

MEMBERS OF COUNCIL

HON. KIM REYNOLDS
GOVERNOR

HON. PAUL D. PATE
SECRETARY OF STATE

HON. ROB SAND
AUDITOR OF STATE

HON. ROBY SMITH
TREASURER OF STATE

HON. MIKE. NAIG
SECRETARY OF AGRICULTURE



Executive Council of Iowa

CAPITOL BUILDING
DES MOINES, IOWA 50319
PHONE: 515 281-5368

May 5, 2025

Accounting Department
Office of the Treasurer
Lucas Building
321 E 12th Street
Des Moines, IA, 50319

The Executive Council, in a meeting held on this date, approved the Board of Regents – University of Iowa request for an emergency allocation in the amount of \$85,634.43, subject to an audit of actual invoices. On January 16, 2024, a failed heating unit caused Myriad Technology Plaza to lose power and pipes to freeze. Request was to cover repair costs.

EXECUTIVE COUNCIL OF IOWA

Kristi Onstot
Executive Secretary

cc: John Nash, Director of Facilities, Board of Regents, State of Iowa
Camille Walters Gott, Risk Management Administrator, University of Iowa
Andrea Anania, Board of Regents
Aimee Claeys, Board of Regents
Heather Hackbarth, Department of Management
Matt Bender, Department of Management

AOS Claim # 3670
TOS Job # _____



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

April 28, 2025

Kristi Onstot
Executive Council
L O C A L

Subject: Heating Unit Failed Causing Myriad Technology Plaza to Lose Power and Pipes
to Freeze on January 16, 2024
University of Iowa – Board of Regents
Claim dated February 27, 2025
AOS Claim ID: 3670

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 \$85,634.43 subject to an audit of actual invoices.

Sincerely,

A handwritten signature in black ink, appearing to read "Brian R. Brustkern".

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
Heather Hackbarth, Department of Management



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

February 27, 2025

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

Re: University of Iowa – Myriad Technology Plaza One Heat Failure Water Damage – Preliminary Loss Report (1/16/2024) – AOS Claim #3670

Dear Executive Council,

On January 16, 2024, a heating unit failed causing the building to lose power and water pipes to freeze at Myriad Technology Plaza One located at 2660 Crosspark Road, Coralville, Iowa. The damage affected the building sprinklers, sprinkler pipes, plumbing, electrical, reverse osmosis water system, boilers, and water heaters. The lights and ceiling tiles in room 137 were damaged and had to be replaced.

The purpose of this Preliminary Loss Report is to notify you of our current damage estimate and to request allocation of funds for repair/replacement of the damaged building components and equipment. Our estimated damage is approximately **\$85,634.43**. 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: Tuesday, January 16, 2024 3:32 PM
To: executivecouncil@tos.iowa.gov; Tammy Hollingsworth; John Nash (john.nash@iowaregents.edu)
Cc: Bathke, Josey; Zumbach, Debby J
Subject: University of Iowa Myriad Technology Plaza One - Property Loss Notice

Hello,

Risk Management was notified on 1/16/2024 of an incident at Myriad Technology Plaza One, located at 2660 Crosspark Road, Coralville, Iowa. On 1/16/2024, a heating unit failed causing the building to lose power and pipes to freeze. We are investigating the incident at this time. Damages are expected to exceed \$5,000. Incident photos have been requested and will be provided when received.

We will submit a preliminary loss report when detailed damage estimates are available.

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

Thank you

Camille Walters Gott

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/>

IOWA



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 - MTP1 Heat Failure Water Damage

Building:	Myriad Technology Plaza One (MTP1)			Date of Loss:	1/16/2024	
Department:	BioVentures			Completed by:	Camille Walters Gott	
				UI Claim #:	PR-22231-SUI	
				AOS 29C:20 Claim #:	#3670	
Category	Reference #	Vendor	PO	Voucher	Cost Estimate	
Building	1B Prelim	Blackhawk Sprinklers	1002965430	84806156	\$	16,750.00
Building	2B Prelim	Total Water Treatment Systems Inc	1002973626	84799447	\$	12,153.50
Building	3B Prelim	Total Water Treatment Systems Inc	1002973626	84881852	\$	12,663.50
Building	4B Prelim	AAA Mechanical	1003024961	85169191	\$	42,237.93
Building	5B Prelim	CEC - Communications Engineering Company	B000580368	84836023	\$	1,419.76
Building	6B Prelim	Nelson Electric	1003028109	84893766	\$	127.74
Building	7B Prelim	Hargers Acoustics Inc	1003036435	84914244	\$	282.00
Building Estimate					\$	85,634.43
Equipment	N/A	None			\$	-
Equipment	N/A	None			\$	-
Equipment Estimate					\$	-
ESTIMATE TOTAL					\$	85,634.43

BLACKHAWK
AUTOMATIC SPRINKLERS, INC.

