

October 20, 2021

REQUEST FOR PROPOSAL

2022

WINDSTORM INSURANCE SPECIFICATIONS FOR THE CITY OF NEDERLAND

(RENEWAL DATE: MARCH 1, 2022)

PREPARED BY:

RWL GROUP
300 North Coit Road, Suite 810
Richardson, Texas 75080

Phone: 972-907-9095
Fax: 972-907-9198
E-Mail: rwlgroup@rwlgroup.com
Internet: www.rwlgroup.com

TABLE OF CONTENTS

	Page
SECTION I--GENERAL REQUIREMENTS AND INSTRUCTIONS	
A. Introduction.....	1
B. Notice	1
C. Timetable	1
D. Communication	2
E. Proposals.....	2
F. Qualifications	3
G. Selection Criteria	4
H. Servicing Criteria	4
I. Marketing Philosophy.....	5
J. Assignment of Markets	5
K. Disqualification and Rejection of Proposals	6
L. Legal.....	6
M. Authorized Signature	6
Market Request Form	7
Servicing Criteria Form.....	8
Claims Services Form.....	9
SECTION II--GENERAL UNDERWRITING REQUIREMENTS AND PROPOSAL FORMS	
A. General Underwriting Requirements.....	10
B. Windstorm Insurance	12
SECTION III--UNDERWRITING INFORMATION	
Schedule of Locations and Limits	Exhibit A
Loss Information.....	Exhibit B

SECTION I

GENERAL REQUIREMENTS AND INSTRUCTIONS

A. INTRODUCTION

The City of Nederland is seeking competitive proposals for windstorm insurance for its commercial facilities that are insured by Velocity, with a deductible buy down policy through Lloyds of London. The City's current policies expire on March 1, 2022.

This RFP process is restricted to this part of the City's property insurance. It does not include any property insurance outside the windstorm coverage provided by the current carriers. The locations for which coverage is maintained and the corresponding limits are listed in Exhibit A. Proposers must use the limits specified.

B. NOTICE

1. The successful proposer will be asked to renew the windstorm coverage effective March 1, 2022, to March 1, 2023.
2. The City reserves the right to accept or reject, in part or in whole, any portion of the proposed program when, in its judgment, such action is deemed necessary and in its best interests. The City also reserves the right to waive or dispense with any of the formalities contained herein.
3. Each proposer is asked to submit quotations on the basis of the specifications contained herein. The City will consider alternative quotations provided the alternatives are clearly explained. All deviations from the specifications must be clearly identified and explained in the applicable proposal form.
4. The underwriting information contained herein is believed to be accurate and up-to-date, but is not intended to be an express or implied warranty.

C. TIMETABLE

1. The specifications will be available for proposers at 9:00 a.m., on Wednesday, October 20, 2021, at the Office of Gay Ferguson, City Clerk at 207 N. 12th Street, Nederland, Texas. The specifications may also be downloaded from the City's website (www.ci.nederland.tx.us).
2. Insurance markets will be assigned (per Section J - Assignment of Markets) beginning on Friday, October 22, 2021. A Market Request Form is included in this packet. It must be completed and delivered to RWL Group with a copy to Ms. Holly Guidry, Human Resource Director at the City of Nederland. It may be mailed, faxed or e-mailed.
3. Three (3) hard copies and two (2) electronic copies of each proposal must be delivered to the Office of the City Clerk, 207 N. 12th Street, Nederland, TX 77627, no later than 2:00 p.m., Monday, January 10, 2022, in a sealed envelope. Each envelope should be clearly labeled "**WINDSTORM INSURANCE PROPOSAL**." If proposals are sent by mail, the proposer is responsible for their delivery by the proposal deadline.

The sealed envelopes will be opened at the office of the City Clerk at 2:00 p.m. on Monday, January 10, 2022. Any proposal received **after** the deadline will be returned unopened, and will not be considered.

