced project. Mr. Kenny Schmitz, Building Services Director for Woodbury County, authorized our work by signing our proposal on May 10, 2023. This work was performed in general accordance with CTS Proposal Number 6398 dated May 9, 2023.

Project Description

Mr. Robert Smutzler of CTS met with Mr. Terry Glade, AIA of CMBA Architects, Mr. Kenny Schmitz of Woodbury County, Mr. Dan Heissel and Mr. Brian Stehr of the Woodbury County Conservation Board, Mr. Corey Erickson of Raker Rhodes, and Ms. Holly Mathiesen of Concrete Raising Service at the site on April 28, 2023. Mr. Matthew Dailey, P.E., and Mr. Robert Smutzler of CTS met with Mr. Dan Heissel at the site on May 5, 2023, for a follow up visit. Mr. Glade provided a link to the as-built plans for the site in an email on April 28, 2023. CTS understands that settlement has occurred in the floor slab along the west wall in the lower level of the two-story portion of the building, along the east wall in the main level single-story portion of the building and the retaining walls are leaning away from the slope on the south side of the building. It is also understood that there is some cracking of the drywall, doorways in the distressed areas are experiencing movement, and a built-in shelf has fallen due to the movement. CTS did not observe cracking of the exterior walls during the exterior inspection of the building. Mr. Heissel indicated that the exterior stoops on the west side of the building have been replaced due to the doors contacting the concrete while opening.

The geotechnical recommendations presented in this report are based on the available project information and the subsurface materials described in this report. If the noted information is incorrect, please inform CTS in writing so that we may amend the recommendations presented in this report if appropriate. CTS will not be responsible for the implementation of its recommendations when it is not notified of changes in the project.

Purpose and Scope of Services

The purpose of this work was to determine the cause of the movement and present possible recommendations for remedial action. Our scope work consisted of performing a floor survey of the distressed areas and performing seven hand auger soil test borings to depths ranging from 15 feet to 20 feet below the existing surface in the upper and lower levels. The scope of work was modified due to auger refusal being encountered at Boring Locations B6 and B7 at depths ranging from 12.7 feet and 8.5 feet, respectively. The scope of work also included select laboratory testing, and preparation of this geotechnical report. This report briefly outlines the testing procedures, presents available project information, describes the site and subsurface conditions, presents floor surveys, provides an opinion on the cause of the distress, and presents groundwater information. The scope of services did not include an environmental assessment of the site.

SITE AND SUBSURFACE CONDITIONS

Site Location and Description

The site is the existing Dorothy Pecaut Nature Center building in Woodbury County, Iowa. At the time of drilling, the surface of the boring locations consisted of floor slabs that varied in thickness from 4 inches and 5 inches.

Subsurface Conditions

After the floor slab survey was completed, CTS explored the site subsurface conditions with seven soil test borings sampled to depths ranging from 8.5 feet to 15 feet below the existing ground surface. The boring locations and depth were chosen by CTS after discussions with Mr. Schmitz. CTS personnel located the borings using a measuring wheel and measuring from known reference points. The locations of the borings are indicated on the "Floor Survey Plans" included in the Appendix.

The borings were advanced utilizing hand auger drilling methods after the floor slabs were cored. Soil samples were routinely obtained during the drilling process. Select soil samples were later tested in the laboratory to determine materials properties for our evaluation. Soil sampling and the laboratory testing were accomplished generally in accordance with ASTM procedures. The boring locations were patched with concrete after completing our work.

The subsurface conditions generally consisted of poorly graded sand fill, lean clay with sand fill, and lean clay weathered shale. It should be noted that 4-inch to 5-inch voids were encountered below the floor slab in Borings B5 and B6. The materials encountered in the borings are described in more detail in the following table:

Material	Moisture Content (%)	Dry Density (PCF)	Saturation (%)	Hand Penetrometer (TSF)	Cone Penetrometer Test (BP 1$\frac{3}{4}$")
Poorly Graded Sand Fill	19	107	92	-	4
Lean Clay with Sand Fill	14-25	93-112	55-99	0.5-4.5	4-25
Lean Clay Weathered Shale	16-31	91-103	55-99	1.75-4.5	6-25

The boring logs included in the Appendix should be reviewed for specific information at individual boring locations. The boring logs include soil/rock descriptions, stratifications, penetration resistances, and locations of the samples and laboratory test data. The stratifications shown on the boring logs represent the conditions only at the actual boring locations. Variations may occur and should be expected at locations other than the locations drilled. The stratifications represent the approximate boundary between subsurface materials and the actual transition may be gradual. Water level information obtained during field

operations is also shown on the boring logs. Samples that were not altered by laboratory testing will be retained for 30 days from the date of this report and then will be discarded.

Water Level Measurements

Free water was not encountered in the borings at the time of drilling. It should also be noted that with the relatively impervious material encountered in the borings that a long monitoring time would be required to determine the static water level, which was beyond our scope of work. The water level measurements presented in this report are the levels that were measured at the time of our field activities and should be expected to fluctuate with climatic conditions.

EVALUATIONS AND RECOMMENDATIONS

Geotechnical Discussion and Recommendations

Based on the floor slab survey information, it is our opinion that the exterior building walls and the interior basement walls have undergone between 1-inch and 2 inches of settlement. It is CTS's opinion that the movement is being caused by poorly compacted fill material and possibly the consolidation of the weather shale. The existing fill material has moisture contents that range from 14 percent to 25 percent, dry densities that varied from 93 PCF to 112 PCF, and cone penetrometer test results that varied from 4 blows per 1¾ inches to 25 blows per 1¾ inches, which indicate that the fill material was not placed in a consistent manner and consolidation is occurring in the fill material. It is our further opinion that the weathered shale is contributing to the movement in that the weathered shale is highly susceptible to deterioration due to increases in moisture content. The weathered shale has moisture contents that range from 16 percent to 31 percent, which would indicate that the shale in the area of Borings B1, B2, and B4 have undergone large increases in moisture content versus the weathered shale in Borings B3 and B5.

It should also be noted that the voids encountered below the floor slabs in Borings B5 and B6 are due to the fill consolidating under the floor slab where the floor slab is supported on the foundation walls. It is CTS's opinion that additional voids will be encountered under the floor slabs next to the foundation walls where the floor slabs are supported on the foundation walls. According to the original drawings that were provided, the only area where the floor slabs are not supported on the foundations is along the east wall where there are frost depth foundations.

It is CTS's recommendation that the floor slabs not be pressure grouted to level the floors in that most of the floor slabs are supported on the foundations and raising the floor slabs could cause additional damage to existing walls. CTS would recommend that the voids be filled with grout or foam so that additional cracking of the floor slabs do not occur near the foundation walls. CTS also recommends that settlement points be established to determine if settlement continues to occur. The settlement points should be setup by a surveyor and a benchmark be established outside of the influence of the building area. The surveyor should monitor the settlement points every three months for not less than a year. If additional settlement is observed in the walls, the walls would need to be supported on helical piles.

REPORT LIMITATIONS

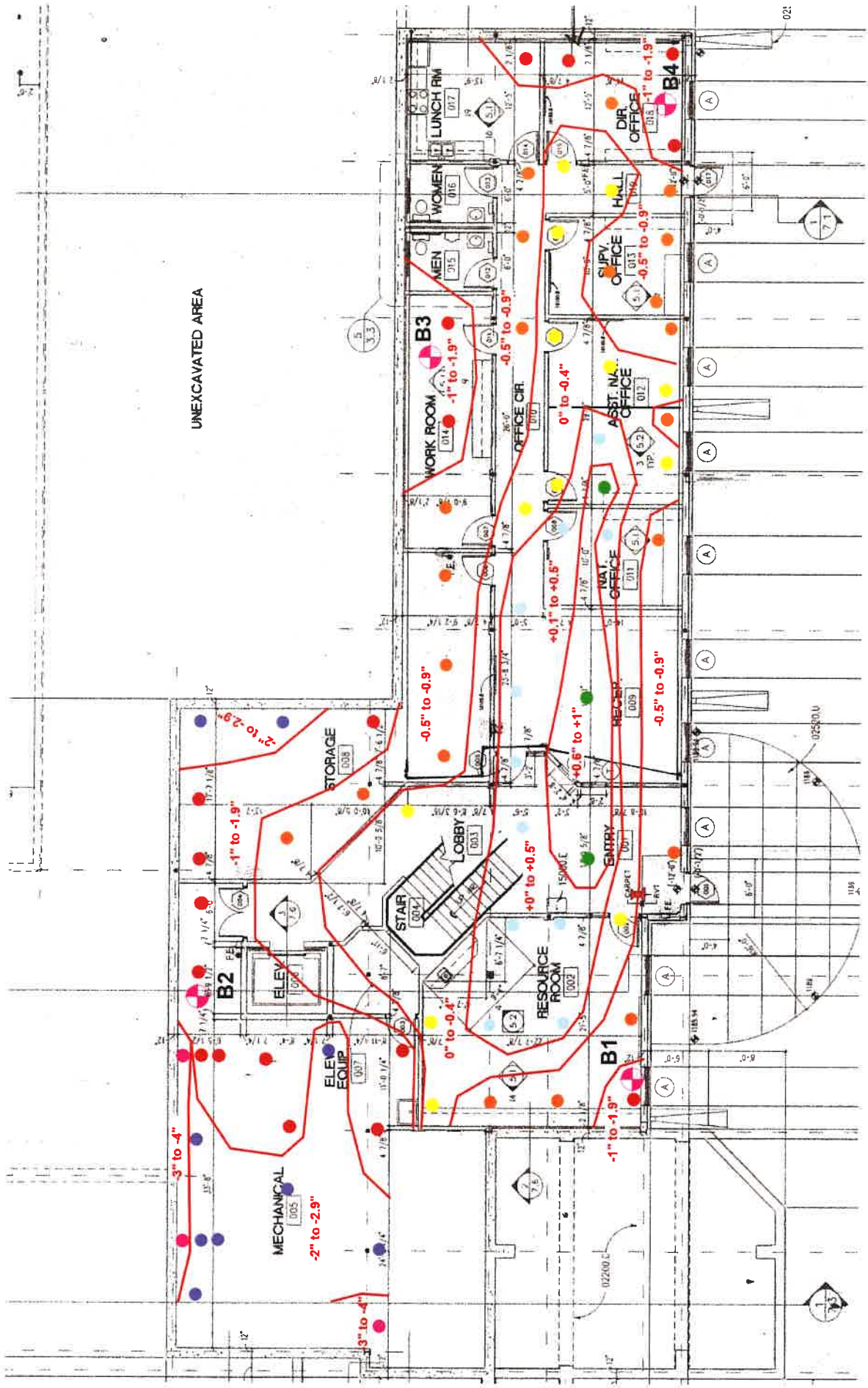
The recommendations submitted are based on the available subsurface information obtained by CTS and information furnished by Mr. Terry Glade, AIA of CMBA Architects, Mr. Kenny Schmitz of Woodbury County, Mr. Dan Heissel and Mr. Brian Stehr of the Woodbury County Conservation Board, and Mr. Corey Erickson of Raker Rhodes. If deviations from the subsurface conditions noted in this report are encountered during the corrective action, CTS should be notified immediately to determine if changes in the recommendations are required. If CTS is not retained to perform these functions, CTS will not be responsible for the impact of those conditions on the project.

The geotechnical engineer warrants that the findings, recommendations, specifications, or professional advice contained herein have been made in accordance with generally accepted professional geotechnical engineering practices in the local area. No other warranties are implied or expressed.

