



**OFFICE OF AUDITOR OF STATE
STATE OF IOWA**

Rob Sand
Auditor of State

State Capitol Building
Des Moines, Iowa 50319-0004
Telephone (515) 281-5834

January 20, 2026

Kristi Onstot
Executive Council
L O C A L

Subject: Roof Damages to State Hygienic Laboratory Due to High Winds on May 24, 2024
University of Iowa – Board of Regents
Claim dated October 17, 2025
AOS Claim ID: 3840

In accordance with Executive Council policy, we have examined the claim for 29C.20 funds for the above-mentioned damage. It is our conclusion that the above damage incurred by the University of Iowa – Board of Regents is covered by Chapter 29C.20 of the Code of Iowa. Therefore, we recommend an Executive Council allocation in the amount of \$69,100.00 subject to an audit of actual invoices.

Sincerely,

Brian R. Brustkern, CPA
Deputy Auditor of State

cc: Camille Walters Gott, Risk Management Claims Manager, University of Iowa
John Nash, Director of Facilities, Board of Regents
Keith Saunders, Associate Council and Facilities Coordinator
Heather Hackbarth, Department of Management

IOWA

Business Services

Risk Management, Insurance and Loss Prevention
University of Iowa
202 Plaza Centre One
Iowa City, Iowa 52242-2501
319-335-0010
Fax 319-353-1893

October 17, 2025

Executive Council of Iowa
Office of Treasurer of State
State Capitol Building
Des Moines, IA 50319

Re: University of Iowa – State Hygienic Laboratory Roof Damage – Preliminary Loss Report
(5/24/2024) – AOS Claim #3840

Dear Executive Council,

On May 24, 2024, wind caused damage to the metal roof panels at the State Hygienic Laboratory, located at 2490 Crosspark Road, Coralville, Iowa. The metal roof panels on the west side of the building were blown off by the wind.

The purpose of this Preliminary Loss Report is to notify you of our current damage estimate and to request allocation of funds to repair the roof damage. Our estimated damage is approximately **\$69,100.00**. A Formal Loss Report will be provided with supporting invoice and payment documentation.

Please feel free to contact me with any questions or concerns.

Sincerely,



Camille Walters Gott
Risk Management Claims Manager

cc: Tammy Hollingsworth
John Nash
Debby Zumbach
Josey Bathke

Walters Gott, Camille S

From: Walters Gott, Camille S
Sent: Thursday, June 6, 2024 11:29 AM
To: executivecouncil@tos.iowa.gov; Tammy Hollingsworth; John Nash (john.nash@iowaregents.edu)
Cc: Bathke, Josey; Zumbach, Debby J
Subject: University of Iowa State Hygienic Laboratory - Property Loss Notice
Attachments: Univ of Iowa Hygienic Lab Roof Damage 5-24-2024.pdf

Hello,

Risk Management was notified on 6/5/2024 of damage at the State Hygienic Laboratory, located at 2490 Crosspark Road, Coralville, Iowa. On 5/24/2024, strong winds blew metal panel(s) off the roof. We are investigating the incident at this time and estimated damages are expected to exceed \$5,000. I have attached photos of the roof damage.

We will submit a preliminary loss report when we have detailed estimates.

Please feel free to contact me with any questions or concerns.

Thank you,

Camille Walters Gott

Claims Manager, Risk Management Insurance and Loss Prevention
202 Plaza Centre One, 125 S Dubuque St, Iowa City, Iowa 52242
Office: 319-335-5357

<https://riskmanagement.fo.uiowa.edu/>

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Department of Risk Management
 Insurance & Loss Prevention
 202 Plaza Centre One (PCO)
 Iowa City, IA 52242-2500
 Phone 319-335-0010

General Fund Property 29C:20 Cost Estimate - State Hygienic Lab Roof Damage

Building:	State Hygienic Laboratory		Date of Loss:	5/24/2024	
Department:	Facilities Management		Completed by:	Camille Walters Gott	
			UI Claim #:	PR-22361-SUI	
			AOS 29C:20 Claim #:	#3840	
Category	Reference #	Vendor	PO	Voucher	Cost Estimate
Building	1B Prelim	Miron Construction	1003155415	Pending	\$ 69,100.00
Building				\$	-
			Building Estimate	\$	69,100.00
Category	Reference #	Vendor	PO	Voucher	Cost Estimate
Equipment	N/A	None		\$	-
Equipment	N/A	None		\$	-
			Equipment Estimate	\$	-
				ESTIMATE TOTAL	\$ 69,100.00



Building Excellence

MIRON CONSTRUCTION CO., INC.