4. Finalist interviews, if deemed necessary, will be conducted the week of January 24, 2022.

5. The successful proposer will provide coverage binders by no later than February 28, 2022.
6. Coverage is to be effective as of March 1, 2022.
7. The successful proposer will deliver insurance policies to Ms. Holly Guidry by no later than the week of May 2, 2022.

D. COMMUNICATION

1. Proposers will direct any requests for information, written or otherwise, to:

Carolyn A. Miller, CPCU
Senior Consultant
RWL GROUP
1520 Lucian Street
Austin, Texas 78725
Phone: 512-904-0048 or 972-907-9095 E-mail: Carolyn@rwlgroup.com

2. Ms. Holly Guidry, Human Resource Director will represent the insured for all matters pertaining to these specifications and all contracts in conjunction therewith. Inspections may be coordinated through Ms. Guidry, who can be contacted as follows:

Ms. Holly Guidry
Human Resource Director
City of Nederland
207 N. 12th Street
Nederland, TX 77627
Phone: 409-723-1501 Fax: 409-723-1550
e-mail: Hguidry@ci.nederland.tx.us

E. PROPOSALS

1. The specifications contain proposal forms. Each proposer should complete these forms and attach them to the proposal. Unless otherwise stated, proposers must fill in all blank spaces on the proposal page(s). Proposals must state either a unit price or lump-sum price for each item of coverage, either typed or written in ink. Proposers must clearly state and summarize all costs, including optional programs. Proposers must explicitly identify exceptions to or deviations from the specifications in the Exception Form included in the specification package. Failure to follow these instructions may be grounds for disqualification of a proposal.
2. The proposals are to be clearly explained and identified. Each proposer is asked to screen his/her designated underwriting proposals for correctness and compliance with the specifications.
3. Proposers may withdraw their quotations at any time prior to the time specified as the closing time for acceptance of proposals. However, no proposer may withdraw or cancel his/her proposal after the closing time for submission.
4. Any person submitting a proposal who is in doubt as to the true meaning of any part of these specifications may submit a written request for interpretation to RWL Group. The person submitting the request will be responsible for its prompt delivery. As to the interpretation of the specifications, the decision of RWL Group will be final. Oral explanations will not be binding.
5. The City of Nederland will accept one of the proposals, or a combination of several parts of more than one proposal, or reject all proposals as soon as possible after the closing time for submission.

F. QUALIFICATIONS

1. AGENT:

All agents submitting proposals for this insurance must meet the following minimum qualifications:

- a. The agent or broker must be duly licensed to do business in the State of Texas.
- b. The agency must have insurance for agent's errors and omissions with a limit of at least \$1,000,000 per-occurrence. A certificate evidencing coverage must be included with the proposal.
- c. The agency must have been in business for at least five (5) years.
- d. The agency must assign a minimum of one qualified account representative to service the City of Nederland. This representative should have several years of experience in commercial property/casualty insurances and/or hold an insurance designation. Please include the resumes of all proposed account representatives in the proposal.

2. INSURER:

- a. Local claims, underwriting and engineering capabilities will be considered a plus. If independent servicing firms are to be used for claims or safety engineering services, their names and addresses must be shown.
- b. Proposals will be accepted from insurers regardless of their *A.M. Best* rating (or whether or not they are rated). For providers other than the TWIA, more favorable consideration will be given to those proposals submitted by insurers with ratings of at least A-VII in the latest edition of the *A.M. Best Key Rating Guide* (property/casualty edition).
- c. Insurers shall be duly licensed, or approved non-admitted carriers, and comply with all applicable state insurance laws and requirements or duly constituted applicable insurance regulatory authorities.
- d. Quotations from risk retention groups and self-insured pools are also invited. However, each proposer is required to attach information in sufficient and meaningful format to demonstrate the financial and managerial capabilities of the provider to satisfy acceptable industry standards. The information to be attached must include, but is not limited to:
 - 1) Current financial statements and auditor's report
 - 2) Three-year income statement
 - 3) Specifics, by line, of reinsurance, specific excess and annual aggregate stop-loss limits; retention for specific excess; attachment point for stop-loss; names of reinsurers; etc.
 - 4) Copy of most recent annual actuarial report and specific status of any recommendations
 - 5) Information about how often independent actuarial reviews are conducted, and by whom
 - 6) Information about loss control, claims, and MIS services, including the names of servicing organizations
 - 7) Name of the administrator for the program and his/her experience and track record in administering similar programs
 - 8) Background information about the program; i.e., when and why it was formed, who conducted the original feasibility study, etc. (Attach a copy of the feasibility study, if available.)

