



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, February 25, 2025

Basement Boardroom, Woodbury County Courthouse

2:00P Call the meeting to order

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

1. Approval of the agenda
2. Approval of the meeting minutes from February 11, 2025
3. Approval of claims
4. Financial report
5. Discussion & Action on Easy Water Treatment System – Shane Albrecht (Baker Group) & Director Kenny Schmitz (WCBS)
6. Discussion & Action on Baker Group contract – Shane Albrecht (Baker Group)
7. Discussion on a new vending machine for the new LEC facility
8. Information and update on the LEC project – Shane Albrecht (Baker Group)
9. Public concerns
10. Authority Board Members concerns
11. Joint closed session with Woodbury County Board of Supervisors and Fredrikson & Byron Law Firm (Iowa Code Chapter 21.5(1)(c))
12. Adjourn

Woodbury County Law Enforcement Center Authority

Minutes

February 11, 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, Jodie McDougal, Attorney (by phone), Kevin Rost, Goldberg Group Architects (by phone)

1. Motion by Moore, second by Nelson to approve the agenda. Carried 3-0
2. Motion by Nelson, second by Moore to approve the minutes from January 28, 2025 meeting. Carried 3-0
3. Motion by Nelson, second by Moore to receive financial report. Carried 3-0
4. Shane Albrecht, Baker Group discussed the quote from CW Suter for Easy Water Treatment System.
5. Motion by Wieck, second by Moore to receive Baker Group Contract Amendment #4. Carried 3-0
Doyel Turner questioned the Authority on if these funds will be recovered.
6. Shane Albrecht, Baker Group gave an update on the LEC project.
7. Doyle Turner spoke on his concerns regarding outstanding bills to the subcontractors.
8. There were no Authority Board Members concern.
9. Motion by Wieck, second by Moore 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 Wieck, second by Nelson to go out of closed session per Iowa Code 21.5(1) (c) with Fredrikson & Byron Law Firm. Carried 3-0 on a roll-call vote.
10. Motion by Wieck, second by Moore to adjourn the meeting.

Dan Moore, Secretary



Woodbury County

Expense Approval Report

By Segment (Select Below)

Post Dates 2/25/2025 - 2/25/2025

Vendor Name	Account Number	Payable Number	Description (Item)	Post Date	Amount
Office: 45 - Law Enforcement Authority					
Cornerstone Commissioning	4756-45-9114-000-42603	11342	4756 - Jail project - commissio...	02/25/2025	3,307.50
Cornerstone Commissioning	4756-45-9114-000-42603	11412	4756 - Jail project - commissio...	02/25/2025	20,623.66
Socotec Advisory LLC	4753-45-9111-000-61004	17743	4753 - Jail project - profession...	02/25/2025	1,750.00
Fredrikson	4753-45-9111-000-61004	1905774	4753 - Jail project - profession...	02/25/2025	14,091.18
Baker Group	4753-45-9111-000-61002	288904	4753 - Jail project - project m...	02/25/2025	32,013.00
Office 45 - Law Enforcement Authority Total:					71,785.34
Grand Total:					71,785.34

Report Summary

Fund Summary

Fund	Expense Amount	Payment Amount
4753 - Justice Center Miscellaneous Revenue	47,854.18	0.00
4756 - Justice Center Maintenance-20% Prisoner Care&K...	23,931.16	0.00
Grand Total:	71,785.34	0.00

Account Summary

Account Number	Account Name	Expense Amount	Payment Amount
4753-45-9111-000-61002	Project Management	32,013.00	0.00
4753-45-9111-000-61004	Misc/Administration	15,841.18	0.00
4756-45-9114-000-42603	Commissioning Services	23,931.16	0.00
Grand Total:		71,785.34	0.00

Project Account Summary

Project Account Key	Expense Amount	Payment Amount
4753-9111-MISC/ADMIN	15,841.18	0.00
4753-LOAN-PROJECT MANAGEMENT	32,013.00	0.00
4756-9111-COMMISSION	23,931.16	0.00
Grand Total:	71,785.34	0.00



SUTER
Service that suits you!