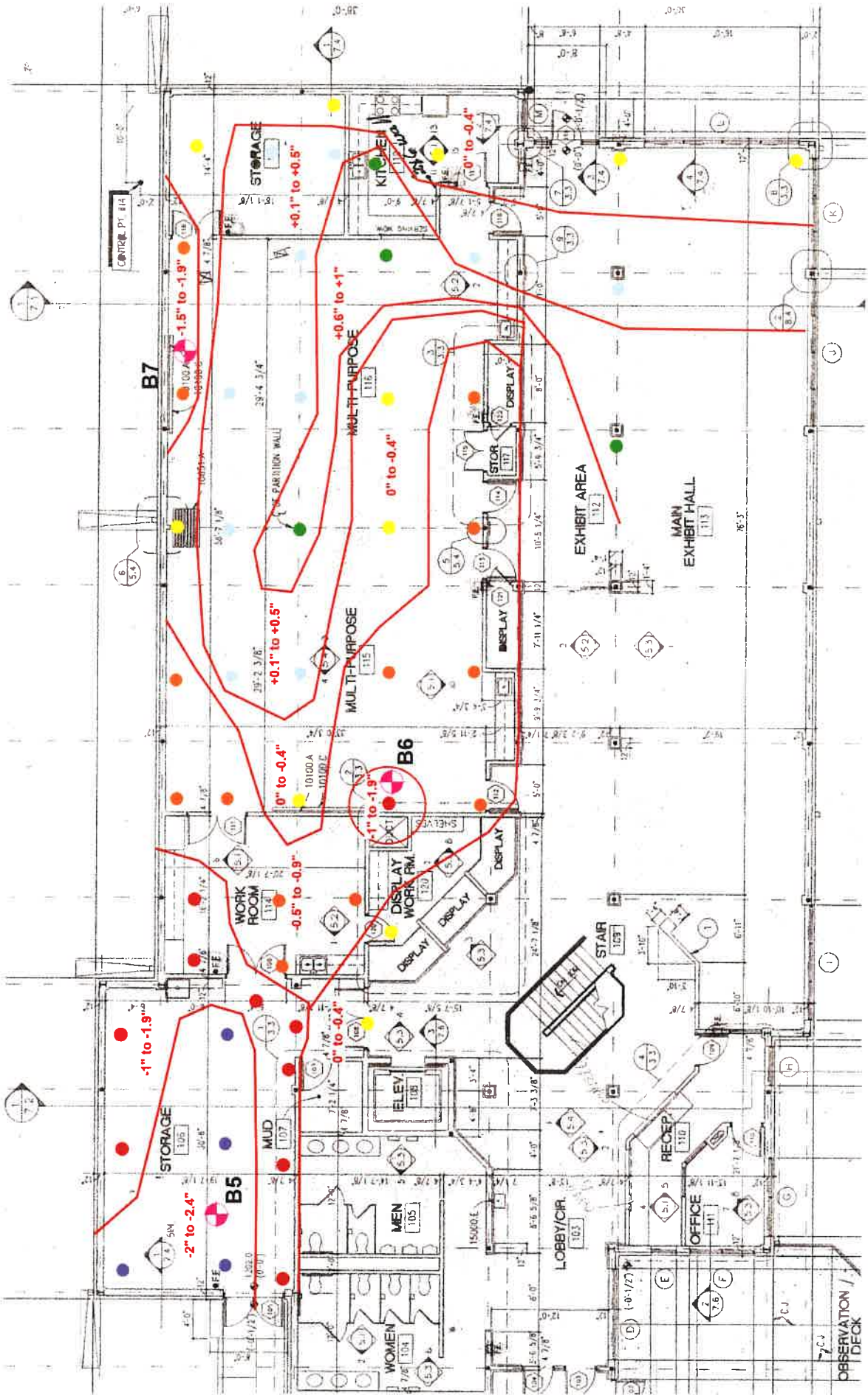
After the plans and specifications for the remedial action are complete, the geotechnical engineer should be retained and provided the opportunity to review the final plans and specifications to check that our engineering recommendations have been properly incorporated into the design documents. At that time, it may be necessary to submit supplementary recommendations. This report has been prepared for the exclusive use of Woodbury County and their consultants for the specific application to the Dorothy Pecaut Nature Center Building Distress in Woodbury County, Iowa.

APPENDIX

FLOOR SURVEY PLANS



UNEXCAVATED AREA



BORING LOGS



LOG OF EXPLORATORY BORING

Job Number: **G7037**
 Project: **Dorothy Pecaut Building Distress**
 Date Started: **6/13/23**
 Date Completed: **6/16/23**

Boring No.: **B-1**
 Boring Location: **Woodbury County, IA**
 Drill Type: **Hand Auger**
 Ground Elev.: _____

Depth in Feet	Graphic Log	Sample Type	SOIL DESCRIPTION	USCS	Blow Counts SPT (N) Blows/Foot	Moisture Content, %	Dry Density (PCF)	% Saturation	Hand Penetrometer (TSF)	Unconfined Comp. Strength (TSF)	Liquid Limit %	Plastic Limit %	Plasticity Index %	Cone Penetrometer (Blows/ 1-3/4")
			4-Inch Concrete Layer											
			FILL, Poorly Graded Sand, Yellow Brown, Moist (Clay Lense)			19	107	92						4
5			FILL, Lean Clay with sand, Yellow Brown and Medium Gray, Moist (Brownish Gray, Very Moist)			25	99	99	1.00					
						23	103	99	0.50					
						23	99	90	2.00					13
10			LEAN CLAY, Yellowish Gray, Very Moist, Oxidized, Weathered Shale	CL		22	96	79	2.00					11
						27	96	99	2.75					
15			END OF BORING AT 15 FEET FREE WATER WAS NOT ENCOUNTERED AT TIME OF DRILLING			27	97	99	2.00					11



LOG OF EXPLORATORY BORING

Job Number: **G7037**
 Project: **Dorothy Pecaut Building Distress**
 Date Started: **6/16/23**
 Date Completed: **6/16/23**

Boring No.: **B-2**
 Boring Location: **Woodbury County, IA**
 Drill Type: **Hand Auger**
 Ground Elev.:

Depth in Feet	Graphic Log	Sample Type	SOIL DESCRIPTION			USCS	Blow Counts SPT (N) Blows/Foot	Moisture Content, %	Dry Density (PCF)	% Saturation	Hand Penetrometer (TSF)	Unconfined Comp. Strength (TSF)	Liquid Limit %	Plastic Limit %	Plasticity Index %	Cone Penetrometer (Blows/ 1-3/4")
			5-Inch Concrete Layer													
			FILL, Poorly Graded Sand, Yellow Brown, Moist					22	98	86	3.25					7
			FILL, Lean Clay with Sand, Brownish Gray, Moist to Very Moist													
5								22	102	94	3.00					6
								24	95	85	4.50					12
			LEAN CLAY, Gray Brown, Moist to Very Moist, Oxidized, Weathered Shale			CL		22	96	82	3.75					16
10								27	92	89	2.50					21
			(Medium Gray and Yellow Brown)					26	93	89	3.50					18
15								27	94	95	3.00					14
			END OF BORING AT 15 FEET FREE WATER WAS NOT ENCOUNTERED AT TIME OF DRILLING													



LOG OF EXPLORATORY BORING

Job Number: **G7037**
 Project: **Dorothy Pecaut Building Distress**
 Date Started: **6/13/23**
 Date Completed: **6/13/23**

Boring No.: **B-3**
 Boring Location: **Woodbury County, IA**
 Drill Type: **Hand Auger**
 Ground Elev.: _____

Depth in Feet	Graphic Log	Sample Type	SOIL DESCRIPTION			USCS	Blow Counts SPT (N) Blows/Foot	Moisture Content, %	Dry Density (PCF)	% Saturation	Penetrometer (TSF) Hand	Unconfined Comp. Strength (TSF)	Liquid Limit %	Plastic Limit %	Plasticity Index %	Cone Penetrometer (Blows/ 1-3/4")
			Shelby Tube	Standard Split Spoon	Water Level ATD											
0 - 4.5	[Cross-hatched pattern]		4.5-Inch Concrete Layer													
4.5 - 5.0	[Dotted pattern]		4.5-Inch Sand Layer													
5.0 - 5.5	[Diagonal lines]		FILL, Lean Clay with Sand, Yellow Brown and Medium Gray, Very Moist				25	99	96	3.50						17
5.5 - 6.0	[Diagonal lines]		(Brownish Gray)				21	106	99	4.00						10
6.0 - 6.5	[Diagonal lines]						23	103	99	4.25						12
6.5 - 7.0	[Diagonal lines]						25	98	97	4.50						25
7.0 - 10.0	[Horizontal lines]		LEAN CLAY, Yellowish Gray, Very Moist to Moist, Oxidized, Weathered Shale			CL										
10.0 - 10.5	[Horizontal lines]		(Dark Gray and Yellow Brown)				16	94	55	4.50						25
10.5 - 11.0	[Horizontal lines]						18	101	76	4.50						25
11.0 - 15.0	[Horizontal lines]		(with Silt Lenses, Dark Gray and Medium Gray)				21	102	90	4.50						20
15.0 - 15.5	[Horizontal lines]		END OF BORING AT 15 FEET FREE WATER WAS NOT ENCOUNTERED AT TIME OF DRILLING													



LOG OF EXPLORATORY BORING

Job Number: **G7037**
 Project: **Dorothy Pecaut Building**
 Distress
 Date Started: **6/13/23**
 Date Completed: **6/13/23**

Boring No.: **B-4**
 Boring Location: **Woodbury County, IA**
 Drill Type: **Hand Auger**
 Ground Elev.:

Depth in Feet	Graphic Log	Sample Type	<div style="display: flex; justify-content: space-between; font-size: 0.8em;"> ■ Shelby Tube ⊠ Standard Split Spoon ∇ Water Level ATD </div> <div style="display: flex; justify-content: space-between; font-size: 0.8em;"> ⊠ Modified California ☞ Grab Sample ∇ Water Level @ 4-Days </div>	USCS	Blow Counts SPT (N) Blows/Foot	Moisture Content, %	Dry Density (PCF)	% Saturation	Hand Penetrometer (TSF)	Unconfined Comp. Strength (TSF)	Liquid Limit %	Plastic Limit %	Plasticity Index %	Cone Penetrometer (Blows/ 1-3/4")
			SOIL DESCRIPTION											
	[Cross-hatched pattern]													
	[Diagonal lines pattern]													
	[Diagonal lines pattern]													
5	[Diagonal lines pattern]													
	[Diagonal lines pattern]													
	[Diagonal lines pattern]													
	[Diagonal lines pattern]													
	[Diagonal lines pattern]													
	[Diagonal lines pattern]													
10	[Diagonal lines pattern]													
	[Diagonal lines pattern]													
	[Diagonal lines pattern]													
	[Diagonal lines pattern]													
15	[Diagonal lines pattern]													

LOG OF BORING G7037.GPJ CERTIFIED TESTING GDT 6/27/23



LOG OF EXPLORATORY BORING

Sheet 1 of 1

Job Number: **G7037**
 Project: **Dorothy Pecaut Building Distress**
 Date Started: **6/21/23**
 Date Completed: **6/21/23**

Boring No.: **B-5**
 Boring Location: **Woodbury County, IA**
 Drill Type: **Hand Auger**
 Ground Elev.: _____

Depth in Feet	Graphic Log	Sample Type	SOIL DESCRIPTION		USCS	Blow Counts SPT (N) Blows/Foot	Moisture Content, %	Dry Density (PCF)	% Saturation	Hand Penetrometer (TSF)	Unconfined Comp. Strength (TSF)	Liquid Limit %	Plastic Limit %	Plasticity Index %	Cone Penetrometer (Blows/ 1-3/4")
			Shelby Tube	Standard Split Spoon											
0 - 1	[Cross-hatched pattern]			5-Inch Concrete Layer											
1 - 2	[Cross-hatched pattern]			4-Inch Void Below Concrete											
2 - 3	[Cross-hatched pattern]			FILL, Poorly Graded Sand, Yellow Brown, Moist		15	110	79	4.50						11
3 - 4	[Cross-hatched pattern]			FILL, Lean Clay with Sand, Gray Brown, Moist		16	93	55	4.25						6
4 - 5	[Cross-hatched pattern]					16	102	67	4.50						13
5 - 6	[Cross-hatched pattern]					16	101	67	4.50						15
6 - 7	[Cross-hatched pattern]					15	108	76	4.50						25
7 - 8	[Cross-hatched pattern]					18	103	80	4.50						21
8 - 9	[Cross-hatched pattern]			LEAN CLAY, Brownish Gray, Moist to Very Moist, Weathered Shale	CL										
9 - 10	[Cross-hatched pattern]					24	99	95	1.75						6
10 - 11	[Cross-hatched pattern]														
11 - 12	[Cross-hatched pattern]														
12 - 13	[Cross-hatched pattern]														
13 - 14	[Cross-hatched pattern]														
14 - 15	[Cross-hatched pattern]														
15	[Cross-hatched pattern]			END OF BORING AT 15 FEET FREE WATER WAS NOT ENCOUNTERED AT TIME OF DRILLING											



LOG OF EXPLORATORY BORING

Job Number: **G7037**
 Project: **Dorothy Pecaut Building Distress**
 Date Started: **6/19/23**
 Date Completed: **6/19/23**

Boring No.: **B-6**
 Boring Location: **Woodbury County, IA**
 Drill Type: **Hand Auger**
 Ground Elev.:

