



## Woodbury County Law Enforcement Center Authority

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Ron Wieck, Chair  
Dan Moore, Secretary  
Mark Nelson, Treasurer

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

### AGENDA

**Tuesday, October 10, 2023**

**First Floor Boardroom, Woodbury County Courthouse**

2:30P Call the meeting to order

1. Approval of the agenda
2. Approval of the minutes from the September 12, 2023 meeting
3. Approval of claims
4. Closed session @ 3:15P with Fredericks & Byron Law Firm (Iowa Code Chapter 21.5.(1)(c))
5. Financial report – Dennis Butler
6. Discussion and information on LEC Time Capsule – Ron Wieck
7. Discussion and approval of Amendment #3 to AIA C132 Baker Group contract with the LECA – Shane Albrecht
8. Information regarding a citizen concern on payments to sub-contractors – Shane Albrecht
9. Information and update on the Appreciation Lunch for the LEC trades – Shane Albrecht
10. Discussion on Construction Change Directive 008 – Shane Albrecht
11. Approval of Potential Change Order(s) 085, 088R, 089 & 090
12. Approval of Prime Contract Change Order 019
13. Information on RFI's and Change Orders – Kevin Rost
14. Information and update on 28<sup>th</sup> Street Project – Shane Albrecht
15. Information and update on the Law Enforcement Center project – Shane Albrecht
16. Information on LECA annual maintenance costs over 20 years – Shane Albrecht

17. Public concerns
18. Commissioner concerns
19. Adjourn

# *Woodbury County Law Enforcement Center Authority*

## **Minutes**

September 12, 2023, 2:30 p.m.

First Floor Boardroom, County Courthouse

Attendance:

Members: Ron Wieck, Dan Moore, Mark Nelson

Staff: Karen James, Dennis Butler, Finance Director, Shane Albrecht, Baker Group, Kenny Schmitz, Building Services, Kevin Rost, Goldberg Group Architect

1. Motion by Wieck, second by Nelson to approve the agenda. Carried 3-0
2. Motion by Moore, second by Nelson to approve the minutes of August 29, 2023, meeting. Carried 3-0
3. No claims
4. Dennis Butler, Finance Director, gave financial report
5. There was no discussion on trip to Georgia
6. Shane Albrecht, Baker Group discussed the site lunch for the LEC contractors on October 10, 2023. The lunch is to thank the contractors for all their hard work on the new LEC facility.
7. Motion by Moore, second by Nelson to receive the September 12, 2023, Authority update. Carried 3-0. Shane Albrecht, Baker Group gave an update on the Law Enforcement Center project.
8. Discussion to put new Building Services building on the LEC site on the agenda for the next meeting as an action item.
9. There should be more information available on the LEC facility on the next Authority meeting scheduled for October 10, 2023.
10. William Burrows, 4409 – 47<sup>th</sup> Street, wanted to know if the increase of his taxes is due to the problems from the new jail.  
  
Ernie Colt, 4526 Perry Way, talked about his concerns of the subcontractors and making sure they are getting paid.
11. Chairman Wieck welcomed Mark Nelson to the Authority.
12. Motion by Wieck, second by Nelson to go into Closed Session per Iowa Code 21.5 (1) (c) with attorney Jodie McDougal. Carried 3-0 on a roll-call vote.  
  
Motion by Wieck, second by Moore to go out of Closed Session per Iowa Code 21.5 (1) (c) Carried 3-0 on a roll-call vote.

13. Motion by Wieck, second by Moore to adjourn.

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Dan Moore, Secretary



Woodbury County

# Expense Approval Report By Segment (Select Below)

Post Dates 10/10/2023 - 10/10/2023

Vendor Name	Account Number	Payable Number	Description (Item)	Post Date	Amount
<b>Office: 45 - Law Enforcement Authority</b>					
Goldberg Group Architects	4750-45-9111-000-61001	1124	4750 - Jail project - architectu...	10/10/2023	28,361.39
Goldberg Group Architects	4750-45-9111-000-61005	1124	4750 - Jail project - reimbursa...	10/10/2023	413.00
Fredrikson	4753-45-9111-000-61004	1806784	4753 - Jail project - profession...	10/10/2023	4,191.50
Hausmann Construction, Inc.	4750-45-9111-000-61003	21-068-027	4750 - Jail project - constructi...	10/10/2023	1,157,349.92
Hausmann Construction, Inc.	4750-45-9111-000-61007	21-068-027	4750 - Jail project - site prep	10/10/2023	14,024.85
Hausmann Construction, Inc.	4750-45-9111-000-61013	21-068-027	4750 - Jail project - contingen...	10/10/2023	33,356.40
Hausmann Construction, Inc.	4750-45-9111-000-61023	21-068-027	4750 - Jail project - alternates	10/10/2023	14,250.00
Certified Testing Services Inc	4750-45-9111-000-61006	SC46574	4750 - Jail project - testing	10/10/2023	4,296.00
Certified Testing Services Inc	4750-45-9111-000-61006	SC46751	4750 - Jail project - testing	10/10/2023	1,403.00
<b>Office 45 - Law Enforcement Authority Total:</b>					<b>1,257,646.06</b>
<b>Grand Total:</b>					<b>1,257,646.06</b>

