



## Woodbury County Law Enforcement Center Authority

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Ron Wieck, Chair  
Dan Moore, Secretary  
Rocky DeWitt, Treasurer

Woodbury County Courthouse  
620 Douglas Street, Room #104  
Sioux City, Iowa 51101  
712.279.6525

### AGENDA

**Tuesday, August 1, 2023**

**First Floor Boardroom, Woodbury County Courthouse**

3:00P Call the meeting to order

1. Approval of the agenda
2. Approval of the minutes from the July 5, 2023 meeting
3. Approval of claims
4. Financial report – Dennis Butler
5. Discussion and update on LEC time capsule – Ron Wieck
6. Discussion and information on the progress with the new Woodbury County Building Services building to be built on the property @ 3701 28<sup>th</sup> Street SCIA – Shane Albrecht
7. Approval of Potential Change Orders 073, 074R, & 075
8. Approval of Prime Contract Change Order 017
9. Information and update on the 28<sup>th</sup> Street Project – Shane Albrecht
10. Information and update on the Law Enforcement Center project – Shane Albrecht
11. Commissioner concerns
12. Adjourn

# *Woodbury County Law Enforcement Center Authority*

## **Minutes**

July 5, 2023, 3:00 p.m.

First Floor Boardroom, County Courthouse

Attendance:

Members: Ron Wieck, Dan Moore, Rocky De Witt (by phone)

Staff: Heather Van Sickle, Dennis Butler, Shane Albrecht, Baker Group, Kenny Schmitz, Building Services, Kevin Rost, Goldberg Group Architect

1. Motion by Moore, second by De Witt to approve the agenda. Carried 3-0
2. Motion by Moore, second by Wieck to approve the minutes of June 6, 2023, meeting. Carried 3-0
3. Motion by Wieck, second by Moore to approve the claims totaling \$2,386,056.21. Carried 3-0
4. Dennis Butler, Finance Director, gave a financial update.
5. Motion by Moore, second by De Witt to approve Ron Wieck as heading the time capsule project at the LEC.
6. Shane Albrecht, Baker Group, Kenny Schmitz, Building Services Director and Kevin Rost gave an update on the new Woodbury County Building Services building to be built on the property @ 3701 28<sup>th</sup> Street.
7. Motion by Wieck, second by Moore to approve Potential Change Order #069. Carried 3-0  
Motion by Wieck, second by Moore to approve Potential Change Order #070. Carried 3-0
8. Motion by Wieck, second by Moore to approve Prime Contract Change Order #016. Carried 3-0
9. Shane Albrecht, Baker Group, gave update on the Law Enforcement Center project.
10. Motion by Wieck, second by Moore to appoint Ron Wieck as the Iowa Code Chapter 22 designee. Carried 3-0
11. Shane Albrecht, Baker Group, gave update on the 28<sup>th</sup> Street Project.
12. Commissioner Concerns – None
13. Motion by Wieck, second by Moore to adjourn. Carried 3-0

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Dan Moore, Secretary



Woodbury County

# Expense Approval Report By Segment (Select Below)

Post Dates 6/30/2023 - 6/30/2023

Vendor Name	Account Number	Payable Number	Description (Item)	Post Date	Amount
<b>Office: 45 - Law Enforcement Authority</b>					
UMB BANK, N.A.	4753-45-9111-000-61004	062723	4753 - Professional services	06/30/2023	500.00
Goldberg Group Architects	0005-45-9111-000-61001	1122	0005 - Jail project - architectu...	06/30/2023	28,361.39
Goldberg Group Architects	0005-45-9111-000-61005	1122	0005 - Jail project - reimbursa...	06/30/2023	1,267.01
Hausmann Construction, Inc.	0005-45-9111-000-61003	21-068-025	0005 - Jail project - constructi...	06/30/2023	1,756,552.85
Hausmann Construction, Inc.	0005-45-9111-000-61013	21-068-025	0005 - Jail project - contingen...	06/30/2023	41,554.90
Hausmann Construction, Inc.	0005-45-9111-000-61023	21-068-025	0005 - Jail project - alternates	06/30/2023	91,675.00
Hausmann Construction, Inc.	4750-45-9111-000-61007	21-068-025	4750 - Jail project - site prep	06/30/2023	24,225.00
Ahlers & Cooney PC	4753-45-9111-000-61004	847257	4753 - Jail project - professio...	06/30/2023	1,484.00
<b>Office 45 - Law Enforcement Authority Total:</b>					<b>1,945,620.15</b>
<b>Grand Total:</b>					<b>1,945,620.15</b>