FIRE PROTECTION CONTRACTORS • DESIGN, INSTALLATION & MAINTENANCE

P.O. BOX 998	CEDAR FALLS, IA 50613	TELEPHONE: (800) 232-7721
EMPLOYEE OWNED	525 EAST 18 th STREET	FAX: (319) 277-0000
	PROPOSAL SPREAD	DATE January 20, 2024

TO: University of Iowa Research Park
2660 Crosspark Road
Coralville, IA
stephanie-dengler@uiowa.edu

RE: **WORK TO BE COMPLETED:**
1) Replace double check assembly & test
2) Replace all sprinkler heads per the
Fire Department's request
3) Replace 2 broken lines on the dock
including the ITV pipe

We will air test the system before turning the water
back on, any additional leaks will be repaired on a
T&M basis.

****Price based on underground shutoff holding
tight****

BLACKHAWK AUTOMATIC SPRINKLERS, INC. (SELLER) PROPOSES TO PROVIDE &/OR INSTALL:

Make repairs listed above:

Firm Price: Sixteen Thousand Seven Hundred Fifty Dollars & 00/100-----\$16,750.00

Price is good for **fourteen** days. Price Includes Freight & Transportation of Men to Site.

EXCLUSIONS: Painting, Wiring, Supervisory Alarms, Special Markers, Centering of Sprinklers in Ceiling Tile,
Special Environmental Requirements, Sprinklers in Combustible Blind Spaces, Installation From
Other Than Concrete Slab Floors, Pollution Liability/Mold insurance coverage or any Overtime.

Our firm follows the State of Iowa, Illinois, Nebraska, and Missouri requirements as a licensed contractor and licensed
sprinkler inspector. Our State of Iowa contractor license is FES-2069. Our State of Illinois contractor license is FSC0103.
Our State of Nebraska contractor license is 15097. All inspections performed per *NFPA 25 Standard for the Inspection,
Testing and Maintenance of Water-Based Fire Protection Systems*. All installations per *NFPA 13 Standard for the
Installation of Sprinkler Systems*.

By RaeJean Cole
RaeJean Cole Blackhawk Automatic Sprinklers, Inc.

By _____
Stephanie Dengler / U of I Research Park



TOTAL WATER TREATMENT SYSTEMS INC
A 100% EMPLOYEE OWNED COMPANY
5002 WORLD DAIRY DRIVE
MADISON WI 53718
(608) 221-2236 (800) 929-2236

2B Prelim - Page 1 of 1

INVOICE NUMBER

1099167

ACCOUNT NUMBER

287564 01

BILLING DATE

02/15/2024

DUE DATE

03/16/2024

PURCHASE ORDER #

1002973626

DELIVERY ADDRESS:

UNIVERSITY OF IOWA HOSP & CLINICS
DAVID MCLAIN UI-WATER PLANT
200 HAWKINS DR
IOWA CITY IA 52242

REFERENCE	DESCRIPTION		QTY	PRICE	TOTAL
127	WATER EQUIPMENT REPLACEMENT	SHIPPED: 02/15/2024	1	12153.50	12153.50
	50% UPON ORDER				

TERMS

NET 30

PAY THIS AMOUNT

12153.50

RETURN THIS PORTION WITH PAYMENT



TOTAL WATER TREATMENT SYSTEMS INC
A 100% EMPLOYEE OWNED COMPANY
5002 WORLD DAIRY DRIVE
MADISON WI 53718

INVOICE NUMBER

1099167

ACCOUNT NUMBER

287564 01

DUE DATE

03/16/2024

AMOUNT DUE

12153.50

AMOUNT PAID

UNIVERSITY OF IOWA HOSP & CLINICS
ACCOUNTS PAYABLE & TRAVEL
202 PCO
IOWA CITY IA 52242-2500

TOTAL WATER TREATMENT SYSTEMS INC
A 100% EMPLOYEE OWNED COMPANY
5002 WORLD DAIRY DRIVE
MADISON WI 53718



Total Water Treatment Systems Inc
A 100% Employee Owned Company
5002 World Dairy Drive
Madison, WI 53718