## Report Summary

## Fund Summary

Fund	Expense Amount	Payment Amount
4750 - Justice Center Taxable Bonds	1,253,454.56	0.00
4753 - Justice Center Miscellaneous Revenue	4,191.50	0.00
<b>Grand Total:</b>	<b>1,257,646.06</b>	<b>0.00</b>

## Account Summary

Account Number	Account Name	Expense Amount	Payment Amount
4750-45-9111-000-61001	Architecture & Engineeri...	28,361.39	0.00
4750-45-9111-000-61003	Construction	1,157,349.92	0.00
4750-45-9111-000-61005	Reimbursables	413.00	0.00
4750-45-9111-000-61006	Testing and Surveying	5,699.00	0.00
4750-45-9111-000-61007	Site Preparation	14,024.85	0.00
4750-45-9111-000-61013	Contingency/Change Or...	33,356.40	0.00
4750-45-9111-000-61023	Construction Alternates	14,250.00	0.00
4753-45-9111-000-61004	Misc/Admisnistration	4,191.50	0.00
<b>Grand Total:</b>		<b>1,257,646.06</b>	<b>0.00</b>

## Project Account Summary

Project Account Key	Expense Amount	Payment Amount
4750-9111-ALTERNATES	14,250.00	0.00
4750-9111-ARCHITECTURE & ENGINEERING	28,361.39	0.00
4750-9111-CONSTRUCTION	1,157,349.92	0.00
4750-9111-CONTINGENCY	33,356.40	0.00
4750-9111-REIMBURSABLES	413.00	0.00
4750-9111-SITE PREP	14,024.85	0.00
4750-9111-TESTING AND SURVEYING	5,699.00	0.00
4753-9111-MISC/ADMIN	4,191.50	0.00
<b>Grand Total:</b>	<b>1,257,646.06</b>	<b>0.00</b>

**AMENDMENT #3**

This Amendment ("Amendment"), dated this 3<sup>rd</sup> 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 17<sup>th</sup> 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 1<sup>st</sup>, 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 1<sup>st</sup>, 2023 through October 1<sup>st</sup>, 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 1<sup>st</sup>,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: \_\_\_\_\_

CONTRACTOR AFFIDAVIT

State of NE

County of Lancaster

Ramona Jacobo appeared before me, the undersigned Notary Public, on this date, and is duly sworn upon his oath, deposed and stated:

1. My name is Ramona Jacobo. I am eighteen years of age or older, have never been convicted of a felony, and am competent to make this affidavit.
2. I am the Owner for F & R Drywall LLC and have direct personal knowledge of the information contained herein.
3. F & R Drywall LLC has contracted with Sands Wall Systems, Inc., a political subdivision, to provide construction services at Woodbury County - LEC. The contract was executed by both parties on March 1, 2023 (the "Agreement").
4. For all work performed under the Agreement by F & R Drywall LLC's employees, Ramona Jacobo certifies that said employees are paid and withholdings are withheld in conformance with all applicable state and federal laws to the best of its knowledge, information and belief.
5. Ramona Jacobo further certifies that any and all subcontractors who perform work pursuant to the Agreement will be required to provide a similar affidavit.

Further, Affiant Sayeth Not.



CONTRACTOR AFFIDAVIT

State of SOUTH DAKOTA

County of WOODBURY

MARK PRIEST appeared before me, the undersigned Notary Public, on this date, and is duly sworn upon his oath, deposed and stated:

1. My name is MARK PRIEST I am eighteen years of age or older, have never been convicted of a felony, and am competent to make this affidavit.
2. I am the GENERAL TRADESMEN MANAGER for INTERNATIONAL and have direct personal knowledge of the information contained herein.
3. HAUSMANN has contracted with TRADESMEN INTERNATIONAL a political subdivision, to provide construction services at WOODBURY CO JAIL. The contract was executed by both parties on 12-15-22 (the "Agreement").
4. For all work performed under the Agreement by TRADESMEN INTERNATIONAL's employees, MARK PRIEST certifies that said employees are paid and withholdings are withheld in conformance with all applicable state and federal laws to the best of its knowledge, information and belief.
5. TRADESMEN further certifies that any and all subcontractors who perform work pursuant to the Agreement will be required to provide a similar affidavit.

