



Business Services

Risk Management, Insurance and Loss Prevention

University of Iowa
430 Plaza Centre One
Iowa City, Iowa 52242-2501
319-335-0010
Fax 319-353-1893

November 18, 2021

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

Re: University of Iowa – Pappajohn Business Building Water Damage – Preliminary Loss Report (2/17/2020)

Dear Executive Council,

On February 17, 2020, a valve failed on a restroom toilet on the second floor of the Pappajohn Business Building located at 21 East Market Street, Iowa City, Iowa. This failure resulted in water damage to the first and second floors and included damage to the drywall, ceiling tiles and trim.

The purpose of this Preliminary Loss Report is to notify you of our current damage estimate and to request allocation of funds for remediation and repair/replacement of the damaged building components. Our estimated damage is approximately **\$27,319.01**. We will provide a Formal Loss Report and supporting documentation for the final costs.

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

Sincerely,

Camille Walters
Risk Management Administrator

cc: Tammy Hollingsworth
John Nash
Debby Zumbach
Josey Bathke

Walters, Camille

Subject: University of Iowa Pappajohn Business Building - Property Loss Notice
Attachments: PBB Water.pdf

From: Walters, Camille <camille-walters@uiowa.edu>

Sent: Monday, February 17, 2020 2:38 PM

To: executivecouncil@tos.iowa.gov; John Nash (john.nash@iowaregents.edu) <john.nash@iowaregents.edu>; Tammy Hollingsworth <Tammy.Hollingsworth@auditor.state.ia.us>

Cc: Josey Bathke <josephine-bathke@uiowa.edu>; Debby Zumbach (deborah-zumbach@uiowa.edu) <deborah-zumbach@uiowa.edu>

Subject: University of Iowa Pappajohn Business Building - Property Loss Notice

Hello,

Risk Management was notified on 2/17/2020 of an incident at the Pappajohn Business Building, located at 21 East Market Street, Iowa City, IA. On 2/17/2020, a valve in the men's restroom on the 2nd floor was compromised causing water damage to the 1st and 2nd floors of the building. We are investigating the incident at this time but the estimated damages could potentially exceed \$5,000. I have attached the photos received today.

We will submit a preliminary loss report once we have a better estimate.

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

Thank you

Camille

Fdp Jan#Z dnhw

University of Iowa, Risk Management

430 Plaza Centre One, 125 S Dubuque St, Iowa City, IA 52242

Phone 319-335-5357



Department of Risk Management

Insurance & Loss Prevention

430 Plaza Centre One (PCO)

Iowa City, IA 52242-2500

Phone 319-335-0010

General Fund Property 29C:20 Cost Estimate - Pappajohn Business Building 2nd Floor Water

Building:	<u>Pappajohn Business Building</u>				Date of Loss:	<u>2/17/2020</u>
Department:	<u>Facilities Management</u>				Completed by:	<u>Camille Walters</u>
					UI Claim #:	<u>PR-21164-SUI</u>
Category	Reference #	Vendor	PO	Voucher	Cost Estimate	
Building	1B Prelim	Servpro	1002258592	Pending	\$	14,679.44
Building	2B Prelim	UPS	N/A	P0413981	\$	8.67
Building	3B Prelim	EMSL Analytical	C000568459	Pending	\$	30.90
Building	4B Prelim	Adam Builders LLC	1002265692	Pending	\$	12,600.00
					Building Estimate	\$ 27,319.01
Equipment	N/A	None			\$	-
Equipment	N/A	None			\$	-
					Equipment Estimate	\$ -
					ESTIMATE TOTAL	\$ 27,319.01



TEAM MEYER

Franchise # 9784 / 10071 / 10619 / 10618 / 11087
615 Hwy 1 West
Iowa City, IA 52246
844-965-0001
Tax ID #27-0863347

Client: U of I - Pappajohn Business Building
Property: 21 E Market St
Iowa City , IA 52245

