



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
leauthority@gmail.com

AGENDA

Thursday, November 21, 2024

Basement Boardroom, Woodbury County Courthouse

11:00A 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 claims
3. Discussion & Action on Hausmann Constructions request for early release of retainage under Pay App 036 – Revised 3
4. Public concerns
5. Authority Board Members concerns
6. Adjourn



Woodbury County

Expense Approval Report

By Segment (Select Below)

Post Dates 11/21/2024 - 11/21/2024

Vendor Name	Account Number	Payable Number	Description (Item)	Post Date	Amount
Office: 01 - Board of Supervisors					
BOK Financial	4754-01-0110-000-52004	IWOODBLAW21 - 12/1/24 DS	4754 - Semi annual paying ag...	11/21/2024	225.00
BOK Financial	4754-01-0110-000-52012	IWOODBLAW21 - 12/1/24 DS	4754 - Exempt LEC Facilities B...	11/21/2024	475,200.00
BOK Financial	4754-01-0110-000-52004	IWOODBURY20 - 12/1/24 DS	4754 - Semi annual paying ag...	11/21/2024	225.00
BOK Financial	4754-01-0110-000-52011	IWOODBURY20 - 12/1/24 DS	4754 - Taxable LEC Facilities B...	11/21/2024	277,476.47
Office 01 - Board of Supervisors Total:					753,126.47
Grand Total:					753,126.47

Report Summary

Fund Summary

Fund	Expense Amount	Payment Amount
4754 - Justice Center Debt Service	753,126.47	0.00
Grand Total:	753,126.47	0.00

Account Summary

Account Number	Account Name	Expense Amount	Payment Amount
4754-01-0110-000-52004	Misc Fees with Interest-...	450.00	0.00
4754-01-0110-000-52011	Interest FY21 (Taxable) ...	277,476.47	0.00
4754-01-0110-000-52012	Interest FY22 (Exempt) ...	475,200.00	0.00
	Grand Total:	753,126.47	0.00

Project Account Summary

Project Account Key	Expense Amount	Payment Amount
4754-0110-FEES	450.00	0.00
4754-0110-INTEREST (EXEMPT)	475,200.00	0.00
4754-0110-INTEREST (TAX)	277,476.47	0.00
	Grand Total:	753,126.47

Application and Certificate for Payment

TO OWNER: Woodbury County LEC 620 Douglas Street Sioux City, IA 51101	PROJECT: 21-068 Woodbury County LEC	APPLICATION NO: 036 Revised (3)	Distribution to:
FROM Hausmann Construction, Inc.	VIA Goldberg Group Architects, PC	PERIOD TO: August 16, 2024	OWNER: <input type="checkbox"/>
CONTRACTOR: 8885 Executive Woods Drive Lincoln, NE 68512	ARCHITECT: 520 Francis Street St. Joseph, MO 64501	CONTRACT FOR: General Construction	ARCHITECT: <input type="checkbox"/>
		CONTRACT DATE:	CONTRACTOR: <input type="checkbox"/>
		PROJECT NOS: 21-068 / /	FIELD: <input type="checkbox"/>
			OTHER: <input type="checkbox"/>

CONTRACTOR'S APPLICATION FOR PAYMENT

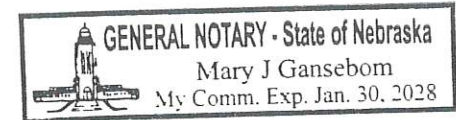
Application is made for payment, as shown below, in connection with the Contract. AIA Document G703®, Continuation Sheet, is attached.