9) Underwriting objectives and philosophy of the program, including eligibility criteria, a schedule of current participants, composition of members by industry grouping, etc.

10) Verification of compliance with applicable State and Federal laws.

G. SELECTION CRITERIA

The City of Nederland reserves the right to award the subjects of the RFP, in whole or in part, to those proposers who demonstrate professional competence in submitting proposals that satisfy cost, coverage, and servicing criteria. Insurance proposals will be carefully evaluated in terms of cost effectiveness and coverage, and for compliance with the insurance, risk financing, and servicing criteria as contained in the specifications. The City of Nederland will consider the merits of each proposal, whether on a consolidated or fragmented basis. Award will be made to the proposer submitting the best and most responsive proposal.

H. SERVICING CRITERIA

The City strongly desires to receive personalized and timely professional risk management services of the highest professional quality from the selected proposer. Proposers who demonstrate the professional capability, expertise, and experience in handling an account the size of Nederland will receive favorable consideration. Servicing criteria will be evaluated in terms of such considerations as:

1. Number of years in business
2. Size of agency and staff
3. Experience of staff
4. Professional servicing capabilities; i.e., loss control, claims management, information storage systems, underwriting, exposure and hazard identification, etc.
5. Capability and willingness of agency resources to personally respond to the professional needs of the insured in a timely manner
6. Technical skills of staff with respect to insurance coverages and knowledge of certain internal risk management administrative considerations (insurance budgets, premium allocations, contractual risk transfer, legal trends, etc.).

Appropriate emphasis will be placed on these considerations with respect to the evaluations of the insurance proposals, as well as the servicing plan submitted by each proposer.

Each proposer is asked to submit a description of the service his/her organization will be providing. Proposers should specifically identify the names of personnel who will be responsible for servicing the City's account. The descriptions should include the qualifications and experience of account executive personnel and technical support persons who will be directly responsible for servicing this account. A proposed plan should be clearly explained as to how the proposer intends to deliver the requested services in a personalized and timely manner. ***Please use the Servicing Criteria Form at the end of Section I for responding to this section.***

I. MARKETING PHILOSOPHY

Except to the extent required to comply with the public bid law, it is not the philosophy of the City to frequently engage in competitive proposal. The City prefers to develop a relationship with its agent and insurers, and to remain consistent with this philosophy after completion of the proposal effort. Accordingly, a three-year, fixed rate program is desired.

J. ASSIGNMENT OF MARKETS (Does Not Apply To Direct Writers)

The market allocation procedure applies only to situations when more than one agent wants to obtain quotes from the same insurance group. Your cooperation is sought in obtaining as wide a representation of potential insurers as is presently possible through the following method:

1. Each agent participating in the proposal process is asked to submit a list of three (3) insurers that he/she would like to work with in preparing proposals for the requested insurance programs, **ranked in order of preference.**

A form is provided, entitled "Market Request Form." Please list no more than three (3) choices per line of coverage.

