



**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

July 14, 2025

Kristi Onstot  
Executive Council  
L O C A L

Subject: Water Damages to University Capitol Centre due to Failed Coupling on Chilled  
Water Pipe/Pipe Break on January 21, 2025  
University of Iowa – Board of Regents  
Claim dated May 30, 2025  
AOS Claim ID: 3980

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 \$77,359.25, 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

May 30, 2025

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

Re: University of Iowa – University Capitol Centre Chilled Water Leak – Preliminary Loss Report (1/21/2025) – AOS Claim #3980

Dear Executive Council,

On January 21, 2025, a chilled water line began leaking at the University Capitol Centre located at 200 South Capitol Street, Iowa City, Iowa. There was water damage to drywall, flooring, vinyl floor base, ceiling tiles, etc. on the second and first floors.

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 of the damaged building components. Our estimated damage is approximately **\$77,359.25**. 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

**From:** [Walters Gott, Camille S](#)  
**To:** [executivecouncil@tos.iowa.gov](mailto:executivecouncil@tos.iowa.gov); [Tammy Hollingsworth](#); [John Nash \(john.nash@iowaregents.edu\)](mailto:John.Nash@iowaregents.edu)  
**Cc:** [Bathke, Josey](#); [Zumbach, Debby J](#)  
**Subject:** University of Iowa University Capitol Centre - Property Loss Notice  
**Date:** Wednesday, January 22, 2025 4:47:00 PM  
**Attachments:** [Univ of Iowa UCC Water Leak 1-21-2025.pdf](#)  
[image001.png](#)

---

Hello,

Risk Management was notified on 1/22/2025 of an incident at the University Capitol Centre, located at 200 South Capitol Street, Iowa City, Iowa. On 1/21/2025, a coupling failed on a 4" chilled water pipe, causing the pipe to break and water to damage the second and first floors of the building. We are investigating the incident at this time and estimated damages are expected to exceed \$5,000. Attached are some photos of the incident.

A preliminary loss report will be submitted when detailed 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

## General Fund Property 29C:20 Cost Estimate - University Capitol Centre Chilled Water Leak

<b>Building:</b>	University Capitol Centre (UCC)				<b>Date of Loss:</b>	1/21/2025	
<b>Department:</b>	Facilities Management				<b>Completed by:</b>	Camille Walters Gott	
					<b>UI Claim #:</b>	PR-22544-SUI	
					<b>AOS 29C:20 Claim #:</b>	#3980	
<b>Category</b>	<b>Reference #</b>	<b>Vendor</b>	<b>PO</b>	<b>Voucher</b>	<b>Cost Estimate</b>		
Building	1B Prelim	Servpro	1003180176	85186360	\$	63,786.44	
Building	2B Prelim	Winger Contracting Co	1003182040	85206246	\$	1,192.53	
Building	3B Prelim	Miron Construction	1003180132	85274032	\$	2,704.11	
Building	4B Prelim	Miron Construction	1003180132	85269249	\$	9,676.17	
					<b>Building Estimate</b>	<b>\$</b>	<b>77,359.25</b>
<b>Category</b>	<b>Reference #</b>	<b>Vendor</b>	<b>PO</b>	<b>Voucher</b>	<b>Cost Estimate</b>		
Equipment	N/A	None			\$	-	
Equipment	N/A	None			\$	-	
					<b>Equipment Estimate</b>	<b>\$</b>	<b>-</b>
					<b>ESTIMATE TOTAL</b>	<b>\$</b>	<b>77,359.25</b>



## 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

**2501-34152WTR**

**DATE:** 01/28/2025

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

### BILL TO:

Old Capital Town Center  
201 S Clinton St  
Iowa City, IA 52240

### SERVICE ADDRESS:

Old Capital Town Center  
201 S Clinton St  
Iowa City, IA 52240

**Project Manager:**  
Branna Sparks

**Insurance Co.**  
Self pay

**Claim #**

**Purchase Order/Work Order #**  
1003180176

SERVICE TYPE	DESCRIPTION	AMOUNT
	Water Restoration	65,759.22

SALES TAX 0.00

TOTAL 65,759.22

PAYMENT

**BALANCE DUE \$65,759.22**

### 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*

The University of Iowa  
Accounts Payable, 202 Plaza Centre One

Web

## VOUCHER REPORT

02/05/2025

*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](mailto: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](mailto:ap-receiving@uiowa.edu).