(608) 221-2236 (800) 929-2236

3B Prelim - Page 1 of 1

INVOICE

0035611

Invoice Date: 04/29/2024
Shipped: 04/29/2024
PO No: 1002973626
Customer No: 2875643
Web Portal Security Code: TVRQ
Due Date: 05/29/2024
Balance: **\$12663.50**

Billing Address:

University Of Iowa Hosp & Clinics
Accounts Payable & Travel
202 Pco
Iowa City, IA 52242-2500

Location Address:

University Of Iowa Hosp & Clinics
200 Hawkins Dr
David Mclain Ui-Water Plant
Iowa City IA 52242-2500

Pay your bill online at WWW.CULLIGANTOTALWATER.COM
You may register using your account number and security code above.

Service Date	Description	Comments	Reference	Qty.	Price	Amount
04/29/2024	Replacement Water Equipment		T05544	1		12153.50
	50% Remaining Balance De					
04/29/2024	Freight		T05544	1		510.00



Total Water Treatment Systems Inc
A 100% Employee Owned Company
5002 World Dairy Drive
Madison, WI 53718

(608) 221-2236 (800) 929-2236

RETURN THIS PORTION WITH PAYMENT

INVOICE NUMBER

0035611

ACCOUNT NUMBER

2875643

DUE DATE

05/29/2024

AMOUNT DUE

\$12663.50

AMOUNT PAID

Remit Payment to:

University Of Iowa Hosp & Clinics
Accounts Payable & Travel
202 Pco
Iowa City, IA 52242-2500

Total Water Treatment Systems Inc
A 100% Employee Owned Company
5002 World Dairy Drive
Madison, WI 53718

AAA Mechanical Contractors, Inc.

2755 Stoner Court
 North Liberty, IA 52317
 319-351-1843

**Bill To**

University of Iowa
 202 Plaza Centre One
 Iowa City, IA 52242

<https://www.aaamech.com>

We service HVAC/R, building controls, and plumbing systems for commercial and industrial customers.

Invoice No.	12467598	Service Location	IDT
Customer PO No.	1003024961		2660 Crosspark Road
Invoice For	Repair Job #33270595 (02/22/2024)		Coralville, IA 52241
Transaction Date	4/9/2024		
Due Date	5/9/2024 (Net 30)		

Item	Svc	Qty	Unit Price	Amt
.Labor Journeyman Regular	HVAC	100	\$96.58	\$9,658.00
Labor Apprentice Regular	HVAC	60	\$76.25	\$4,575.00
Labor Journeyman OT	HVAC	3	\$124.70	\$374.10
Labor Apprentice OT	HVAC	1	\$101.25	\$101.25
Watts Backflow Preventor 1-1/2	HVAC	2	\$6,077.27	\$12,154.54
Insulation for Repair Piping	HVAC	1	\$4,685.00	\$4,685.00
Copper Fittings	HVAC	1	\$2,732.57	\$2,732.57
New Water Meter 2"	PLUMB	1	\$1,679.46	\$1,679.46
Propress Fittings	HVAC	1	\$1,032.44	\$1,032.44
1-1/2 Lead Free Reduced Pressure Zone Backflow Preventer Assembly	HVAC	1	\$1,023.25	\$1,023.25
1-1/2 Watts Bronze Strainer	HVAC	2	\$360.55	\$721.10
1" Water meter	OTHR	1	\$691.22	\$691.22
1" Watts Backflow	HVAC	1	\$688.92	\$688.92
Watts 2" Lead Free Ball Valve	HVAC	1	\$537.74	\$537.74
Drywall Patch Repair	HVAC	1	\$527.50	\$527.50
New Filter Housing	PLUMB	1	\$401.87	\$401.87
Brass Fittings	HVAC	1	\$382.47	\$382.47
Torch & Braze/Solder Supplies	HVAC	1	\$30.00	\$30.00
Trip Charge (IC Metro Area)	OTHR	14	\$17.25	\$241.50
GRAND TOTAL				\$42,237.93

Notes

- During the low temperatures we had the Mechanical Room had some freezing that broke the water meter and filters. We will repair the mechanical room items, to include Boilers and Water Heater. We will also do a air test on the complete system to check for leaks out in the piping system.

