

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

Date: 10/18/2023 Weekly Agenda Date: 10/24/2023

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Kenny Schmitz/ Dan Heissel

WORDING FOR AGENDA ITEM:

Dorothy Pecaut Nature Center- Building Floor Slab Settlement - 2024 CIP Expense Approval

ACTION REQUIRED:

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

EXECUTIVE SUMMARY:

Building Services will request funding for 2024 Dorothy Pecaut CIP expenditure approval relating to floor slab settlement & seek feedback on applicable expenses.

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 6100-24-Foundation = \$100,000
Total Expenditures to be determined

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:

Approve motions & provide direction on applicable expenditures

ACTION REQUIRED / PROPOSED MOTION:

- a. Motion to approve 2024 CIP 1600-24-Foundation & expenditures in the amount of \$100,000
- b. Motion to approve additional funds of \$25,000 applicable to Architectural, Engineering, & Geotechnical expenses previously incurred.



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

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)

\$2,450⁰⁰

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

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

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

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

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Senior Geotechnical Engineer



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

JAB/MRD/md

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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: _____

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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

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.

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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

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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

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.**

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

TERRY GLADE AIA, LEED AP

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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

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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.

SIM-CERTIFIED FIELD STAFF

Our SIM-Certified Project Managers are equipped with the latest technology, industry leading training and a methodology that has produced over 99.8% accuracy on over 300,000 projects. Visit SIMSPEC.ORG today for details.

NATIONWIDE FOOTPRINT


GPRS is the largest company of our kind. With highly trained Project Managers across America we can provide rapid response to your job site — wherever it may be located.

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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.

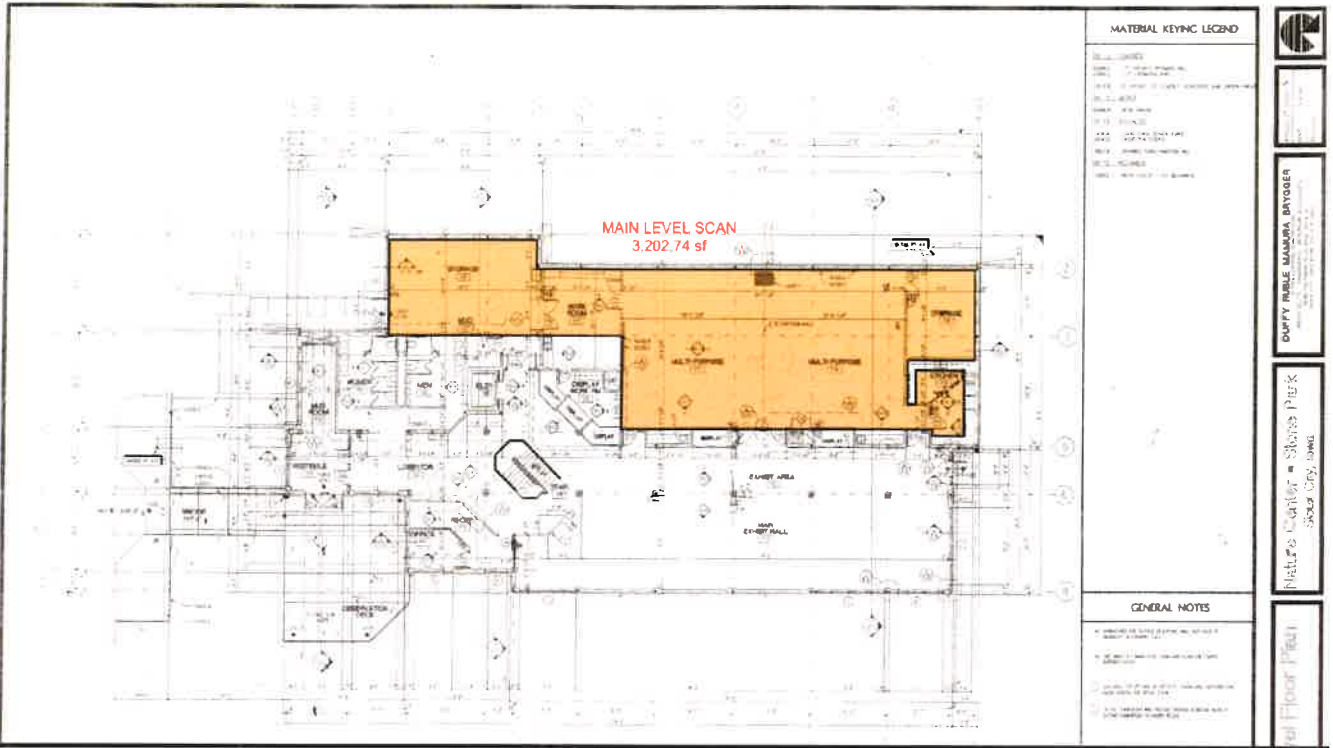
Please keep in mind that detecting small voids may not be possible. The farther from the surface, the larger a void would need to be for effective detection. Shallower voids are the most likely to be detected, but many factors could limit our ability to detect a void. GPRS does not conduct an investigation, 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.

