



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

March 16, 2026

Kristi Onstot
Executive Council
L O C A L

Subject: Damage to Air Conditioner at Living Unit A Due to Limestone Falling off
 Prison Wall on April 27, 2024
 Anamosa State Penitentiary – Department of Corrections
 Claim Dated June 6, 2024
 AOS Claim ID: 3752

In accordance with Executive Council policy, we have examined the supplemental request for 29C.20 funds for the above-mentioned damage. The Anamosa State Penitentiary – Department of Corrections has requested a supplemental allocation of \$122,620.00. It is our conclusion that the above-mentioned damage and additional costs expected to be incurred by the Anamosa State Penitentiary – Department of Corrections are covered by Chapter 29C.20 of the Code of Iowa. Therefore, we recommend an Executive Council approval of the supplemental request of \$122,620.00, subject to an audit of actual invoices. This increases the total allocation to \$351,750.00.

Sincerely,

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

Brian R. Brustkern, CPA
Deputy Auditor of State

cc: Beth Skinner, Director, Department of Corrections
 Brian Foster, Warden, Anamosa State Penitentiary
 Jean Hall, Budget Analyst 2, Anamosa State Penitentiary
 Jennie Elliott, State Design & Construction Resources Bureau, Department of
 Administrative Services

Date: September 9, 2025

To: Tammy Hollingsworth, Auditor of State
Victoria Newton, Treasurer of State
Executive Council
Jennie Elliott, Owner's Representative, State Design & Construction Resources Bureau
DAS Finance

From: Jean Hall, Budget Analyst 2
Anamosa State Penitentiary
Department of Corrections

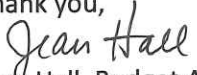
RE: ALLOCATION REQUEST – 29C.20 Claim – UPDATED AMOUNT REQUESTED

Claim #	3752
Event	LUA Limestone Breakage
Event Date	4/27/2024
Summary	On Saturday, April 27, 2024 it was discovered a piece of limestone from the Living Unit A (LUA) wall fell and dented the air conditioning unit located below.
Amount Requested to Date	\$229,130.00
Additional Allocation Requested	\$122,620.00
Total Allocation Requested	\$351,750.00

This is follow up to the email I sent on 6/6/24 when I shared a quote from Bi-State Masonry for the repairs that included a note that there would be an additional cost to have the rubber roof edge sealed to the stone.

Attached is the AIA Document G703 that Oliver Shimp from DAS provided for the costs associated with the repair. Costs for the stone replacement is \$166,750 and the roofing is \$185,000 for a total of \$351,750. Pending approval of this additional allocation request, it is my intent that once the work is complete and DAS – Major Maintenance has paid the expenses, I will submit the reimbursement request for payment going to DAS – Major Maintenance.

If you have any questions or need additional information, please do not hesitate to contact me.

Thank you,

Jean Hall, Budget Analyst 2
Anamosa State Penitentiary
jean.hall@iowa.gov
319-462-3504, ext. 7787
319-251-7787 direct line

CONTINUATION SHEET

AIA DOCUMENT G703

PAGE TWO OF TWO PAGES

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing

APPLICATION NO: Schedule of Values

Contractor's signed certification is attached.

APPLICATION DATE: July 7, 2025

In tabulations below, amounts are stated to the nearest dollar.

PERIOD TO:

Use Column I on Contracts where variable retainage for line items may apply.

ARCHITECT'S PROJECT NO: 9422.00-003

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE RATE) 0
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)		
1	<u>GENERAL CONDITIONS</u> MOB/Bonds/PerDiem-Hotels/ Access/DeMob	\$121,000.00				\$0.00	0%	\$121,000.00	\$0.00
2	<u>TUCKPOINTING</u> Labor	\$236,610.00			0.00 *	\$0.00	0%	\$236,610.00	\$0.00
	Material/Equipment	\$41,753.00				\$0.00	0%	\$41,753.00	\$0.00
3	<u>SEALANTS</u> Labor	\$11,880.00				\$0.00	0%	\$11,880.00	\$0.00
	Materials/Equipment	\$2,970.00				\$0.00	0%	\$2,970.00	\$0.00
4	<u>STONE REPLACEMENT</u> Labor	\$125,075.00				\$0.00	0%	\$125,075.00	\$0.00
	Material/Equipment	\$41,675.00				\$0.00	0%	\$41,675.00	\$0.00
5	<u>ANCHOR REMOVAL/PATCHING</u> Labor	\$1,275.00			0.00 *	\$0.00	0%	\$1,275.00	\$0.00
	Material/Equipment	\$225.00				\$0.00	0%	\$225.00	\$0.00
6	<u>GUTTER REMOVAL/REINSTALLATION</u> Labor	\$1,275.00				\$0.00	0%	\$1,275.00	\$0.00
	Material/Equipment	\$225.00				\$0.00	0%	\$225.00	\$0.00
7	<u>CONSOLIDATION TREATMENT</u> Labor	\$1,275.00				\$0.00	0%	\$1,275.00	\$0.00
	Material/Equipment	\$225.00				\$0.00	0%	\$225.00	\$0.00
8	<u>CLEAN & WATERPROOF STONE</u> Labor	\$96,352.00				\$0.00	0%	\$96,352.00	\$0.00
	Material/Equipment	\$24,088.00				\$0.00	0%	\$24,088.00	\$0.00
9	<u>ROOFING</u> Labor	\$138,750.00				\$0.00	0%	\$138,750.00	\$0.00
	Material/Equipment	\$46,250.00				\$0.00	0%	\$46,250.00	\$0.00
10	<u>UNIT PRICING-ADDITIONAL WORK</u> Unit #1- Additional Repointing-\$9.50/LF Unit #2- Downspout Replacement-\$50.00/LF Unit #3- Additional Consolidation-\$50.00/SF								
11	<u>CLOSEOUT DOCUMENTS</u> Labor	\$9,000.00				\$0.00	0%	\$9,000.00	\$0.00
	GRAND TOTALS	\$899,903.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$899,903.00	\$0.00