2. This form should be completed and e-mailed/mailed to Ms. Carolyn Miller (See Section D for contact particulars.) A copy must also be sent to Ms. Holly Guidry at the City of Nederland. Markets will be assigned beginning on Friday, October 22, 2021. No market is to be reserved until approved by RWL Group. **Failure to follow these rules may result in disqualification of your proposal. Please endeavor to have the Market Request Form submitted by close of business on Thursday, October 21, 2021.**

The City of Nederland and RWL Group reserve the right to assign the use of any given insurance carrier with respect to this insurance to a specific agent or broker to avoid multiplicity of contact with the same insurance underwriter.

3. Additional markets may be requested on Monday, October 25, 2021. Additional markets must be requested in writing to RWL Group with a copy to Holly Guidry. They must not be reserved until approved by RWL Group. Supplemental market assignments will be made on Tuesday, October 26, 2021. **Failure to follow these rules may result in disqualification of your proposal.**
4. Insurance markets will be assigned in accordance with the following principles:
 - a. All market awards will endeavor to follow the Market Request Form in the order of priority indicated by the agent. The order of choice between agents requesting the same markets will be determined by the date and time RWL Group receives the Market Request Form. The incumbent agent will be given first choice.
 - b. Requests for insurance markets received after the date indicated will be honored only to the extent that such companies have not previously been requested and assigned.
5. Only one agent should contact any one insurance group. All requests for carriers that are part of a group should be made in the name of the group and **not the individual carrier.** Market requests for other than insurance companies or groups are not acceptable; for example, if the company is National Union, please show your choice as AIG Group. Refer to Item F, #2 for non-admitted carriers that may be part of a group. In the case of E&S markets, please show the name of the carrier group. Do not list the company or intermediary. If one insurer will not provide full insurance coverage, the percentage of the amount of coverage provided by each insurer must be shown.

K. DISQUALIFICATION AND REJECTION OF PROPOSALS

Failure to comply with the requirements or the procedures set forth herein, or to satisfy the insurance and servicing criteria as set forth in the specifications, may result in disqualification of the proposer or rejection of the insurance proposal. ***It is not intended that technical exceptions to the specifications will, in and of themselves, disqualify proposers, unless the exceptions are deemed to be material. The City reserves exclusive right to make a determination as to what is or is not material.***

L. LEGAL

All proposers are expected to comply with all federal, state and local insurance laws and regulations relative to the preparation and submission of insurance proposals. All proposals that are submitted will be presumed to be in compliance with all applicable laws.

M. AUTHORIZED SIGNATURE

All proposal forms must be signed by persons who have the legal authority to bind the insurer to the insurances that are proposed.

**CITY OF NEDERLAND
2022
WINDSTORM MARKET REQUEST FORM**

Agency: _____

Name of Agent: _____

Address: _____

Telephone #: _____

Fax #: _____

E-Mail: _____

RANKED PREFERENCE	WINDSTORM INSURANCE	DEDUCTIBLE BUY DOWN
1.		
2.		
3.		

SERVICING CRITERIA FORM

Please use this form to respond to Item H of Section I. Each proposer must clearly and specifically address all of the criteria requested in this section.

Authorized Signature

Company

Date

CLAIMS SERVICES FORM

1. What is the location of the office that will be handling the City's account?
2. Is there 24-hour claims service?
3. Describe any special assistance you will provide to the City with regard to developing property values, assembling other underwriting information, or settling claims.
4. Please attach copies of claims reporting guidelines with which the insured must comply and samples of claims reporting forms used.
5. Please provide a specimen copy of a loss/claims report.
6. Please provide any additional information you feel would be relevant.

