



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

September 3, 2024

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

The Executive Council, in a meeting held on this date, approved payment of the following cost item:

Board of Regents University of Iowa.....\$40,923.47  
On March 22, 2022, a malfunctioning water fountain caused water damage to the College of Medicine Administration Building. Request was to cover repair costs.

This represents full and final payment.

EXECUTIVE COUNCIL OF IOWA

*Victoria Newton*

Victoria Newton  
Acting Executive Secretary

cc: John Nash, Director of Facilities, Board of Regents  
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 ID 2256  
TOS Job # 2532



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

August 16, 2024

Kristi Onstot  
Executive Council  
L O C A L

Subject: Water Damages to College of Medicine Administration Building Due to a  
Drinking Fountain Malfunction on March 22, 2022  
University of Iowa – Board of Regents  
Claim dated December 5, 2023  
AOS Claim ID: 2256

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			<u>\$ 40,923.47</u>
Executive Council Allocation			\$ 40,923.47
Less:			
Previous payments	\$	0.00	
This payment		<u>40,923.47</u>	
Total			<u>\$ 40,923.47</u>
Remaining Executive Council allocation			<u>\$ 0.00</u>

We recommend reimbursement in the amount of \$40,923.47. 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



**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

August 2, 2024

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

Re: Formal Loss Report - University of Iowa – College of Medicine Administration Building  
Water Leak (3/22/2022) – AOS Claim #2256

Dear Executive Council,

On March 22, 2022, a drinking fountain began leaking causing water damage at the College of Medicine Administration Building, located at 451 Newton Road, Iowa City, Iowa. The original loss notice was provided to the Executive Council, State Auditors and Board of Regents on March 23, 2022, and a Preliminary Loss Report was submitted on December 5, 2023.

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

- **Remediation and Building Repairs: \$40,923.47.**

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 **\$40,923.47** 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  
Risk Management Claims Manager

cc: Tammy Hollingsworth  
John Nash  
Debby Zumbach  
Josey Bathke

## Walters, Camille

---

**From:** Walters, Camille  
**Sent:** Wednesday, March 23, 2022 9:02 AM  
**To:** executivecouncil@tos.iowa.gov; Tammy Hollingsworth; John Nash (john.nash@iowaregents.edu)  
**Cc:** Bathke, Josey; Zumbach, Deborah J  
**Subject:** University of Iowa College of Medicine Administration Building - Property Loss Notice  
**Attachments:** 2022-03-22 - UI CMAB Water Leak Photos.pdf

Hello,

Risk Management was notified on 3/23/2022 of an incident at the College of Medicine Administration Building, located at 451 Newton Road, Iowa City, Iowa. On 3/22/2022, a drinking fountain malfunctioned, causing water damage to the 3<sup>rd</sup>, 2<sup>nd</sup> and 1<sup>st</sup> floors. We are investigating the incident at this time but the estimated damages are expected to exceed \$5,000. Attached are 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**

Manager, 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/>

The logo for the University of Iowa, featuring the word "IOWA" in a bold, yellow, sans-serif font. A small registered trademark symbol (®) is located at the bottom right of the letter "A".



**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

December 5, 2023

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

Re: University of Iowa – College of Medicine Administration Building Water Leak – Preliminary Loss Report (3/22/2022)

Dear Executive Council,

On March 22, 2022, a drinking fountain began leaking causing water damage at the College of Medicine Administration Building, located at 451 Newton Road, Iowa City, Iowa. The water caused damage on the first, second, and third floors of the building, requiring remediation and drywall and flooring repairs.

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 and equipment. Our estimated damage is approximately **\$40,923.47**. 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



**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 - CMAB Drinking Fountain Leak**

<b>Building:</b>	College of Medicine Administration Building (CMAB)				<b>Date of Loss:</b>	3/22/2022
<b>Department:</b>	Facilities Management				<b>Completed by:</b>	Camille Walters Gott
					<b>UI Claim #:</b>	PR-21730-SUI
					<b>AOS 29C:20 Claim #:</b>	#2256
<b>Category</b>	<b>Reference #</b>	<b>Vendor</b>	<b>PO</b>	<b>Voucher</b>	<b>29C:20 Claim Costs</b>	
Building	1B	Servpro	1002609851	84153593	\$	16,382.76
Building	2B	Sanair Technologies Lab	N/A	P0461741	\$	105.00
Building	3B	Adam Builders	1002614208	84164039	\$	24,435.71
				<b>Building Total</b>	<b>\$</b>	<b>40,923.47</b>
Equipment	None				\$	-
Equipment	None				\$	-
				<b>Equipment Total</b>	<b>\$</b>	<b>-</b>
				<b>GRAND TOTAL</b>	<b>\$</b>	<b>40,923.47</b>



