

WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) REQUEST FORM

Date: 4/02/2025

Weekly Agenda Date: 4/08/2025

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Kenny Schmitz

WORDING FOR AGENDA ITEM:

Courthouse Clerks Office Project- Ceiling Repair Project Competitive Quotes

ACTION REQUIRED:

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

EXECUTIVE SUMMARY:

Building Services has received multiple competitive quotes for project work relating to the Courthouse Clerks Office Ceiling. Temporary relocation of the State Clerks employees to the 3rd floor of the Courthouse will be necessary. The Office space will require the removal and/or relocation of cubicals, office furniture, files, and equipment.

BACKGROUND:

February 18th, 2025- Board Approves 2025 CIP Courthouse Clerks Project (\$78,833.00)

The First Floor Clerks Office has been effected for several months by aggregate salts dropping down from the ceiling above the office area. The current building demolition across the street from the Courthouse has substantially increased the amount of talcum powder-like material (salts) that is falling. Previously the material was a nuisance but the situation is now to a level that needs to be addressed sooner than later. The material if allowed to continue could eventually be detrimental to items such as printers and/or desktop computers if it infiltrated interior components. This is also an annoyance to office staff. Project may require relocation of Clerks Office employees to other areas for several weeks.

The Clerks Office Ceiling was originally inteneded and was scheduled to be a 2026 CIP Project. Plaster ceiling salting occurs due to plaster being impacted as a result of high humidity or water. Plaster is made up of aggregate and limestone. In humid conditions the aggregate will release its salts. The salts form on the exterior of the plaster as a talcum powder like substance.

Project repairs may include the following:

Staff relocation.

Removing portions of ceiling to access steam, condensate, and waste lines present.

Identification of any lead or asbestos containing products.

Replacing leaking heating steam lines, and condensate lines in crawlspace above ceiling.

Repairing and/or insulating all domestic plumbing lines in crawlspace above ceiling.

Repairing office space ceiling plaster in approximately 6 locations.

Removing office space ceiling salts throughout.

Priming and repainting office space ceiling throughout.

FINANCIAL IMPACT:

2025 CIP- \$78,833.00
2025 Building Services Courthouse Operating Budget 000-9101-000-42601 - \$1,890.08
Data Wiring; NCP - \$303.08
Abatement; Environmental Services- \$1,800
Plumbing; Morningside Plumbing- \$10,750
Plastering; Scott's Quality Plastering & Stucco LLC- \$56,770
Painting; Sioux City Tree Co./ Pro Painting- \$11,100

\$80,723.08

IF THERE IS A CONTRACT INVOLVED IN THE AGENDA ITEM, HAS THE CONTRACT BEEN SUBMITTED AT LEAST ONE WEEK PRIOR AND ANSWERED WITH A REVIEW BY THE COUNTY ATTORNEY'S OFFICE?

Yes No

RECOMMENDATION:

Authorization to move State Clerks temporarily to the 3rd floor (old County Atty. space) and approval of quotes in the amount of \$80,723.08

Data Wiring; NCP - \$303.08
Abatement Environmental Services- \$1,800
Plumbing; Morningside Plumbing- \$10,750
Plastering; Scott's Quality Plastering & Stucco LLC- \$56,770
Painting; Sioux City Tree Co./ Pro Painting- \$11,100

ACTION REQUIRED / PROPOSED MOTION:

Authorization to temporarily relocate State Clerks employees to the Courthouse 3rd Floor.
Motion to approve Project Quotes in the amount of \$80,723.08

2602 S. 13th St.
Norfolk, NE 68701
Ph: 1-402-371-7593
Fx: 1-402-371-0242



Environmental Services, Inc

Proposal

Proposal Submitted To: Ryan, Woodbury Cty. Courthouse
Phone: 1-712-202-3191
Date: 03/12/2025
Address: 620 Douglas St., Sioux City, IA 51101

Job Name & Location:
Clerks Office TSI
620 Douglas St.
Sioux City, IA 51101

We hereby submit specifications and estimates for:

ESI will remove and dispose of tested ACM from the property located at **620 Douglas St., Sioux City, IA 51101**. The work will be performed during normal work week hours. ESI will be responsible for the removal, transportation and disposal at an approved asbestos landfill and will follow the latest Federal, State, and Local Agency requirements governing worker safety, removal, and air quality standards for asbestos abatement. Following is the Abatement Scope.