<b>Remit address:</b> Servpro 615 Hwy 1 W Iowa City IA 52246 USA	<u>Requestor (vouchers).</u>  DJARRAD (Jarrard, Dawn) <a href="#">(Phonebook)</a> USB-220-7 FAC Mgmt Admin Overhead	<u>Contact(eVouchers).</u>  Not Available	<div><b>Voucher Number</b>  85186360</div>		
<u>Receiver</u> JPARTIDA (Partida, Jennifer)		<u>Remit Vendor ID</u> 0000639859	<u>Remit LOC</u> 002	<u>Address</u> 1	<u>Payment Handling Code</u> AC

Invoice Number	Inv Date	Terms	Dscnt Due Date	Sched Due Date	Control Group	Purchase Order	Recv'g Req'd	Attachments	PREq #
<a href="#">2501-34152WTR</a>	01/28/2025	3%10	02/07/2025	<a href="#">02/07/2025</a>		<a href="#">1003180176</a>	Y	<a href="#">VendorTrac</a>	<a href="#">W002054799</a>

LINE	PO LN	UOM	QTY	PS ITEM	DESCRIPTION	UNIT PRICE
1	1	EA	1.0000		Emergency Water Mitigation Ser	65,759.22000
<b>MFK 1</b>	<u>FUND</u>	<u>ORG</u>	<u>DEPT/SDEPT</u>	<u>GRANT/PRGM</u>	<u>IACT</u> <u>OACT</u> <u>DACT</u> <u>FN</u> <u>CCTR</u> <u>SLID/SLAC</u> <u>QTY</u>	<b>EXT AMT</b>
	260	05	037500201	00000000	6650 000 00000 00 0000 J / 25-825021-001 1.00000	65,759.22

Voucher Comments:

PO Receipt Status:  
**Partially received**

Vendor Discount

<b>Discount Amount</b>	1,972.78
<b>Freight</b>	0.00
<b>Miscellaneous Charges</b>	0.00
<b>Sales Tax</b>	0.00
<b>Use Tax</b>	0.00
<b>Gross Amount</b>	\$ 65,759.22
<b>If Paid within Discount Terms</b>	
<b>NET AMOUNT</b>	\$ 63,786.44

[New Voucher Report Search](#)  
[AP-PO Web Applications Home Page](#)  
[Self-Service](#)

[Logout](#)

[Accounts Payable / Purchasing](#) is a department in the [Finance and Operations](#) organization.  
 Copyright © [The University of Iowa](#). All rights reserved.

Please direct inquires regarding using this application to [acntpay@uiowa.edu](mailto:acntpay@uiowa.edu)

# AP/PO PeopleSoft Web Applications

Your path: [Home](#) > [Payment](#)

[User options](#) | [Help](#)

Payment details for voucher: 85186360

Voucher ID	Vendor ID	Remit LOC	Vendor Name	Gross Voucher Amt.	Payment Handling Code
<a href="#">85186360</a>	0000639859	002	Servpro	\$65,759.22	AC

Payment Status	Payment Information	Invoice #	Invoice Date	Remit to	Amt From Voucher
PAID	ACH: <a href="#">1116583</a> Dt: 02/10/2025 Amt: \$63,786.44	2501-34152WTR	01/28/2025	<a href="#">Detail</a>	\$63,786.44

[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.  
Copyright © [The University of Iowa](#). All rights reserved.

Please direct inquires regarding using this application to [acntpay@uiowa.edu](mailto:acntpay@uiowa.edu)

Winger Contracting Company  
918 Hayne St  
PO Box 637  
Ottumwa, IA 52501  
641 682-3407



Invoice 5051133-1

Bill to: UNIVERSITY OF IOWA ACCOUNT PAYABLE DEPT 202 PCO IOWA CITY, IA 52242	Job: 5051133 TG UofI UCC 4" Chill Wat 200 South Capitol St. Iowa City, IA 52240
--	--

Invoice #: 5051133-1	Date: 02/17/25	Customer P.O. #: 1003182040
Payment Terms: 30 Days		Salesperson:
Customer Code: UOFI		

Remarks: UCC 4" CHILLED WATER LINE REPAIR

Quantity	Description	U/M	Unit Price	Extension
8.000	FOREMAN LABOR	EA	98.000	784.00
1.000	MATERIALS	EA	408.530	408.53
			Total:	1,192.53
			Current Due:	1,192.53



**Miron Construction Co., Inc.**

PO Box 1372  
Green Bay WI 54305-1372

Tel: (920) 969-7000

**Invoice**

Invoice No.: 257607-0002

Project No.: 257607-101

Date: 04/15/2025

Terms: Net 30 Days

Page: 1 of 1

**To: University Of Iowa Facilities Management PDC**  
**Facilities Management**  
**200 Univ Services Bldg**  
**Iowa City IA 52242**

**Attention: Accounts Payable**

**WARNING: DO NOT CHANGE ESTABLISHED PAYMENT INSTRUCTIONS FOR PAYMENTS TO MIRON CONSTRUCTION CO., INC.** Miron Construction Co., Inc. does not change its bank routing or account numbers. Do not accept or rely upon emails or correspondence requesting changes to Miron Construction Co., Inc.'s established payment instructions. Any change to Miron Construction Co., Inc.'s payment instructions can only be made by a fully executed Change Order to the Agreement between Owner and Miron Construction Co., Inc.