Fire & Water - Cleanup & Restoration™

SERVPRO® of Iowa City/Coralville    SERVPRO® of Ottumwa/Oskaloosa  
SERVPRO® of Grinnell & Pella        SERVPRO® of Marshall  
SERVPRO® of Des Moines SW        SERVPRO® of Columbia  
SERVPRO® of Des Moines East       SERVPRO® of Sedalia

*Independently Owned and Operated*

**BILL TO:**

Thomas Moore  
202 Plaza Centre One  
125 South Dubuque St.  
Iowa City, IA 52242 USA

# INVOICE

**8164129**

**DATE:** 04/13/2022

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

**SERVICE ADDRESS:**

Thomas Moore  
202 Plaza Centre One  
125 South Dubuque St.  
Iowa City, IA 52242 USA

**Project Mgr:    Insurance Co:    Claim / P.O. # 1002609851    Work Order #**

SERVICE TYPE	DESCRIPTION	AMOUNT
	Water Restoration	16,382.76
	SALES TAX	0.00
	TOTAL	16,382.76
	PAYMENT	
	<b>TOTAL DUE</b>	<b>\$16,382.76</b>

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**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.*



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

Client: University of Iowa College of Medicine Admin Building - Tom Moore  
Property: 451 Newton Road  
Iowa City, IA 52242  
Cellular: (319) 631-8889

Operator: LAURENSE

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: 3/23/2022  
Date Assigned:

Price List: IACR8X\_MAR22  
Labor Efficiency: Restoration/Service/Remodel  
Estimate: COLLEGEMED\_ADMIN\_WTR  
File Number: 8164129

Dear University of Iowa College of Medicine Admin Building - Tom Moore,

Attached you will find the total bill associated with the mitigation at your property. The total of the bill is 16,382.76. Please feel free to contact me with any questions or concerns.

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





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 844-965-0001  
 Tax ID #27-0863347

**COLLEGEMED\_ADMIN\_WTR**

**Labor**

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
1. Project Coordinator - Tiffany Lipcamon	2.00 EA	0.00	110.00	0.00	220.00
03/23/2022 - 1 hour 03/29/2022 - 1 hour					
2. Project Manager - Mike Raffensperger	13.00 EA	0.00	82.50	0.00	1,072.50
03/23/2022 - 4 hours 03/24/2022 - 2 hours 03/25/2022 - 3 hours 03/28/2022 - 2.75 hours 03/29/2022 - 1.25 hours					
3. Project Manager, Assistant - Billy Lopez	1.00 EA	0.00	71.30	0.00	71.30
03/28/2022 - 1 hour					
4. Restoration Supervisor - Zeb Vrhoticky	13.50 EA	0.00	56.00	0.00	756.00
03/23/2022 - 2.75 hours 03/24/2022 - 4.75 hours 03/25/2022 - 2 hours 03/28/2022 - 2.75 hours 03/29/2022 - 1.25 hours					
5. Restoration Technician - Jeremy Faulkner	3.50 EA	0.00	45.00	0.00	157.50
03/23/2022 - 3.5 hours					
6. Restoration Technician - Conrad Francisco	3.50 EA	0.00	45.00	0.00	157.50
03/23/2022 - 3.5 hours					
7. Restoration Technician - Jacob Wiggins	0.75 EA	0.00	45.00	0.00	33.75
03/23/2022 - .75 hour					
8. Restoration Technician - Jacob Martin	10.75 EA	0.00	45.00	0.00	483.75



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 615 Hwy 1 West  
 Iowa City, IA 52246  
 844-965-0001  
 Tax ID #27-0863347

**CONTINUED - Labor**

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
03/24/2022 - 4.75 hours 03/25/2022 - 2 hours 03/28/2022 - 2.75 hours 03/29/2022 - 1.25 hours					
9. Project Administration/Clerical - Lauren Moniot	5.00 EA	0.00	37.00	0.00	185.00
03/23/2022 - 1 hour 03/24/2022 - 1 hour 03/25/2022 - 1 hour 03/28/2022 - 1 hour 03/29/2022 - 1 hour					
10. Small Tools - 3% of all labor	0.03 EA	0.00	3,240.43	0.00	97.21
Totals: Labor				0.00	3,234.51