Asbestos Abatement: Will include the removal of TSI from the ceiling of the clerk's office.

State Notification: Depending on the scope of each project, the state where it takes place may require 10 business days of notice prior to ANY work. In the State of Iowa, a notification fee will also be required to be paid to cover any state inspection/processing fees. **\$100.00**

Air Clearance: Depending on the nature of this project, air clearances may be required prior to being able to reoccupy the space. **This cost does vary and will be billed at that cost by a 3rd party inspector.**

All work will be completed following EPA/OSHA work practices. Any ACM removed by ESI will be disposed of according to federal and state guidelines. All areas of work will have final air and/or visual clearances, as required - completed by a third party.

We propose hereby to furnish material and labor-complete in accordance with above specifications, for the sum of:

Amount of Dollars.....(excluding air clearances/notification).....(\$1,800.00)

If the amounts of ACM differ from what was surveyed, the billing will be adjusted accordingly.

2602 S. 13th St.
Norfolk, NE 68701
Ph: 1-402-371-7593
Fx: 1-402-371-0242



Environmental Services, Inc

Contract of Services

Payment to be made as follows: 25% Service Deposit due before project begins with remainder to be assessed upon completion.

Service Deposit For This Project: \$450.00

All work is guaranteed to be as specified. All work to be performed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire tornado, and other necessary insurance. Our workers are fully covered by workman's compensation insurance.

Note: This proposal may be withdrawn by us if not accepted within 90 days.

If this property is to be DEMOLISHED; any items that the owner wishes to keep must be removed BEFORE ABATEMENT BEGINS. Once abatement has begun, NO UNLICENSED PERSON MAY ENTER the area unless an air clearance has been completed at owner's cost which does vary and will be billed at that cost by a 3rd party inspector.

Upon signing this document, all property contained within the workspace of ESI shall be considered as waste, and will be removed and disposed of as Environmental Services, Inc. sees fit.

Acceptance of Proposal – The above prices, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

This proposal may be withdrawn by us if not accepted within 90 days.

Date of Acceptance: _____

Printed Name: _____ **Signature:** _____

*Environmental & Demolition Abatement Services
Indoor Air Quality: Assessments * Surveys * Sampling * Testing * Reports*



1621 East Commercial * Algona, IA 50511 * Office: 515-295-6888
siteservicesabate@gmail.com

March 7, 2025

Woodbury County
620 Douglas St.
Sioux City, IA 51101

Attention: Ryan Chytka

Re: Asbestos Removal: Woodbury County Courthouse
620 Douglas St.
Sioux City, IA 51101

PROPOSAL

1. DESCRIPTION: Clean Asbestos Containing Debris from above Clerk's Office at the above address. Dispose of the ACM in the landfill accepting the waste from this location. All procedures will be in accordance with DNR, EPA & state OSHA guidelines. Site Services, Inc. will do OSHA air monitoring during each phase of abatement.

2. SITE SERVICES, INC. RESPONSIBILITIES: Provide tools, equipment, labor, materials and services applicable to the work. **Site Services, Inc. not responsible for any ceiling damage during the cleaning process.**

3. QUANTITY OF MATERIALS: Affected area as seen at job walk.

4. OWNERS RESPONSIBILITIES: Provide uninterrupted access to the work area for the duration of the project, access to water and 110v electricity. Remove all movable items from work area. Pay for any 3rd party air monitoring.

5. CONTRACT CLOSEOUT: Final visual inspection: Site Services, Inc.

6. FINANCIAL ARRANGEMENTS: Upon Completion

Proposal good for 30 days:

Total Lump Sum Bid: \$ 8,890.00

Submitted by: Brent Clegg, President
Site Services, Inc.

Accepted by:
Date:



MORNINGSIDE PLUMBING

COMMERCIAL & RESIDENTIAL

600 Market
P O Box 4547
Sioux City IA 51104

712-274-1738
712-274-2162 fax

TO: Woodbury County Courthouse
620 Douglas St
Sioux City IA 51101

Date February 14 2025

Job: Radiant Line and water line repair

We are pleased to submit the following bid to do:

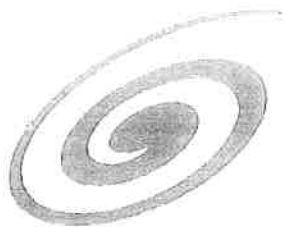
1. Pull a permit for the job.
2. Replace section in the line that are in rough condition
3. All work should be able to be done in the crawl space between the 1st and 2nd floor
4. If the full line needs to be replaced we can go over that at the time of the work
5. This is priced for 4 sections to be spot repaired
6. Any additional spot repairs will be done on a time and material basis

Notes on for this quote:

1. This would be a quote for normal business hours if it needs to be done over nights or on weekend price will increase
2. Because of locations of the lines this will require us to have 3 people on site for safety
3. If lines need to be completely replaced it will be done on a time and material basis
4. If holes in the floor or plaster will be needed, we will go over it with the maintenance man before we proceed.
5. The boiler will be down during the time of this work. This will include shutting down the system and start up.

