



## 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

May 12, 2022

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

Re: University of Iowa – Pomerantz Center Water Damage from AHU – Preliminary Loss Report (8/10/2021)

Dear Executive Council,

On August 10, 2021, an air handling unit on the fourth floor of the Pomerantz Center, located at 213 North Clinton Street, Iowa City, Iowa, failed causing water damage to the third and fourth floors. The water damaged drywall, flooring, and insulation.

The purpose of this Preliminary Loss Report is to notify you of our current damage estimate and to request allocation of funds for clean-up and replacement of the damaged building components. Based on the information we have at this time our estimated damage is approximately **\$11,012.02**. We will provide a Formal Loss Report with the final invoice and payment documentation.

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

Sincerely,

Camille Walters  
Risk Management Manager

cc: Tammy Hollingsworth  
John Nash  
Debby Zumbach  
Josey Bathke

## Walters, Camille

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**Subject:** FW: University of Iowa Pomerantz Center - Property Loss Notice  
**Attachments:** UI Pomerantz Center Water 8-10-2021 Photos.pdf

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**From:** Walters, Camille <[camille-walters@uiowa.edu](mailto:camille-walters@uiowa.edu)>

**Sent:** Wednesday, August 11, 2021 8:56 AM

**To:** [executivecouncil@tos.iowa.gov](mailto:executivecouncil@tos.iowa.gov); Tammy Hollingsworth <[Tammy.Hollingsworth@AOS.IOWA.GOV](mailto:Tammy.Hollingsworth@AOS.IOWA.GOV)>; John Nash ([john.nash@iowaregents.edu](mailto:john.nash@iowaregents.edu)) <[john.nash@iowaregents.edu](mailto:john.nash@iowaregents.edu)>

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

**Subject:** University of Iowa Pomerantz Center - Property Loss Notice

Hello,

Risk Management was notified on 8/10/2021 of an incident at the Pomerantz Center, located at 213 North Clinton Street, Iowa City, IA. On 8/10/2021, an air handling unit failed and condensate was released on the 4<sup>th</sup> floor causing damage to the 4<sup>th</sup> and 3<sup>rd</sup> floors. We are investigating the incident at this time but the estimated damages could potentially exceed \$5,000. Attached are some photos of the incident.

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 Walters

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

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



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 - Pomerantz Center Water Damage

Building:	Pomerantz Center				Date of Loss:	8/10/2021	
Department:	Facilities Management				Completed by:	Camille Walters	
					UI Claim #:	PR-21559-SUI	
Category	Reference #		Vendor	PO	Voucher	Cost Estimate	
Building	1B Prelim	Servpro		1002493979	Pending	\$	2,408.02
Building	2B Prelim	RoCon Construction		1002498832	Pending	\$	8,604.00
Building Estimate						\$	11,012.02
Equipment	N/A	None				\$	-
Equipment	N/A	None				\$	-
Equipment Estimate						\$	-
ESTIMATE TOTAL						\$	11,012.02



Fire &amp; Water - Cleanup &amp; Restoration™

SERVPRO® of Iowa City/Coralville

SERVPRO® of Grinnell &amp; Pella

SERVPRO® of Des Moines SW

SERVPRO® of Des Moines East

SERVPRO® of Ottumwa/Oskaloosa

SERVPRO® of Marshall

SERVPRO® of Columbia

SERVPRO® of Sedalia

*Independently Owned and Operated***BILL TO:**

Bryan Watson  
U of I Facilities Mgt  
Plaza Centre One  
125 S Dubuque Street  
Iowa City, IA 52240

# INVOICE

**7266103****DATE:** 08/13/2021**TERMS:** Due upon receipt

Past Due Invoices Subject to Finance Charges

Returned Check Fee \$50

**SERVICE ADDRESS:**

Pomerantz Center  
213 N Clinton Street  
Iowa City, IA 52245  
DOL 08/10/2021  
Building code: PC  
PO # TBD

**Project Mgr:** Mike Raffensperger **Insurance Co:** **Claim / P.O. #** TBD **Work Order #**

SERVICE TYPE	DESCRIPTION	AMOUNT
Water Remed	Water Restoration Building: PC DOL: 8/10/2021 PO# TBD	2,408.02

SALES TAX

TOTAL 2,408.02

PAYMENT

**TOTAL DUE \$2,408.02****REVIEW US!**

Your feedback is important to us. Please take a moment to review us online. Thank you for choosing SERVPRO.