Depth in Feet	Graphic Log	Sample Type	<input type="checkbox"/> Shelby Tube <input checked="" type="checkbox"/> Modified California	<input checked="" type="checkbox"/> Standard Split Spoon <input checked="" type="checkbox"/> Grab Sample	<input type="checkbox"/> Water Level ATD <input type="checkbox"/> Water Level @ 4-Days	USCS	Blow Counts SPT (N) Blows/Foot	Moisture Content, %	Dry Density (PCF)	% Saturation	Hand Penetrometer (TSF)	Unconfined Comp. Strength (TSF)	Liquid Limit %	Plastic Limit %	Plasticity Index %	Cone Penetrometer (Blows/ 1-3/4")	
			SOIL DESCRIPTION														
								18	108	89	4.50						8
								14	100	57	3.75						11
5								18	112	97	4.00						8
								20	93	69	1.50						4
10								21	102	89	2.00						6
								27	95	95	0.75						25
END OF BORING AT 12.7 FEET DUE TO AUGER REFUSAL FREE WATER WAS NOT ENCOUNTERED AT TIME OF DRILLING																	



LOG OF EXPLORATORY BORING

Job Number: **G7037**
 Project: **Dorothy Pecaut Building Distress**
 Date Started: **6/19/23**
 Date Completed: **6/19/23**

Boring No.: **B-7**
 Boring Location: **Woodbury County, IA**
 Drill Type: **Hand Auger**
 Ground Elev.:

Depth in Feet	Graphic Log	Sample Type	SOIL DESCRIPTION			USCS	Blow Counts SPT (N) Blows/Foot	Moisture Content, %	Dry Density (PCF)	% Saturation	Penetrometer (TSF)	Unconfined Comp. Strength (TSF)	Liquid Limit %	Plastic Limit %	Plasticity Index %	Cone Penetrometer (Blows/ 1-3/4")
			5-Inch Concrete Layer													
			FILL, Poorly Graded Sand, Yellow Brown, Moist				15	106	73	4.50						15
			FILL, Lean Clay with Sand, Medium Gray, Moist, Oxidized													
			(Medium Gray and Gray Brown)				16	110	81	4.50						25
5			(Brownish Gray)				15	96	56	4.50						25
			LEAN CLAY, Yellowish Gray, Moist, Oxidized, Weathered Shale				21	98	81	4.50						25
			END OF BORING AT 8.5 FEET DUE TO AUGER REFUSAL FREE WATER WAS NOT ENCOUNTERED AT TIME OF DRILLING													

SOIL CLASSIFICATION CHART AND GENERAL NOTES

SOIL CLASSIFICATION CHART

MAJOR DIVISIONS			SYMBOLS		TYPICAL DESCRIPTIONS	
			GRAPH	LETTER		
<p>COARSE GRAINED SOILS</p> <p>MORE THAN 50% OF MATERIAL IS LARGER THAN NO. 200 SIEVE SIZE</p>	<p>GRAVEL AND GRAVELLY SOILS</p>	<p>CLEAN GRAVELS</p> <p>(LITTLE OR NO FINES)</p>		GW	WELL-GRADED GRAVELS, GRAVEL - SAND MIXTURES, LITTLE OR NO FINES	
		<p>GRAVELS WITH FINES</p> <p>(APPRECIABLE AMOUNT OF FINES)</p>		GP	POORLY-GRADED GRAVELS, GRAVEL - SAND MIXTURES, LITTLE OR NO FINES	
		<p>MORE THAN 50% OF COARSE FRACTION RETAINED ON NO. 4 SIEVE</p>	<p>GRAVELS WITH FINES</p> <p>(APPRECIABLE AMOUNT OF FINES)</p>		GM	SILTY GRAVELS, GRAVEL - SAND - SILT MIXTURES
	<p>SAND AND SANDY SOILS</p>	<p>CLEAN SANDS</p> <p>(LITTLE OR NO FINES)</p>		SW	WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES	
				SP	POORLY-GRADED SANDS, GRAVELLY SAND, LITTLE OR NO FINES	
		<p>MORE THAN 50% OF COARSE FRACTION PASSING ON NO. 4 SIEVE</p>	<p>SANDS WITH FINES</p> <p>(APPRECIABLE AMOUNT OF FINES)</p>		SM	SILTY SANDS, SAND - SILT MIXTURES
					SC	CLAYEY SANDS, SAND - CLAY MIXTURES
					ML	INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS OR CLAYEY SILTS WITH SLIGHT PLASTICITY
	<p>FINE GRAINED SOILS</p> <p>MORE THAN 50% OF MATERIAL IS SMALLER THAN NO. 200 SIEVE SIZE</p>	<p>SILTS AND CLAYS</p> <p>LIQUID LIMIT LESS THAN 50</p>		CL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS	
				OL	ORGANIC SILTS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY	
			MH	INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS FINE SAND OR SILTY SOILS		
<p>SILTS AND CLAYS</p> <p>LIQUID LIMIT GREATER THAN 50</p>			CH	INORGANIC CLAYS OF HIGH PLASTICITY		
			OH	ORGANIC CLAYS OF MEDIUM TO HIGH PLASTICITY, ORGANIC SILTS		
			PT	PEAT, HUMUS, SWAMP SOILS WITH HIGH ORGANIC CONTENTS		
<p>HIGHLY ORGANIC SOILS</p>				PT	PEAT, HUMUS, SWAMP SOILS WITH HIGH ORGANIC CONTENTS	

NOTE: DUAL SYMBOLS ARE USED TO INDICATE BORDERLINE SOIL CLASSIFICATIONS

GENERAL NOTES

SAMPLING SYMBOLS:

	STANDARD PENETRATION TEST – 1 3/8" I.D., 2" O.D.
	SHELBY THIN-WALLED TUBE – 3" O.D. UNDISTURBED SAMPLE
	GRAB SAMPLE
	ROCK CORE
	AUGER SAMPLE
	NO RECOVERY

WATER LEVEL MEASUREMENT SYMBOLS:

	WATER LEVEL AT TIME OF DRILLING
	WATER LEVEL AFTER 7 DAYS

CONSISTENCY OF FINE-GRAINED SOILS	
UNCONFINED COMPRESSIVE STRENGTH, QU, PSF	CONSISTENCY
< 500	VERY SOFT
500 - 1,000	SOFT
1,001 - 2,000	MEDIUM
2,001 - 4,000	STIFF
4,001 - 8,000	VERY STIFF
8,001 - 16,000	HARD
> 16,000	VERY HARD

RELATIVE DENSITY OF COARSE GRAINED SOILS	
N-BLOWS/FT.	RELATIVE DENSITY
0 - 3	VERY LOOSE
4 - 9	LOOSE
10 - 29	MEDIUM DENSE
30 - 49	DENSE
50 - 80	VERY DENSE
80 +	EXTREMELY DENSE

RELATIVE PROPORTIONS OF SAND AND GRAVEL	
DESCRIPTIVE TERM(S) (OF COMPONENTS ALSO PRESENT IN SAMPLE)	PERCENT OF DRY WEIGHT
WITH	15 - 29
MODIFIER	> 30

GRAIN SIZE TERMINOLOGY	
MAJOR COMPONENT OF SAMPLE	SIZE RANGE
BOULDERS	OVER 12 IN. (300MM)
COBBLES	12 IN. TO 3 IN. (300 MM TO 75 MM)
GRAVEL	3 IN. TO #4 SIEVE (75MM TO 4.75MM)
SAND	#4 TO #200 SIEVE (4.75MM TO 0.075 MM)
SILT OR CLAY	PASSING #200 SIEVE (0.075MM)

RELATIVE PROPORTIONS OF FINES	
DESCRIPTIVE TERM(S) (OF COMPONENTS ALSO PRESENT IN SAMPLE)	PERCENT OF DRY WEIGHT
WITH	15 - 29
MODIFIER	> 30



Subject: RE: Dorothy Pecaut Plans
Date: 6/29/2023 10:00 AM
From: "Kenny Schmitz" <kschmitz@woodburycountyiowa.gov>
To: "Terry Glade" <glade.t@cmbaarchitects.com>, "Corey Erickson (CErickson@rakerrhodes.com)" <cerickson@rakerrhodes.com>
"Brian Stehr" <bstehr@woodburyparks.org>, "Daniel Heissel" <dheissel@woodburyparks.org>, "James Bertsch" <JBertsch@ctsgeo.com>, "Matthew Dailey" <mdailey@ctsgeo.com>

Matt received the report- thank you

Corey/ Terry- looks like next steps we need may be:

1. Set of specs for a surveyor
2. Set of specs for under-slab foam filling
3. Getting quotes from both a surveyor (for current survey baseline & through 1-year) & concrete slab foam filling in areas required from an appropriate party.

Thoughts??

Kenny Schmitz

Director | Building Services

401 8th Street

Sioux City, Iowa 51101

712.279.6539

kschmitz@woodburycountyiowa.gov

Providing Professional Services to Woodbury County since 2015

From: Matthew Dailey <mdailey@ctsgeo.com>

Sent: Wednesday, June 28, 2023 4:00 PM

To: Kenny Schmitz <kschmitz@woodburycountyiowa.gov>

Cc: Terry Glade <glade.t@cmbaarchitects.com>; Corey Erickson (CErickson@rakerrhodes.com) <cerickson@rakerrhodes.com>; Brian Stehr <bstehr@woodburyparks.org>; Daniel Heissel <dheissel@woodburyparks.org>; James Bertsch <JBertsch@ctsgeo.com>

Subject: RE: Dorothy Pecaut Plans

CAUTION: This email originated from **OUTSIDE** of the organization. Please verify the sender and use caution if the message contains any attachments, links, or requests for information as this person may NOT be who they claim. **If you are asked for your username and password, please call WCICC and DO NOT ENTER any data.**

Kenny,

Attached is the geotechnical report discussing the results of the subsurface evaluation at the Dorothy Pecaut Nature Center. Please note that the floor survey sheet will look slightly different than was previously shown as we adjusted the benchmark point to provide a more accurate settlement amount. Please review the report and let us know if there are any questions. I will send the invoice to you directly shortly.

Thanks,



PROJECT MEETING MINUTES

PROJECT: Dorothy Pecaut Nature Center Floor Investigation

PROJECT #: 23186

LOCATION: Sioux City, Iowa

DATE: 08/03/23

REPORT BY: Terry Glade, AIA

PRESENT AT MEETING

NAME	REPRESENTING
Brian Stehr	Dorothy Pecaut Nature Center
Bryan Wells, PE	DGR Engineering
Matt Dailey, PE	CTS, Inc.
Terry Glade, AIA	CMBA Architects

DISCUSSION

1. Reviewed areas of concern and viewed previously noted floor cracks, heaves, affected interior doors and frames, soil test locations, etc.
2. Brian indicated that the issues have continued to worsen over a period of years.
3. Review of original civil site plan showed drainage swales that would've drained water out to the north and south ends of the building on the east side. These swales are gone and the area leveled out for the handicap accessible sidewalk that runs along that side. Brian indicated that the sidewalk was in place when he began work at the facility in 2016 and a portion was replaced since but no change in grade.
4. Building grade on the east side is up on the brick and over the level of the through-wall flashing and weeps in some locations.
5. East downspouts were all collected and run underground by Mike Barkley in recent years. The main collector line appears to empty into the new manhole at the south end of the building at least 5' below grade.
6. East retaining wall appears to be original and still in good condition. With no swale designed behind/at the top of the wall, water could sheet down the embankment and also land on the grade east of the building but it didn't appear to be a major contributor to the issues.
7. Collective opinion was that potentially before downspouts were collected and because of the loss of the swales, water made its way under the floor slabs and washed away some subgrade material and possibly caused other areas to heave. No other possible current contributors were noted at this time.

RECOMMENDED ACTION ITEMS

1. CTS to provide a proposal to perform at least two more soil borings outside of the building on the east side to check for any abnormalities.
2. Recommend running a camera through the main downspout collector to look for any breaks in the system. Morningside Plumbing was suggested as a potential contractor for that work. Brian to coordinate.
3. DGR to provide a proposal to install settlement monitors in specific locations to check for additional floor movement. Initial periods of monitoring recommended at every three months. CMBA to coordinate with all parties on potential locations for testing. If any additional settling detected, further investigation will be warranted.
4. Recommend using ground-penetrating radar to scan the slab-on-grade areas to determine areas where subgrade has washed away. CMBA to contact GPRS to discuss and request a proposal if their services are appropriate.
5. CMBA to investigate stabilizing materials that can be placed in identified hollow spots.
6. Proposals for service to be provided to Kenny Schmitz, Director Building Services, Woodbury County

CC

Dan Heissel, Brian Stehr - Woodbury County Conservation Board, Dorothy Pecaut Nature Center
Kenny Schmitz - Woodbury County
Matt Dailey, PE - CTS, Inc.
Bryan Wells, PE - DGR Engineering
Corey Erickson, Jerad Hoffman - Raker Rhodes Engineering



Certified Testing Services, Inc.