2/22 - Got into the mechanical room and walked straight to the water meter and filters to find the filters broken off and cracked meter. Took off water meter, removed all the insulation, and began a visual and leak check. Found broken valves, leaking sections of pipe, and cracked non copper pipe. Took off the unions connecting the filters and unscrewed the male adapter half unions. Brought in the new filters and meter, cleaned up insulation mess, and made a part list.

2/23 - Installed new filter housings and filters. Installed new water meter. Put in isolation valves to isolate and air test the lab and bathroom plumbing hot and cold potable water piping. Found more freeze ruptures, a broken ball valve, and check valve. Air tested the hot potable water and there aren't any leaks in the lab and bathrooms. Air tested the cold potable water and it will not pressurize due to a leak that we haven't found yet.

2/26 - Picked up copper and brass fittings. Found the leak in the building piping on the front water spigot piping inside the front office wall. Isolated the leak and pressurized the cold water piping and it held. Started cutting out all the freeze leaks in the mechanical room cold water piping. Got a parts list and remade some of the piping to repair the leaks.

2/27 - Repaired more leaks in the mechanical room and installed pipe to replace ruptured pipe. Put air pressure on mechanical room piping and found more copper pipe freeze ruptures. Cut out and replaced pipe. Found that the two main 1-1/2" back flow preventers are bad and the small 1" backflow for the RO system is also bad and will need replaced.

2/28 - Put in new backflow preventers. Fixed leaks and replaced 2" ball valves in water main header.

2/29 - Filled mechanical room piping and building water piping. Flushed all sinks, toilets, and urinals. Turned on water heat and set temp, it is running correctly. Cleaned up machine room.

3/01 - Got over to the RO pipe and put 3 new small lengths of soft copper into the compression fittings. We had to cut and bend new pipe. Turned water pressure on and found another leak on a 1 inch 45 so we unsoldered that out, cut, and cleaned a new piece of pipe with the right fittings. Then soldered that into place. Turned on water pressure again and everything held together.

3/06 - Cut drywall out to expose the piping. Repaired the leak in the wall in the front office for the outside water hydrant. Checked for leaks. Turned on the water and cleaned up the drywall mess.

3/11 - Got new water meter for irrigation. Installed new meter and backflow preventer. Checked for leaks and then left it off.

3/18 - Got fittings list to hook up new softeners. Picked up the fittings.

3/19 - Moved softener tanks into a good position to reconnect all the water interconnecting piping. Changed length of piping to accommodate the new softener heads and tanks. Tied in all the inlet water and outlet soft water piping to new softeners. Piped the drain lines. Installed the softener flow meter in the outgoing soft water line to the building.

3/20 - Fixed leaks on softener piping in the old 2" and cleaned unions. Tried to put flow meter in several times, but the plastic fittings that come with it leaked and had no taper to the 2" pipe threads. Flow meter is still not installed in the outlet soft water piping.

3/27 - Installed the flow meter and checked for leaks.

3/28 - Got 10 new pro press couplings and a pro press 45. Pro pressed in 1/2" 45 and two couplings to repair a water leak in the existing soft water line that was isolated from the main water piping. Turned on the line and verified that there were no leaks.

Thank you for choosing AAA Mechanical as your contractor for HVAC, Plumbing, and Building Controls. We appreciate your business and look forward to serving you in the future. Your contracted labor and material rates have been applied to this invoice.



CEC
PO Box 488
405 Boyson Road
Hiawatha, IA 52233
(319) 294-9000

Date	Invoice
03/20/2024	421085
Account #	
32203A	

Bill To:
The University of Iowa Accounts Payable 202 PCO Iowa City, IA 52242 United States

Ship To
The University of Iowa Accounts Payable 202 PCO Iowa City, IA 52242 United States

Payment Terms	Due Date	PO #	Reference #
NET 30	04/19/2024	B000578244	

Service Ticket #	350512
Summary	IDT/U of Iowa bldg 2660 crosspark-reconnect water monitoring modules to new waterflows.
Resolution	<p>Thu 3/7/2024/11:30 AM UTC-06/ Ryan Ham (time)- went on site found i needed different hardware to mount went to lowes got what was needed replaced the top tamper and it cleared went to replace the bottom and found bad resistor did not have the correct resistor so I made the value using what i had 4.7k. could not get it to clear the supervisory stays on even just adding the resistor. but the trouble clears. something is wrong with the notifier device.</p> <p>Thu 3/14/2024/11:00 AM UTC-05/ Josh Pennington (time)- Work on researching EOL resistance needed for Notifier system. Touch base with Ryan Ham about existing service ticket. Contact customer regarding access to building later this afternoon.</p> <p>Thu 3/14/2024/1:00 PM UTC-05/ Josh Pennington (time)- install 47k resistor for Notifier I/o module fmm-101 for bottom tamper.</p> <p>Thu 3/14/2024/2:35 PM UTC-05/ Josh Pennington- replaced EOLs with 47k resistors @ tamper locations. Panel is now clear of all troubles.</p>