Normal notes:

1. Morningside Plumbing, Inc. is not liable for the material, fixtures, etc. furnished by others or their warranties
2. **DUE TO THE INSTABILITY IN MATERIAL PRICES. THE BID PRICE MIGHT CHANGE. ALSO DUE TO THE INSTABILITY OF MATERIAL AVAILABILITY, SOME ITEMS MIGHT NOT BE READILY AVAILABLE**



MORNINGSIDE PLUMBING

COMMERCIAL & RESIDENTIAL

**600 Market
P O Box 4547
Sioux City IA 51104**

**712-274-1738
712-274-2162 fax**

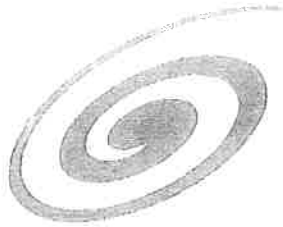
3. This price is only good for the minimum number of trips, any additional trips will incur extra costs.
4. Changes to the scope of the estimate can change the price.
5. Payment is to be:
 - a. You will be billed as the work is done until completion
 - b. All invoices are due on receipt within ten days.
 - c. All past due invoices are subject to finance charges.
 - d. A signed contract for work to be done must be returned or faxed to start work
6. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance
7. All agreements contingent upon strikes, accidents, or delays beyond our control.
8. This proposal may be withdrawn if not accepted within 20 days or if the work takes place over 365 days.
9. Morningside Plumbing, Inc. reserves the right to initiate a mechanical lien on any and all unpaid invoices for the amount of the original debt, interest, collections and attorney fees along with any filing fees and court cost.
10. **Persons or companies furnishing labor or materials for the improvement of real property may enforce a lien upon the improved property if they are not paid for their contributions, even if the parties have no direct contractual relationship with the owner. The state construction registry provides a listing of all persons or companies furnishing labor or materials who have posted a lien or who may post a lien upon the improved property.**
11. **The state construction registry can be found at www.sos.iowa.gov/mnlr, and the toll-free telephone number for the state construction registry is 888-767-8683.**

We propose hereby to furnish material and labor – complete in accordance with above specifications for the sum of.....BASE BID: Material, labor, and applicable tax.

.....\$ 10,750.00

Acceptance of Proposal---

The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above



MORNINGSIDE PLUMBING

COMMERCIAL & RESIDENTIAL

600 Market
P O Box 4547
Sioux City IA 51104

712-274-1738
712-274-2162 fax

Authorized Signature: _____ Date: _____

PRINTED NAME _____

Thank you,

Troy Pelchat

Proposal

Quality Plumbing Co.

1018 W 7th

Sioux City, IA 51103

(712) 252-3535

Fax (712) 252 -2065

Date: 3/7/2024

Name:	Work to be performed at:
Woodbury County	Courthouse

We hereby propose to furnish the materials and perform labor necessary for the completion of:

Make repairs in four different location where there are leaks showing though the ceiling. Repairs will be made on water, waste, and steam lines. Price is figured at normal working hours. Price includes scissor lift, plywood for the lift to drive on, and plastic for covering the floor in the areas we are working. Cut holes in the plaster as needed. Price excludes plaster repairs and paint. Any other repairs that are needed will be done time and material.

For the total sum of: \$15,500.00

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner with payments to be made as follows: AS JOB PROGRESSES.

Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary Insurance upon above work. Work-men's Compensation and Public Liability Insurance on above work to be taken out by Quality Plumbing Co Inc.

Respectfully submitted: Quality Plumbing Co. Per: *Dana Ryder*

Acceptance of Proposal

The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature: _____

Date: _____

Note: This proposal may be withdrawn by us if not accepted within 30 days, if there is any increase in material cost of more than 2% there will be an increase of cost at time of purchase and charged as a change order item.