Authorized Signature

Company

Date

SECTION II

A. GENERAL UNDERWRITING REQUIREMENTS

1. NAMED INSURED - The named insured for all policies shall be “The City of Nederland, Texas.”
2. CANCELLATION AND RENEWAL:
 - a. A minimum cancellation provision of sixty (60) days is requested on the policy in lieu of customary provisions.
 - b. A minimum of sixty (60) days’ notice-of-intent not-to-renew is also requested.
3. GENERAL INSURANCE PROVISIONS AND EXTENSIONS:
 - a. The effective date of the policy(ies) is to be March 1, 2022.
 - b. The notice of claims provisions in the policy(ies) should be modified to the effect that knowledge of actual or potential claim by the insured commences upon receipt of such information or advice by the Human Resource Director of the City of Nederland.
 - c. The policy(ies) should be endorsed to the effect that failure to disclose all facts at the inception date of the coverage shall not prejudice the insurance, provided such failure is due to unintentional error or omission.
 - d. Automatic coverage for newly acquired or formed organizations is requested for a minimum of ninety (90) days, except where otherwise extended by the provisions of the policy, subject to proper reporting to underwriters and, if applicable, payment of additional premium.
 - e. All proposals should include an option to renew the windstorm coverage at the end of the March 1, 2022 to March 1, 2023 coverage term. Where rates are subject to annual adjustment or State or Federal regulatory control, each proposer is asked to specify how renewal rates will be determined. ***A two-year or three-year fixed rate program is requested. Alternatively, a multiple year term with a rating formula for determining renewal rates is requested.***
4. CASH FLOW AND RATING:

To the extent that it is consistent with underwriting practices and permissible by law and insurance regulations, the City strongly desires, and will give consideration to the following criteria:

 - a. Payment of annual premiums in monthly or quarterly installments.
 - b. Participating and dividend programs.
5. NON-ADMITTED INSURANCE CARRIERS:

If insurance is quoted through a non-admitted carrier, it will be subject the following criteria:

 - a. *A.M. Best* rating of A-:VII is preferred.
 - b. The carrier ***must*** be on the NAIC approved list and must be acceptable to the Texas Department of Insurance.
 - c. A Cut-Through Endorsement should be contained in the policy.
 - d. A Service of Suit Endorsement ***must*** be contained in the policy.
 - e. The policy must comply with applicable surplus lines laws.

PROPOSAL FORM FOR GENERAL REQUIREMENTS

Does the policy include the following? Indicate yes or no, and premium, if any.

1. Named Insured (Per Section II) Yes No Premium

2. Sixty-day cancellation and non-renewal notice
 Yes No Premium

3. Notice of claims provisions (Per Section II)
 Yes No Premium

4. Failure to disclose provision (Per Section II)
 Yes No Premium

5. Automatic coverage for newly acquired/formed organizations
 Yes No Premium

6. Indicate option to renew and describe any special renewal provisions. _____

7. Specify payment terms and any available installment plans. _____

8. Include specimen policy forms and endorsements.

9. If the carrier is non-admitted, please answer the following:

a. Does policy include: Cut-Through Endorsement? Yes No

Service-of-Suit Endorsement? Yes No

b. Is company an approved surplus lines carrier in Texas? Yes No

Authorized Signature

Company

Date

B. WINDSTORM INSURANCE

Proposals for windstorm insurance are requested as follows:

1. **LIMITS OF LIABILITY:** Per-occurrence based on the entire schedule of locations.

Include a \$1,000,000 sublimit for blanket BI/EE actual loss sustained with a separate deductible of 72 hours.

2. **DEDUCTIBLES:** Provide optional quotes with a flat deductible of \$100,000 and 1% TIV on affected location, subject to a \$25,000 minimum. Please quote an optional deductible buy down to flat \$25,000 all risks.

3. **EXTENSIONS OF COVERAGE:** The following coverage extensions are requested:

- a. Agreed amount.
- b. Replacement cost coverage for all property.
- c. Automatic additional insureds, loss payees and mortgagees coverage provided as interest may appear.

4. **EXCLUSION:** There must be no exclusion applicable to signal lights, signal light poles, street lights, street light poles, decorative lighting or fences to the extent that such items are included in the schedule of insured property.