1. ORIGINAL CONTRACT SUM	\$58,390,000.00	
2. NET CHANGE BY CHANGE ORDERS	\$5,050,507.16	\$3,507,776.50
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$63,440,507.16	\$61,897,776.50
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$61,293,034.11	\$61,293,034.11
5. RETAINAGE:		
a. 0 % of Completed Work (Column D + E on G703)	\$0.00	\$3,064,651.71
b. 0 % of Stored Material (Column F on G703)	\$0.00	
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$126,000.00	\$3,064,651.71
6. TOTAL EARNED LESS RETAINAGE	\$61,167,034.11	\$58,228,382.40
(Line 4 Less Line 5 Total)		
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$58,210,877.70	
(Line 6 from prior Certificate)		
8. CURRENT PAYMENT DUE	\$2,956,156.41	\$17,504.70
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$2,273,473.05	\$3,507,776.50

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$3,794,011.84	\$286,235.34
Total approved this Month	\$1,542,766.00	\$35.34
TOTALS	\$5,336,777.84	\$286,270.68
NET CHANGES by Change Order	\$3,507,776.50	\$5,050,507.16

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: [Signature]
 By: _____ Date: 10/11/24
 State of: Nebraska
 County of: Madison
 Subscribed and sworn to before me this 11 day of October 2024
 Notary Public: Mary J. Gansbom
 My Commission expires: 1/30/2028



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED ~~\$2,956,156.41~~ \$17,504.70
 (Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT: [Signature]
 By: _____ Date: 11.18.24

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

Continuation Sheet

AIA Document G702®, Application and Certification for Payment, or G732™, Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO:	036 Revised (3)
APPLICATION DATE:	August 16, 2024
PERIOD TO:	August 16, 2024
ARCHITECT'S PROJECT NO:	21-068

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D + E + F)		H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		% (G÷C)			
1	Earthwork & Erosion Control	1,683,598.00	1,683,598.00	0.00	0.00	1,683,598.00	100.00%	0.00	0.00
2	Utilities	851,214.00	851,214.00	0.00	0.00	851,214.00	100.00%	0.00	0.00
3	Concrete Paving & Asphalt	1,057,348.00	1,057,348.00	0.00	0.00	1,057,348.00	100.00%	0.00	0.00
4	Landscaping & Site Ammenities	249,473.00	249,473.00	0.00	0.00	249,473.00	100.00%	0.00	0.00
5	Final Cleaning	37,893.00	33,400.00	4,493.00	0.00	37,893.00	100.00%	0.00	0.00
6	Concrete Foundations & Interior Slabs	3,283,381.00	3,283,381.00	0.00	0.00	3,283,381.00	100.00%	0.00	0.00
7	Precast Concrete	2,545,784.00	2,545,784.00	0.00	0.00	2,545,784.00	100.00%	0.00	0.00
8	Masonry	1,324,451.00	1,324,451.00	0.00	0.00	1,324,451.00	100.00%	0.00	0.00
9	Structural Steel & Erection	4,426,399.00	4,426,399.00	0.00	0.00	4,426,399.00	100.00%	0.00	0.00
10	Carpentry	655,577.00	655,577.00	0.00	0.00	655,577.00	100.00%	0.00	0.00
11	Roofing	641,202.00	641,202.00	0.00	0.00	641,202.00	100.00%	0.00	0.00
12	Metal Panels	1,358,848.00	1,358,848.00	0.00	0.00	1,358,848.00	100.00%	0.00	0.00
13	Waterproofing	185,129.00	185,129.00	0.00	0.00	185,129.00	100.00%	0.00	0.00
14	Repellents Air Barrier Fireproofing	324,301.00	324,301.00	0.00	0.00	324,301.00	100.00%	0.00	0.00
15	Joint Sealants & Expansion Control	448,930.00	448,930.00	0.00	0.00	448,930.00	100.00%	0.00	0.00
16	Openings	510,566.00	510,566.00	0.00	0.00	510,566.00	100.00%	0.00	0.00
17	Framing Drywall & Acoustics	1,334,876.00	1,334,876.00	0.00	0.00	1,334,876.00	100.00%	0.00	0.00
18	Flooring & Tile	387,305.00	387,305.00	0.00	0.00	387,305.00	100.00%	0.00	0.00
19	Paintings & Coatings	378,415.00	378,415.00	0.00	0.00	378,415.00	100.00%	0.00	0.00