> 166,750.00

> 185,000.00



Hall, Jean <jean.hall@iowa.gov>

Re: Tuckpointing project -29c.20 claim

1 message

Oswald, Lisa <lisa.oswald@iowa.gov>

Tue, Sep 9, 2025 at 11:00 AM

To: Brandon Adams <brandon.adams@iowa.gov>, "Hall, Jean" <jean.hall@iowa.gov>

Cc: "Shimp, Oliver" <oliver.shimp@iowa.gov>

Brandon,

Thanks for the quick phone call to talk through this project in regards to the 29c.20 claim. As we discussed, I will ask my Budget Analyst Jean Hall to submit a request for additional funding through the 29c.20 claim process to cover the Roofing section (\$185,000) of the Schedule of Values document in addition to the Stone Replacement section (\$166,750). This will change our amount requested from the Executive Council from \$229,130 to \$351,750. When it comes time for the Executive Council to reimburse for this project, I believe we will need you to provide the actual payment document(s) that paid these expenses and also the accounting code(s) to be reimbursed. We will request that the reimbursement go directly to DAS - Major Maintenance.

This is a new process for us too, seeking reimbursement directly to DAS rather than to us, but I think it will work out fine. If for some reason the project gets delayed, we won't have the situation where ASP is seeking reimbursement for a previous fiscal year payment and thus, loses out on the funds. Thanks.

Lisa

On Tue, Sep 9, 2025 at 9:40 AM Oswald, Lisa <lisa.oswald@iowa.gov> wrote:

Thanks Oliver.

The quote we got from Bi State Masonry from which we based our funding request on for the 29C.20 claim noted, "Our bid includes removing of existing roof membrane and termination bar to expose stone to be replaced. We will make area temporarily water-tight. Others to re-roof area once our work is complete."

We had requested \$229,130 in funding but noted that there would be additional costs to have the rubber roof edge sealed to the stone. Does the Major Maintenance project include permanent roof repairs, not just temporary? Should part or all of the amount on the schedule of values under Roofing be included in the costs under the 29c.20 claim?

I am also wondering if Major Maintenance will pay for the project and then seek reimbursement from the Executive Council referencing ASP's 29c.20 claim? Or is it necessary for ASP to pay for this part of the project and then seek reimbursement from the Executive Council? Just trying to understand how the reimbursement process will work in this situation as it is a little different having Major Maintenance involved in our 29c.20 claim.

Lisa

On Mon, Sep 8, 2025 at 3:52 PM Shimp, Oliver <oliver.shimp@iowa.gov> wrote:

Good Afternoon Lisa,

We have identified the costs to replace these cornice stones as \$166,750.00. This is item number 4 in the schedule of values from Bi-State Masonry attached here. I've included our Construction Manager Noah Thelen on this email as well if you have any questions about the ongoing projects.

Thank you,
Oliver Shimp

On Mon, Sep 8, 2025 at 3:40 PM Oswald, Lisa <lisa.oswald@iowa.gov> wrote:

Hi Oliver,

I have not been involved in project meetings so I just wanted to reach out to you with a question. Before the Tuckpointing project got underway, we had some damage in a storm when a piece of the wall fell off of LUA and hit an air conditioning unit. We requested 29c.20 funding from DOM to repair the faulty stone. I just want to verify that the contractors plan to identify that repair part and provide a dollar amount total for those repairs so that the funds can be requested through a DOM 29c.20 claim. Are there plans to bill that part separately or include an itemization that identifies the charges?

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Lisa Oswald**Associate Warden of Administration**

IDOC-Anamosa State Penitentiary

406 N High St Anamosa Iowa 52205

319-462-3504 x7809

319-251-7809 Direct Line

lisa.oswald@iowa.gov

<https://doc.iowa.gov/>



Department of Corrections

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Oliver Shimp, PE
Owner's Representative
General Services Enterprise
Iowa Department of Administrative Services
109 SE 13th Street
Des Moines, IA 50319
515 675-4741 mobile
oliver.shimp@iowa.gov
<https://das.iowa.gov>



Department of
Administrative Services

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Lisa Oswald
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Department of Corrections

Schedule of Values -stone replacement and roofing costs.pdf
135K