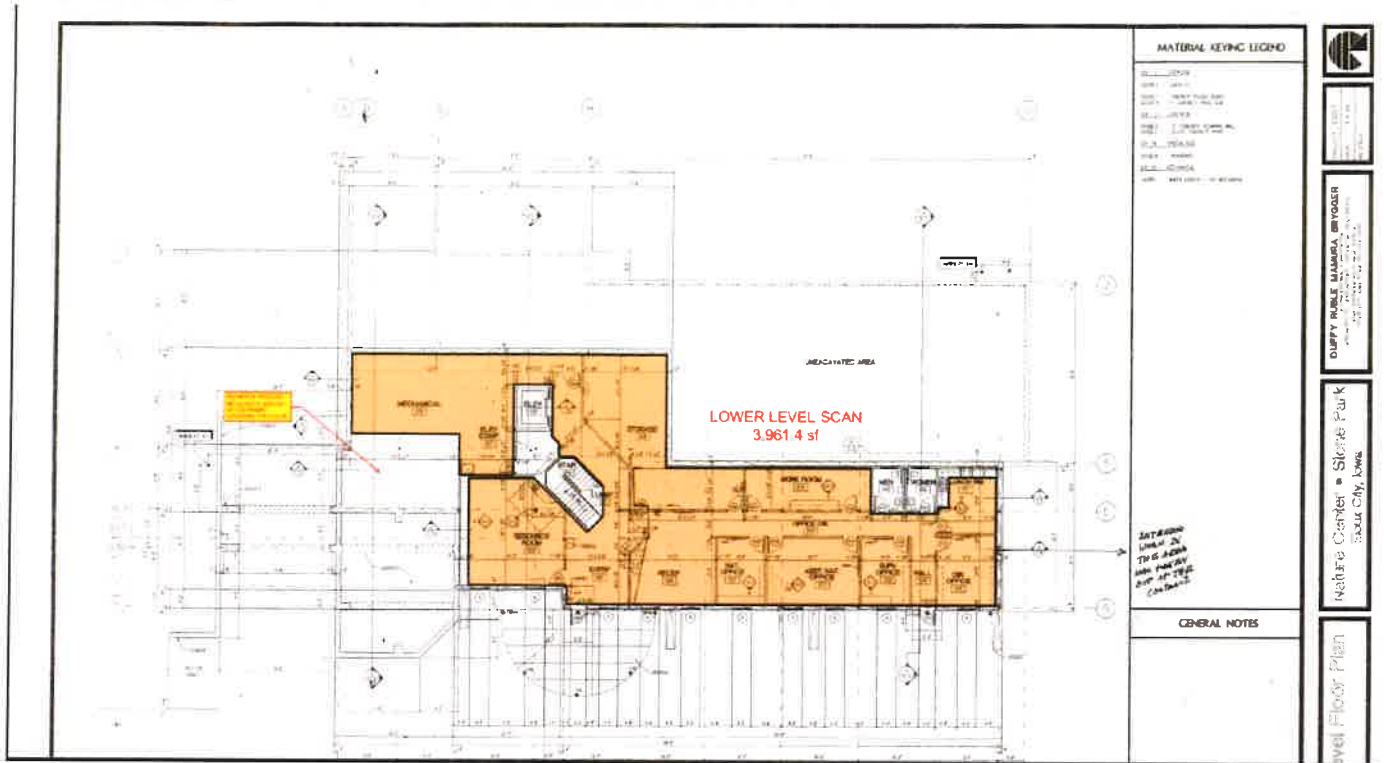
- The client will need to provide access to applicable site plans, as-builts, drawings prior to the start of the field work and a site contact to direct our on-site Technician to the scan area and be able to answer site-specific scope questions as needed.
- GPRS is not responsible for housekeeping. Any 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

*INTENDING
OWNER TO
VERIFY
ALL DATA
AND AS-BUILT
CONDITIONS*

GENERAL NOTES



DUFFY RABLE MAMURA BRYODER
ARCHITECTS
1000 N. 10TH ST.
SUITE 200
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 #: _____