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: Water Damages Caused by Frozen Fan Coil at Field House on December 13, 2024
University of Iowa – Board of Regents
Claim dated March 17, 2025
AOS Claim ID: 3964

In accordance with Executive Council policy, we have examined the invoices and supporting documentation for final payment related to the loss and have found the items to be in order as shown below:

Documented request		$ 24,082.15
Executive Council Allocation		$ 24,082.15
Less:		
Previous payments	$ 0.00	
This payment	24,082.15	
Total		$ 24,082.15
Remaining Executive Council allocation		$ 0.00

We recommend reimbursement be made in the amount of $24,082.15. This represents full and final payment of the loss.

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, Board of Regents

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

February 1, 2026

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

Re: Formal Loss Report - University of Iowa – Field House Frozen Fan Coil Water Damage (12/13/2024) – AOS Claim #3964

Dear Executive Council,

On December 13, 2024, a frozen fan coil burst at the Field House, located at 225 South Grand Avenue, Iowa City, Iowa. The original loss notice was provided to the Executive Council, State Auditors and Board of Regents on December 13, 2024, and a Preliminary Loss Report was submitted on March 17, 2025.

The purpose of this letter is to provide the final expense details for this claim which are:

- **Remediation and Repair of the Building Damage: $24,082.15.**

Please see the attached summary of claim expenses and copies of all invoices and proof of payments. Based on the information provided herein, The University of Iowa respectfully requests an award of **$24,082.15** from the State of Iowa Executive Council, pursuant to Chapter 29C:20, Contingent Fund, Code of Iowa.

We appreciate your review and look forward to your response. Please feel free to contact me with any questions.

Sincerely,

Camille Walters Gott

Camille Walters Gott
Risk Management Claims Manager

cc: Tammy Hollingsworth
John Nash
Keith Saunders
Debby Zumbach
Josey Bathke

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

March 17, 2025

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

Re: University of Iowa – Field House Frozen Fan Coil Water Damage – Preliminary Loss Report (12/13/2024) – AOS Claim #3964

Dear Executive Council,

On December 13, 2024, a frozen fan coil burst at the Field House, located at 225 South Grand Avenue, Iowa City, Iowa causing water damage to the building. On the third and second floors, there was water damage to flooring, vinyl wall base, drywall, ceiling tiles, and electrical and audio outlets.

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 **$24,082.15**. 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

Camille Walters Gott
Risk Management Claims Manager

cc: Tammy Hollingsworth
John Nash
Debby Zumbach
Josey Bathke

From: Walters Gott, Camille S
To: executivecouncil@tos.iowa.gov; Tammy Hollingsworth; John Nash (john.nash@iowaregents.edu)
Cc: Bathke, Josey; Zumbach, Debby J
Subject: University of Iowa Campus Field House - Property Loss Notice
Date: Friday, December 13, 2024 2:32:00 PM
Attachments: image001.png
Univ of Iowa Field House Water Damage 12-13-2024.pdf

Hello,

Risk Management was notified on 12/13/2024 of an incident at the Field House, located at 225 South Grand Avenue, Iowa City, Iowa. On 12/13/2024, a fan coil froze and burst in room 332, causing water damage to the third and second floors. We are currently investigating and remediating the incident. Estimated damages could potentially exceed $5,000. Attached are some photos of the water damage.

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
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/

IOWA

Department of Risk Management
Insurance & Loss Prevention
202 Plaza Centre One (PCO)
Iowa City, IA 52242-2500
Phone 319-335-0010
Fax 319-353-1893

General Fund 29C:20 Property Claim Costs - Field House Frozen Fan Coil Water Damage

Building:	Field House	**Date of Loss:**	12/13/2024
Department:	Facilities Management	**Completed by:**	Camille Walters Gott
		UI Claim #:	PR-22518-SUI
		AOS 29C:20 Claim #:	#3964

Category	Reference #	Vendor	PO	Voucher	29C:20 Claim Costs
Building	1B	Servpro	1003159128	85145898	$ 10,268.07
Building	2B	RoCon Construction	1003162008	85170401	$ 3,828.20
Building	3B	RoCon Construction	1003162011	85170566	$ 9,985.88
				Building Total	**$ 24,082.15**

Category	Reference #	Vendor	PO	Voucher	29C:20 Claim Costs
Equipment		None			$ -
Equipment		None			$ -
				Equipment Total	**$ -**
				GRAND TOTAL	**$ 24,082.15**

Team Meyer

Cleaning. Restoration. Construction.