5. **LAYERED PROGRAM:** If a layered program is applicable, the following must be included:

- **Sublimits Coverage Provision:**

Notwithstanding anything to the contrary referenced herein, in the event the primary underlying limits are exhausted, this policy shall cover applicable sublimited coverages up to, and not exceeding, the applicable sublimit for each coverage insured in the underlying policy. In no event shall this coverage and underlying coverages pay any amount for sublimited coverages in excess of the applicable sublimit, except when this policy is specifically written to provide excess coverage for losses arising out of the specified perils of earthquake and flood, subject always to the maximum limits of this policy.

- **Priority of Payments Provision:**

Notwithstanding anything to the contrary referenced herein, in determining the amount of any one loss, disaster or casualty for which this policy is excess, the total loss for all coverages caused by any combination of perils, including underlying sublimits, one or more of which is insured against under the forms attached shall be used even though all such perils or coverages are not insured against by this policy. Upon exhaustion of the limit(s) of liability or sublimits of the underlying insurance, this policy shall be liable for the loss in excess of the limits of liability of the underlying insurance with respect to those perils and/or coverages insured hereunder, subject to the limit(s) and sublimit(s) of this policy.

- **Quota Share Coverage:**

If coverage is quota share, the terms and provisions in all participating coverages must read exactly the same in all applicable policies.

- **Excess Coverage:**

All excess coverages should follow form and provide continuity of coverage for applicable perils and insured property.

PROPOSAL FORM FOR WINDSTORM INSURANCE

1. Insurer: _____

2. Annual Premium: (Please complete table below or attach premium schedule for covered locations):

Per-Occ Deductibles	Buildings & Contents Per Schedule
\$100,000	
1% (\$25,000 Minimum)	
Deductible Buydown to \$25,000	
Other	

3. Indicate valuation basis for real and personal property (replacement cost, stated value or ACV).

Buildings _____ Contents _____

4. Please indicate if the following are included, and show the additional premium if any:

a. Coinsurance per schedule. _____ Yes _____ No Premium _____

b. Automatic coverage for all newly acquired real and personal property, subject to minimum ninety (90)-day reporting.

_____ Yes _____ No Premium _____

c. Automatic additional insureds, loss payees and mortgagees coverage provided as interests may appear.

_____ Yes _____ No Premium _____

5. Is there an exclusion for signal lights and poles, street lights and poles, and decorative lighting or fences? _____ Yes _____ No Explain. _____

6. Is there a separate BI/EE deductible of 72 hours, as specified. _____ Yes _____ No _____ Premium

7. Is there a \$1,000,000 actual loss sustained limit for BI/EE? _____ Yes _____ No _____ Premium
 Is it blanket? _____ Yes _____ No _____ Premium

8. If a layered program is proposed, are the following included:

- a. Sublimit wording _____ Yes _____ No
- b. Priority of Payment wording (per specs) _____ Yes _____ No
- c. Quota share policies read the same _____ Yes _____ No
- d. Excess wording is following form as applicable _____ Yes _____ No

9. Does carrier require annual adjustments of values other than additions and deletions of property?
 _____ Yes _____ No Explain. _____

10. Indicate method of premium payment (monthly, quarterly, etc.) _____

11. a. Indicate the term of the coverage. _____

b. If more than one year, are rates fixed? _____ Yes _____ No

c. If rates are not fixed, are they determined by formula? _____ Yes _____ No

Explain _____

 Authorized Signature

 Company

 Date

EXCEPTION FORM FOR WINDSTORM INSURANCE

Please use this page to explain any differences between the specification requirements and your proposal. ***This form must specifically list and explain all exceptions/additions to any item in these specifications, including General Underwriting Requirements. Failure to list exceptions accurately could result in disqualification and rejection of your proposal.***