**Remit payment to: SERVPRO****615 Hwy 1 West****Iowa City, IA 52246**

*If you would like to pay by credit card, please call our office at (844) 965-0001. All major credit cards accepted.*



## SERVPRO ICC, LLC

Iowa Franchises: #9784 / 10071 / 10618 / 10619 / 11087  
Missouri Franchises: #11148 / 11149 / 11150  
615 Hwy 1 West  
Iowa City, IA 52246  
844-965-0001  
Tax ID #27-0863347

Client: University of Iowa Pomerantz Center - Tom Daggett  
Property: 213 North Clinton Street  
Iowa City, IA 52245

Cellular: (563) 529-0363

Operator: APOWERS

Estimator: Mike Raffensperger  
Company: ServPro of Iowa City  
Business: 615 Hwy 1 West  
Iowa City, IA 52246

Business: (319) 338-8550  
E-mail: miker@servpro.me

Type of Estimate: Water Damage  
Date Entered: 8/10/2021

Date Assigned:

Price List: IACR8X\_AUG21  
Labor Efficiency: Restoration/Service/Remodel  
Estimate: UOFI\_POMERANTZ\_IP  
File Number: 7266103

Dear University of Iowa Pomerantz Center - Tom Daggett,

Attached you will find the total bill associated with the mitigation at your property. The total of the bill is \$2,408.02. Please feel free to contact me with any questions or concerns.

Regards,  
Mike Raffensperger  
(319) 338-8550  
miker@servpro.me

**SERVPRO ICC, LLC**

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844-965-0001

Tax ID #27-0863347

**UOFI\_POMERANTZ\_IP****Main Level****Labor**

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
1. Project Coordinator - Billy Lopez 08/10/2021 - 1 hrs	1.00 EA	0.00	110.00	0.00	110.00
2. Project Manager - Mike Raffensperger 08/10/2021 - 1 hrs	1.00 HR	0.00	82.50	0.00	82.50
3. Restoration Technician - Levi Lane 08/10/2021 - 3.25 hrs 08/11/2021 - 1.25 hrs	4.50 HR	0.00	45.00	0.00	202.50
4. Restoration Technician - Jacob Wiggins 08/10/2021 - 3.25 hrs 08/11/2021 - 1.25 hrs	4.50 HR	0.00	45.00	0.00	202.50
5. Project Administration/Clerical - Mandy Powers	2.50 HR	0.00	37.00	0.00	92.50
6. Small Tools 3% of labor	1.00 EA	0.00	20.70	0.00	20.70
Totals: Labor				0.00	710.70

**Consumables**

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
7. Wall Zippers	1.00 EA	0.00	30.50	0.00	30.50
8. Plastic Sheeting	0.25 EA	0.00	196.00	0.00	49.00
9. Bag, Trash Environmental (6MIL)	9.00 EA	0.00	1.96	0.00	17.64
10. Tape, Blue	2.00 EA	0.00	13.16	0.00	26.32
11. Filter CVAC for hepa vac	1.00 EA	0.00	185.60	0.00	185.60
12. Filter Hepa for neg air machine	1.00 EA	0.00	155.95	0.00	155.95
Totals: Consumables				0.00	465.01

**Equipment**

**SERVPRO ICC, LLC**

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 Missouri Franchises: #11148 / 11149 / 11150  
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 Iowa City, IA 52246  
 844-965-0001  
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**CONTINUED - Equipment**