Operator: JANE

Estimator: Billy Lopez
Position: General Manager
Company: Servpro
Business: 615 Highway 1 West
Iowa City , IA 52246

Business: (844) 965-0001
E-mail: Billy@servpro.me

Reference:
Company: Jane Rose
Business: 615 highway 1 W
Iowa City , IA 52246

Business: (844) 965-0001
E-mail: jane@servpro.me

Type of Estimate: Water Damage
Date Entered: 2/18/2020

Date Assigned:

Price List: IACR8X_FEB20
Labor Efficiency: Restoration/Service/Remodel
Estimate: UOFIPJBB-WTR_IP

Dear U of I - Pappajohn Business Building ,
I am sorry to hear about your recent Water Damage loss. Attached you will find an estimate for the associated costs related to the mitigation. The total of the estimate is \$14,679.44. Note this is purely an estimate. Throughout the mitigation phase challenges arise which may require additional work to be performed. Please feel free to contact me with any questions or concerns.

Building Code: PBB
DOL: 2/17/2020
PO #: 1002258592

Regards,
Billy Lopez

Billy@servpro.me

**TEAM MEYER**

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 Iowa City, IA 52246
 844-965-0001
 Tax ID #27-0863347

UOFIPJBB-WTR_IP**Labor**

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
1. Project Manager <i>2/17/20 - 1 PM for 3.25 hrs 2/18/20 - 1 PM for 1.17 hrs</i>	4.42 HR	0.00	82.50	0.00	364.65
2. Project Manager, Assistant <i>2/17/20 - 1 APM for 4 hrs 2/19/20 - 1 APM for 1.25 hrs 2/20/20 - 1 APM for 1.75 hrs 2/21/20 - 1 APM for 1.33 hrs</i>	8.33 HR	0.00	71.30	0.00	593.93
3. Restoration Technician <i>2/17/20 - 2 RTs for 5 hrs each, 1 RT for 3.25 hrs, 3 RTs for 2 hrs each 2/18/20 - 1 RT for .67 hrs, 2 RTs for 2 hrs each 2/19/20 - 2 RTs for 1.25 hrs each 2/20/20 - 2 RTs for 1.75 hrs each 2/21/20 - 2 RTs for 9.25 hrs each, 2 RTs for 3 hrs each 3/6/2020 - 2 RTs for 1 hr each</i>	56.42 HR	0.00	45.00	0.00	2,538.90
4. Project Administration / Clerical <i>2/18/20 - 1 PA/C for 1.5 hrs 2/19/20 - 1 PA/C for 1.5 hrs 2/20/20 - 1 PA/C for 1.5 hrs 2/24/20 - 1 PA/C for 1.5 hrs 3/9/20 - 1 PA/C for 1.5 hrs</i>	7.50 HR	0.00	37.00	0.00	277.50
5. Small Tool Charge <i>3% of total labor costs per contract</i>	1.00 EA	0.00	113.25	0.00	113.25
Totals: Labor				0.00	3,888.23

Consumables

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
6. Ducting, Lay Flat	1.00 EA	0.00	110.00	0.00	110.00
7. Plastic Sheeting	1.00 EA	0.00	196.00	0.00	196.00
8. Wall Zippers	1.00 EA	0.00	30.50	0.00	30.50
9. Tape, Blue	3.00 EA	0.00	13.16	0.00	39.48
10. Filter, HEPA for Neg Air Machine	2.00 EA	0.00	155.95	0.00	311.90
11. Zip Wall Kit - 4 Poles	1.00 EA	0.00	602.00	0.00	602.00
12. Plastic Sheeting Hangers / Blue	0.25 EA	0.00	510.00	0.00	127.50
13. Bags, Trash Environmental (6 mil)	15.00 EA	0.00	1.96	0.00	29.40

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CONTINUED - Consumables

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
14. Filter - Backpack Vacuum - Kit	1.00 EA	0.00	185.60	0.00	185.60
Totals: Consumables				0.00	1,632.38