419 W. 6th Street • P.O. Box 1193 • Sioux City, Iowa 51102 • Phone (712) 252-5132

September 6, 2023

Kenny Schmitz
Director – Building Services
Woodbury County
401 8th Street
Sioux City, Iowa 51101

RE: Additional Geotechnical Exploration
Services
Building Distress
Dorothy Pecaut Nature Center
Sioux City, Iowa
CTS Proposal No. 6528

Dear Mr. Schmitz,

Introduction

Certified Testing Services, Inc. is pleased to submit this proposal to perform additional geotechnical exploration services for the above referenced project. The reason for this proposal is that during a site meeting on August 3, 2023, with Mr. Brian Stehr of the Dorothy Pecaut Nature Center, Mr. Bryan Wells, P.E. of DGR Engineering and Mr. Terry Glade, AIA of CMBA Architects, it was discussed to provide three additional soil borings on the exterior of the east side of the Dorothy Pecaut Nature Center building. The purpose of the additional soil borings is to evaluate the subsurface soils on the exterior of the building and obtain ground water readings, if groundwater is present.

Scope of Work

Based on the additional information supplied, CTS proposes to perform three additional soil test borings to depths of 20 feet below the existing grade on the east side of the existing building and perform 24 hour water readings. The additional borings will be performed using a truck mounted drill rig. At the completion of the fieldwork, samples collected in the field will be transported to the laboratory and tested to determine select engineering properties that will be used in our analysis. The results of the fieldwork,

laboratory testing, project information and other information will be evaluated by a professional engineer familiar with the soil conditions in the project area and presented in an addendum report.

Items that will be addressed in the addendum report include our analysis of the subsurface materials, additional recommendations based on the results of the subsurface investigation, if needed, and groundwater information.

The scope of services is based on the public utilities being located by CTS through the Iowa One Call Service and the boring location being accessible to a truck mounted drill rig. **It should be noted that the Iowa One Call Service will not locate private utilities, which are utilities that are owned and maintained by the property owner. Woodbury County should make CTS aware of all private utilities that the Iowa One Call Service will not locate. CTS cannot be held responsible for private utilities that we cut that we are not made aware of their specific location.** CTS cannot be held responsible for drill holes that settle after we have left the site or damage caused accessing the site due to soft conditions. Field and laboratory testing will be performed, where applicable, in accordance with ASTM procedures. Our scope of work does not include an evaluation of existing environmental conditions.

Cost

Based on the scope of work discussed above, CTS proposes to perform the additional work for a lump sum amount of \$2,450.00, which includes an electronic copy of the addendum report. It is further proposed to perform the work in accordance with the CTS "General Conditions", were included in the original proposal.

Schedule and Authorization

Based on our present schedule, we can commence the fieldwork within ten to fifteen working days after receiving written notice to proceed if site access is supplied

Woodbury County
September 6, 2023
CTS Proposal Number 6528
Page 3 of 5

and weather and site conditions allow. Working days are Monday through Friday with the exception of holidays. CTS's written addendum report would be completed within seven working days of completion of the fieldwork.

CTS will proceed with the fieldwork based on the receipt of a signed copy of this proposal. To speed up the process a copy of the signature page may be faxed to (712) 252-0110 or emailed to mdailey@ctsgeo.com and would serve as written authorization. Please complete as many items as possible on the attached project data sheet and return the signed agreement.

CTS appreciates the opportunity to submit this proposal and looks forward to continuing to work with you on this project. If you should have any questions or need additional information, feel free to contact our office.

Sincerely,

CERTIFIED TESTING SERVICES, INC.



James A. Bertsch, P.E.
Senior Geotechnical Engineer



Matthew R. Dailey, P.E.
Geotechnical Department Manager

JAB/MRD/md

Attachments: Schedule of Services and Fees
Project Data Sheet
General Conditions

cc: CMBA Architects
Woodbury County Conservation Board

Woodbury County
September 6, 2023
CTS Proposal Number 6528
Page 4 of 5

AGREED TO THIS _____ **DAY OF** _____, 20 _____

SIGNATURE: _____

PRINTED NAME: _____

TITLE: _____

FIRM: _____

SCHEDULE OF SERVICES AND FEES

<u>Field Services</u>	<u>Unit</u>	<u>Unit Fees</u>
Mobilization	Per Trip	\$260.00
Mobilization, Pickup	Per Trip	30.00
Drilling	Per Foot	11.00
Sampling	Each	10.00
Standby	Hour	150.00
 <u>Lab Services</u>		
Atterberg Limits	Each	\$90.00
Moisture Content	Each	9.00
Dry Density	Each	11.00
Unconfined Compression	Each	16.00
Consolidation Test	Each	250.00
 <u>Report</u>		
Senior Engineering Technician	Hour	68.00
Crew Chief	Hour	78.00
Staff Engineer	Hour	130.00
Senior Engineer	Hour	160.00

Kenny Schmitz

From: Matthew Dailey <mdailey@ctsgeo.com>
Sent: Wednesday, September 6, 2023 1:14 PM
To: Kenny Schmitz
Subject: RE: Dorothy Pecaut Floor Discussion
Attachments: 6528 Dorothy Pecaut Nature Center Additional Borings.pdf

CAUTION: This email originated from **OUTSIDE** of the organization. Please verify the sender and use caution if the message contains any attachments, links, or requests for information as this person may NOT be who they claim. If you are asked for your username and password, please call WCICC and DO NOT ENTER any data.

Kenny,
Sorry about that. See attached.

Thanks,

Matthew R. Dailey, P.E.

Geotechnical Department Manager

Certified Testing Services, Inc.

PO Box 1193 | 419 W. 6th Street | Sioux City, Iowa 51102

Office: (712)252-5132 | Direct: (712)226-1551 | Mobile: (712)203-0053



From: Kenny Schmitz <kschmitz@woodburycountyiowa.gov>
Sent: Wednesday, September 6, 2023 11:31 AM
To: Matthew Dailey <mdailey@ctsgeo.com>
Subject: FW: Dorothy Pecaut Floor Discussion

Hi Matt,

Forgive me if I missed it but were/are you able to provide me the proposal for #1 Action on the attached please.

Thanks,

Kenny Schmitz

Director | Building Services

401 8th Street

Sioux City, Iowa 51101

712.279.6539

kschmitz@woodburycountyiowa.gov

Providing Professional Services to Woodbury County since 2015

ACTION #1
CTS Soil Borings
outside of the
Building (EAST SIDE)

\$2,450.⁰⁰

From: Terry Glade <glade.t@cmbaarchitects.com>

Sent: Thursday, August 31, 2023 12:33 PM

To: Kenny Schmitz <kschmitz@woodburycountyiowa.gov>; Daniel Heissel <dheissel@woodburyparks.org>; Brian Stehr <bstehr@woodburyparks.org>

Cc: mdailey@ctsgeo.com; bryan.wells@dgr.com; CErickson@rakerrhodes.com; jhoffman@rakerrhodes.com

Subject: Dorothy Pecaut Floor Discussion

Please find attached the discussion minutes as I recorded them from our site meeting on 8/3/23. Everyone, please report back with listed proposals for service and then the results of the proposed services. I also included some suggested locations for monitoring floor movement. Feel free to comment or suggest better locations.

Thanks,

TERRY GLADE AIA, LEED AP
PRINCIPAL

CMBA ARCHITECTS

P 712.274.2933 ext 1106

M 712.499.0908

<https://protect-us.mimecast.com/s/vMocCpYW2qcn9N3jcYtbN4?domain=cmbaarchitects.com>

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Certified Testing Services, Inc.

419 W. 6th Street • P.O. Box 1193 • Sioux City, Iowa 51102 • Phone (712) 252-5132

September 6, 2023

Kenny Schmitz
Director – Building Services
Woodbury County
401 8th Street
Sioux City, Iowa 51101

RE: Additional Geotechnical Exploration
Services
Building Distress
Dorothy Pecaut Nature Center
Sioux City, Iowa
CTS Proposal No. 6528

Dear Mr. Schmitz,

Introduction

Certified Testing Services, Inc. is pleased to submit this proposal to perform additional geotechnical exploration services for the above referenced project. The reason for this proposal is that during a site meeting on August 3, 2023, with Mr. Brian Stehr of the Dorothy Pecaut Nature Center, Mr. Bryan Wells, P.E. of DGR Engineering and Mr. Terry Glade, AIA of CMBA Architects, it was discussed to provide three additional soil borings on the exterior of the east side of the Dorothy Pecaut Nature Center building. The purpose of the additional soil borings is to evaluate the subsurface soils on the exterior of the building and obtain ground water readings, if groundwater is present.

Scope of Work

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Schedule and Authorization

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Woodbury County
September 6, 2023
CTS Proposal Number 6528
Page 3 of 5

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CTS appreciates the opportunity to submit this proposal and looks forward to continuing to work with you on this project. If you should have any questions or need additional information, feel free to contact our office.

Sincerely,

CERTIFIED TESTING SERVICES, INC.



James A. Bertsch, P.E.
Senior Geotechnical Engineer



Matthew R. Dailey, P.E.
Geotechnical Department Manager

JAB/MRD/md

Attachments: Schedule of Services and Fees
Project Data Sheet
General Conditions

cc: CMBA Architects
Woodbury County Conservation Board

AGREED TO THIS _____ **DAY OF** _____, 20 _____

SIGNATURE: _____

PRINTED NAME: _____

TITLE: _____

FIRM: _____

SCHEDULE OF SERVICES AND FEES

<u>Field Services</u>	<u>Unit</u>	<u>Unit Fees</u>
Mobilization	Per Trip	\$260.00
Mobilization, Pickup	Per Trip	30.00
Drilling	Per Foot	11.00
Sampling	Each	10.00
Standby	Hour	150.00
 <u>Lab Services</u>		
Atterberg Limits	Each	\$90.00
Moisture Content	Each	9.00
Dry Density	Each	11.00
Unconfined Compression	Each	16.00
Consolidation Test	Each	250.00
 <u>Report</u>		
Senior Engineering Technician	Hour	68.00
Crew Chief	Hour	78.00
Staff Engineer	Hour	130.00
Senior Engineer	Hour	160.00



Certified Testing Services, Inc.

419 W. 6th Street • P.O. Box 1193 • Sioux City, Iowa 51102 • Phone (712) 252-5132

September 6, 2023

Kenny Schmitz
Director – Building Services
Woodbury County
401 8th Street
Sioux City, Iowa 51101

RE: Additional Geotechnical Exploration
Services
Building Distress
Dorothy Pecaut Nature Center
Sioux City, Iowa
CTS Proposal No. 6528

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Woodbury County
September 6, 2023
CTS Proposal Number 6528
Page 3 of 5

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CTS appreciates the opportunity to submit this proposal and looks forward to continuing to work with you on this project. If you should have any questions or need additional information, feel free to contact our office.

Sincerely,

CERTIFIED TESTING SERVICES, INC.



James A. Bertsch, P.E.
Senior Geotechnical Engineer



Matthew R. Dailey, P.E.
Geotechnical Department Manager

JAB/MRD/md

Attachments: Schedule of Services and Fees
Project Data Sheet
General Conditions

cc: CMBA Architects
Woodbury County Conservation Board

Woodbury County
September 6, 2023
CTS Proposal Number 6528
Page 4 of 5

AGREED TO THIS _____ **DAY OF** _____, 20_____

SIGNATURE: _____

PRINTED NAME: _____

TITLE: _____

FIRM: _____

SCHEDULE OF SERVICES AND FEES

<u>Field Services</u>	<u>Unit</u>	<u>Unit Fees</u>
Mobilization	Per Trip	\$260.00
Mobilization, Pickup	Per Trip	30.00
Drilling	Per Foot	11.00
Sampling	Each	10.00
Standby	Hour	150.00
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Atterberg Limits	Each	\$90.00
Moisture Content	Each	9.00
Dry Density	Each	11.00
Unconfined Compression	Each	16.00
Consolidation Test	Each	250.00
 <u>Report</u>		
Senior Engineering Technician	Hour	68.00
Crew Chief	Hour	78.00
Staff Engineer	Hour	130.00
Senior Engineer	Hour	160.00

Subject: FW: Dorothy Pecaut - 4500 Sioux River Rd
Date: 9/22/2023 3:28 PM
From: "Brian Stehr" <bstehr@woodburyparks.org>
To: "Kenny Schmitz" <kschmitz@woodburycountyiowa.gov>
Cc: "Daniel Heissel" <dheissel@woodburyparks.org>

Good Afternoon Kenny,
Morningside Plumbing dropped off a USB drive on Wednesday with some of the footage of the underground downspouts. However, they did not include all the footage that they took that day, including the section with the break. I called them again today and they are supposed to be getting me the rest of the footage. I will pass it along when I receive it. Attached is the invoice for the camera work done Morningside Plumbing. I assume this should be paid from the same line item as the rest of the work that has been completed up to this point since it is part of the larger project.