ESTIMATE



Prepared For

Ryan Chytka
(712) 279-6539

Scott's Quality Plastering & Stucco LLC

Estimate # 1312

2201 N 67th Street

Date 02/14/2025

Lincoln, NE 68505

Phone: (402) 601-9144

Email: scottsqualityplastering@outlook.com

Web: scottsquality.com

Description

Total

Woodbury County Courthouse Plaster Repairs \$56,770.00

Price to set scaffold, cover adjacent surfaces to protect from plaster splatters.
Scrape loose paint, seal edges of paint with oil-based primer, skim and sand smooth.

Remove loose damaged finish plaster repair using Sheetrock 45 joint setting compound, sand smooth,
at ceiling where water damaged.

Along South and West exterior walls at top of windows remove and rebuild unsound decorative
molding plaster as needed, scrape out plaster cracks in decorative plaster as needed, fill and
sand smooth.

Subtotal \$56,770.00

Total \$56,770.00

Notes:

Proposal assumes office space is vacant and plaster areas are accessible by scaffolding.

Proposal does not include plaster repairs for openings cut for plumbing repairs due to the unseen extent of demolition.

Blinds at top of windows will need to be removed and replaced by others for plaster repairs.

Approximately 5 weeks duration for quoted repairs.

Prepared For

Woodbury County Courthouse
620 Douglas St
Sioux City , Iowa 51101
(712) 202-3191
(712) 279-6539

Sioux City Tree Co./ Pro Painting

3311 S Clinton St
Sioux City, Iowa 51106
Phone: (605) 691-6370
Email: siouxcitytreeco@gmail.com
Web: www.siouxcitytreeco.com

Estimate # 1224
Date 02/20/2025
Business / Tax # 84-5140341

Description

Total

Interior Painting \$7,100.00

- paint entire ceiling in large office after plaster repairs
- stain block if needed from water damage
- prime entire ceiling
- paint entire ceiling two coats

Primer must be approved for plaster

Paint color to be match by Sioux City Pro Painting

Paint color to be approved after match before start date

All paint, labor and materials included

Art repair \$4,000.00

- Art to be repainted to match other art on pillars
- one pillar only

Artist will be Gerald Cournoyer Sr.

- All paint, labor and materials included

Subtotal	\$11,100.00
<hr/>	
Total	\$11,100.00

Woodbury County Courthouse











By signing this document, the customer agrees to the services and conditions outlined in this document.



ESTIMATE

DATE: 03/03/25

Justin Engelhardt 712-253-1179
Tori Engelhardt 712-253-2553
voluntasconstruction@yahoo.com
2422 Nebraska St
Sioux City, IA 51104

To: Woodbury County Clerk
Attn: Ryan Chytka

Project Address:
620 Douglas St
Sioux City, IA

Painting ceiling

Once ceiling repairs and pipe repairs have been made:

- Prime any repairs
- Paint ceiling and multi-stage crown with 2 coats of Sherwin Williams in eggshell
 - o Color match to existing color
 - o Caulk as needed

Labor and materials \$9,800

- **We will do our best to work around the workstations without disrupting the employees.**
 - o **Please have employees remove non-essential items from their desks and be prepared to relocate their computers temporarily.**
- **Any unforeseen repairs will be an additional charge.**



Masters Paint & Coatings LLC
 712-587-8503
 2211 Levitt Ave.
 Sioux City, IA 51103

Prepared For
 Ryan Chytka
 Woodbury County Building
 Services
 620 Douglas
 Sioux City, IA 51101

Estimate Date
 02/20/2025

Estimate Number
 00033252

Description	Rate	Qty	Line Total
Scope of work for clerks office ceiling	\$5,250.00 +7.0	1	\$5,250.00
Prep to include: Cover all flooring and equipment. Tape and mask off light fixtures and sprinkler heads Caulk in all conduit that runs along and through ceiling. <i>NO</i> Prime new plaster with mist primer.	\$0.00	1	\$0.00
Paint to include: Spray ceilings and decorative trim around ceiling with Sherwin Williams Par Mar 200 (low voc) to match existing color, two coats.	\$0.00	1	\$0.00
Remove all tape/masking and coverings.	\$0.00	1	\$0.00
	\$0.00	1	\$0.00
	Subtotal		5,250.00
	7.0 (7%)		367.50
	Estimate Total (USD)		\$5,617.50

Notes

Please make all checks payable to Masters Paint & Coatings LLC