



Woodbury County Law Enforcement Center Authority

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

Woodbury County Courthouse
620 Douglas Street, Room #104
Sioux City, Iowa 51101
712.279.6525
lecauthority@gmail.com

AGENDA

Tuesday, October 15, 2024

Basement Boardroom, Woodbury County Courthouse

3:00P Call the meeting to order

Reminder: Please silence all cell phones and electronic devices. When speaking during the meeting, please come to the podium, state your name, and address, and speak loudly and clearly. Thank you. – Chairman Ron Wieck

1. Approval of the agenda
2. Approval of the meeting minutes from October 8, 2024
3. Financial report
4. Discussion and action on PCCO 028
5. Information and update on the LEC project – Shane Albrecht (Baker Group)
6. Discussion and action on final completion of the LEC – Shane Albrecht (Baker Group)
7. Information on the next Authority meeting scheduled for November 5, 2024 @ 2P – Shane Albrecht (Baker Group)
8. Public concerns
9. Authority Board Members concerns
10. Closed session @ 3:20P with Fredrikson & Byron Law Firm (Iowa Code Chapter 21.5(1)(c))
11. Adjourn

Woodbury County Law Enforcement Center Authority

Minutes

October 8, 2024, 2:00 p.m.

First Floor Boardroom, County Courthouse

Attendance:

Members: Ron Wieck, Dan Moore, Mark Nelson

Staff: Karen James, Administrative Assistant, Shane Albrecht, Baker Group, Kenny Schmitz, Building Services Director, Jodie McDougal, Attorney (by phone)

1. Motion by Moore, second by Wieck to approve the agenda. Carried 2-0
2. Motion by Moore, second by Wieck to approve the minutes from September 24, 2024. Carried 2-0
3. Motion by Moore, second by Wieck to approve the claims totaling \$61,487.45. Carried 2-0

Mark Nelson joined the meeting at 2:04 p.m.

4. Motion by Wieck, second by Moore to receive financial report. Carried 3-0. Michelle Skaff, Deputy County Auditor gave an update on the financial report.
5. Motion by Nelson, second by Moore to approve Prime Contract Potential Change Order #142R credit amount of \$10,000.00. Carried 3-0

Motion by Nelson, second by Moore to approve Prime Contract Potential Change Order #143 in the amount of \$13,947.00. Carried 3-0

Motion by Nelson, second by Moore to approve Prime Contract Potential Change Order #145 credit amount \$2,233.00. Carried 3-0

6. Motion by Nelson, second by Moore to table discussion and action on PCCO 028 until the October 15, 2024, meeting. Carried 3-0
7. Motion by Nelson, second by Moore to approve hiring Al Nagorzanski as damages and delays expert. Carried 3-0
8. Shane Albrecht, Baker Group gave information and update on items that need to be completed by the final completion date of October 15, 2024.
9. Motion by Nelson, second by Moore to moving the next LEC Authority meeting to October 15, 2024. Carried 3-0

10. Consensus of the Authority is to remain at the courthouse for the October 15, 2024, LEC Authority meeting.
11. No public concerns.
12. Commissioner Moore discussed transportation to and from the new LEC facility. Commissioner Moore requested a list of warranty items.
13. Motion by Moore, second by Nelson to go into closed session per Iowa Code 21.5 (1) (c) with Fredrikson & Byron Law Firm. Carried 3-0 on a roll-call vote.

Motion by Nelson, second by Wieck to go out of closed session per Iowa Code 21.5(1) (c) with Fredrikson & Byron Law Firm. Carried 2-0 on a roll-call vote Moore absent.
14. Motion by Wieck second by Nelson to adjourn the meeting.

Dan Moore, Secretary



PCCO #028

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 #028: 21-068 Woodbury - PCCO #028

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:	8/05/2024	CREATED BY:	Amy Ahlers (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
CONTRACT FOR:	21-068:Woodbury County - Law Enforcement Center	TOTAL AMOUNT:	\$1,714.00

DESCRIPTION:

Hausmann Construction asserts that the scope of work changes reflected in this Change Order will have an impact on the project completion date that will result in a contractually-warranted extension of time for performance, while the Authority disputes such assertion in whole or part. As such, Hausmann Construction, Inc. expressly reserves any and all rights to claim an appropriate extension of time, along with any costs attributable to such extension, necessitated by this Change Order once the contractually-warranted duration is known and identifiable by the parties, and, likewise, all other parties reserve their rights to assert their respective claims, rejections of claims, defenses, and remedies regarding any claimed additional time or cost asserted by Hausmann or any other party relating to this Change Order.

ATTACHMENTS:

POTENTIAL CHANGE ORDERS IN THIS CHANGE ORDER:

PCO #	Title	Schedule Impact	Amount
PCO 142R	CE #PCO 142R - Storefront Cred		(\$10,000.00)
PCO 143	CE #PCO 143 - Pay app Payment for PR 35R Fees		\$13,947.00
PCO 145	CE #PCO 145 - CTS Charges		(\$2,233.00)
Total:			\$1,714.00

CHANGE ORDER LINE ITEMS:

PCO # PCO 142R: CE #PCO 142R - Storefront Cred

#	Description	Amount
1	Storefront Credit	\$(10,000.00)
Grand Total:		\$(10,000.00)

PCO # PCO 143: CE #PCO 143 - Pay app Payment for PR 35R Fees

#	Description	Amount
1	Fees	\$13,947.00
Grand Total:		\$13,947.00

PCO # PCO 145: CE #PCO 145 - CTS Charges

#	Description	Amount
1	CTS Amount	\$(2,233.00)
Grand Total:		\$(2,233.00)

Certificate Of Completion

Envelope Id: 270D823954364666AEC0C3A2F456B44F

Status: Sent

Subject: 21-068 Woodbury - PCCO #028 - FOR APPROVAL

Source Envelope:

Document Pages: 2

Signatures: 1

Envelope Originator:

Certificate Pages: 5

Initials: 1

Amy Ahlers

AutoNav: Enabled

8885 Executive Woods Drive

Enveloped Stamping: Enabled

Lincoln, NE 68512

Time Zone: (UTC-06:00) Central Time (US & Canada)

amy@hausmannconstruction.com

IP Address: 18.235.99.181

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amy@hausmannconstruction.com

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Klay Kasik



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klayk@hausmannconstruction.com

Viewed: 10/9/2024 1:05:45 PM

Sr. Project Manager

Signed: 10/9/2024 1:05:52 PM

Hausmann Construction

Signature Adoption: Pre-selected Style

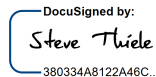
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Steve Thiele



Sent: 10/9/2024 1:05:53 PM

stevet@hausmannconstruction.com

Viewed: 10/9/2024 1:30:47 PM

Vice President

Signed: 10/9/2024 1:30:56 PM

Hausmann Construction, Inc.

Signature Adoption: Pre-selected Style

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Kevin Rost

Sent: 10/9/2024 1:30:57 PM

kevin.r@gga.llc

Security Level: Email, Account Authentication (None)

Electronic Record and Signature Disclosure:

Accepted: 10/4/2024 12:38:19 PM

ID: f5ac0141-3205-40fa-aede-b0e85151250a

Ron Wieck

rwieck65@gmail.com

Security Level: Email, Account Authentication (None)

Electronic Record and Signature Disclosure:

Accepted: 12/6/2022 6:20:49 PM

ID: cb840872-8216-42eb-9ac6-0ad45abc3082

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