Further, Affiant Sayeth Not.

CONTRACTOR AFFIDAVIT

State of IA

County of Warren

Jorge Acosta appeared before me, the undersigned Notary Public, on this date, and is duly sworn upon his oath, deposed and stated:

1. My name is Jorge Acosta. I am eighteen years of age or older, have never been convicted of a felony, and am competent to make this affidavit.
2. I am the Owner for Acosta Drywall and have direct personal knowledge of the information contained herein.
3. Acosta Drywall has contracted with Sands Wall Systems, Inc., a political subdivision, to provide construction services at Woodbury County - LEC. The contract was executed by both parties on November 1, 2022 (the "Agreement").
4. For all work performed under the Agreement by Acosta Drywall's employees, Jorge Acosta certifies that said employees are paid and withholdings are withheld in conformance with all applicable state and federal laws to the best of its knowledge, information and belief.
5. Jorge Acosta further certifies that any and all subcontractors who perform work pursuant to the Agreement will be required to provide a similar affidavit.

Further, Affiant Sayeth Not.

*Jorge A Acosta*

\_\_\_\_\_  
Name

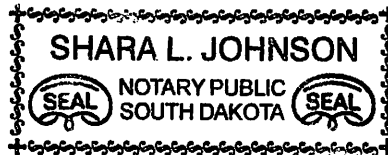
Owner, Acosta Drywall

\_\_\_\_\_  
Position and Name of Company

Subscribed and sworn before me, the undersigned authority, on this 19<sup>th</sup> day of September, 2023.

*Shara L Johnson*  
\_\_\_\_\_  
Notary Public, State of South Dakota

My Commission Expires on: 8/15/2028



CONTRACTOR AFFIDAVIT

State of SD

County of Lincoln

Ryan Rademacher appeared before me, the undersigned Notary Public, on this date, and is duly sworn upon his oath, deposed and stated:

1. My name is Ryan Rademacher. I am eighteen years of age or older, have never been convicted of a felony, and am competent to make this affidavit.
2. I am the President for Sands Walls Systems, Inc and have direct personal knowledge of the information contained herein.
3. Sands Wall Systems, Inc. has contracted with Hausmann Const., a political subdivision, to provide construction services at Woodbury County - LEC. The contract was executed by both parties on July 29th, 2021 (the "Agreement").
4. For all work performed under the Agreement by Sands Wall System's employees, Ryan Rademacher certifies that said employees are paid and withholdings are withheld in conformance with all applicable state and federal laws to the best of its knowledge, information and belief.
5. Ryan Rademacher further certifies that any and all subcontractors who perform work pursuant to the Agreement will be required to provide a similar affidavit.

Further, Affiant Sayeth Not.

*[Handwritten Signature]*

Name

President, Sands Wall Systems, Inc.  
Position and Name of Company

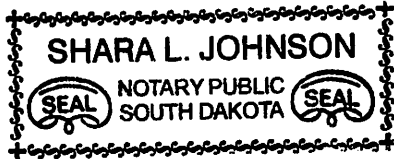
Subscribed and sworn before me, the undersigned authority, on this 18<sup>th</sup> day of

August, 2023.

*[Handwritten Signature]*

Notary Public, State of South Dakota

My Commission Expires on: 8/15/2028



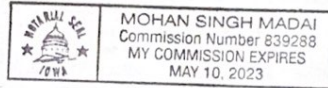
MARK PREST


Name

GENERAL MANAGER, TRADESMEN  
INTERNATIONAL

Position and Name of Company

Subscribed and sworn before me, the undersigned authority, on this 25 day of  
April, 2023



  
Notary Public, State of IOWA

My Commission Expires on: May 10, 2023

*Ramon Jav*

\_\_\_\_\_  
Name

Owner, F & R Drywall LLC

\_\_\_\_\_  
Position and Name of Company

Subscribed and sworn before me, the undersigned authority, on this 19<sup>th</sup> day of September, 2023.