**Report Summary****Fund Summary**

<b>Fund</b>	<b>Expense Amount</b>
0005 - America Rescue Plan Act	1,919,411.15
4750 - Justice Center Taxable Bonds	24,225.00
4753 - Justice Center Miscellaneous Revenue	1,984.00
<b>Grand Total:</b>	<b>1,945,620.15</b>

**Account Summary**

<b>Account Number</b>	<b>Account Name</b>	<b>Expense Amount</b>
0005-45-9111-000-61001	Architechture & Engineer..	28,361.39
0005-45-9111-000-61003	Construction	1,756,552.85
0005-45-9111-000-61005	Reimbursables	1,267.01
0005-45-9111-000-61013	Contingency/Change Or...	41,554.90
0005-45-9111-000-61023	Construction Alternates	91,675.00
4750-45-9111-000-61007	Site Preparation	24,225.00
4753-45-9111-000-61004	Misc/Admisnistration	1,984.00
<b>Grand Total:</b>		<b>1,945,620.15</b>

**Project Account Summary**

<b>Project Account Key</b>	<b>Expense Amount</b>
4750-9111-SITE PREP	24,225.00
4753-9111-MISC/ADMIN	1,984.00
ARPA 2	1,919,411.15
<b>Grand Total:</b>	<b>1,945,620.15</b>

**PCO #073**

Hausmann Construction, Inc.  
2108 Taylor Avenue, Suite 850  
Norfolk, Nebraska 68701  
Phone: +14023718650

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

## Prime Contract Potential Change Order #073: CE #PCO 073 - PR 34 - Added Paging Station and Data Outlets

<b>TO:</b>	Woodbury County Law Enforcement 620 Douglas Street Sioux City, Iowa 51105	<b>FROM:</b>	Hausmann Construction, Inc. 8885 Executive Woods Drive Lincoln, Nebraska 68512
<b>PCO NUMBER/REVISION:</b>	073 / 0	<b>CONTRACT:</b>	21-068 - Woodbury County - Law Enforcement Center
<b>REQUEST RECEIVED FROM:</b>		<b>CREATED BY:</b>	Nathan Thege (Hausmann Construction, Inc.)
<b>STATUS:</b>	Pending - In Review	<b>CREATED DATE:</b>	7/3/2023
<b>REFERENCE:</b>		<b>PRIME CONTRACT CHANGE ORDER:</b>	None
<b>FIELD CHANGE:</b>	No		
<b>LOCATION:</b>	Woodbury County LEC	<b>ACCOUNTING METHOD:</b>	Amount Based
<b>SCHEDULE IMPACT:</b>		<b>PAID IN FULL:</b>	No
<b>EXECUTED:</b>	No	<b>SIGNED CHANGE ORDER RECEIVED DATE:</b>	
		<b>TOTAL AMOUNT:</b>	\$6,531.00

**POTENTIAL CHANGE ORDER TITLE:** CE #PCO 073 - PR 34 - Added Paging Station and Data Outlets

**CHANGE REASON:** Design Development

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

CE #PCO 073 - PR 34 - Added Paging Station and Data Outlets

PCO 073 is created to incorporate the costs associated with PR 34 as itemized within. Please note that approval is needed no later than by end of business day July 14, 2023.

This contemplates 0 additional days to the substantial completion.

Added durations for this project consist of:

- 2 added calendar days for Sands
- 2 added calendar days for Kucera

**ATTACHMENTS:**

[Thompson - PR34.pdf](#) , [\\_Sands - PR #34.pdf](#) , [\\_21-068 -CO BACK UP 7.3.23.pdf](#) , [\\_Kucera - PR34.pdf](#) , [\\_Woodbury Co PR 34.pdf](#)

#	Description	Amount
1	Added Wire and Data Outlets	\$3,950.00
2	Added Paging Station	\$1,222.00
3	Drywall Rework	\$579.00
4	Re-prime, 1st Coat, and Final Coat Walls	\$176.00
5	Rough Clean	\$220.00
6	10% Fee	\$22.00
7	5% Fee	\$297.00
8	Bond & Insurance	\$65.00
<b>Grand Total:</b>		<b>\$6,531.00</b>