335 French Court SW
Cedar Rapids, IA 52404

PH 319.298.5200 FX 319.366.5695

MIRON-CONSTRUCTION.COM

September 19, 2024

Ian Bjurstrom
University of Iowa
 200 University Services Building
 Iowa City, Iowa 52242
 ian-bjurstrom@uiowa.edu

Project Location:
University of Iowa
 State Hygienic Laboratory
 2490 Crosspark Rd
 Coralville, IA 52241

Re: Replace/Repair Damaged Roof at Hygienes Lab

Dear Mr. Bjurstrom,

Miron Construction Co., Inc. would like to thank you for the opportunity to provide you with a proposal for the above-referenced project.

Our proposal is based on the following scope of work:

1. Provide supervision for T&K Roofing (Subcontractor) to execute scope of work.
 - A. Coordinate work permits with the University of Iowa.
 - B. Provide ground support for boom lifts.
2. T&K Roofing Scope (\$53,400) x 1.05 (Fee) = \$56,070

Standing Seam Roof Repair Hygienes Lab ~ 27sq

 1. Secure necessary permits and temporary facilities to complete the work.
 2. Secure all necessary equipment to complete the work.
 3. Furnish and install 24ga shop fabricated Kynar finish standard color eave and rake trims approximately 100'.
 4. Furnish and install Elevate UC-14 standing seam panels. Approximately 34 panels. Roof panel ribs to be cut and panels returned down the wall approximately 3'.
 5. Furnish and install approximately 34 knuckle on standing seam ribs.
 6. Furnish and install approximately 50LF; of snow retention system.
 7. All details will be completed according to manufacturer's specifications.
 8. No underlayment was used for the purpose of this quote. If the repair underlayment does not meet manufacturers specifications new underlayment will need to be installed at an added cost of (\$3,500) x 1.05 (Fee) = \$3,675

B. Lead time on materials is 3-4 weeks from authorized purchase.

Our proposal excludes the following:

1. Identification, abatement, handling, and/or proper disposal of hazardous materials, contaminated soils/water, and/or PFAS.
2. Liquidated/consequential damages.
3. Bonds.
4. Engineering/testing service.

5. Builder's Risk Insurance.
6. Permits and/or state approvals.
7. Dewatering and/or erosion control.
8. Removal, relocation, or modification of existing structures, equipment, and/or utilities not identified on the drawings or written scope of work.
9. Painting.
10. HVAC, electrical, piping, instrumentation, and/or fire protection.
11. Insulation.
12. Utility locates.
13. Winter conditions.
14. Premium time and/or holiday pay.
15. Commissioning and/or start-up assistance.
16. Costs associated with project delays beyond our control.
17. Additional costs for construction material price escalations due to current market volatility.

Clarifications:

1. Work is to be performed on standard day shifts Monday-Friday.
2. Pricing is based on product lead times and a mutually agreed to schedule.

Miron Construction Co., Inc. is pleased to present the **lump sum** price of **SIXTY-NINE THOUSAND ONE HUNDRED DOLLARS AND NO/100 (\$69,100.00)** to perform the work detailed above, as per our Industrial Service Agreement.

Thank you for allowing us the opportunity to bid this work, we look forward to hearing from you. If you have any questions or require additional information, please do not hesitate to contact me at 319.249.5920 or by email at craig.montz@miron-construction.com.

Sincerely,

MIRON CONSTRUCTION CO., INC.

Craig Montz

Craig Montz
Industrial Business Group Leader
craig.montz@miron-construction.com
319.249.5920

CM/seh

cc: file

Bid # 243161

Miron Construction Co., Inc.

INDUSTRIAL SERVICES AGREEMENT

1. GENERAL

- A. These Terms and Conditions of Sale ("Terms") shall apply to Miron's sale of services ("Work") provided at request of Buyer.
- B. This Agreement, together with any additional plans, specifications, drawings, or writings specific to this Work and referenced herein, upon execution by Miron and Buyer, represents the agreement between the parties. These Terms may not be modified except in a writing signed by an authorized representative of Miron. The parties agree that any terms and conditions submitted in Buyer's inquiry or purchase order shall be of no effect and are expressly superseded by these Terms, unless specifically agreed to in a writing signed by Miron.
- C. This Agreement and the language contained herein shall be construed and enforced pursuant to the laws of the State of Wisconsin.

2. BUYER'S RESPONSIBILITY

- A. Buyer shall provide Miron's Representatives with free and unobstructed access to the work at all times.
- B. Buyer shall provide Miron with any and all information relating to the work to be performed, including, but not limited to O&M Manuals, As-Built Drawings, and any other information necessary for the successful prosecution of the work.

3. DELAYS IN THE WORK

- A. If causes beyond Miron's control delay the progress of the Work, then the Purchase Order and/or the Date of Substantial Completion and/or the Date of Final Completion shall be modified by Change Order. Such causes shall include but not be limited to: changes ordered in the Work, acts or omissions of the Buyer or Others, the Buyer preventing Miron from performing the Work pending dispute resolution, Hazardous Materials or differing site conditions, adverse weather conditions, fire, unusual transportation delays, labor disputes, actions of governmental regulators and/or agencies, unavoidable accidents, or circumstances beyond Miron's control.