Equipment

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
15. Air Mover	99.00 DA	0.00	32.50	0.00	3,217.50
2/17/20 - 29					
2/18/20 - 24					
2/19/20 - 24					
2/20/20 - 22					
16. Dehumidification Unit -200	28.00 DA	0.00	75.50	0.00	2,114.00
2/17/20 - 7					
2/18/20 - 7					
2/19/20 - 7					
2/20/20 - 7					
17. HEPA filtration Unit/ Air Scrubber	8.00 DA	0.00	140.00	0.00	1,120.00
2/17/20 - 2					
2/18/20 - 2					
2/19/20 - 2					
2/20/20 - 2					
18. Company Owned Vehicle	5.00 DA	0.00	95.00	0.00	475.00
2/17/20 - 2					
2/18/20 - 1					
2/19/20 - 1					
2/20/20 - 1					
19. Van, Cargo	7.00 DA	0.00	115.00	0.00	805.00
2/17/20 - 1					
2/18/20 - 1					
2/19/20 - 1					
2/20/20 - 1					
2/21/20 - 2					
3/6/20 - 1					
20. Extension Cords	8.00 DA	0.00	5.00	0.00	40.00
2/17/20 - 2					
2/18/20 - 2					
2/19/20 - 2					
2/20/20 - 2					
21. Truck, 24 Foot	1.00 DA	0.00	125.00	0.00	125.00
2/17/20 - 1					

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CONTINUED - Equipment

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
22. Ladder 24ft and under	5.00 DA	0.00	6.00	0.00	30.00
2/17/20 - 1					
2/18/20 - 1					
2/19/20 - 1					
2/20/20 - 1					
2/21/20 - 1					
23. Vacuum, HEPA	1.00 DA	0.00	115.00	0.00	115.00
2/21/20 - 1					
24. Equipment decontamination charge - per piece of equipment	38.00 EA	0.00	26.02	0.00	988.76
Totals: Equipment				0.00	9,030.26

Subcontractor

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
25. Haul debris - per pickup truck load - including dump fees	1.00 EA	128.57	0.00	0.00	128.57
Totals: Subcontractor				0.00	128.57
Line Item Totals: UOFIPJBB-WTR_IP				0.00	14,679.44



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844-965-0001
Tax ID #27-0863347

Summary for Dwelling

Line Item Total	14,679.44
Replacement Cost Value	\$14,679.44
Net Claim	\$14,679.44

Billy Lopez
General Manager

**Delivery Service Invoice**Invoice Date **February 22, 2020**

Invoice Number 000072R9V8080

Shipper Number 72R9V8

Page 3 of 3

Outbound**UPS Internet Shipping**

Pickup Date	Tracking Number	Service	ZIP Code	Zone	Weight	Published Charge	Incentive Credit	Billed Charge
02/14	1Z72R9V80191573517	Next Day Air Commercial Letter	46250	103	Letter	30.79	-24.46	6.33
		Fuel Surcharge				1.85	-1.59	0.26
		Total				32.64	-26.05	6.59

1st ref: 20-648581-001

UserID: henneberry

Sender : Steve Henneberry**Receiver:**

University of Iowa

EMSL

200 USB

6340 Castleplace Drive

~~Iowa City IA 52242~~~~INDIANAPOLIS IN 46250~~

02/17	1Z72R9V82593333120	Next Day Air Commercial Letter	46250	103	Letter	30.79	-24.46	6.33
		Customer Weight			0.3			
		Delivery Confirmation Response				2.08		2.08
		Fuel Surcharge				1.69	-1.43	0.26
		Total				34.56	-25.89	8.67