SERVPRO® of Iowa City/Coralville
SERVPRO® of Grinnell/Pella
SERVPRO® of Des Moines SW
SERVPRO® of Des Moines East
SERVPRO® of Ottumwa/Oskaloosa
SERVPRO® of Marshall
SERVPRO® of Columbia
SERVPRO® of Sedalia
SERVPRO® of East Independence/Blue Springs
SERVPRO® of Lake of the Ozarks

INVOICE

2412-692704WTR

DATE: 12/19/2024

TERMS: Due upon receipt
Past Due Invoices Subject to Finance Charges
Returned Check Fee $50

BILL TO:

University of Iowa - Field House
226 S Grand Ave
Iowa City, IA 52242

SERVICE ADDRESS:

University of Iowa - Field House
226 S Grand Ave
Iowa City, IA 52242

Project Manager:	Insurance Co.	Claim #	Purchase Order/Work Order #
Jerry Hall	Self pay		1003159128

SERVICE TYPE	DESCRIPTION	AMOUNT
	Water Restoration	10,585.64

SALES TAX	0.00
TOTAL	10,585.64
PAYMENT	
BALANCE DUE	**$10,585.64**

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

A 3% Convenience Fee will be applied to all card payments. All major credit cards accepted.

**If paying by check, ICC, LLC dba SERVPRO reserves the right to convert your paper check into a one-time electronic debit to your account. If you have any questions about this debit, call 844-965-0001*

TEAM MEYER

Iowa Franchises: # 9784 / 10071 / 10618 / 10619 / 11087
Missouri Franchises: # 11148 / 11149 / 11150 / 11496 / 11629
615 Hwy 1 W
Iowa City, IA 52246
844-965-0001
Tax ID #27-0863347

Client: University of Iowa - Field House
Property: 225 S Grand Ave
Iowa City, IA 52240

Operator: BRIAN

Estimator: Kaleb Umlandt E-mail: kumlandt@servpro.me

Type of Estimate:	Water Damage		
Date Entered:	12/19/2024	Date Assigned:	12/13/2024
Date Est. Completed:	12/16/2024	Date Job Completed:	12/18/2024

Price List: IACR8X_DEC24
Labor Efficiency: Restoration/Service/Remodel
Estimate: 2412-692704WTR'

Dear University of Iowa - Field House,
Attached is the final bill for mitigation services at your property. **The amount due is $10,585.64.**

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

Regards,
Kaleb Umlandt

kumlandt@servpro.me

TEAM MEYER

Iowa Franchises: # 9784 / 10071 / 10618 / 10619 / 11087
Missouri Franchises: # 11148 / 11149 / 11150 / 11496 / 11629
615 Hwy 1 W
Iowa City, IA 52246
844-965-0001
Tax ID #27-0863347

2412-692704WTR'

Friday 12-13-2024

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
****LABOR****					
1. Project Coordinator - Michele	1.00 HR	0.00	130.00	0.00	130.00
2. Project Administration/Clerical - Emily	1.50 HR	0.00	45.00	0.00	67.50
3. Project Manager - Kaleb	2.00 HR	0.00	99.00	0.00	198.00
4. Restoration Supervisor - Dylan	2.00 HR	0.00	58.00	0.00	116.00
5. Restoration Technician - Carter	1.25 HR	0.00	50.00	0.00	62.50
6. Restoration Technician - Cam	1.25 HR	0.00	50.00	0.00	62.50
7. Restoration Technician - Brayden	1.25 HR	0.00	50.00	0.00	62.50
8. Small Tools 3% of Labor	0.03 EA	0.00	699.00	0.00	20.97
****CONSUMABLES****					
9. Filter for Air Scrubber	0.25 EA	0.00	256.63	0.00	64.16
****EQUIPMENT****					
10. Air Mover	36.00 EA	0.00	30.00	0.00	1,080.00
11. Dehumidification Unit-200	6.00 EA	0.00	99.50	0.00	597.00
12. HEPA Air Scrubber	1.00 EA	0.00	82.50	0.00	82.50
13. Van, Cargo	1.00 EA	0.00	125.00	0.00	125.00
14. Company Owned Vehicle	1.00 EA	0.00	110.00	0.00	110.00
Totals: Friday 12-13-2024				0.00	2,778.63