February 3, 2025

To: Woodbury County LEC

RE: Easy Water Treatment System Installs

Included in Bid

- Provide and install (1) Easy Water Model EF-50-IN-3 w/ TWS-8-12.
- 8" Easy Water will be installed in basement mechanical room between the backflow preventer and the booster pump into the 8" building main
- The Easy Water does not require any maintenance and for that reason, no isolation valves or bypass piping is included. The easy water will simply be put into the water main.
- Stainless steel pipe & grooved fittings as needed to pipe in new Easy Water are included
- The installation of the Easy Water will require a water shutdown to the entire building. This will not affect the fire protection system and only domestic water. For this reason, there is consideration in this bid for night work and the pay rates associated with that.
- Not all of the labor in this proposal is at night work rates. There is consideration in this bid that prep work and prefabrication can take place during normal hours and the pricing reflects that.
- Also included is (4) Model CS-500 Easy Waters. These will be installed at each of the 4 hot water recirc pumps to treat the water to the water heaters. These are the wrap only and not spool pieces so there is no water shutdown associated with these. We will remove the insulation, wrap the easy water around the piping, and recover.
- Electrical work by Thompson is included
- Pipe insulation to cover 8" Easy Water and associated piping as well as the 4 smaller easy water pipe wraps is included

Base Price

\$115,745.00

Documentation for the 8" Easy Water as well as the 4 smaller Easy Waters are attached for reference.

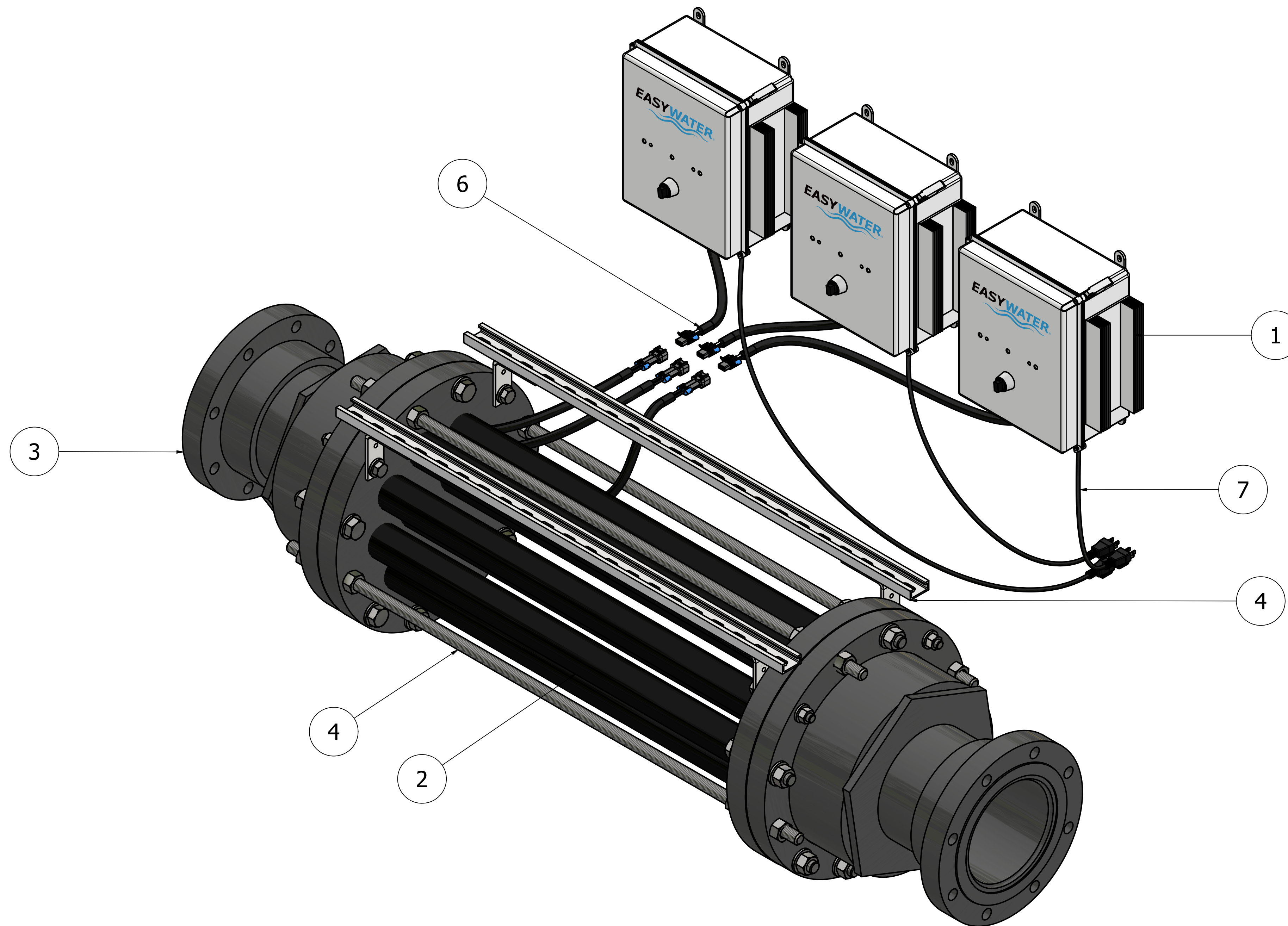
Thank you for the opportunity to price this project for you.