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D + E + F)	H % (G÷C)	I BALANCE TO FINISH (C - G)	J RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
20	Specialties	181,612.00	181,612.00	0.00	0.00	181,612.00	100.00%	0.00	0.00
21	Detention Equipment	14,789,000.00	14,789,000.00	0.00	0.00	14,789,000.00	100.00%	0.00	0.00
22	Laundry Equipment	124,416.00	124,416.00	0.00	0.00	124,416.00	100.00%	0.00	0.00
23	Furnishings	121,226.00	121,226.00	0.00	0.00	121,226.00	100.00%	0.00	0.00
24	Elevators	689,606.00	682,490.00	7,116.00	0.00	689,606.00	100.00%	0.00	0.00
25	Fire Protection	576,767.00	574,767.00	2,000.00	0.00	576,767.00	100.00%	0.00	0.00
26	Mechanical	12,213,112.00	12,213,112.00	0.00	0.00	12,213,112.00	100.00%	0.00	0.00
27	Controls	1,124,332.00	1,119,515.00	4,817.00	0.00	1,124,332.00	100.00%	0.00	0.00
28	Electrical	5,355,617.00	5,355,617.00	0.00	0.00	5,355,617.00	100.00%	0.00	0.00
29	Payment & Performance Bond	257,502.00	257,502.00	0.00	0.00	257,502.00	100.00%	0.00	0.00
30	Maintenance Building Allowance	250,000.00	250,000.00	0.00	0.00	250,000.00	100.00%	0.00	0.00
31	Project Mobilization & Set Up	100,000.00	100,000.00	0.00	0.00	100,000.00	100.00%	0.00	0.00
32	General Conditions	922,120.00	922,120.00	0.00	0.00	922,120.00	100.00%	0.00	0.00
33	Change Order 001 (Alt #2 & #4)	541,100.00	541,100.00	0.00	0.00	541,100.00	100.00%	0.00	0.00
34	Change Order 002 (Alt #1 & #3)	941,904.81	941,904.81	0.00	0.00	941,904.81	100.00%	0.00	0.00
35	Change Order 003 (Pauly Jail Alternates)	35,633.00	35,633.00	0.00	0.00	35,633.00	100.00%	0.00	0.00
36	Change Order 004 (PR's 1 3R2 4 6R1 7 10R SE Coo. & Winkler Roofing)	88,172.88	88,172.88	0.00	0.00	88,172.88	100.00%	0.00	0.00
37	Change Order 005 (PR 11 12)	4,160.00	4,160.00	0.00	0.00	4,160.00	100.00%	0.00	0.00
38	Change Order 006 (RFI #153)	96,863.00	96,863.00	0.00	0.00	96,863.00	100.00%	0.00	0.00
39	Change Order 007 (PR's 2R 16 and 17; RFI #211)	109,863.00	109,863.00	0.00	0.00	109,863.00	100.00%	0.00	0.00

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D + E + F)	H % (G+C)	I BALANCE TO FINISH (C - G)	J RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
40	CCD 001 (PR 05R2)	367,950.00	367,950.00	0.00	0.00	367,950.00	100.00%	0.00	0.00
41	Change Order 009 (RFI #172,#222,#87)	-34,824.00	-34,824.00	0.00	0.00	-34,824.00	100.00%	0.00	0.00
42	Change Order 010 (PR 9R 18 and 20 RFI #243 & 282)	53,658.00	53,658.00	0.00	0.00	53,658.00	100.00%	0.00	0.00
43	Change Order 011 (PR 19 21 22 24)	29,717.00	29,717.00	0.00	0.00	29,717.00	100.00%	0.00	0.00
44	Change Order 012 (Substantial Completion)	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
45	Change Order 013 (PR 15 23R 25 26; RFIs #278 & #283)	30,871.00	30,871.00	0.00	0.00	30,871.00	100.00%	0.00	0.00
46	Change Order 014 (PR 13 27 28 & RFI #350)	6,534.00	6,534.00	0.00	0.00	6,534.00	100.00%	0.00	0.00
47	Change Order 015 (30R2 31 32 33 RFI #297 #368 #397)	36,813.00	36,813.00	0.00	0.00	36,813.00	100.00%	0.00	0.00
48	Change Order 015 (Remainder of PCCO 15 - PR29R)	83,491.00	83,491.00	0.00	0.00	83,491.00	100.00%	0.00	0.00
49	Change Order 016 (RFI #409 & 418)	25,126.31	25,126.31	0.00	0.00	25,126.31	100.00%	0.00	0.00
50	Change Order 017 (PR 34, RFI #460 & #453)	-447.00	-447.00	0.00	0.00	-447.00	100.00%	0.00	0.00
51	Change Order 018 (RFI #434, #435, #455, & #474)	22,117.00	22,117.00	0.00	0.00	22,117.00	100.00%	0.00	0.00
52	Change Order 019 (RFI #496 Credits & RFI #463)	5,065.00	5,065.00	0.00	0.00	5,065.00	100.00%	0.00	0.00
53	Change Order 020	152,530.00	152,530.00	0.00	0.00	152,530.00	100.00%	0.00	0.00