Authorized Signature

Company

Date

SECTION III
UNDERWRITING INFORMATION

EXHIBIT A

SCHEDULE OF LOCATIONS AND LIMITS

City of Nederland Statement of Values

October 20, 2021

ID	Mbr Dept	Address	Building Description	Construction Type	Year Bult	Sq Ft	# of Stories	Roof Type	Reported Bldg Value	Content Value
1	Parks & Rec	2300 Ave H	Bath House/Concession	Frame	1979	2,798	1	Normal/Asphalt Shingles	\$429,665	\$10,300
2	General Govt	1400 Boston Ave	Public Safety Bldg w/Election Equip	Masonry Non-Combustible	1968	20,926	1	Not Listed	\$3,744,022	\$2,310,000
3	Parks & Rec	1518 Boston Ave	Museum	Frame	1975	1,095	1	Metal	\$117,856	\$15,164
4	Parks & Rec	2400 Ave H	Office/Gym	Non-Combustible	1981	15,107	1	Metal	\$1,579,084	\$66,482
5	Parks & Rec	1519 Boston Ave	Pavilion	Non-Combustible	1981	2,430	1	Metal	\$114,695	\$0
6	Public Works	400 Hardy Ave	Office/City Shop	Non-Combustible	1975	9,000	1	Metal	\$474,809	\$158,466
7	Parks & Rec	1516 Boston Ave	Pavilion	Frame	1977	309	1	Metal	\$12,530	\$0
8	General Govt	1903 Atlanta Ave	Office	Masonry Non-Combustible	1960	4,756	1	Not Listed	\$461,036	\$110,500
9	Public Utilities	515 Hardy Ave	Headworks	Minimum	2002	0	0		\$289,626	\$1,482,000
10	Community Services	914 Boston Ave	Senior Citizen Ctr w/30ft Flag Pole	Non-Combustible	1975	3,672	1	Metal	\$274,070	\$0
11	Public Utilities	1700 Canal Ave	Plant/SCADA	Semi Fire Resistive	1996	4,064	0		\$5,317,231	\$32,200
12	Parks & Rec	1516 Boston Ave	Windmill Museum	Frame	1975	1,391	2	Normal/Asphalt Shingles	\$141,788	\$15,164
13	Parks & Rec	2712 Nederland Ave	Library	Masonry Non-Combustible	1964	16,596	1	Not Listed	\$2,288,701	\$2,212,875
14	Public Utilities	1430 N 17th St	Treatment Facility-Water Tank	Minimum	1962	0	0		\$477,405	\$0
16	Parks & Rec	2300 Ave H	Storage/Repair	Non-Combustible	1999	1,600	1	Metal	\$83,989	\$5,665
19	Public Utilities	1700 Canal Ave	2M gal-Ground Water Tank	Non-Combustible	1980	0	0		\$1,621,055	\$0
20	Public Utilities	South 5th St @ Ave E	450k gal-Elev Water Tank/SCADA	Non-Combustible	1961	0	0		\$2,080,526	\$0
21	Public Utilities	3421 Canal Ave	500k gal-Elev Water Tank/SCADA	Non-Combustible	1964	0	0		\$2,228,977	\$0