Sincerely,

Colton Jacobs
Plumbing Supervisor
712-389-2333
cjacobs@cwsuter.com

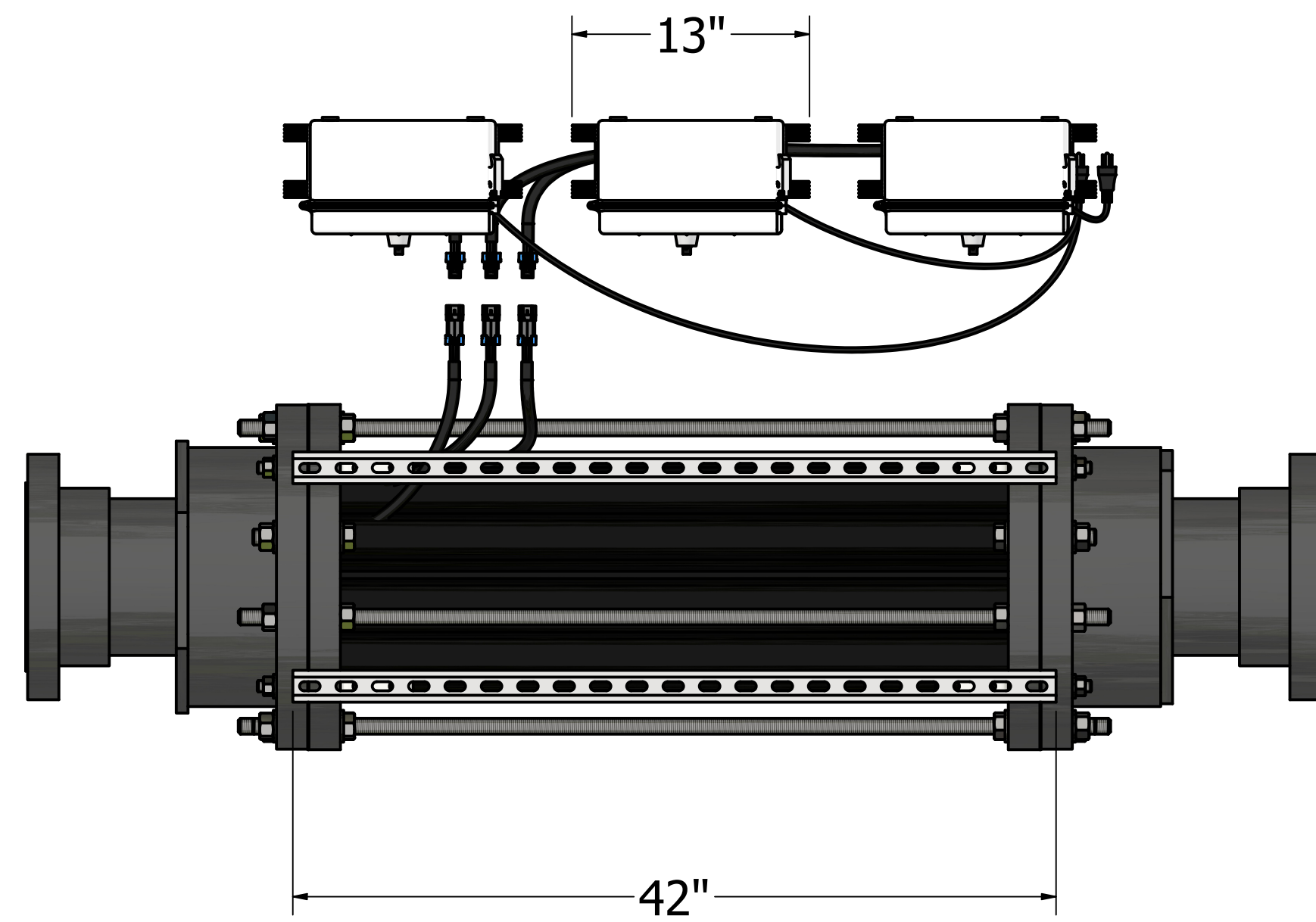


PARTS LIST		
ITEM	QTY	DESCRIPTION
1	3	No-Salt Conditioner
2	12	No-Salt Treatment Wrap Spool
3	2	8" CPVC Van Stone Flange
4	2	TWS Bracket
5	4	Threaded Rod Spacer
6	3	Connecting Cable (10' Max)
7	3	Power Cable (5')