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D + E + F)	H % (G+C)	I BALANCE TO FINISH (C - G)	J RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
54	Change Order 021	1,708.00	1,708.00	0.00	0.00	1,708.00	100.00%	0.00	0.00
55	CCD 006 (PR 35R) December	163,365.30	163,365.30	0.00	0.00	163,365.30	100.00%	0.00	0.00
56	CCD 006 (PR 35R) January	75,946.35	75,946.35	0.00	0.00	75,946.35	100.00%	0.00	0.00
57	Change Order 022	-242,972.00	-242,972.00	0.00	0.00	-242,972.00	100.00%	0.00	0.00
58	Change Order 023	30,286.00	30,286.00	0.00	0.00	30,286.00	100.00%	0.00	0.00
59	Change Order 024	8,321.50	8,321.50	0.00	0.00	8,321.50	100.00%	0.00	0.00
60	January County Payment Correction	-35.34	-35.34	0.00	0.00	-35.34	100.00%	0.00	0.00
61	Change Order 025 (Less line item #55)	24,990.00	24,990.00	0.00	0.00	24,990.00	100.00%	0.00	0.00
62	Change Order 026 (Less line item #56)	14,626.00	14,626.00	0.00	0.00	14,626.00	100.00%	0.00	0.00
63	Remainder of PR 35R	835,207.35	230,500.30	0.00	0.00	230,500.30	27.60%	604,707.05	0.00
64	Security Bar CCD	77,416.00	0.00	0.00	0.00	0.00	0.00%	77,416.00	0.00
65	PR 47 CCD	99,155.00	0.00	0.00	0.00	0.00	0.00%	99,155.00	0.00
66	PR 49 CCD	1,366,195.00	0.00	0.00	0.00	0.00	0.00%	1,366,195.00	0.00
67	Reserved for Remaining PCO's Awaiting Approval From Design Team and Owner	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
68	PR 50 & 50R CCD (Forthcoming Waiting for Design Team Clarification)	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
	GRAND TOTAL	\$63,440,507.16	\$61,274,608.11	\$18,426.00	\$0.00	\$61,293,034.11	96.61%	\$2,147,473.05	\$0.00

Item #	Description		
5366	Condensate drains	\$15,000.00	
5364	Hydronic piping install	\$2,000.00	
5363	AHU door stops	\$500.00	
5362	Label box		
5361	AHU broken filters		
5360	Adjust AHU dampers		
5359	Label relay cabinet		
5358	AHU 3 leaking valves	\$1,500.00	
5356	Install AHU cover		
5355	Replace AHU UV light	\$500.00	
5354	Label AHU 3		
5353	Label AHU 3		
5347	AHU lights not working		
5329	Floor sink grate	\$500.00	
5317	Rework HVAC condensate pipe	\$1,000.00	
5312	Floor sink grate		
5311	Patch drywall in penthouse		
5309	Patch drywall in penthouse		
4343	Repair damaged fencing paint		
4342	Repair damaged fencing paint		
4323	Rework grade washouts		
4314	Repair damaged paint on lightpoles	\$10,000.00	
4112	Patch damaged roof	\$74,000.00	Roof damage will all be complete at same time
4110	Patch damaged roof		
3329	Patch damaged roof		
3326	Patch damaged roof		
3309	AHU door stops		
3308	Replace AHU trim	\$1,500.00	
3307	Patch damaged roof		
3306	Patch damaged roof		
3293	Patch louver paint	\$500.00	
3290	Clean and fix roof drains	\$5,000.00	
3284	Label equipment		
1	Reseeding and weeds(75% of entire site)		
2	Fix washed out grade		
4	Site cleanup		
5	Repair damaged fencing paint		
6	Recoat loading dock retaining walls		
9	Parking lot paint		
10	Tracer wire		
11	Sidewalk / curb caulking		
12	Clean curb inlets		
13	Clean stained concrete		
14	Retaining wall caulk		
15	Pipe insulation		
16	TAB report deficiencies		List not defined
17 & 18	MEPPF seismic bracing certifications	\$14,000.00	
	NE landscaping areas(red rock with weeds)		This is not on any list I have.
Insurance	CW Suter Claim		
***	Electrical panels mislabeled or not labeled all needs to checked		Never made an official list/Thompson redid all breaker panel labels on Tuesday 9/3
		\$126,000.00	