Thanks,
Brian

Brian Stehr, Deputy Director
Woodbury County Conservation Board
4500 Sioux River Road
Sioux City, IA 51109-1657
Phone: (712) 258-0838
Cell: (712) 490-9320
Fax: (712) 258-1261
www.woodburyparks.org

From: Bonnie Jasmine <BonnieJ@morningsideplumbing.biz>
Sent: Wednesday, September 20, 2023 8:31 AM
To: Brian Stehr <bstehr@woodburyparks.org>
Subject: Dorothy Pecaut - 4500 Sioux River Rd

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Good morning

Please see the attached invoice for the Televising of the Downspouts you re
We will drop off the thumb drive today with the televised information.
Thank you

ACTION # 2
DOWNSPOUT (MAIN)
Camera Inspection
374.50



Administrative Assistant/ Accounts Receivable

Po Box 4547 | 600 Market St Sioux City IA, 51104

Office: 712-274-1738 Direct: 712-226-1998



[Morningside Plumbing](#)

Bonniej@morningsideplumbing.biz

55.09ft



Kenny Schmitz

From: Bryan Wells <bryan.wells@dgr.com>
Sent: Wednesday, September 6, 2023 4:12 PM
To: Terry Glade
Cc: Kenny Schmitz
Subject: RE: Dorothy Pecaut Floor Discussion

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I would figure the initial survey trip to include survey set up time for control/benchmarks outside and level loop into the building to survey the 6 points (set by others). We will then prepare a spreadsheet documenting the points and the elevations to track for future return visits. Fee estimate is \$2,800 for the initial survey trip and then \$1,800 for each follow-up trip.

If that is acceptable, I can put a survey agreement together for approval. Just need to know who we are working for.

Thanks.

From: Bryan Wells
Sent: Wednesday, September 6, 2023 1:55 PM
To: Terry Glade <glade.t@cmbaarchitects.com>
Cc: Kenny Schmitz <kschmitz@woodburycountyiowa.gov>
Subject: RE: Dorothy Pecaut Floor Discussion

Terry, thanks for pointing that out. I will take a closer look and get back to you both soon.

From: Terry Glade <glade.t@cmbaarchitects.com>
Sent: Wednesday, September 6, 2023 12:26 PM
To: Bryan Wells <bryan.wells@dgr.com>
Cc: Kenny Schmitz <kschmitz@woodburycountyiowa.gov>
Subject: Re: Dorothy Pecaut Floor Discussion

Bryan, on the floor drawings included in my minutes, I show some green dots where I suggest the monitoring locations. I tried to locate them in spots that would be out of the way yet in areas that had seen more movement. Let me know if you have any comment on those.

Thanks,

TERRY GLADE AIA, LEED AP
PRINCIPAL

CMBA ARCHITECTS
P [712.274.2933](tel:712.274.2933) ext 1106
M [712.898.9459](tel:712.898.9459)

WWW.CMBAARCHITECTS.COM

Action #3

DGR INSTALLATION OF
SETTLEMENT MONITORS

(6)

1. INITIAL \$2,800^{.00}
2. FOLLOW-UPS \$1,800 EACH.

The information contained in this communication may be confidential, and is intended only for the use of the recipient(s) named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication, or any of its contents, is strictly prohibited. If you have received this communication in error, please return it to the sender immediately and delete the original message and any copy of it from your computer system.

On Sep 6, 2023, at 11:54 AM, Bryan Wells <bryan.wells@dgr.com> wrote:

Kenny,

It is on my to-do list. I have been out for a few days with family funeral. We will need more information on how many and where the monitoring points in the building are to be located. The Geotech and Structural Engineers typically determine this. In doing the survey work on other projects we typically work hourly with an estimated fee budget. In order to estimate the fee I will need information on the number and location of the monitoring points. I have copied Terry on this email too.

Thanks.

From: Kenny Schmitz <kschmitz@woodburycountyiowa.gov>
Sent: Wednesday, September 6, 2023 11:34 AM
To: Bryan Wells <bryan.wells@dgr.com>
Subject: FW: Dorothy Pecaut Floor Discussion

Hi Bryan,

We you able to get a proposal put together for Action #3 on the attached?

Thanks,

Kenny Schmitz

Director | Building Services

401 8th Street

Sioux City, Iowa 51101

712.279.6539

kschmitz@woodburycountyiowa.gov

Recording Professional. Serves Woodbury County since 2015

From: Terry Glade <glade.t@cmbaarchitects.com>
Sent: Thursday, August 31, 2023 12:33 PM
To: Kenny Schmitz <kschmitz@woodburycountyiowa.gov>; Daniel Heissel <dheissel@woodburyparks.org>; Brian Stehr <bstehr@woodburyparks.org>
Cc: mdailey@ctsgeo.com; bryan.wells@dgr.com; CErickson@rakerrhodes.com; jhoffman@rakerrhodes.com
Subject: Dorothy Pecaut Floor Discussion

Please find attached the discussion minutes as I recorded them from our site meeting on 8/3/23. Everyone, please report back with listed proposals for service and then the results of the proposed services. I also included some suggested locations for monitoring floor movement. Feel free to comment or suggest better locations.

Thanks,

TERRY GLADE AIA, LEED AP

PRINCIPAL

CMBA ARCHITECTS

P 712.274.2933 ext 1106

M 712.499.0908

WWW.CMBAARCHITECTS.COM

Kenny Schmitz

From: GPRS Customer Service <iowainfo@gprsinc.com>
Sent: Monday, September 11, 2023 8:54 AM
To: Terry Glade
Cc: Kenny Schmitz; Daniel Heissel; Brian Stehr; Bryan Wells; matthew dailey; corey erickson; jerad hoffman
Subject: Re: Dorothy Pecaut Nature Center Floor Scan
Attachments: 1_Woodbury County_4500 Sioux River Rd Sioux City IA_9.11.2023.pdf; 2_ Woodbury County_4500 Sioux City IA_9.11.2023.pdf; New Customer Information Form PC.pdf

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Good Morning All,

Please see the attached for the work below.

If you have any questions or wish to proceed with scheduling please fill out the new customer form that is attached and I will be happy to get this on the books.

Omaha will be about a weeks notice lead time.

Des Moines will be about 3-4 days lead time.

Let me know your thoughts and I will be happy to help.

Cheers!



Thomas Leeds

Project Coordinator
Customer Service Department | GPRS



612-270-8427

www.gprsinc.com

--- on Fri, 08 Sep 2023 14:02:04 -0700 "Terry Glade"<glade.t@cmbaarchitec

Thomas, final report from the test borings.

Thank you,

ACTION #4
GROUND PENETRATING
RADAR TO SCAN
FOR SUB-GRADE
WASH-OUTS
\$2,925.⁰⁰
(OMAHA)

TERRY GLADE AIA, LEED AP

PRINCIPAL

CMBA ARCHITECTS

P 712.274.2933 ext 1106

M 712.499.0908

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From: Matthew Dailey <mdailey@ctsgeo.com>
Sent: Wednesday, June 28, 2023 4:00 PM
To: Kenny Schmitz <kschmitz@woodburycountyiowa.gov>
Cc: Terry Glade <glade.t@cmbaarchitects.com>; Corey Erickson (CErickson@rakerrhodes.com) <cerickson@rakerrhodes.com>; Brian Stehr <bstehr@woodburyparks.org>; Daniel Heissel <dheissel@woodburyparks.org>; James Bertsch <JBertsch@ctsgeo.com>
Subject: RE: Dorothy Pecaut Plans

Kenny,

Attached is the geotechnical report discussing the results of the subsurface evaluation at the Dorothy Pecaut Nature Center. Please note that the floor survey sheet will look slightly different than was previously shown as we adjusted the benchmark point to provide a more accurate settlement amount. Please review the report and let us know if there are any questions. I will send the invoice to you directly shortly.

Thanks,

Matthew R. Dailey, P.E.

Geotechnical Department Manager

Certified Testing Services, Inc.

PO Box 1193 | 419 W. 6th Street | Sioux City, Iowa 51102

Office: (712)252-5132 | Direct: (712)226-1551 | Mobile: (712)203-0053



From: Matthew Dailey

Sent: Wednesday, June 21, 2023 10:10 AM

To: Kenny Schmitz <kschmitz@woodburycountyiowa.gov>; Terry Glade <glade.t@cmbaarchitects.com>

Cc: Corey Erickson (CErickson@rakerrhodes.com) <cerickson@rakerrhodes.com>; Brian Stehr <bstehr@woodburyparks.org>; Daniel Heissel <dheissel@woodburyparks.org>

Subject: RE: Dorothy Pecaut Plans

Just to keep everyone in the loop, our crew is finishing up the last boring today. We did encounter voids below the floor slabs on the north side of the upstairs multipurpose room (B6) and just today in the upstairs storage room (B5). The voids were approximately 4 inches directly below the slab. Videos are attached of the voids. We did not encounter any other voids.

B5: Attached to this email

B6: https://ctsgeo-my.sharepoint.com/:v:/p/mdailey/EcaCzXI_6rIAvsKWtOTTeAQBziGsCXaNh_F8XHrEEEZXGA?e=VcrOeA

Thanks,

Matthew R. Dailey, P.E.

Geotechnical Department Manager

Certified Testing Services, Inc.

PO Box 1193 | 419 W. 6th Street | Sioux City, Iowa 51102

Office: (712)252-5132 | Direct: (712)226-1551 | Mobile: (712)203-0053



From: Matthew Dailey <mdailey@ctsgeo.com>
Sent: Tuesday, June 20, 2023 7:56 PM
To: Kenny Schmitz <kschmitz@woodburycountyiowa.gov>; Terry Glade <glade.t@cmbaarchitects.com>
Cc: Corey Erickson (<CErickson@rakerrhodes.com> <cerickson@rakerrhodes.com>); Brian Stehr <bstehr@woodburyparks.org>; Daniel Heissel <dheissel@woodburyparks.org>
Subject: Re: Dorothy Pecaut Plans

Kenny, Just an update that we have one boring remaining in the upper level utility room tomorrow. We are running lab testing and I plan to have more information available in the next 2-3 days.

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: Kenny Schmitz <kschmitz@woodburycountyiowa.gov>
Sent: Friday, May 5, 2023 8:31:39 AM
To: Terry Glade <glade.t@cmbaarchitects.com>; Matthew Dailey <mdailey@ctsgeo.com>
Cc: Corey Erickson (<CErickson@rakerrhodes.com> <cerickson@rakerrhodes.com>)
Subject: RE: Dorothy Pecaut Plans

Hi Guys, Dan called this morning asking when someone is coming out to review this.

Thanks,

Kenny Schmitz

Director | Building Services

401 8th Street

Sioux City, Iowa 51101

712.279.6539

kschmitz@woodburycountyiowa.gov

Providing Professional Services to Woodbury County since 2013

From: Terry Glade <glade.t@cmbaarchitects.com>
Sent: Saturday, April 29, 2023 4:22 PM
To: Matthew Dailey <mdailey@ctsgeo.com>
Cc: Corey Erickson (<CErickson@rakerrhodes.com> <cerickson@rakerrhodes.com>); Kenny Schmitz <kschmitz@woodburycountyiowa.gov>
Subject: RE: Dorothy Pecaut Plans

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Sounds good, Matt. We'll be interested to hear your thoughts about the situation.

TERRY GLADE AIA, LEED AP

PRINCIPAL

CMBA ARCHITECTS

P 712.274.2933 ext 1106

M 712.898.9459

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From: Matthew Dailey <mdailey@ctsgeo.com>
Sent: Friday, April 28, 2023 8:39 PM
To: Terry Glade <glade.t@cmbaarchitects.com>
Cc: Corey Erickson (<CErickson@rakerrhodes.com> <cerickson@rakerrhodes.com>); Kenny Schmitz

(kschmitz@woodburycountyiowa.gov) <kschmitz@woodburycountyiowa.gov>

Subject: RE: Dorothy Pecaut Plans

Thanks Terry. Again I very much apologize for not being there. I will meet up with Brian or Dan next week to get a look at it and do a walk around.

Thanks,

Matthew R. Dailey, P.E.

Geotechnical Department Manager

Certified Testing Services, Inc.