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
13. Air Mover	6.00 DA	0.00	32.50	0.00	195.00
08/10/2021 - 6					
14. Dehumidifier	1.00 DA	0.00	75.50	0.00	75.50
08/10/2021 - 1					
15. Air Scrubber	1.00 DA	0.00	140.00	0.00	140.00
08/10/2021 - 1					
16. Extension Cord	1.00 EA	0.00	5.00	0.00	5.00
08/10/2021 - 1					
17. Vacuum, HEPA	1.00 EA	0.00	115.00	0.00	115.00
08/10/2021 - 1					
18. Vehicle - Cargo Van	2.00 DA	0.00	115.00	0.00	230.00
08/10/2021 - 1					
08/11/2021 - 1					
19. Company Owned Vehicle	1.00 DA	0.00	95.00	0.00	95.00
08/10/2021 - 1					
20. Equipment decontamination charge - per piece of equipment	8.00 EA	0.00	28.57	0.00	228.56
6 Air movers					
1 Dehumidifier					
1 Air Scrubber					
Totals: Equipment				0.00	1,084.06

**Subcontractor**

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
21. Haul debris - per pickup truck load - including dump fees	1.00 EA	148.25	0.00	0.00	148.25
Totals: Subcontractor				0.00	148.25
Total: Main Level				0.00	2,408.02
Line Item Totals: UFOI_POMERANTZ_IP				0.00	2,408.02



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844-965-0001  
Tax ID #27-0863347

Summary for Dwelling

Line Item Total	2,408.02
Replacement Cost Value	\$2,408.02
Net Claim	\$2,408.02

Mike Raffensperger





PO BOX 2204

IOWA CITY, IA 52244

PH: 319-337-5100 F: 319-337-9325

[WWW.ROCONCONSTRUCTION.NET](http://WWW.ROCONCONSTRUCTION.NET)

## PROJECT PROPOSAL

DATE	8/19/21
PROJECT NAME	POMERANTZ CENTER L4 CEILING
PROJECT NUMBER	
SUBMITTED BY	TIM CRONQUIST
ATTENTION	ZACK JOHNSON
PROPOSAL NUMBER	077-21

ROCON CONSTRUCTION IS PLEASED TO PROVIDE A QUOTE TO \_\_\_\_\_.

**INCLUSIONS:** INSTALL INFECTION CONTROL AS PER UI STANDARDS  
 STICKY MAT, PLASTIC BARRIER WITH ZIPPERED ENTRANCE, AIR SCRUBBER  
 MODIFY FRAMING AT DEMOED SHEETROCK  
 REMOVE LIGHTING BAFFLES AND BULBS  
 INSTALL SHEETROCK  
 FINISH SMOOTH COAT  
 PAINT CEILING AND WALLS TO MATCH EXISTING  
 REINSTALL BAFFLES AND BULBS  
 CLEAN AND DEMOBILIZE  
 BARRIERS TO REMAIN UP AND BLOCK BATHROOMS AND MAIN ENTRANCE TO SUITE FOR REMAINDER OF PROJECT. PROJECT TO TAKE 1 WEEK TO COMPLETE.

**EXCLUSIONS:** AFTER HOURS WORK, BOND, MECHANICAL, ELECTRICAL (EXCEPT LIGHTING), PLUMBING, SPRINKLERS, ASBESTOS ABATEMENT, DATA WIRING, REINSULATING PIPING, FINAL CLEANING, ANY WORK NOT LISTED ABOVE

**TOTAL COST:** **\$8,604.00** EIGHT THOUSAND SIX HUNDRED FOUR DOLLARS

PLEASE CALL ME IF YOU HAVE QUESTIONS REGARDING MY QUOTE. QUOTE VALID FOR 30 DAYS. THANK YOU!

ACCEPTED BY: \_\_\_\_\_

*OKAY  
Zack Johnson*

DATE: \_\_\_\_\_

THERE ARE 3 THINGS TO LOOK FOR WHEN HIRING - INTEGRITY, INTELLIGENCE, ENERGY; IF YOU DON'T HAVE THE FIRST ONE, THE OTHER TWO WILL KILL YOU - WARREN BUFFET

8/24/2021  
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