Item #	Description	Value	Completed	Incomplete	Value
5366	Condensate drains	\$15,000.00	X		
5364	Hydronic piping install	\$10,000.00		X	\$10,000.00
5363	AHU door stops	\$500.00	X		
5362	Label box	\$500.00	X		
5361	AHU broken filters	\$2,000.00	X		
5360	Adjust AHU dampers	\$500.00	X		
5359	Label relay cabinet	\$500.00	X		
5358	AHU 3 leaking valves	\$1,500.00		X	\$1,500.00
5356	Install AHU cover	\$500.00	X		
5355	Replace AHU UV light	\$500.00	X		
5354	Label AHU 3	\$500.00	X		
5353	Label AHU 3	\$500.00	X		
5347	AHU lights not working	\$500.00	X		
5329	Floor sink grate	\$500.00	X		
5317	Rework HVAC condensate pipe	\$1,000.00	X		
5312	Floor sink grate	\$500.00	X		
5311	Patch drywall in penthouse	\$1,000.00	X		
5309	Patch drywall in penthouse	\$500.00	X		
4343	Repair damaged fencing paint	\$5,000.00		X	\$5,000.00
4342	Repair damaged fencing paint	\$5,000.00		X	\$5,000.00
4323	Rework grade washouts	\$10,000.00		X	\$10,000.00
4314	Repair damaged paint on lightpoles	\$10,000.00	X		
4112	Patch damaged roof	\$384,000.00	X		
4110	Patch damaged roof	\$500.00	X		
3329	Patch damaged roof	\$500.00	X		
3326	Patch damaged roof	\$500.00	X		
3309	AHU door stops	\$500.00	X		
3308	Replace AHU trim	\$1,500.00	X		
3307	Patch damaged roof	\$500.00	X		
3306	Patch damaged roof	\$500.00	X		
3293	Patch louver paint	\$500.00	X		
3290	Clean and fix roof drains	\$5,000.00		X	\$5,000.00
3284	Label equipment	\$1,000.00	X		
1	Reseeding and weeds(75% of entire site)	\$40,000.00		X	\$20,000.00
2	Fix washed out grade	\$10,000.00		X	\$10,000.00
4	Site cleanup	\$2,000.00		X	\$2,000.00
5	Repair damaged fencing paint	\$500.00		X	\$500.00
6	Recoat loading dock retaining walls	\$5,000.00	X		
9	Parking lot paint	\$5,000.00	X		
10	Tracer wire	\$500.00	X		
11	Sidewalk / curb caulking	\$1,500.00	X		
12	Clean curb inlets	\$500.00	X		
13	Clean stained concrete	\$2,500.00	X		
14	Retaining wall caulk	\$500.00	X		
15	Pipe insulation	\$500.00	X		
16	TAB report deficiencies	\$50,000.00		X	\$30,000.00
17 & 18	MEPFP seismic bracing certifications	\$40,000.00		X	\$20,000.00
	NE landscaping areas(red rock with weeds)	\$5,000.00	X		
	Electrical panels mislabeled or not labeled				
***	all needs to checked	\$50,000.00	X		
		\$675,000.00			\$119,000.00