PO Box 1193 | 419 W. 6th Street | Sioux City, Iowa 51102

Office: (712)252-5132 | Direct: (712)226-1551 | Mobile: (712)203-0053



From: Terry Glade <glade.t@cmbaarchitects.com>

Sent: Friday, April 28, 2023 7:03 PM

To: Matthew Dailey <mdailey@ctsgeo.com>

Cc: Corey Erickson (<CErickson@rakerrhodes.com> <cerickson@rakerrhodes.com>); Kenny Schmitz (<kschmitz@woodburycountyiowa.gov> <kschmitz@woodburycountyiowa.gov>)

Subject: Dorothy Pecaut Plans

ShareFile Attachments

Expires May 28, 2023

92057 Nature Center as-builts reduced.pdf

14.2 MB

[Download Attachments](#)

Terry Glade uses ShareFile to share documents securely.

Matt,

Thanks for sending Robbie to the meeting today. He got a good visual on what we are seeing. Use this link to view the original plans of the building to relate that to what is happening on site. Please provide a proposal to perform the exploration you feel is necessary to take this further. Address the proposal to:

Kenny Schmitz, Director, Building Services

Woodbury County

401 8th St.

Sioux City, IA 51101

712/253-3745

kschmitz@woodburycountyiowa.gov

Thanks,

TERRY GLADE AIA, LEED AP

PRINCIPAL

CMBA ARCHITECTS

P 712.274.2933 ext 1106

M 712.898.9459

WWW.CMBAARCHITECTS.COM

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Woodbury County

GPRS

PROPOSAL



GPRS is the nation's premier company specializing in the detection of underground utilities and underground storage tanks, video pipe inspection, leak detection and the imaging of concrete structures. Our services enable your projects to stay safe, on time and on budget.



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GPRS Project Managers are trained to help you remove barriers that could impact your project being safe, on time and on budget. They provide industry-leading deliverables such as CAD, 3D drawings, NASSCO reports, and a .KMZ and .PDF map is included with every utility locating project which accelerates planning, organizes operations and increases communication.



**VISUALIZING
THE BUILT WORLD™**
/// ABOVE AND BELOW GROUND

GPRSINC.COM ///

September 11, 2023

Client: Woodbury County

Project Address: 4500 Sioux River Rd Sioux City, IA 51109

Quote Number: GPRSQUOTE-88909

GPRS Opportunity Name/Number: 192958

Submitted By:

Thomas Leeds

To schedule, please email:

alaskainfo@gprsinc.com

GPRS appreciates the opportunity to provide this proposal. We encourage you to visit our website (www.gprsinc.com) and contact any of the numerous references listed. Our insurance certificate and W-9 can also be downloaded [here](#). Please feel free to contact us if you have any questions or need additional information. Visit [here](#) for an overview of our industry-leading best practices.

SCOPE OF WORK

Underground Voids: We understand the scope of work on this project is to scan for interior voids using GPR in the areas defined by the client totaling approximately 7,200 SF. If potential voids are detected, we will mark the approximate boundaries of suspect areas on the surface and provide an estimated depth to the top of the reaction. GPR cannot determine the depth to the bottom of a void or calculate its volume. To avoid additional charges, the scanning areas should be laid out, marked, and cleared of obstructions before our arrival.

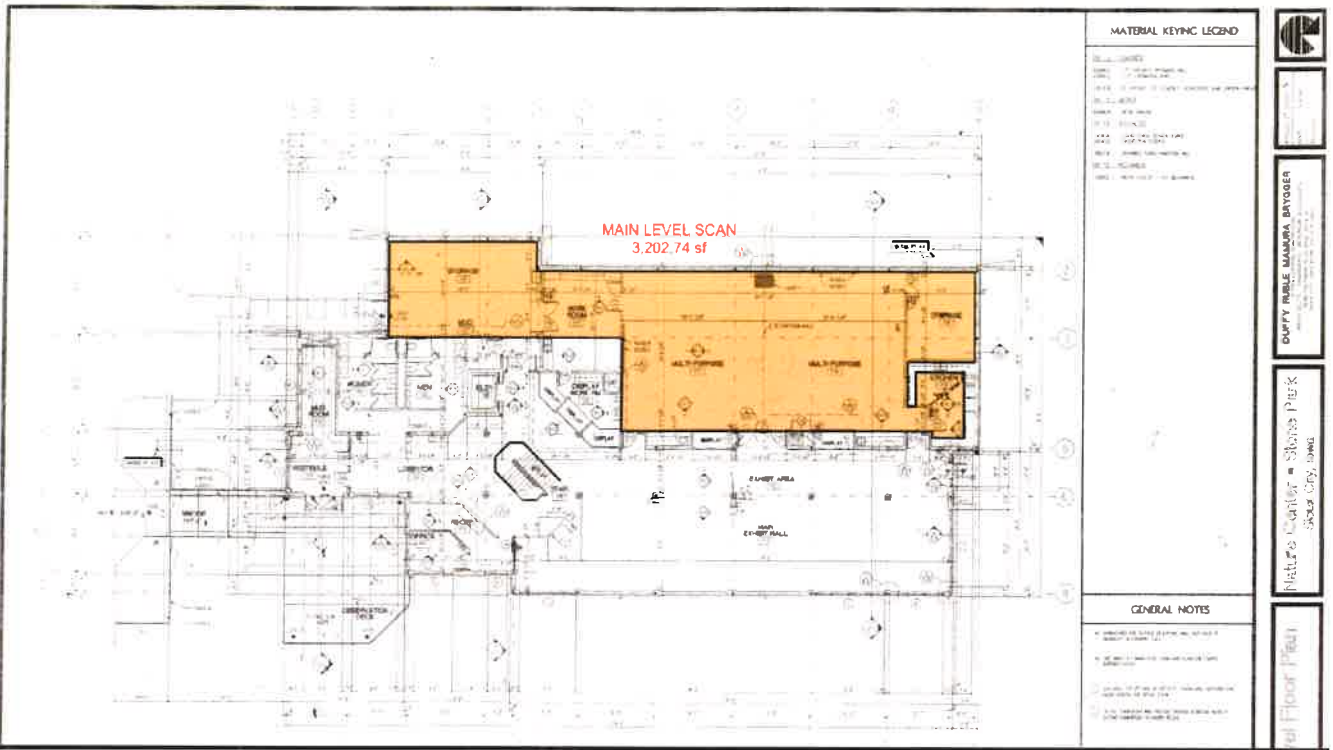
Please keep in mind that detecting small voids may not be possible. The farther from the surface, the larger a void would need to be for effective detection. Shallower voids are the most likely to be detected, but many factors could limit our ability to detect a void. GPRS does not conduct an investigation, analysis, or interpretation of soil composition, soil conditions, or geological or geophysical information. GPRS merely reads and marks findings from retrieved data. We do not provide geophysical, geological, or engineering services. Customers should contact a professional in those fields if such services are needed. Please visit www.simspec.org for an overview of our industry-leading best practices that will be applied to this project.

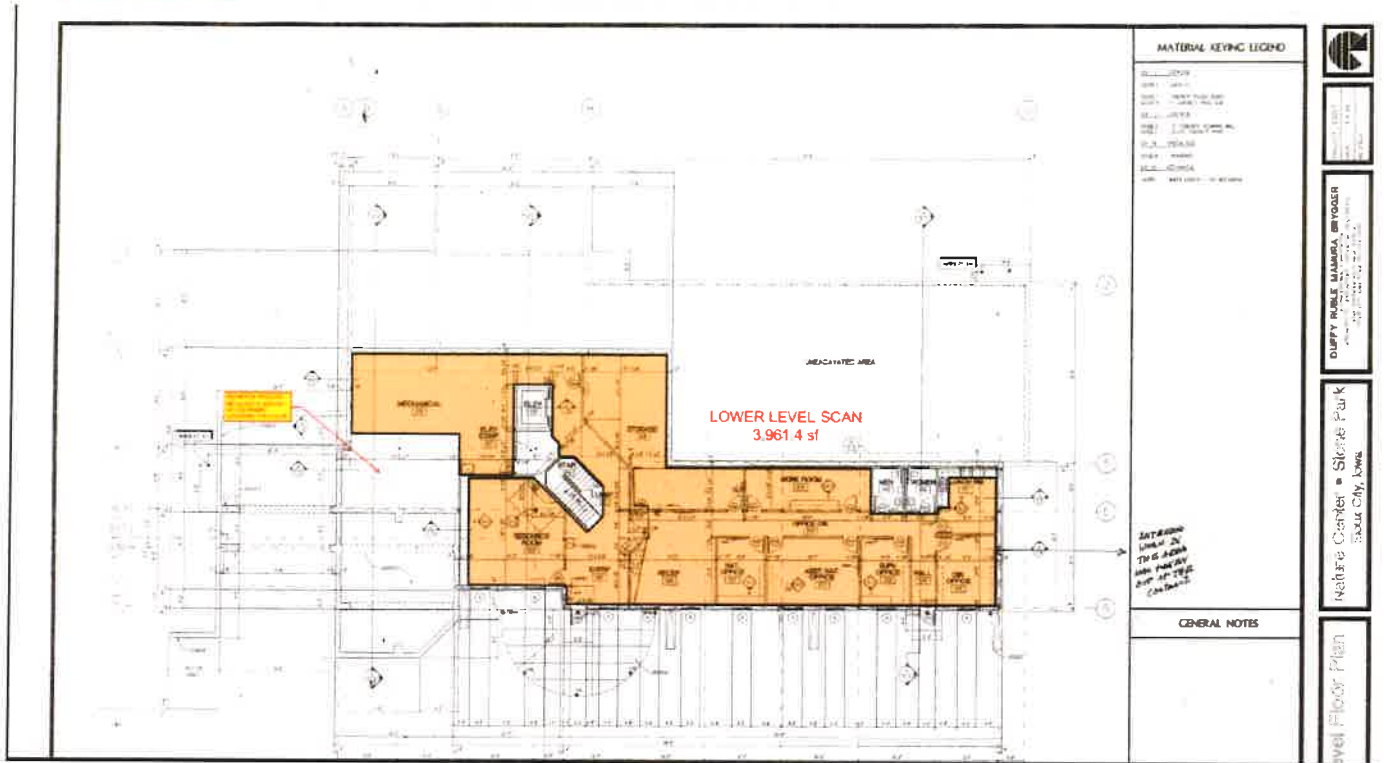
- The client will need to provide access to applicable site plans, as-builts, drawings prior to the start of the field work and a site contact to direct our on-site Technician to the scan area and be able to answer site-specific scope questions as needed.
- GPRS is not responsible for housekeeping. Any debris, equipment, or other obstructions in the area at the time of scanning could potentially block out needed data.
- A thorough utility search can only be completed if GPRS is given access to all utility structures, interior and exterior. This service is never a replacement for the use of the state One Call system (811).
- All of our technicians have OSHA-10 safety training or greater. Site-specific safety training is not included in this quote. Please notify us if this project requires additional safety training.

EQUIPMENT

- **Underground Scanning GPR Antenna.** This GPR Antenna uses frequencies ranging from 250 MHz to 450 MHz and is mounted in a stroller frame that rolls over the surface. Data is displayed on a screen and marked in the field in real-time. The surface needs to be reasonably smooth and unobstructed to obtain readable scans. Obstructions such as curbs, landscaping, and vegetation will limit the efficacy of GPR. The total effective scan depth can be as much as 8' or more with this antenna but can vary widely depending on the soil conditions and composition. Some soil types, such as clay, may limit maximum depths to 3' or less. As depth increases, targets must be larger to be detected, and non-metallic targets can be challenging to locate. The depths provided should always be treated as estimates as their accuracy can be affected by multiple factors. For more information, please visit: [Link](#)
- **GPS.** This handheld unit offers accuracy down to 4 inches; however, the accuracy achieved will depend on the satellite environment at the time of collection and is not considered survey-grade. Features can be collected as points, lines, or areas and then exported as a KML/KMZ or overlaid on a CAD drawing. For more information, please visit: [Link](#)

Supporting Documentation





MATERIAL KEYING LEGEND

01	CONCRETE
02	WOOD
03	GLASS
04	STEEL
05	MECHANICAL
06	ELECTRICAL
07	PLUMBING
08	PAINT
09	FINISH
10	MECHANICAL
11	ELECTRICAL
12	PLUMBING
13	MECHANICAL
14	ELECTRICAL
15	PLUMBING

*INTENDING
OWNER TO
THE AGENT
FOR THE
PROJECT
CONTRACT*

GENERAL NOTES



DUFFY RABLE MAMURA BRYODER
ARCHITECTS
1000 N. 10TH ST. SUITE 100
DENVER, CO 80202

Welfare Center - Stone Park
Stone City, Iowa

Level Floor Plan

PROJECT COSTS

SERVICE	DESCRIPTION
FIELD SERVICES	Described on Page 2
JOB SUMMARY REPORT	PDF including a brief description of equipment used, findings, limitations, and site photos sent at the conclusion of every job.
SITMAP® PERSONAL LICENSE	Findings will be collected with GPS and made available on SiteMap to access the automated deliverable PDF Map, KMZ, SHP files and map viewer access on SiteMap. Results are not survey-grade accuracy. For more information, please visit: Link
MOBILIZATION	Mobilizing from Omaha - 103mi
TOTAL	\$2,925.00

GENERAL TERMS & CONDITIONS

This proposal is subject to the General Terms and Conditions for Services of Ground Penetrating Radar Systems, LLC posted at [Link](#) (the "Terms and Conditions") and is hereby incorporated by reference into and made a part of this proposal. Customer acknowledges it has read and agrees to be bound by such Terms and Conditions. In the event of any conflict between the terms of this proposal and the Terms and Conditions, the Terms and Conditions will prevail. Customer also acknowledges that Ground Penetrating Radar Systems, LLC may, from time to time and at its discretion, modify the Terms and Conditions and Customer agrees to be bound by such Terms and Conditions as modified.