*Shara L. Johnson*  
\_\_\_\_\_  
Notary Public, State of South Dakota

My Commission Expires on: 8/15/2028



520 Francis Street, Suite 200C  
Saint Joseph, Missouri, 64501  
806-344-9879 | info@gga-pc.com  
[GoldbergArchitects.com](http://GoldbergArchitects.com)



## Construction Change Directive

**PROJECT** (Name and address):

Woodbury County Law Enforcement Center  
3701 28th Street  
Sioux City, Iowa 51105

**DIRECTIVE NUMBER:** 008

**DATE:** 02704.23

**CONTRACT FOR:** Woodbury County Law  
Enforcement Center

**CONTRACT DATE:** 06.28.21

**ARCHITECT'S PROJECT NUMBER:** 16003-06

OWNER

ARCHITECT

CONTRACTOR

FIELD

OTHER

**TO CONTRACTOR** (Name and address):

Hausmann Construction, Inc.  
2108 Taylor Avenue #850  
Norfolk, Nebraska 68701

You are hereby directed to make the following change(s) in this Contract:

(Describe briefly any proposed changes or list any attached information in the alternative)

Proceed with revision to the front side of Elevator 6 as detailed in the response to RFI 486 and per the attached supplemental sketch and with the work associated with the elevator front wall construction as detailed in RFI 499R.

**PROPOSED ADJUSTMENTS**

1. The proposed basis of adjustment to the Contract Sum or Guaranteed Maximum Price is:

Lump Sum decreased of \$

Unit Price of \$ per

As provided in Section 7.3.3 of AIA Document A201-2007

As follows:

2. The Contract Time is proposed to (not be adjusted). The proposed adjustment, if any, is (an increase of 0 days).

When signed by the Owner and Architect and received by the Contractor, this document becomes effective IMMEDIATELY as a Construction Change Directive (CCD), and the Contractor shall proceed with the change(s) described above.

Contractor signature indicates agreement with the proposed adjustments in Contract Sum and Contract Time set forth in this CCD.

**NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.**

Goldberg Group Architects, PC  
ARCHITECT (Firm name)

Hausmann Construction  
CONTRACTOR (Firm name)

Woodbury County LEC Authority  
OWNER (Firm name)

520 Francis Street, St. Joseph, MO  
ADDRESS

8885 Exec. Woods Dr., Lincoln, NE  
ADDRESS

620 Douglas Street, Sioux City, IA  
ADDRESS

BY (Signature)

BY (Signature)

BY (Signature)

Kevin Rost, AIA, ACA  
(Typed name)

(Typed name)

Ron Wieck, LEC Authority Chair  
(Typed name)