**Consumables**

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
11. Bags, Trash Environmental (6mil)	1.00 EA	0.00	1.96	0.00	1.96
12. Gloves, Surgical Latex	0.25 BX	0.00	25.12	0.00	6.28
13. Tape, Blue	0.25 RL	0.00	13.16	0.00	3.29
14. Filter, Hepa for Neg Air Machine	3.00 EA	0.00	155.95	0.00	467.85
15. Filter, Back Pack Vacuum	0.25 EA	0.00	185.60	0.00	46.40
Totals: Consumables				0.00	525.78

**Equipment**

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
16. Air Mover	125.00 EA	0.00	32.50	0.00	4,062.50
17. Dehumidification Unit	28.00 EA	0.00	75.50	0.00	2,114.00
18. HEPA Filtration Unit/Air Scrubber	13.00 EA	0.00	140.00	0.00	1,820.00
19. Injectidry (Wall Cavity) System	13.00 EA	0.00	75.00	0.00	975.00
20. Extension Cords	7.00 EA	0.00	5.00	0.00	35.00
21. Extraction Unit (Portable)	1.00 EA	0.00	125.00	0.00	125.00



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 615 Hwy 1 West  
 Iowa City, IA 52246  
 844-965-0001  
 Tax ID #27-0863347

**CONTINUED - Equipment**

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
22. Vacuum, HEPA	1.00 EA	0.00	115.00	0.00	115.00
23. Ladder 24ft and under	1.00 EA	0.00	6.00	0.00	6.00
24. Company Owned Vehicle	7.00 EA	0.00	95.00	0.00	665.00
25. Truck, 24ft	1.00 EA	0.00	175.00	0.00	175.00
26. Van, Cargo	5.00 EA	0.00	115.00	0.00	575.00
27. Equipment decontamination charge - per piece of equipment	50.00 EA	0.00	36.09	0.00	1,804.50
Totals: Equipment				0.00	12,472.00

**Subcontractor**

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
28. Haul debris - per pickup truck load - including dump fees	1.00 EA	150.47	0.00	0.00	150.47
Totals: Subcontractor				0.00	150.47

**Line Item Totals: COLLEGEMED\_ADMIN\_WTR 0.00 16,382.76**

**Grand Total Areas:**

4,795.39 SF Walls	2,943.55 SF Ceiling	7,738.94 SF Walls and Ceiling
2,943.55 SF Floor	327.06 SY Flooring	592.10 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	636.02 LF Ceil. Perimeter
2,943.55 Floor Area	3,137.86 Total Area	4,795.39 Interior Wall Area
4,561.12 Exterior Wall Area	539.40 Exterior Perimeter of Walls	
0.00 Surface Area	0.00 Number of Squares	0.00 Total Perimeter Length
0.00 Total Ridge Length	0.00 Total Hip Length	



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615 Hwy 1 West  
Iowa City, IA 52246  
844-965-0001  
Tax ID #27-0863347

**Summary for Dwelling**

Line Item Total	16,382.76
<b>Replacement Cost Value</b>	<b>\$16,382.76</b>
<b>Net Claim</b>	<b>\$16,382.76</b>

Mike Raffensperger

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## Payment details for voucher: 84153593

Voucher ID	Vendor ID	Remit LOC	Vendor Name	Gross Voucher Amt.	Payment Handling Code
<a href="#">84153593</a>	0000639859	002	Servpro	\$16,382.76	AC

Payment Status	Payment Information	Invoice #	Invoice Date	Remit to	Amt From Voucher
PAID	ACH: <a href="#">875367</a> Dt: 06/03/2022 Amt: \$40,619.36	8164129	04/13/2022	<a href="#">Detail</a>	\$16,382.76

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Invoice	22020442
Date	4/28/2022
Page	1

# SanAir Technologies Laboratory, Inc.

10501 Trade Ct. North Chesterfield, VA 23236  
 804.897.1177 Toll Free: 888.895.1177 Fax: 804.897.0070  
 sanair.com Email: ar@sanair.com