Contact Name Stephanie Dengler

	Hours	Rate	Amount
Billable Labor	5.25	190.00	\$997.50
Total Labor:			\$997.50

Material & Trip Charges	Quantity	Price	Amount
Billable Material & Trip Charges			
Parts from Lowes.	1.00	\$22.26	\$22.26
Travel Charge Zone 2 - IA	2.00	\$200.00	\$400.00
Total Material & Trip Charges:			\$422.26

<p>Please remit to: Communications Engineering Company PO Box 488 Hiawatha, IA 52233</p> <p>If you have questions regarding your invoice or to receive your invoices electronically, please contact statements@cecinfo.com or call toll-free 1-800-795-2630.</p> <p>Failure to pay amounts due by the invoice due date may result in interest charged at a rate of 1.5% per month on the outstanding principal, until such principal and any accrued interest is paid. CEC reserves the right to apply any payments first towards outstanding interest.</p>	Invoice Subtotal:	\$1,419.76
	Sales Tax:	\$0.00
	Invoice Total:	\$1,419.76
	Payments:	\$0.00
	Credits:	\$0.00
	Balance Due:	\$1,419.76

NELSON ELECTRIC CO.
618 14TH AVE S.W.
P.O. BOX 967
CEDAR RAPIDS, IA 52406



PHONE: 319-366-6257
EMAIL: info@nelsonelectric.com
WEBSITE: www.nelsonelectric.com

INVOICE	
Number:	182382
Date:	4/19/24
Terms	NET 30 DAYS

1003028109 JV

INVOICE TO: U OF I RESEARCH PARK BIOVENTURES CENTER 2500 CROSSPARK ROAD CORALVILLE, IA 52241	UOFIRESEAR
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Job: CR99838 IDT -2660 CROSSPARK, U OF 2660 CROSSPARK ROAD CORALVILLE, IA 52241

CUSTOMER PO#: EMAIL FROM STEPHANIE	FINAL
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Work Description
2 X 4 TROFFER WAS DAMAGED DURING WINTER FREEZE

DESCRIPTION	QUANTITY	U/M	UNIT PRICE	EXTENSION
MATERIAL				33.12
LABOR	1.000	HR	87.62	87.62
TRUCK	1.000	HR	7.00	7.00

SUBTOTAL:	127.74
TOTAL:	127.74

INDUSTRIAL / COMMERCIAL / SOLAR / POWER QUALITY MANAGEMENT / DATA & FIBER / NETWORKING

WE ACCEPT DISCOVER, VISA, MASTERCARD, AND AMERICAN EXPRESS (AN ADDITIONAL 3% CONVENIENCE CHARGE APPLIES)

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction.



HARGER'S ACOUSTICS, INC.

2245 STATE STREET
ELY, IA 52227

Phone: (319) 848-4000

Fax: (319) 848-4190

Invoice

Invoice Number

3186

Invoice Date

5/22/2024

1003036435 jv

Bill To: UI RESEARCH PARK & BIOVENTURE
2500 CROSS PARK ROAD

CORALVILLE, IA 52241

Re: UI RESEARCH WATER DAMAGE

Dengler@UIowa.Edu

Job No	Customer Job No	Purchase Order No	Terms	Due Date
13553-IC	STEPHANIE		Due Upon Receipt	5/22/2024
Description				

ACOUSTICAL CEILING REPAIRS COMPLETED 05/21/24, AS DIRECTED

Extended Price

282.00

THANK YOU FOR YOU BUSINESS!

Original Contract	\$	282.00
Change Orders	\$	0.00
Revised Contract Amt	\$	282.00
Work Completed to Date	\$	282.00
Less Previously Billed	\$	0.00
Current Billing	\$	282.00
Less Retainage	\$	0.00

Total Due this Invoice \$ 282.00

THIS IS YOUR ONLY INVOICE, 1.50% FINANCE CHARGES DUE IF NOT PAID IN 10 DAYS.

CUSTOMER COPY .

A/R COPY .

JOB FILE .