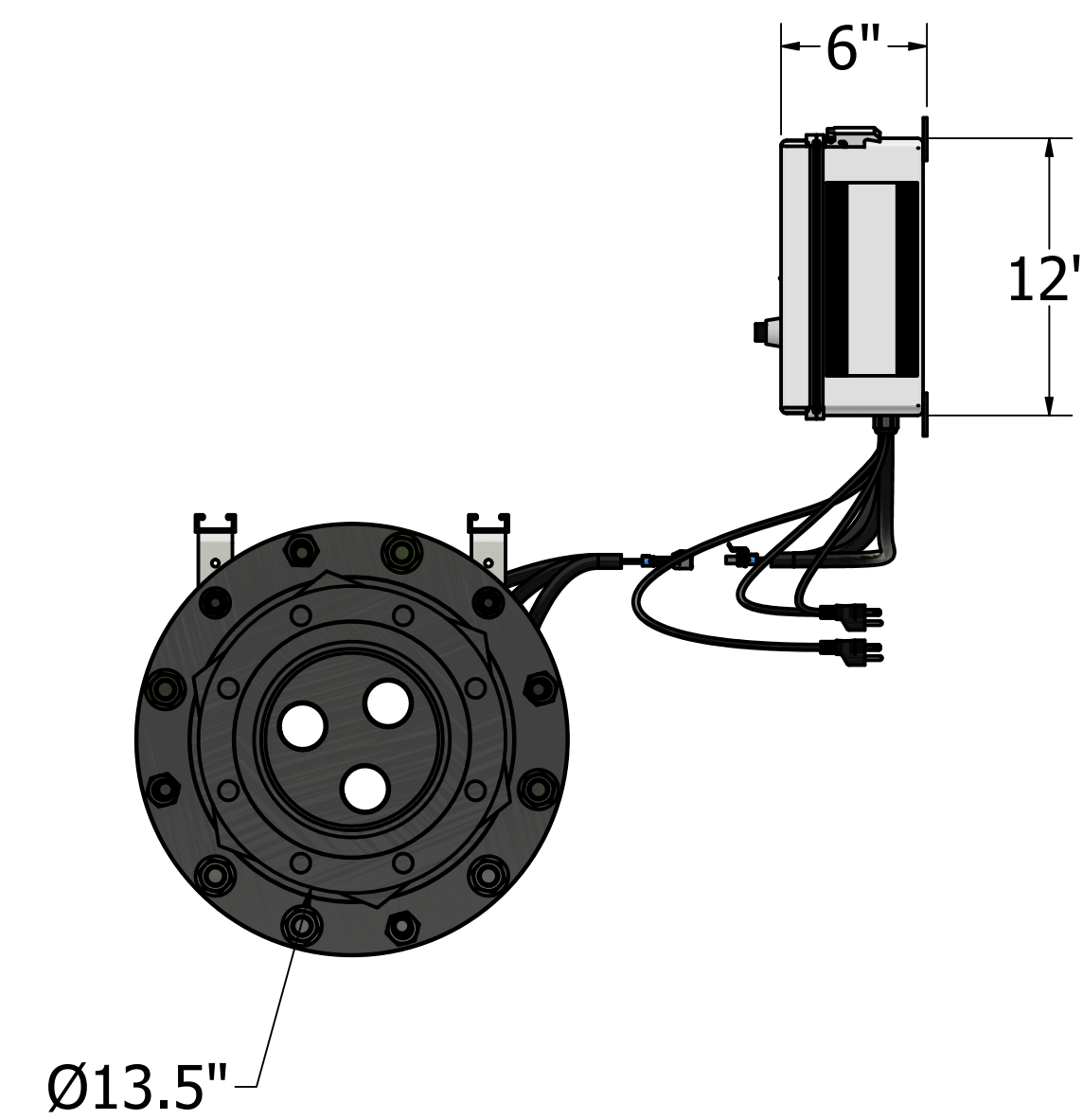
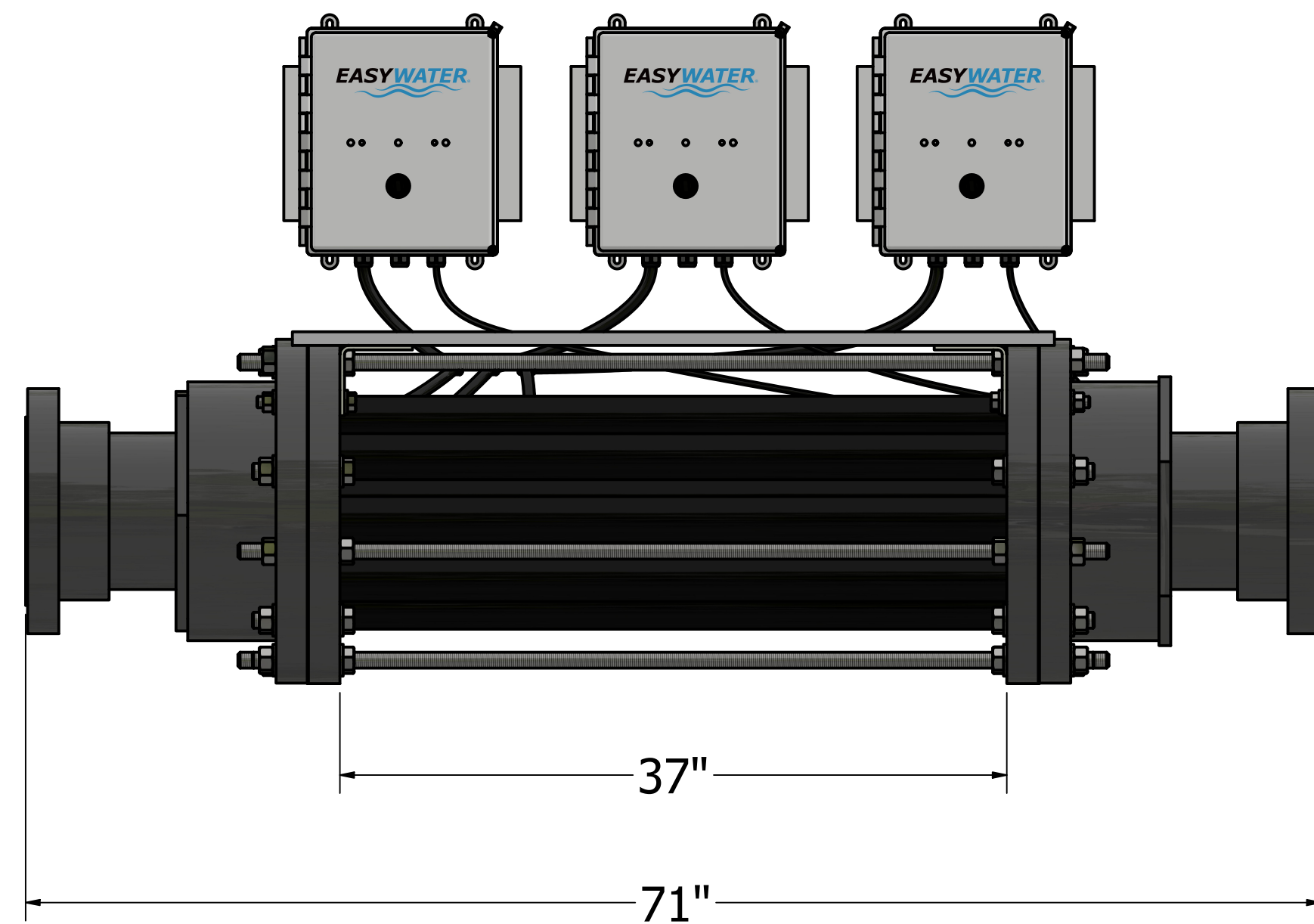
Revision History				
ITEM #	REV	DESCRIPTION	DATE	APPROVED
ALL	1	Released	7/20/2022	L.W.
6	2	Shorten Connecting Cable Length	8/8/2022	L.W.

