

**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
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***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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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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DocuSigned by:

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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Kevin Rost 9/27/2023

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Klay Kasik 9/5/2023

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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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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

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Kevin Rost
9/27/2023
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DocuSigned by:
Steve Thiele
9/26/2023
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§ 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.