20-654109-006

1st ref: PBB- 2nd Floor Water Leak

UserID: henneberry

Sender : Steve Henneberry**Receiver:**

University of Iowa

EMSL

200 USB

6340 Castleplace Drive

~~Iowa City IA 52242~~~~INDIANAPOLIS IN 46250~~

02/20	1Z72R9V80197597393	Next Day Air Commercial Letter	46250	103	Letter	30.79	-24.46	6.33
		Fuel Surcharge				1.69	-1.43	0.26
		Total				32.48	-25.89	6.59

1st ref: 20-651040-001

UserID: henneberry

Sender : Steve Henneberry**Receiver:**

University of Iowa

EMSL

200 USB

6340 Castleplace Drive

Iowa City IA 52242

INDIANAPOLIS IN 46250

Total for Internet-ID: henneberry

99.68 -77.83 21.85

Total UPS Internet Shipping**3 Package(s)**

99.68 -77.83 21.85

Total Outbound**3 Package(s)**

99.68 -77.83 21.85


EMSL Analytical, Inc.

EMSL Analytical, Inc. Federal Tax ID 22-2357101

6340 CastlePlace Dr., Indianapolis, IN 46250

(317) 803-2997

INVOICE NO	PAGE
16328658	1 of 1
INVOICE DATE	
2/19/2020	

BILL TO FSG-Environmental Svcs/Univ. of Iowa
 Attn: Darice Baxter
 200 University Services Building
 The University of Iowa
 Iowa City, IA 52242
 US

REPORT TO FSG-Environmental Svcs/Univ. of Iowa
 Attn: Darice Baxter
 200 University Services Building
 The University of Iowa
 Iowa City, IA 52242
 US

SLSM.	Ship VIA	Terms	Billing Frequency	Rept. ID	Billing ID		
epodeII	UPS	Net 30	With Report	UOIF77	UOIF77		
Date	Order No.	QTY	Test Code	Test Description	Unit	Unit Price	Amount
2/19/2020	162003466 P.O: C0000568459	2	PLM	Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy 24 Hour Project: 2nd Floor Leak / Pappajoh Business Building	EA	15.45	30.90
						Sub Total	30.90
						Invoice Total	\$30.90

Please review your invoice promptly. We will gladly correct any errors within 30 days of the invoice date. After that, we deem the invoice to be correct and reserve the right not to issue credits, in whole or part. A 1.5% finance charge will be added to invoices over 30 days.

Billing Inquiries - please call 1-800-220-3675

GROUP 247047



83464250

Please detach and return with payment

Invoice Date	2/19/2020	Customer No. UOIF77	Invoice No. 16328658	\$30.90
Please Remit To: EMSL Analytical, Inc.		Dept: 16		
200 Route 130 North				
Cinnaminson, NJ 08077				

Billing Inquiries - please call 1-800-220-3675

iLabINV 1.0.8

Payment in US Funds Only.



February 22, 2020

Mr. Mitchell Borkowski
Facilities Management
The University of Iowa
200 University Services Building
Iowa City, IA 52242

RE: Pappajohn Business Building – Drywall/Plaster Repair

Dear Mr. Borkowski,

Adam Builders, LLC is pleased to provide pricing for the subject project. Included within our proposed scope of work as follows:

1. Dust Partitions as required for our work
2. Drywall damaged soffit and columns to match existing
3. Tape, Mud and Plaster installed drywall
4. Install only salvaged ceiling tiles
5. Install only salvaged wood trim pieces
6. Painting for the above mentioned items

We specifically exclude:

1. Electrical work of any kind
2. Mechanical work of any kind
3. IT/Fire Alarm work of any kind
4. Flooring work of any kind

Based on the foregoing, Adam Builders LLC will provide all the necessary labor, material, equipment, supervision, safety and insurance required to complete our proposed scope of work for the lump sum of **Twelve Thousand Six Hundred Dollars (\$12,600.00)**. We appreciate the opportunity to be of service and hope that you will contact us with any questions that you may have.

Sincerely,
Adam Builders LLC

John Adam

John Adam
Owner

PLEASE ISSUE P.O.
BUT #0853901 (411)

M. J. Borkowski
2/27/2020