PCO #073

**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*

7/5/2023

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**PCO #074R**

Hausmann Construction, Inc.  
2108 Taylor Avenue, Suite 850  
Norfolk, Nebraska 68701  
Phone: +14023718650

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

## Prime Contract Potential Change Order #074R: CE #PCO 074R - RFI #453 - Omit Dryfall Paint Areas

<b>TO:</b>	Woodbury County Law Enforcement 620 Douglas Street Sioux City, Iowa 51105	<b>FROM:</b>	Hausmann Construction, Inc. 8885 Executive Woods Drive Lincoln, Nebraska 68512
<b>PCO NUMBER/REVISION:</b>	074R / 0	<b>CONTRACT:</b>	21-068 - Woodbury County - Law Enforcement Center
<b>REQUEST RECEIVED FROM:</b>		<b>CREATED BY:</b>	Nathan Thege (Hausmann Construction, Inc.)
<b>STATUS:</b>	Pending - In Review	<b>CREATED DATE:</b>	7/18/2023
<b>REFERENCE:</b>		<b>PRIME CONTRACT CHANGE ORDER:</b>	None
<b>FIELD CHANGE:</b>	No		
<b>LOCATION:</b>	Woodbury County LEC	<b>ACCOUNTING METHOD:</b>	Amount Based
<b>SCHEDULE IMPACT:</b>		<b>PAID IN FULL:</b>	No
<b>EXECUTED:</b>	No	<b>SIGNED CHANGE ORDER RECEIVED DATE:</b>	
		<b>TOTAL AMOUNT:</b>	(\$6,100.00)

**POTENTIAL CHANGE ORDER TITLE:** CE #PCO 074R - RFI #453 - Omit Dryfall Paint Areas

**CHANGE REASON:** Design Development

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

CE #PCO 074R - RFI #453 - Omit Dryfall Paint Areas

PCO 074R is created to incorporate the costs associated with RFI #453 as itemized within. Please approve pricing no later than by end of business day July 21, 2023.

**ATTACHMENTS:**

[21-068 -CO BACK UP 7.18.23.pdf](#) , [\\_Kucera - RFI #453-Revised.pdf](#) , [\\_Dryfall Paint - Revised.pdf](#) , [\\_RFI #453 - Omit Dry Fall Paint Areas.pdf](#)

#	Description	Amount
1	Reduced Scope Of Work	\$(5,980.00)
2	2% Fee	\$(120.00)
<b>Grand Total:</b>		<b>\$(6,100.00)</b>

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

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

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

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DocuSigned by:

*Klay Karik*

7/20/2023

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Hausmann Construction, Inc.

Page 1 of 1

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**PCO #075**

Hausmann Construction, Inc.  
2108 Taylor Avenue, Suite 850  
Norfolk, Nebraska 68701  
Phone: +14023718650

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

## Prime Contract Potential Change Order #075: CE #PCO 075 - RFI #460 - Omit Courtroom Handrail

<b>TO:</b>	Woodbury County Law Enforcement 620 Douglas Street Sioux City, Iowa 51105	<b>FROM:</b>	Hausmann Construction, Inc. 8885 Executive Woods Drive Lincoln, Nebraska 68512
<b>PCO NUMBER/REVISION:</b>	075 / 0	<b>CONTRACT:</b>	21-068 - Woodbury County - Law Enforcement Center
<b>REQUEST RECEIVED FROM:</b>		<b>CREATED BY:</b>	Nathan Thege (Hausmann Construction, Inc.)
<b>STATUS:</b>	Pending - In Review	<b>CREATED DATE:</b>	7/12/2023
<b>REFERENCE:</b>		<b>PRIME CONTRACT CHANGE ORDER:</b>	None
<b>FIELD CHANGE:</b>	No		
<b>LOCATION:</b>	Woodbury County LEC	<b>ACCOUNTING METHOD:</b>	Amount Based
<b>SCHEDULE IMPACT:</b>		<b>PAID IN FULL:</b>	No
<b>EXECUTED:</b>	No	<b>SIGNED CHANGE ORDER RECEIVED DATE:</b>	
		<b>TOTAL AMOUNT:</b>	(\$878.00)

**POTENTIAL CHANGE ORDER TITLE:** CE #PCO 075 - RFI #460 - Omit Courtroom Handrail

**CHANGE REASON:** Design Development

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

CE #PCO 075 - RFI #460 - Omit Courtroom Handrail

PCO 075 is created to incorporate the costs associated with RFI #460 as itemized within. Please note that approval is needed no later than end of the business day July 21st, 2023.