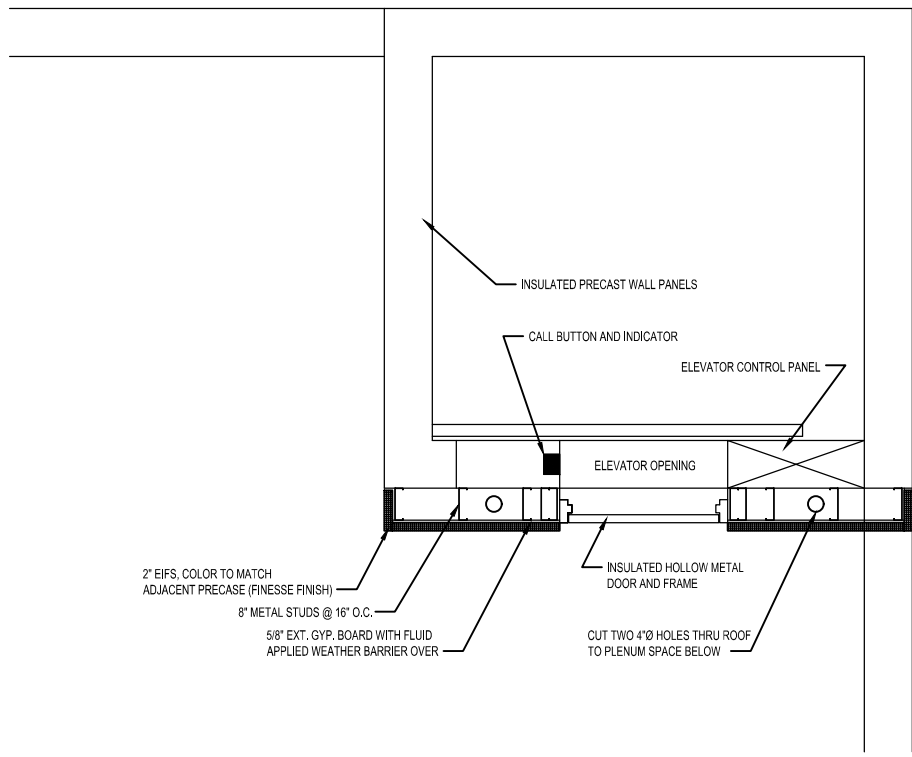
10.04.23

DATE

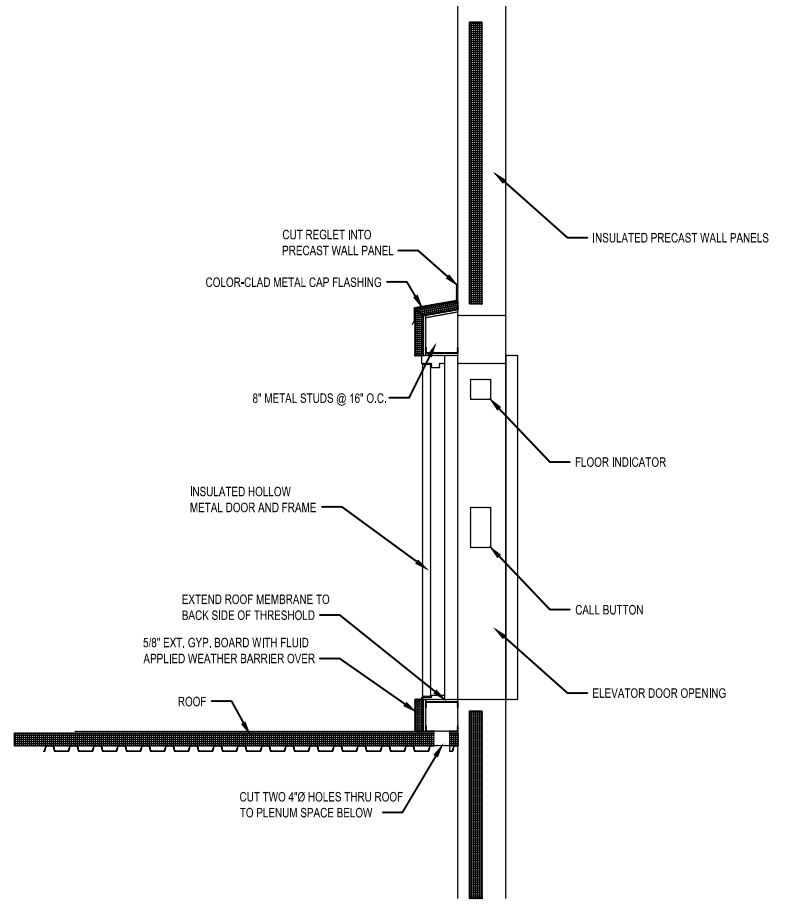
DATE

DATE





PLAN



SECTION

**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

<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>	085 / 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>	8/16/2023
<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>	\$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
<b>Grand Total:</b>		<b>\$2,863.00</b>



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

DocuSigned by:  
*Kevin Rost* 9/19/2023  
D78990888D93419...  
SIGNATURE DATE

DocuSigned by:  
*Ron Wieck* 9/19/2023  
7AD68DE5E3CE459...  
SIGNATURE DATE

DocuSigned by:  
*Klay Kasik* 9/18/2023  
B96656CE885642A...  
SIGNATURE DATE

**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

<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>	PCO 088R / 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>	9/14/2023
<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>	(\$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)
<b>Grand Total:</b>		<b>\$(1,479.00)</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:

*Kevin Rost* 9/27/2023

D78990888D93419...

**SIGNATURE**

**DATE**

DocuSigned by:

*Klay Karik* 9/18/2023

B96656CE885642A...

**SIGNATURE**

**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**

<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>	089 / 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>	9/5/2023
<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>	(\$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)
<b>Grand Total:</b>		<b>\$(222.00)</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:  
  
 9/27/2023  
D78990888D93419...  
 SIGNATURE DATE

DocuSigned by:  
  
 9/5/2023  
B96656CE885642A...  
 SIGNATURE DATE



**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

<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>	PCO 090 / 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>	9/15/2023
<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>	\$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
<b>Grand Total:</b>		<b>\$3,903.00</b>



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

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9/19/2023

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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

<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>	9/14/2023	<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>	\$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
<b>Total:</b>			\$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
<b>Grand Total:</b>		<b>\$2,863.00</b>





**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)
<b>Grand Total:</b>		<b>\$(222.00)</b>

**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)
<b>Grand Total:</b>		<b>\$(1,479.00)</b>

**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
<b>Grand Total:</b>		<b>\$3,903.00</b>

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

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