Saturday 12-14-2024

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
****LABOR****					
15. Project Administration/Clerical - Emily	1.00 HR	0.00	45.00	0.00	45.00
16. Project Manager - Kaleb	1.50 HR	0.00	99.00	0.00	148.50
17. Restoration Supervisor - Dylan	1.50 HR	0.00	58.00	0.00	87.00
18. Small Tools 3% of Labor	0.03 EA	0.00	280.50	0.00	8.42
****EQUIPMENT****					

TEAM MEYER

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Missouri Franchises: # 11148 / 11149 / 11150 / 11496 / 11629
615 Hwy 1 W
Iowa City, IA 52246
844-965-0001
Tax ID #27-0863347

CONTINUED - Saturday 12-14-2024

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
19. Air Mover	36.00 EA	0.00	30.00	0.00	1,080.00
20. Dehumidification Unit-200	6.00 EA	0.00	99.50	0.00	597.00
21. HEPA Air Scrubber	1.00 EA	0.00	82.50	0.00	82.50
22. Company Owned Vehicle	1.00 EA	0.00	110.00	0.00	110.00
Totals: Saturday 12-14-2024				0.00	2,158.42

Sunday 12-15-2024

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
****EQUIPMENT****					
23. Air Mover	36.00 EA	0.00	30.00	0.00	1,080.00
24. Dehumidification Unit-200	6.00 EA	0.00	99.50	0.00	597.00
25. HEPA Air Scrubber	1.00 EA	0.00	82.50	0.00	82.50
Totals: Sunday 12-15-2024				0.00	1,759.50

Monday 12-16-2024

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
****LABOR****					
26. Project Administration/Clerical - Emily	1.00 HR	0.00	45.00	0.00	45.00
27. Project Manager - Jerry	1.50 HR	0.00	99.00	0.00	148.50
28. Restoration Supervisor - Carter	1.50 HR	0.00	58.00	0.00	87.00
29. Restoration Technician - Brayden	1.50 HR	0.00	50.00	0.00	75.00
30. Small Tools 3% of Labor	0.03 EA	0.00	355.50	0.00	10.67
****EQUIPMENT****					
31. Air Mover	21.00 EA	0.00	30.00	0.00	630.00
32. Dehumidification Unit-200	4.00 EA	0.00	99.50	0.00	398.00
33. Van, Cargo	1.00 EA	0.00	125.00	0.00	125.00
34. Company Owned Vehicle	1.00 EA	0.00	110.00	0.00	110.00
Totals: Monday 12-16-2024				0.00	1,629.17

TEAM MEYER

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Missouri Franchises: # 11148 / 11149 / 11150 / 11496 / 11629
615 Hwy 1 W
Iowa City, IA 52246
844-965-0001
Tax ID #27-0863347

Tuesday 12-17-2024

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
****LABOR****					
35. Project Administration/Clerical - Emily	1.00 HR	0.00	45.00	0.00	45.00
36. Project Manager - Jerry	1.00 HR	0.00	99.00	0.00	99.00
37. Project Manager - Devin	1.00 HR	0.00	99.00	0.00	99.00
38. Restoration Technician - Brayden	1.00 HR	0.00	50.00	0.00	50.00
39. Small Tools 3% of Labor	0.03 EA	0.00	293.00	0.00	8.79
****EQUIPMENT****					
40. Air Mover	21.00 EA	0.00	30.00	0.00	630.00
41. Dehumidification Unit-200	4.00 EA	0.00	99.50	0.00	398.00
42. Van, Cargo	1.00 EA	0.00	125.00	0.00	125.00
Totals: Tuesday 12-17-2024				0.00	1,454.79

Wednesday 12-18-2024

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
****LABOR****					
43. Project Administration/Clerical - Emily	1.00 HR	0.00	45.00	0.00	45.00
44. Project Manager - Jerry	3.25 HR	0.00	99.00	0.00	321.75
45. Restoration Technician - Cam	3.25 HR	0.00	50.00	0.00	162.50
46. Small Tools 3% of Labor	0.03 EA	0.00	529.25	0.00	15.88
****EQUIPMENT****					
47. Van, Cargo	1.00 EA	0.00	125.00	0.00	125.00
****MISC****					
48. Shop Decontamination Equipment Technician	3.00 HR	0.00	45.00	0.00	135.00
Totals: Wednesday 12-18-2024				0.00	805.13
Line Item Totals: 2412-692704WTR'				**0.00**	**10,585.64**

TEAM MEYER

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Missouri Franchises: # 11148 / 11149 / 11150 / 11496 / 11629
615 Hwy 1 W
Iowa City, IA 52246
844-965-0001
Tax ID #27-0863347

Summary for Dwelling

Line Item Total	10,585.64
Replacement Cost Value	**$10,585.64**
Net Claim	**$10,585.64**

Kaleb Umlandt

The University of Iowa
Accounts Payable, 202 Plaza Centre One

Web

VOUCHER REPORT

12/31/2024

Special Instructions: Payment will be made with the voucher terms, the earliest of the Discount Due Date or the Scheduled Due Date (see below). Please direct questions to acntpay@uiowa.edu. A negative Gross Amount reflects a credit memo that will be applied to the next payment.