TITLE	EF-50-IN TWS-8-12
SIZE	A
PART #	NSC-018-800-12
SCALE	1/4.5
SHEET # 1 OF 2	



Minimum Power Requirements			
No-Salt Conditioner	110V-120V	1	<3A Ea

Specifications	
Model No.	EF-50-IN W/ TWS-8-12
Inlet	8" Flange
Outlet	8" Flange
Shipping Weight	235 lbs.



TITLE		EF-50-IN TWS-8-12
SIZE	PART #	A NSC-018-800-12
SCALE	1/8 SHEET # 2 OF 2	

TAG: Treatment of HWR for (2) 1.25"



INSTALLATION INSTRUCTIONS
Models CS400 and **CS500**

Location of Signal Wire: Consult EasyWater for the proper location(s) and length of straight pipe required for wrapping the signal wire. SPECIFIC WRAPPING REQUIREMENTS FOR EACH PIPE ARE LISTED BELOW.

Installation Procedure

Treatment wraps will be installed on the 1.25" and 1 HWR pipes after the recirc pumps and before WHs.

Wrapping Signal Wire:

- 1) Locate the first section of pipe to be wrapped and wipe clean.
- 2) Lay the signal wire at one end of the section of pipe, parallel to the pipe. Wrap a wire tie around the pipe and wire leaving enough wire sticking out that is approximately one-half of the total wrap length listed below. Pull the wire tie tight. (see Figure A)

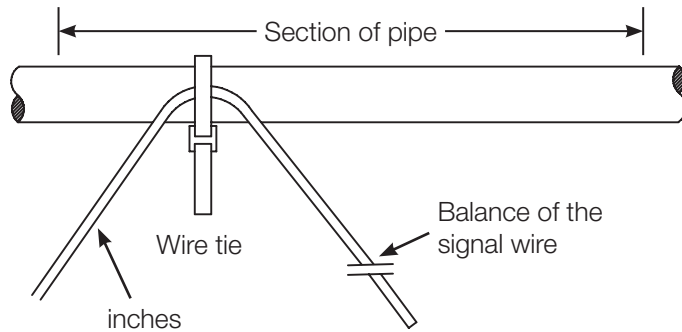


Figure A

Wrap Requirements for This Project

Pipe Size	Type	Duty	Wrap Length

Single Layer Wrap:

- 3) Wrap the signal wire tightly around the pipe with each wrap touching the next. Continue to wrap until the specified length of pipe is covered. Leave wire remaining that is approximately one-half of the total wrap length.
- 4) Wrap a wire tie around the pipe and wire. (see Figure B)

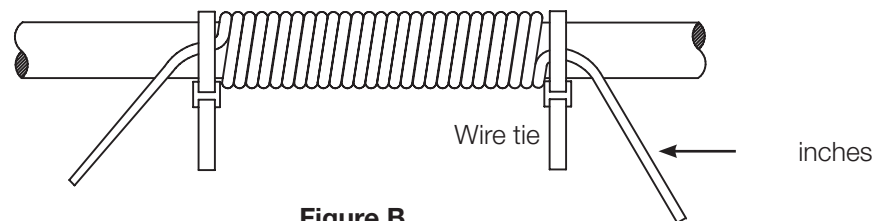


Figure B

Mounting the Control Panel:

- 1) The control panel should be mounted in a position that allows easy visibility to the lights for periodic system checks.
- 2) Drill holes if necessary into the wall or other mounting surface. Insert the 4 screws and tighten. THE CONTROL PANEL MUST BE LOCATED WITHIN 5 FEET OF A 110V OUTLET. The paired wire(s) from the control panel should reach each wrapped pipe. If the paired wires do not reach, contact EasyWater. (see Figure C)

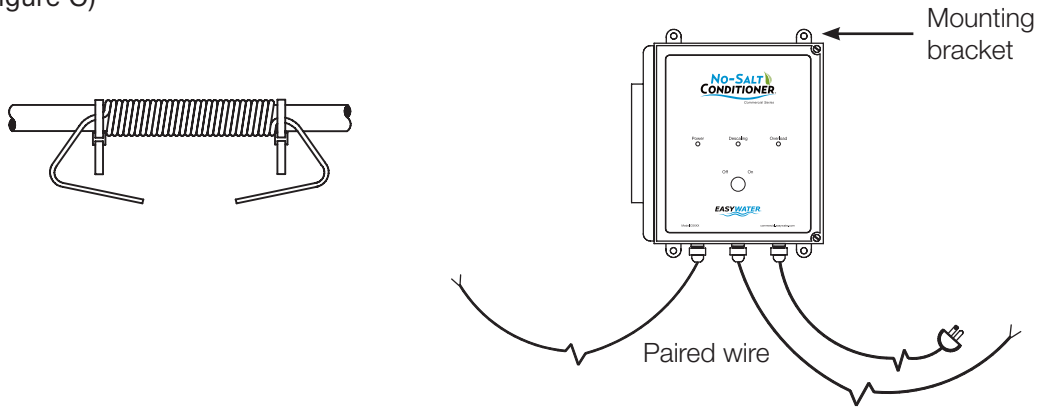


Figure C

Joining the Signal Wire to the Control Panel:

- 1) Place one end of the signal wire and one wire of a paired wire from the control panel into a wire connector. Be certain that the wires are inserted to the back of the connector before squeezing closed with pliers. Repeat for the other signal and paired wires. (see Figure D) WIRE NUTS MAY BE USED IN LIEU OF WIRE CONNECTORS.
- 2) Plug the control panel into a 110V outlet.