1. Customer agrees to meet and perform all requirements described in this document and has fully read and understands all items listed within this document.
2. It is the customer's responsibility to prepare the site for scanning, including clearly identifying areas to be scanned, securing access to all areas required for scanning, removing and keeping these areas clear and free of obstructions. Delays caused by customer's failure to do so may result in an increased price.
3. GPRS does not conduct an investigation, analysis, or interpretation of soil composition, soil/concrete conditions, or geophysical, geological, engineering, or land surveying information. The customer acknowledges understanding that we are merely reporting retrieved data and that we do NOT provide geophysical, geological, engineering, or land surveying services. Customer should contact a professional in those fields if such services are needed. Data collected during may only be suitable for use within the scope of this proposal.
4. If any work to be performed is within a road or street, unless specifically included by GPRS within this proposal, it is the customer's responsibility to provide adequate traffic control to allow GPRS' personnel to safely and efficiently work in the road/street.
5. Standard full-day rates are based on an 8-hour workday. Time-on-site in excess of 8-hours will be billed at overtime rates.
6. This price assumes that we will be given access to perform the work during normal, weekday business hours. Work performed outside of 6am-5pm Monday-Friday will be billed at overtime rates.
7. These rates assume that there are no certified payroll or prevailing wage requirements for this work. If GPRS receives notice that any of these conditions exist, there will be additional costs.
8. If this proposal is not accepted within 90 days of September 11, 2023, then the pricing may be subject to review.
9. If for some reason the technician arrives on site and the work is cancelled there will be a charge of \$1025 per requested technician.
10. If your project is in WV, SD, NM, or HI: State sales tax is not included in the total on this proposal, but will be included on the invoice.
11. Payment Terms are Net 30; or as specified if a current Master Service Agreement is in place.

ACCEPTED AND AGREED

Print Name: _____ Signature: _____ Date: _____

Company Phone/Email: _____ PO #: _____ Job #: _____

WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) REQUEST FORM

Date: 10/12/2023 Weekly Agenda Date: 10/17/2023

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Mark J. Nahra, County Engineer

WORDING FOR AGENDA ITEM:

Approve contract for PCC Patching project number: PCC Patching 2023

ACTION REQUIRED:

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

EXECUTIVE SUMMARY:

The Board awarded the bid for the PCC pavement repairs on various county roads at their September 26, 2023 meeting. Contracts have been returned for Board approval.

BACKGROUND:

As needed, the county secondary road department prepares plans for PCC pavement patching to repair areas damaged by traffic, overloads, or pavement blowups. The project will be constructed during the 2023 construction season.

FINANCIAL IMPACT:

The project is paid for with Woodbury County secondary road funds from the maintenance area of our budget.

IF THERE IS A CONTRACT INVOLVED IN THE AGENDA ITEM, HAS THE CONTRACT BEEN SUBMITTED AT LEAST ONE WEEK PRIOR AND ANSWERED WITH A REVIEW BY THE COUNTY ATTORNEY'S OFFICE?

Yes No

RECOMMENDATION:

Recommend that the board approve the contract for PCC Patching 2023 project.

ACTION REQUIRED / PROPOSED MOTION:

Motion that the board approve the contract for PCC Patching 2023 with Ten Point Construction for \$59,250.00



WOODBURY COUNTY, IOWA CONTRACT

Kind of Work Concrete Patching
 Project No. PCC Patching 2023 County Woodbury

THIS AGREEMENT made and entered by and between Woodbury County, Iowa, by its Board of Supervisors consisting of the following members: Matthew Ung, Jeremy Taylor, Daniel Bittinger II, Mark Nelson and Keith Radig, Contracting Authority, and Ten Point Construction, Contractor.

WITNESSETH: That the Contractor, for and in consideration of Fifty-nine Thousand Two Hundred Fifty and 00/100 (\$59,250.00)

payable as set forth in the specifications constituting a part of this contract, hereby agrees to construct in accordance with the plans and specifications therefore, and in the locations designated in the notice to bidders, the various items of work as follows:

Item No.	Item	Quantity	Unit Price	Amount
Project: PCC Patching 2023				
1.	Full Depth PCC Saw, Remove & Patch with 9" PCC C-4	150 SY	\$347.00	\$ 52,050.00
2.	Patch by Count	12 Each	\$100.00	1,200.00
2.	Mobilization	1 LS	\$3,500.00	3,500.00
3.	Traffic Control	1 LS	\$2,500.00	2,500.00
TOTAL BID				\$59,250.00

Said specifications and plans are hereby made part of and the basis of this agreement and a true copy of said plans and specifications are now on file in the office of the County Engineer.

That in consideration of the foregoing, the Contracting Authority hereby agrees to pay the Contractor, promptly and according to the requirements of the specifications the amounts set forth, subject to the conditions as set forth in the specifications.

That it is mutually understood and agreed by the parties hereto that the notice to bidders, the proposal, the specifications for Project No. PCC Patching 2023 Woodbury County, Iowa, the within contract, the contractor's bond, and the general and detailed plans are and constitute the basis of contract between the parties hereto.

That it is further understood and agreed by the parties of this contract that the above work shall be commenced and completed on or before:


Approximate Starting Date	Specified Starting Date	Completion Date	Liquidated Damages
		November 22, 2023	\$500/Day After 11/22/2023

That time is the essence of this contract and that said contract contains all of the terms and conditions agreed upon by the parties hereto.

It is further understood that the Contractor consents to the jurisdiction of the courts of Iowa to hear, determine, and render judgment as to any controversy arising hereunder.

IN WITNESS WHEREOF the parties hereto have set their hands for the purposes herein expressed to this and three other instruments of like tenor, as the

_____ day of _____, 20_____

Approved: 
 By _____
 Contractor: Ten Point Construction

By _____
 Contracting Authority: Woodbury County Board Chairperson

Date 10-5-2023

Date _____

WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) REQUEST FORM

Date: 10/12/2023 Weekly Agenda Date: 10/17/2023

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Mark J. Nahra, County Engineer

WORDING FOR AGENDA ITEM:

Approve contract for deicing sand at Briese Pit.

ACTION REQUIRED:

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

EXECUTIVE SUMMARY:

The county engineer's office has negotiated a price for the processing of deicing sand at Briese Pit south of Correctionville.

BACKGROUND:

This project is for the production of deicing sand for winter roadway application. The county is contracting for 20,000 tons of washed sand.

FINANCIAL IMPACT:

The project is paid for with Woodbury County local secondary road funds.

IF THERE IS A CONTRACT INVOLVED IN THE AGENDA ITEM, HAS THE CONTRACT BEEN SUBMITTED AT LEAST ONE WEEK PRIOR AND ANSWERED WITH A REVIEW BY THE COUNTY ATTORNEY'S OFFICE?

Yes No

RECOMMENDATION:

Recommend that the Board approve the contract with Bedrock Gravel.

ACTION REQUIRED / PROPOSED MOTION:

Motion to approve the contract for deicing sand production at the Briese Pit with Bedrock for \$95,000.00



WOODBURY COUNTY, IOWA
CONTRACT

Kind of Work Ice Sand Little Sioux Pit 2023
Project No. Ice Sand Little Sioux Pit 2023 County Woodbury

THIS AGREEMENT made and entered by and between Woodbury County, Iowa, by its Board of Supervisors consisting of the following Members: Matthew Ung, Jeremy Taylor, Daniel Bittinger II, Mark Nelson, and Keith Radig, Contracting Authority, and Bedrock Gravel, Schleswig, IA, Contractor.

WITNESSETH: That the Contractor, for and in consideration of Ninety-five Thousand and 00/100 (\$95,000.00)

Payable as set forth in the specifications constituting a part of this contract, hereby agrees to produce in accordance with Woodbury County Gravel gradations and scope of work for gravel production. Payment of work as follows:

Table with 5 columns: Item No., Item, Quantity, Unit Price, Amount. Row 1: 1. Sand - Wash and Stockpile, 20,000 Ton, \$4.75, \$95,000.00. Summary row: TOTAL BID 95,000.00

Bedrock Gravel shall wash and stockpile on Woodbury County Property an amount that reaches approximately 20,000 ton.

That in consideration of the foregoing, the Contracting Authority hereby agrees to pay the Contractor, promptly and according to the requirements of the contract amounts set forth, subject to the conditions as set forth in the specifications. The washed sand production quantity shall be based on dry scaled material feeding the wash screw. Woodbury County reserves the right to take gradations and may temporarily halt the process if oversized material, 3/8" or larger is found in the gradation.

That it is mutually understood and agreed by the parties hereto that the notice to bidders, the proposal, the specifications for Project No. Ice Sand Little Sioux Pit 2023 in Woodbury County, Iowa, the within contract, the contractor's bond, and the general and detailed plans are and constitute the basis of contract between the parties hereto.

That it is further understood and agreed by the parties of this contract that the above work shall be commenced and completed on or before:

Table with 4 columns: Approximate Starting Date, Specified Starting Date, Completion Date, Number of Working Days. Completion Date: December 11, 2023

That time is the essence of this contract and that said contract contains all of the terms and conditions agreed upon by the parties hereto.

It is further understood that the Contractor consents to the jurisdiction of the courts of Iowa to hear, determine, and render judgment as to any controversy arising hereunder.

IN WITNESS WHEREOF the parties hereto have set their hands for the purposes herein expressed to this and three other instruments of like tenor, as the day of, 20

Approved:

By [Signature] Contractor: Bedrock Gravel

By _____ Contracting Authority: Woodbury County Board Chairperson

Date 10-5-23

Date _____

**Law Enforcement Center Project
Financial Recap Summary
October 13, 2023**

Total Resources of Revenues:

Voter Approved Bond Issue	50,300,000	
Bond Premium	4,060,414	
City of Sioux City Contribution	375,000	
Woodbury County - Site Prep	717,863	
ARPA Standard Deduction	9,059,000	
ARPA - New Facility Projects	4,200,000	
Total Sources of Revenues		68,712,277

Total Expenditures & Obligations:

Expenditures as of October 10, 2023	63,101,391	
*Contractuals Obligations still due	4,927,507	
Total Expenditures & Obligations		68,028,898

Funds Available for Completion of LEC Project		683,379
-----------------------------------------------	--	---------

***Contractuals Obligations still due:**

Hausmann Contract	4,798,858	
Goldberg Contract	68,649	
Baker Group Contract	60,000	*
Total Due	4,927,507	

The sum of 4 change orders that total an additional \$5,065.00 that has been added to Hausmann's contract in the obligations is still due.

*October 11, 2023, Amendment #3 to Baker Contract. October \$34,000 contract would go month to month.

Note: There is an item in the Hausmann contract for construction of a new maintenance shed in the amount of \$250,000. This amount included in the Hausmann contract is still due. If the shed is not built, the Hausmann contract would be reduced which would take a change order to the current contract. A decision would have to be made where the \$250,000 would be used.

AMENDMENT #3

This Amendment ("Amendment"), dated this 3rd day of October, in the year 2023, is incorporated into the Standard Form of Agreement Between Owner and Construction Manager as Adviser, AIA Document C132 – 2009 Edition, dated the 17th day of July in the year 2020 (the "CMA Agreement") by and between Woodbury County Law Enforcement Center Authority ("Owner") and Baker Mechanical, Inc. dba Baker Group ("Construction Manager" and collectively with Owner, the "Parties") for the Woodbury County Law Enforcement Center located in Sioux City, Iowa (the "Project").