- B. In the event delays to the work are encountered for any reason, the parties agree to undertake reasonable steps to mitigate the effect of such delays.

4. TAXES

Any sales, use or other taxes and duties imposed due to performance of the Work are included in Miron's price as applicable.

5. LIMITATION OF LIABILITY

- A. MIRON SHALL IN NO EVENT BE LIABLE TO BUYER OR ANY SUCCESSOR FOR ANY CONSEQUENTIAL, INCIDENTAL, OR INDIRECT DAMAGES ARISING OUT OF THIS AGREEMENT OR ANY BREACH THEREOF, OR ITS PERFORMANCE OF WORK, INCLUDING BUT NOT LIMITED TO DAMAGES RESULTING FROM LOSS OF USE, PROFITS, REVENUE, INTEREST OR GOODWILL; WORK STOPPAGE; IMPAIRMENT OF OTHER GOODS; SHUTDOWN OR NON-OPERATION; INCREASED EXPENSES OF OPERATION; COST OF PURCHASE OF REPLACEMENT; OR CLAIMS OF BUYER OR CUSTOMERS OF BUYER FOR SERVICE INTERRUPTION WHETHER OR NOT SUCH LOSS OR DAMAGE IS BASED ON CONTRACT, INDEMNITY, TORT, STRICT LIABILITY OR OTHERWISE.

- B. THE REMEDIES OF BUYER SET FORTH HEREIN ARE EXCLUSIVE. THE TOTAL LIABILITY OF MIRON WITH RESPECT TO THE PERFORMANCE OR BREACH OF THIS AGREEMENT, WHETHER BASED ON CONTRACT, INDEMNITY, TORT, STRICT LIABILITY OR OTHERWISE, SHALL NOT EXCEED TEN PERCENT (10%) OF THE CONTRACT PRICE OF SUCH SERVICES OR THE PERFORMANCE OF THE PART OF THE SERVICES UPON WHICH SUCH LIABILITY IS BASED.

6. INVOICES

- A. Orders will be invoiced monthly or as soon as practical.
- B. Invoices are due for payment according to terms provided therein.

7. ARBITRATION

In the event a dispute arises between the parties relating to or arising out of this Agreement, the parties agree to attempt to have their senior management amicably settle the matter within 7 working days from the date of dispute. In the event that the matter cannot be settled, the parties shall submit any and all disputes relating to this Agreement to binding arbitration, which shall be administered by the American Arbitration Association in accordance with the Fast Track Procedures of the Construction Industry Arbitration Rules in effect on the date of the Agreement. Judgement upon the award may be entered in any court having jurisdiction. The parties shall cooperate in providing reasonable disclosure of relevant documents. Each party shall bear its own expenses, and the costs and fees of the arbitration shall be borne equally or as allocated by the Arbitrator.

8. ADJUSTMENTS

Prices quoted by Miron shall be subject to adjustment in the event of a substantial rise in the price of materials due to any cause not within Miron's control or unavoidable by reasonable diligence. A "substantial rise" is defined as a price increase of at least 10% occurring between the execution date of this Agreement and the date of Miron's purchase of such materials. Miron shall promptly notify Buyer of any actual change in Miron's cost of any material that would result in such a price adjustment. Material cost adjustments made by Miron pursuant to this paragraph shall be effective upon three (3) working days' written notice to Buyer. At Buyer's request, Miron shall provide Buyer with written substantiation and verification of any material cost changes resulting in a price adjustment.

9. INSURANCE

Miron shall provide the following insurances:

General Liability, Automobile Liability, Workers Compensation, and Excess Liability subject to policy limits, effective dates, and other terms and conditions are promulgated on the attached certificate of insurance.

Riggers Liability coverage subject to a limit of \$1,000,000.00 per loss applicable to any one occurrence; however, this coverage is excess over any property or inland marine insurance available to or held by Buyer. Buyer shall obtain or maintain property insurance on an "all-risk" or equivalent policy form and shall include, without limitation, insurance against the perils of fire (with extended coverage) and physical loss or damage including, without duplication of coverage, theft, vandalism, malicious mischief, collapse, earthquake, flood, windstorm, falsework, testing and startup, temporary buildings and debris removal including demolition occasioned by enforcement of any applicable legal requirements, and shall cover reasonable compensation for Miron's services and expenses required as a result of such insured loss.

10. WAIVERS OF SUBROGATION

The Buyer and Miron waive all rights against each other and any of their subcontractors, sub-subcontractors, employees for damages caused by fire or other causes of loss to the extent covered by property insurance obtained or maintained pursuant to section 9 of this Agreement.