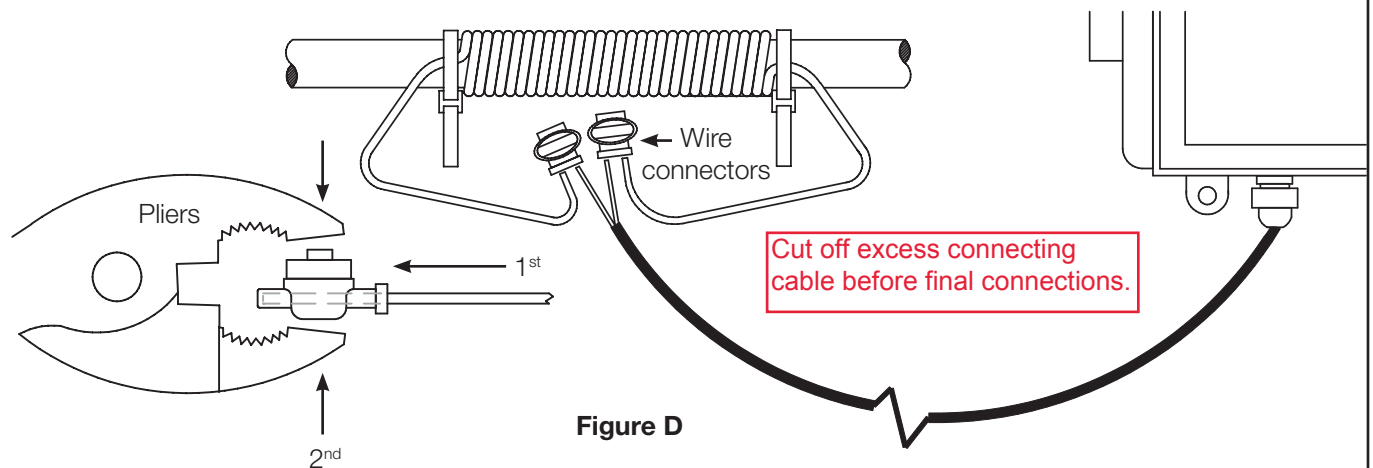


Figure D

Normal Operation: The Power and Descaling lights should be on.

Troubleshooting: IF THE POWER LIGHT DOES NOT COME ON: a) Make certain the system is plugged in. b) Make certain the electrical outlet has power. c) Call the factory. IF THE POWER AND OVERLOAD LIGHTS ARE ON BUT THE DESCALING LIGHT IS NOT ON: a) Make certain the signal and control panel wires are connected properly. b) Call the factory. IF ALL THREE LIGHTS ARE ON (POWER, DESCALING AND OVERLOAD): Call the factory.

Maintenance: There is no maintenance on this system. As long as proper lights are on, the system is working. If the lights do not remain on, see Troubleshooting.

AMENDMENT #4

This Amendment ("Amendment"), dated this 25th day of February, in the year 2025, 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 acknowledge and agree the CMA Agreement has been previously amended by the Parties as follows:

1. Per Amendment #1 dated 5/17/2021, section 11.1.2, paragraph 2 of the CMA Agreement 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. Per Amendment #2 dated 03/03/2023, the CMA Agreement was amended as follows: "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. Per Amendment #3 dated 10/03/2023, the CMA Agreement was amended as follows: "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."
4. Per subsequent agreement of the Parties, the Construction Management Fee was reduced to \$32,013 per month, starting September 1, 2024.

Under this Amendment #4, the Owner and Construction Manager agree that the terms and conditions in the CMA Agreement are hereby further amended as follows:

5. The Owner anticipates the continued need for Construction Manager’s services up to, through, and after final completion of the Project, including but not limited to, services in assisting the Authority and its counsel with any legal/litigation activities and otherwise assisting the Authority as needed with respect to the Project. It is agreed and understood that the type, character, and/or length of such continued services cannot be specifically identified by the Owner at this time. As such, the Parties agree that the Construction Management Fee shall be amended, starting March 1st, 2025, to consist of the following: (1) all labor/personnel time incurred by the Construction Manager on the project will be billed on an hourly basis at the agreed upon rates set forth in the attached Schedule A, and (2) all travel, hotel expense, and monthly supplies expense will be billed in accordance with the fees/rates set forth in the attached Schedule A. .If Construction Manager anticipates that its Construction Management Fee in a given month will exceed \$32,000, the Construction Manager will endeavor in good faith to provide notice to the Owner of such.

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.,
d/b/a Baker Group**

By (sign): _____

By (sign): _____

Print Name: _____

Print Name: _____

Title _____

Title _____

Date: _____

Date: _____