The Owner and Construction Manager agree that the terms and conditions in the CMA Agreement are hereby amended as follows:

1. Section 11.1.2, paragraph 2, through the execution of Amendment #1 dated 5/17/2021, was stricken in its entirety and, in lieu thereof, the Parties agreed that Section 11.1.2 was amended to read as follows: "The Construction Management Fee shall be a fixed fee of \$1,325,000."
2. The project has been extended approximately 6 months and is expected to be complete around October 1st, 2023. In consideration of this extended schedule the parties agree that the Construction Management Fee shall be increased by \$138,000 to cover the period from April 1st, 2023 through October 1st, 2023
3. The project has been extended for a period of time not known at this time. In consideration of this extended schedule the parties agree that the Construction Management Fee shall be increased by \$34,000 a month starting October 1st, 2023 and continuing Monthly until complete,

This Amendment is entered into as of the day and year first written above.

OWNER:
WOODBURY COUNTY LAW
ENFORCEMENT CENTER AUTHORITY

CONSTRUCTION MANAGER:
BAKER MECHANICAL, INC. dba BAKER
GROUP

By: _____

By: _____

(Printed Name)

(Printed Name)

(Title)

(Title)

Date: _____

Date: _____



PCO #085

Hausmann Construction, Inc.
 2106 Taylor Ave, Suite 400
 Norfolk, Nebraska 68701
 Phone: (402) 371-8650

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

Prime Contract Potential Change Order #085: CE #PCO 085 - RFI #463 - Light Fixtures

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:	085 / 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:	8/16/2023
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:	\$2,863.00

POTENTIAL CHANGE ORDER TITLE: CE #PCO 085 - RFI #463 - Light Fixtures

CHANGE REASON: Design Development

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

CE #PCO 085 - RFI #463 - Light Fixtures

PCO 085 is created to incorporate the costs associated with RFI #463 as itemized within. Please provide approval no later than September 8th, 2023. Please note there is currently a lead time of 8 weeks for this light fixture and will be ordered once approved. Also please note that we are not waiving our right to include costs for General Conditions due to concurrent changes that are concurrently being priced. In the event that other change orders are not approved this PCO will be subjected to additional general conditions.

This contemplates 00 added calendar days to the substantial completion.

Added durations for this project consist of:

1 added calendar day for Thompson

ATTACHMENTS:

[21-068 -CO BACK UP 8.16.23.pdf](#) , [_Thompson - RFI 463 light fixtures.pdf](#) , [_RFI 463 - Light Fixtures \(Response\).pdf](#)

#	Description	Amount
1	Intrim Cleaning	\$140.00
2	Travel	\$50.00
3	Order New Light Fixtures	\$2,500.00
4	10% Fee	\$19.00
5	5% Fee	\$125.00
6	Bond & Insurance	\$29.00
Grand Total:		\$2,863.00



PCO #085

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 9/19/2023
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Ron Wieck 9/19/2023
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DocuSigned by:
Klay Karik 9/18/2023
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PCO #PCO 088R

Hausmann Construction, Inc.
2106 Taylor Ave, Suite 400
Norfolk, Nebraska 68701
Phone: (402) 371-8650

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

Prime Contract Potential Change Order #PCO 088R: CE #PCO 088R - Reduced Scope - Sealer Equipment Pads

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:	PCO 088R / 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:	9/14/2023
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:	(\$1,479.00)

POTENTIAL CHANGE ORDER TITLE: CE #PCO 088R - Reduced Scope - Sealer Equipment Pads

CHANGE REASON: Design Development

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

CE #PCO 088R - Reduced Scope - Sealer Equipment Pads

PCO 088R is created to incorporate the deducted costs to omit sealer underneath equipment on equipment pads. Please provide approval no later than September 29th, 2023.

ATTACHMENTS:

[21-068 -CO BACK UP 9.18.23.pdf](#)

#	Description	Amount
1	Reduced Scope Of Work	\$(1,450.00)
2	2% Fee	\$(29.00)
Grand Total:		\$(1,479.00)

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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Kevin Rost 9/27/2023

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Klay Kasik 9/18/2023

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DATE



PCO #089

Hausmann Construction, Inc.
 2106 Taylor Ave, Suite 400
 Norfolk, Nebraska 68701
 Phone: (402) 371-8650

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

Prime Contract Potential Change Order #089: CE #PCO 089 - 1 Inch Band Around Ceilings In LLC

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:	089 / 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:	9/5/2023
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:	(\$222.00)

POTENTIAL CHANGE ORDER TITLE: CE #PCO 089 - 1 Inch Band Around Ceilings In LLC

CHANGE REASON: Allowance

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

CE #PCO 089 - 1 Inch Band Around Ceilings In LLC

PCO 089 is created to incorporate costs associated with reduced scope of work of not painting a 1" band around ceilings in Lower Level C. Please provide approval by September 15, 2023.

ATTACHMENTS:

[21-068 - CO BACK UP 9.1.23.pdf](#) , [_Kucera - 1 Inch Band Around Ceilings LLC.pdf](#)

#	Description	Amount
1	Reduced Scope Of Work	\$(217.00)
2	2% - Fee	\$(5.00)
Grand Total:		\$(222.00)

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 #PCO 090**

Hausmann Construction, Inc.
2106 Taylor Ave, Suite 400
Norfolk, Nebraska 68701
Phone: (402) 371-8650

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

Prime Contract Potential Change Order #PCO 090: CE #PCO 090 - RFI #496 - Pedestal Location At Southwest Parking Lot

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:	PCO 090 / 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:	9/15/2023
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:	\$3,903.00

POTENTIAL CHANGE ORDER TITLE: CE #PCO 090 - RFI #496 - Pedestal Location At Southwest Parking Lot

CHANGE REASON: Design Development

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

CE #PCO 090 - RFI #496 - Pedestal Location At Southwest Parking Lot

PCO 090 is created to incorporate the costs associated with RFI #496 as itemized within. Please provide approval no later than September 29th, 2023. Also please note that we are not waiving our right to include costs for General Conditions due to concurrent changes that are concurrently being priced. In the event that other change orders are not approved this PCO will be subjected to additional general conditions.

ATTACHMENTS:

[21-068 -CO BACK UP 9.18.23.pdf](#) , [_HCC - RFI #496.pdf](#) , [_Thompson - RFI #496.pdf](#) , [_RFI 496 - Pedestal Location at Southwest Parking Lot \(Response\).pdf](#)

#	Description	Amount
1	Concrete	\$135.00
2	Form Material, Cure, Dowels, Etc.	\$135.00
3	Additional Wire & Conduit	\$975.00
4	Pour Back Concrete Pavement	\$1,500.00
5	Demo Concrete	\$880.00
6	10% Fee	\$115.00
7	5% Fee	\$124.00
8	Bond & Insurance	\$39.00
Grand Total:		\$3,903.00



PCO #PCO 090

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 Karik

9/19/2023

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SIGNATURE DATE

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PCCO #019

Hausmann Construction, Inc.
 2106 Taylor Ave, Suite 400
 Norfolk, Nebraska 68701
 Phone: (402) 371-8650

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

Prime Contract Change Order #019: PCCO 019

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:	9/14/2023	CREATED BY:	Nathan Thege (Hausmann Construction, Inc.)
CONTRACT STATUS:	Pending - In Review	REVISION:	0
DESIGNATED REVIEWER:		REVIEWED BY:	
DUE DATE:		REVIEW DATE:	
INVOICED DATE:		PAID DATE:	
SCHEDULE IMPACT:		EXECUTED:	No
REVISED SUBSTANTIAL COMPLETION DATE:		SIGNED CHANGE ORDER RECEIVED DATE:	
CONTRACT FOR:	21-068:Woodbury County - Law Enforcement Center	TOTAL AMOUNT:	\$5,065.00

DESCRIPTION:

PCCO 19 is being submitted to process PCOs 85, 88R, 89, and 90 as itemized within. Please note that our new substantial completion date is proposed for April 9th, 2024, as identified within PCO 081, and we are reserving our right to claim additional concurrent costs in the event that PCO 081 is not approved as currently submitted for time and cost.

ATTACHMENTS:

POTENTIAL CHANGE ORDERS IN THIS CHANGE ORDER:

PCO #	Title	Schedule Impact	Amount
085	CE #PCO 085 - RFI #463 - Light Fixtures		\$2,863.00
089	CE #PCO 089 - 1 Inch Band Around Ceilings In LLC		(\$222.00)
PCO 088R	CE #PCO 088R - Reduced Scope - Sealer Equipment Pads		(\$1,479.00)
PCO 090	CE #PCO 090 - RFI #496 - Pedestal Location At Southwest Parking Lot		\$3,903.00
Total:			\$5,065.00

CHANGE ORDER LINE ITEMS:

PCO # 085: CE #PCO 085 - RFI #463 - Light Fixtures

#	Description	Amount
1	Intrim Cleaning	\$140.00
2	Travel	\$50.00
3	Order New Light Fixtures	\$2,500.00
4	10% Fee	\$19.00
5	5% Fee	\$125.00
6	Bond & Insurance	\$29.00
Grand Total:		\$2,863.00



PCCO #019

PCO # 089: CE #PCO 089 - 1 Inch Band Around Ceilings In LLC

#	Description	Amount
1	Reduced Scope Of Work	\$(217.00)
2	2% - Fee	\$(5.00)
Grand Total:		\$(222.00)

PCO # PCO 088R: CE #PCO 088R - Reduced Scope - Sealer Equipment Pads

#	Description	Amount
1	Reduced Scope Of Work	\$(1,450.00)
2	2% Fee	\$(29.00)
Grand Total:		\$(1,479.00)

PCO # PCO 090: CE #PCO 090 - RFI #496 - Pedestal Location At Southwest Parking Lot

#	Description	Amount
1	Concrete	\$135.00
2	Form Material, Cure, Dowels, Etc.	\$135.00
3	Additional Wire & Conduit	\$975.00
4	Pour Back Concrete Pavement	\$1,500.00
5	Demo Concrete	\$880.00
6	10% Fee	\$115.00
7	5% Fee	\$124.00
8	Bond & Insurance	\$39.00
Grand Total:		\$3,903.00

The original (Contract Sum)	\$58,390,000.00
Net change by previously authorized Change Orders	\$2,438,703.00
The contract sum prior to this Change Order was	\$60,828,703.00
The contract sum would be changed by this Change Order in the amount of	\$5,065.00
The new contract sum including this Change Order will be	\$60,833,768.00
The contract time will not be changed by this Change Order.	

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
9/27/2023
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SIGNATURE DATE

SIGNATURE DATE

DocuSigned by:
Steve Thiele
9/26/2023
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SIGNATURE DATE

§ 3.3 Substantial Completion

§ 3.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Contractor shall achieve Substantial Completion of the entire Work:

(Check one of the following boxes and complete the necessary information.)

Not later than Five Hundred Eighty (580) calendar days from the Date of Contract Time Commencement.

By the following date:

§ 3.3.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Substantial Completion of the entire Work, the Contractor shall achieve Substantial Completion of such portions by the following dates:

Portion of Work	Substantial Completion Date
-----------------	-----------------------------

§ 3.3.3 If the Contractor fails to achieve Substantial Completion as provided in this Section 3.3, liquidated damages, if any, shall be assessed as set forth in Section 4.5.

ARTICLE 4 CONTRACT SUM

§ 4.1 The Owner shall pay the Contractor the Contract Sum in current funds for the Contractor's performance of the Contract. The Contract Sum shall be Fifty-Eight Million Three Hundred Ninety Thousand and no/100ths Dollars (\$58,390,000.00), subject to additions and deductions as provided in the Contract Documents.

§ 4.2 Alternates

§ 4.2.1 Alternates, if any, included in the Contract Sum:

Item	Price
None	

§ 4.2.2 Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Agreement. Upon acceptance, the Owner shall issue a Modification to this Agreement.

(Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)

Item	Price	Conditions for Acceptance
Alternate No. 1 - Lower Level Office Space	\$844,104.81	
Alternate No. 2 - Lower Level Shelled Space	\$165,300.00	
Alternate No. 3 - Parking Lot Fencing	\$97,800.00	
Alternate No. 4 - Pavement	\$375,800.00	

§ 4.3 Allowances, if any, included in the Contract Sum:

(Identify each allowance.)

Item	Price
Maintenance Building - Allowance amount includes the cost to the Contractor of materials and equipment delivered at the site and all required taxes, less applicable trade discounts, and includes Contractor's costs for unloading and handling at the site, labor, installation costs, overhead and profit.	\$250,000.00

§ 4.4 Unit prices, if any:

(Identify the item and state the unit price and quantity limitations, if any, to which the unit price will be applicable.)

Init.