If the Purchase Order indicates that Receiving is Required (Y), then receiving information is required on the requisition in order for payment to be processed on corresponding vouchers against the Purchase Order. You can add/update receiving information by clicking on the "Receiving" link underneath the workflow approval section of the requisition in ePro. Additional receiving information can be found on the Purchasing web site in the PREQ's section (see link at bottom of page) or you can email us at ap-receiving@uiowa.edu.

Remit address:
Servpro
615 Hwy 1 W
Iowa City IA 52246
USA

Requestor (vouchers)

DJARRAD (Jarrard, Dawn)
(*Phonebook*)
USB-220-7
FAC Mgmt Admin Overhead

Receiver
JPARTIDA (Partida, Jennifer)

Contact(eVouchers)

Not Available

Voucher Number

85145898

Remit Vendor ID	Remit LOC	Address	Paym Handl Cod
0000639859	002	1	AC

Invoice Number	Inv Date	Terms	Dscnt Due Date	Sched Due Date	Control Group	Purchase Order	Recv'g Req'd	Attachments	PReq #
2412-692704WTR	12/19/2024	3%10	01/07/2025	01/07/2025		1003159128	N	VendorTrac	W002037290

LINE	PO LN	UOM	QTY	PS ITEM	DESCRIPTION	UNIT PRICE
1	1	EA	1.0000		Broken Pipe Water Mitigation,	10,585.64000

FUND	ORG	DEPT/SDEPT	GRANT/PRGM	IACT	OACT	DACT	FN	CCTR	SLID/SLAC	QTY	EXT AMT
							00	0000	J / 25-821057-001	1.00000	10,585.64

Discount Amount	317.57
Freight	0.00
Miscellaneous Charges	0.00
Sales Tax	0.00
Use Tax	0.00
Gross Amount	$ 10,585.64
If Paid within Discount Terms NET AMOUNT	$ 10,268.07

New Voucher Report Search
AP-PO Web Applications Home Page
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Accounts Payable / Purchasing is a department in the Finance and Operations organization.

Please direct inquires regarding using this application to acntpay@uiowa.edu

AP/PO PeopleSoft Web Applications

Your path: Home > Payment

User options | Help

Payment details for voucher: 85145898

Voucher ID	Vendor ID	Remit LOC	Vendor Name	Gross Voucher Amt.	Payment Handling Code
85145898	0000639859	002	Servpro	$10,585.64	AC

Payment Status	Payment Information	Invoice #	Invoice Date	Remit to	Amt From Voucher
PAID	ACH:1106920 Dt: 01/03/2025 Amt: $10,268.07	2412-692704WTR	12/19/2024	Detail	$10,268.07

New Payment Search
AP-PO Web Applications Home Page
Self-Service

(WALTERSC) Logoff

Accounts Payable / Purchasing is a department in the Finance and Operations organization.

Please direct inquires regarding using this application to acntpay@uiowa.edu

ROCON CONSTRUCTION

171 Greenfield Dr., Unit A
Tiffin, IA 52340
319-545-2080

Invoice

Date	Invoice #
1/22/2025	3254

Bill To
University of Iowa Accounts Payable and Travel 202 PCO Iowa City, IA 52242

E-mail
accounts@rocon-ia.com

P.O. No.	Terms
1003162008	Net 30

Description	Amount
1131501 - Field House - Repair Flooring and Install Insulation Between Fan Coil and Exterior Wall in Room 3321 University of Iowa Final Invoice	3,828.20
	Total $3,828.20

RoCon
- Construction -
Integrity - Intelligence - Energy

Project Proposal

Date	12/19/2024
Project Name	Field House water damage
Project Number	TM-194
Submitted By	James R Dean
Attention	Ian Bjurstrom
Proposal Number	FH

171 Greenfield Dr., Unit A
Tiffin, IA 52340
ph: 319-545-2080 f: 319-545-2085
www.roconconstruction.net

RoCon Construction is pleased to provide a proposal to perform the following scope of work:

Inclusions:

install infection control per UIHC standards
sticky mat, plastic barrier, air scrubber

Remove old wall base
Remove old VCT flooring
scrape and prep floor for new VCT
Install new VCT in entire room
Install new wall base in entire room
Haul away of all old materials and debris.

clean and demobilize

Exclusions: after hours work, move user items, bond, hvac, testing & balancing, electrical, plumbing, sprinklers, asbestos or lead abatement, data wiring, fire alarm, permits, sealing existing penetrations above ceiling, signage, any work not listed above

Total Cost: **$3,900.00** dollars

Please call me if you have questions regarding my quote. Quote valid for 30 days. Thank you!