**ATTACHMENTS:**

[21-068 -CO BACK UP 7.3.23.pdf](#) , [Egger - Omit Courtroom Handrail.pdf](#) , [Kucera - Omit Courtroom Handrail.pdf](#) , [Alliant - Omit Courtroom Handrail.pdf](#)

#	Description	Amount
1	Omit Handrail In Courtroom 1055	\$(550.00)
2	Reduce Scope	\$(170.00)
3	Reduced Scope	\$(140.00)
4	2%	\$(18.00)
<b>Grand Total:</b>		<b>\$(878.00)</b>

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

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

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

DocuSigned by:

*Klay Karik*

7/17/2023

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**PCCO #017**

Hausmann Construction, Inc.  
2108 Taylor Avenue, Suite 850  
Norfolk, Nebraska 68701  
Phone: +14023718650

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

## Prime Contract Change Order #017: PCCO 017

<b>TO:</b>	<b>Woodbury County Law Enforcement</b> 620 Douglas Street Sioux City, Iowa 51105	<b>FROM:</b>	<b>Hausmann Construction, Inc.</b> 8885 Executive Woods Drive Lincoln, Nebraska 68512
<b>DATE CREATED:</b>	7/24/2023	<b>CREATED BY:</b>	Nathan Thege (Hausmann Construction, Inc.)
<b>CONTRACT STATUS:</b>	Pending - In Review	<b>REVISION:</b>	0
<b>DESIGNATED REVIEWER:</b>		<b>REVIEWED BY:</b>	
<b>DUE DATE:</b>		<b>REVIEW DATE:</b>	
<b>INVOICED DATE:</b>		<b>PAID DATE:</b>	
<b>SCHEDULE IMPACT:</b>		<b>EXECUTED:</b>	No
<b>REVISED SUBSTANTIAL COMPLETION DATE:</b>		<b>SIGNED CHANGE ORDER RECEIVED DATE:</b>	
<b>CONTRACT FOR:</b>	21-068:Woodbury County - Law Enforcement Center	<b>TOTAL AMOUNT:</b>	(\$447.00)

**DESCRIPTION:****ATTACHMENTS:**

### POTENTIAL CHANGE ORDERS IN THIS CHANGE ORDER:

PCO #	Title	Schedule Impact	Amount
073	CE #PCO 073 - PR 34 - Added Paging Station and Data Outlets		\$6,531.00
074R	CE #PCO 074R - RFI #453 - Omit Dryfall Paint Areas		(\$6,100.00)
075	CE #PCO 075 - RFI #460 - Omit Courtroom Handrail		(\$878.00)
<b>Total:</b>			<b>(\$447.00)</b>

### CHANGE ORDER LINE ITEMS:

#### PCO # 073: CE #PCO 073 - PR 34 - Added Paging Station and Data Outlets

#	Description	Amount
1	Added Wire and Data Outlets	\$3,950.00
2	Added Paging Station	\$1,222.00
3	Drywall Rework	\$579.00
4	Re-prime, 1st Coat, and Final Coat Walls	\$176.00
5	Rough Clean	\$220.00
6	10% Fee	\$22.00
7	5% Fee	\$297.00
8	Bond & Insurance	\$65.00
<b>Grand Total:</b>		<b>\$6,531.00</b>

#### PCO # 074R: CE #PCO 074R - RFI #453 - Omit Dryfall Paint Areas

#	Description	Amount
1	Reduced Scope Of Work	\$(5,980.00)
2	2% Fee	\$(120.00)
<b>Grand Total:</b>		<b>\$(6,100.00)</b>



**PCCO #017**

**PCO # 075: CE #PCO 075 - RFI #460 - Omit Courtroom Handrail**

#	Description	Amount
1	Omit Handrail In Courtroom 1055	\$(550.00)
2	Reduce Scope	\$(170.00)
3	Reduced Scope	\$(140.00)
4	2%	\$(18.00)
<b>Grand Total:</b>		<b>\$(878.00)</b>

The original (Contract Sum)	\$58,390,000.00
Net change by previously authorized Change Orders	\$2,417,033.00
The contract sum prior to this Change Order was	\$60,807,033.00
The contract sum would be changed by this Change Order in the amount of	(\$447.00)
The new contract sum including this Change Order will be	\$60,806,586.00
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

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