



Woodbury County Law Enforcement Center Authority

Ron Wieck, Chair
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September 12, 2023 Authority Update

It has been the Authority's commitment since the beginning of the project to provide information, once we had the information ourselves, and to otherwise be transparent.

Late yesterday and today, the Authority finally received the awaited information from HCI.

First, HCI provided a proposed updated schedule with a proposed new substantial completion date of 04.09.2024. Substantial completion is the date in which the building can be occupied for its intended purpose. Here, that means the Sheriff's Office can house inmates in the building. Without that, any other occupancy of the building is not necessary.

Second, HCI provided us with a proposed change order/proposal request (PR) regarding the installation of certain fire dampers throughout the building.

The Authority does not agree with HCI's proposed updated schedule and new substantial completion date. Likewise, the Authority does not otherwise agree with HCI's PR terms, both in terms of the additional costs and additional days.

Per the contract, the Authority and GGA will now review these materials in more detail and provide their comments, questions, and basis for disagreement with the information provided by HCI; then HCI will provide its responsive comments; and the parties will otherwise work together to come to an agreement on the updated schedule and PR. Specifically, per the contract, the Authority and GGA have up to two weeks to provide a written response to HCI's PR; thereafter, HCI has up to one week to respond with any concerns regarding the Authority/GGA's written response or up to three weeks if the number of questions within the Authority/GGA's written response are excessive; and finally, the Authority and GGA will then have up to a week to respond to HCI's responses to our written response. The goal is for this process to be completed around October 10, 2023. In the meanwhile, HCI is continuing to perform its work on the project, including the work set forth in the PR pursuant to previously issued construction change directives.

The Authority is now going into closed session, per Iowa Code section 21.5(c), to discuss the Authority's potential claims relating to these additional costs, other damages, and associated delays on the project.