Accepted By: ______________________ **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

AP/PO PeopleSoft Web Applications

Your path: Home > Payment User options | Help

Payment details for voucher: 85170401

Voucher ID	Vendor ID	Remit LOC	Vendor Name	Gross Voucher Amt.	Payment Handling Code
85170401	0000717459	002	RoCon Construction LLC	$3,828.20	AC

Payment Status	Payment Information	Invoice #	Invoice Date	Remit to	Amt From Voucher
PAID	ACH:1119556 Dt: 02/21/2025 Amt: $40,118.65	3254	01/22/2025	Detail	$3,828.20

New Payment Search
AP-PO Web Applications Home Page
Self-Service
(WALTERSC) Logoff

Please direct inquires regarding using this application to acntpay@uiowa.edu

ROCON CONSTRUCTION

Invoice

Date	Invoice #
1/22/2025	3256

171 Greenfield Dr., Unit A
Tiffin, IA 52340
319-545-2080

Bill To
University of Iowa Accounts Payable and Travel 202 PCO Iowa City, IA 52242

E-mail
accounts@rocon-ia.com

P.O. No.	Terms
1003162011	Net 30

Description	Amount
1131501 - Field House - Repair Flooring and Install Insulation Between Fan Coil and Exterior Wall in Room 3321 University of Iowa Final Invoice	9,985.88
	Total $9,985.88

RoCon - Construction -
Integrity - Intelligence - Energy
171 Greenfield Dr., Unit A
Tiffin, IA 52340
ph: 319-545-2080 f: 319-545-2085
www.roconconstruction.net

Project Proposal

Date	12/19/2024
Project Name	Field House water damage
Project Number	TM-193
Submitted By	James R Dean
Attention	Ian Bjurstrom
Proposal Number	FH3

RoCon Construction is pleased to provide a proposal to perform the following scope of work:

Inclusions:

install infection control per UIHC standards (AS NEEDED)
Procure and install J Box covers above ceiling
Check all small LB's on conduit to ensure the covers are screwed on correctly
Remove and dispose of all damaged ACT in affected areas
Procure and install all new ACT
Remove carpet from Announcers box and outside hallway and dispose of
Scrape and prep floor for new carpet install
Install new carpet
Attach existing carpet wall base in announcer's box and in the hallway
3rd floor hallway patch and prep walls for paint
Paint walls in Hallway
reattach VWB in hallway
Rm332, Remove lower section of drywall that has damage
Patch and prep walls for paint
Paint walls in 332 as needed
Open raceway for insulator to insulate pipes behind
Procure lumber and fabricate new panel to cover insulation area
clean and demobilize

THIS IS A NOT TO EXCEED AMOUNT

Exclusions: after hours work, move user items, bond, hvac, testing & balancing, electrical, plumbing, sprinklers, asbestos or lead abatement, data wiring, fire alarm, permits, sealing existing penetrations above ceiling, signage, any work not listed above

Total Cost: **$13,000.00** dollars

Please call me if you have questions regarding my quote. Quote valid for 30 days. Thank you!

Accepted By: ______________________________ **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

AP/PO PeopleSoft Web Applications

Your path: Home > Payment

User options | Help

Payment details for voucher: 85170566

Voucher ID	Vendor ID	Remit LOC	Vendor Name	Gross Voucher Amt.	Payment Handling Code
85170566	0000717459	002	RoCon Construction LLC	$9,985.88	AC

Payment Status	Payment Information	Invoice #	Invoice Date	Remit to	Amt From Voucher
PAID	ACH:1119556 Dt: 02/21/2025 Amt: $40,118.65	3256	01/22/2025	Detail	$9,985.88

New Payment Search
AP-PO Web Applications Home Page
Self-Service

(WALTERSC) Logoff

Accounts Payable / Purchasing is a department in the Finance and Operations organization.

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