Customer ID: 4034

Project Number: 22-730077-001  
 Project Name: College Of Medicine

Bill To: The University of Iowa - Environmental Services  
 200 University Services Building  
 1 West Prentiss Street  
 Iowa City IA 52242

Purchase Order:  
 Collection Date: 4/25/2022  
 Terms: CC-Net 15

Item Number	Description		QTY	Unit Price	Ext. Price
A2	Mold only by spore trap	48 HR	4	\$26.25	\$105.00

*Steve Henderson*

Subtotal	\$105.00
Tax	\$0.00
Freight	\$0.00
<b>Total</b>	<b>\$105.00</b>

If you have any questions about this invoice, please call us at 804.897.1177.  
 Please include your invoice number or your Customer ID with your payment.  
 Past due balances are subject to a finance charge of 1.5% per month.  
 To pay your bill by credit card please contact the AR Dept. at 804.897.1177.

**\*PLEASE NOTE OUR NEW ADDRESS\***



# Procurement Card Voucher

**Voucher ID: P0461741**

Please print in LANDSCAPE mode

Cardholder Name: STEVE HENNEBERRY  
Department: VPFO-FACILITIES MANAGEMENT  
Phone: +1 319 335 6477

Account Number: 008372  
Card Billing Period: 04/28/2022 - 05/23/2022  
Date Prepared: 12/05/2023

Item #	Account Number	SLID: / SLAC:	DB AMT:	CR AMT:
1	260-05-0375-00229-00000000-6245-000-00000-00-0000 Descr for GL: UPS*BILLING CENTER Cmnts: UPS Shipping for Round Robin Sampling 2022		6.72	
2	260-05-0375-00229-00000000-6650-000-00000-00-0000 Descr for GL: SANAIR TECHNOLOGIES LAB Cmnts: 22-730077-001 Mold Testing (Inv. #22020442, dated 4/28/2022)	SLID:J / SLAC:22-730077-003	105.00	
3	260-05-0375-00229-00000000-6199-000-00000-00-0000 Descr for GL: SANAIR TECHNOLOGIES LAB Cmnts: Asbestos Testing (Inv. #22020335, dated 04/26/2022)		27.00	
4	260-05-0375-00229-00000000-6650-000-00000-00-0000 Descr for GL: SANAIR TECHNOLOGIES LAB Cmnts: 22-734088-001 Asbestos Testing (Inv. #22019327, dated 04/21/2022)	SLID:J / SLAC:22-734088-001	7.75	
5	260-05-0375-00229-00000000-6650-000-00000-00-0000 Descr for GL: SANAIR TECHNOLOGIES LAB Cmnts: 22-732704-001 Asbestos Testing (Inv. #22022228, 5/6/2022)	SLID:J / SLAC:22-732704-001	124.00	

<b>Procurement Card Total</b>	
DEBIT TOTAL	CREDIT TOTAL
<b>270.47</b>	<b>0.00</b>
STATEMENT TOTAL	
<b>270.47</b>	



# Invoice

1986 Chelsea Ct.  
Iowa City, IA 52240

<b>Date</b>	5/2/2022
<b>Invoice #</b>	353
<b>PO#</b>	1002614208
<b>Terms</b>	Net 30
<b>Due Date</b>	6/1/2022

**Bill To**

University of Iowa  
Accounts Payable and Travel  
202 PCO  
Iowa City, IA 52242-2500

pay00 per Tara Hoadley

Project		CMAB water damage		
Description	Qty	Rate	Amount	
Labor (Demo, Patch and Paint Walls, Vinyl Base, Etc..)	241	72.00	17,352.00	
Material (Demo, Patch and Paint Walls, Vinyl Base, Etc..)	1	3,513.38	3,513.38	
Overhead and Profit		15.00%	20,865.38	
Electrical Work	1	440.52	3,129.81	
			440.52	
		<b>Total</b>	<b>\$24,435.71</b>	



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## Payment details for voucher: 84164039

Voucher ID	Vendor ID	Remit LOC	Vendor Name	Gross Voucher Amt.	Payment Handling Code
<a href="#">84164039</a>	0000972413	002	Adam Builders LLC	\$24,435.71	AC

Payment Status	Payment Information	Invoice #	Invoice Date	Remit to	Amt From Voucher
PAID	ACH: <a href="#">877593</a> Dt: 06/13/2022 Amt: \$24,435.71	353	05/02/2022	<a href="#">Detail</a>	\$24,435.71

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