Job: U of I - UCC Water Damage Repair PO# 1003180132				Current Billing
<b>Labor</b>				
Craig Montz -Project Executive	Feb 22	1.00HR NWHR @ \$161.00 / HR =	\$161.00	
Craig Montz -Project Executive	Mar 08	1.00HR NWHR @ \$161.00 / HR =	\$161.00	
<b>Total: Labor</b>			<b>322.00</b>	
<b>Materials</b>				
Comdata Credit Card Processing		=	\$809.02	
Material Markup		15 % of \$809.02 =	\$121.35	
<b>Total: Materials</b>			<b>930.37</b>	
<b>Missed Equipment Markup</b>				
<b>Total: Missed Equipment Markup</b>			<b>22.56</b>	
<b>Missed Labor Markup</b>				
<b>Total: Missed Labor Markup</b>			<b>1,129.70</b>	
<b>Missed Material Markup</b>				
<b>Total: Missed Material Markup</b>			<b>299.48</b>	
<b>INVOICE TOTAL</b>				<b>2,704.11</b>

**Miron Construction Co., Inc.**

PO Box 1372  
Green Bay WI 54305-1372

Tel: (920) 969-7000

**Invoice**

Invoice No.: 257607-0001 **B**

Project No.: 257607-101

Date: 02/21/2025

Terms: Net 30 Days

Page: 1 of 1

**To: University Of Iowa Facilities Management PDC**  
**Facilities Management**  
**200 Univ Services Bldg**  
**Iowa City IA 52242**

**Attention: Accounts Payable**

Should be PO  
1003180132

**WARNING: DO NOT CHANGE ESTABLISHED PAYMENT INSTRUCTIONS FOR PAYMENTS TO MIRON CONSTRUCTION CO., INC.** Miron Construction Co., Inc. does not change its bank routing or account numbers. Do not accept or rely upon emails or correspondence requesting changes to Miron Construction Co., Inc.'s established payment instructions. Any change to Miron Construction Co., Inc.'s payment instructions can only be made by a fully executed Change Order to the Agreement between Owner and Miron Construction Co., Inc.

Job: U of I - UCC Water Damage Repair

PO# ~~1003153415~~

Current Billing

**Equipment**

WK END 02/01/2025	8.00HR @	\$9.40 / HR =	\$75.20
WK END 02/08/2025	4.00HR @	\$9.40 / HR =	\$37.60
WK END 02/15/2025	4.00HR @	\$9.40 / HR =	\$37.60

**Total: Equipment**

**150.40**

**Labor**

Adam Harris -Carpenter Superintendent	Feb 01	9.00HR NWHR @	\$99.66 / HR =	\$896.94
Adam Harris -Carpenter Superintendent	Feb 08	4.00HR NWHR @	\$99.66 / HR =	\$398.64
Adam Harris -Carpenter Superintendent	Feb 15	4.00HR NWHR @	\$99.66 / HR =	\$398.64
Mitchell Hesseltn -Carpenter	Feb 01	8.00HR NWHR @	\$75.70 / HR =	\$605.60
Mitchell Hesseltn -Carpenter	Feb 08	32.00HR NWHR @	\$75.70 / HR =	\$2,422.40
Mitchell Hesseltn -Carpenter	Feb 15	16.00HR NWHR @	\$75.70 / HR =	\$1,211.20
Jesse Hill -Laborer Foreman	Feb 08	8.00HR NWHR @	\$81.59 / HR =	\$652.72
Michael Matias -Laborer Foreman	Feb 08	1.50HR NWHR @	\$68.73 / HR =	\$103.10
Craig Montz -Project Executive	Feb 01	4.00HR NWHR @	\$140.00 / HR =	\$560.00
Craig Montz -Project Executive	Feb 08	2.00HR NWHR @	\$140.00 / HR =	\$280.00

**Total: Labor**

**7,529.24**

**Materials**

Comdata Credit Card Processing	=	\$506.48
Foundation Building Materials LLC	=	\$382.63
L&P Painting	=	\$1,100.00
Tamarack Materials Inc	=	\$7.42

**Total: Materials**

**1,996.53**

**INVOICE TOTAL**

**9,676.17**