City of Nederland Statement of Values

October 20, 2021

ID	Mbr Dept	Address	Building Description	Construction Type	Year Bult	Sq Ft	# of Stories	Roof Type	Reported Bldg Value	Content Value
22	Public Utilities	3300 Ave G	500k gal-Elev Water Tank/SCADA	Non-Combustible	1981	0	0		\$2,240,124	\$0
25	Parks & Rec	2712 Nederland Ave	Planters/Benches/Sign/HALS Items	Minimum	1996	19,064	1		\$21,522	\$0
27	Public Utilities	400 Hardy Ave	Fencing/(2) Roller Gates	Minimum	1975	0	0		\$85,933	\$0
29	Public Utilities	1430 N 17th St	Fencing-1160ft	Minimum	1962	0	0		\$26,191	\$0
30	Parks & Rec	2300 Ave H	Pool-Pump/Motor	Minimum	2001	0	0		\$11,289	\$0
33	Parks & Rec	2300 Ave H	Portable Bldg	Frame	1999	120	1	Metal	\$2,371	\$0
34	Parks & Rec	2300 Ave H	Fence	Minimum	1999	0	0		\$64,450	\$0
35	Parks & Rec	2301 Ave H	(4)Picnic/(3)Drinking Fntns/Signs	Minimum		0	0		\$4,064	\$0
36	Parks & Rec	2301 Ave H	Jogging Trail	Minimum		26,400	0		\$59,606	\$0
37	Parks & Rec	2301 Ave H	Restroom	Joisted Masonry	1985	400	1	Normal/Asphalt Shingles	\$65,588	\$0
38	Parks & Rec	2301 Ave H	Pavilion	Frame	1985	1,066	1	Normal/Asphalt Shingles	\$48,203	\$0
39	Parks & Rec	2301 Ave H	Pavilion	Frame	1995	154	1	Normal/Asphalt Shingles	\$4,629	\$0
40	Parks & Rec	2301 Ave H	Pavilion	Frame	1985	160	1	Normal/Asphalt Shingles	\$5,080	\$0
41	Parks & Rec	2301 Ave H	Playground Equipment	Minimum	1997	0	0		\$45,021	\$0
42	Parks & Rec	2301 Ave H	Pond Aerator	Minimum	1995	0	0		\$3,223	\$0
44	Parks & Rec	2301 Ave H	(2)Bridges (JTG)	Minimum		0	0		\$3,387	\$0
46	Parks & Rec	2301 Ave H	Lighting-Site/Park Holophane	Minimum	2000	0	0		\$63,760	\$0
47	Parks & Rec	2301 Ave H	Bleachers	Minimum		0	0		\$2,031	\$0

City of Nederland Statement of Values

October 20, 2021

ID	Mbr Dept	Address	Building Description	Construction Type	Year Bult	Sq Ft	# of Stories	Roof Type	Reported Bldg Value	Content Value
48	Parks & Rec	2301 Ave H	Fencing/Backstops/Bases	Minimum	2001	0	0		\$47,526	\$0
49	Parks & Rec	2301 Ave H	(6)Light Poles	Minimum		0	0		\$39,511	\$0
50	Parks & Rec	2301 Ave H	Volleyball Pits	Minimum		0	0		\$10,104	\$0
51	Public Utilities	1804 Hwy 365	Lift Station	Minimum		0	0		\$5,686	\$0
52	Public Utilities	1548 Nederland Ave	Lift Station/Fence/SCADA	Minimum		0	0		\$41,244	\$0
53	Public Utilities	1515 Canal	Lift Station/Fence/SCADA	Minimum		0	0		\$40,464	\$0
54	Public Utilities	37th St @ Park St	Lift Station	Minimum		0	0		\$1,129	\$0
55	Public Utilities	1404 S 16th St	Lift Station/Fence/SCADA	Minimum		0	0		\$36,087	\$0
56	Public Utilities	Jefferson Co. Airport	Lift Station/Fence/SCADA	Minimum		0	0		\$122,216	\$0
57	Public Utilities	Airport Plaza Subdivision	Lift Station/Fence/SCADA	Minimum		0	0		\$85,933	\$0
59	Parks & Rec	2301 Ave H	(2)Basketball Goals	Minimum	1998	0	0		\$3,387	\$0
60	Parks & Rec	2301 Ave H	Field Goal Posts	Minimum		0	0		\$1,807	\$0
61	Parks & Rec	2301 Ave H	Fencing/Lighting	Minimum		0	0		\$37,253	\$0
62	Parks & Rec	900 Boston Ave	Playground Equipment	Minimum	1999	0	0		\$9,595	\$0
63	Parks & Rec	3300 Ave G	Playground Equip/Back Stops	Minimum	2000	0	0		\$13,886	\$0
64	Parks & Rec	900 Helena Ave	Pavilion	Non-Combustible	2000	480	1	Metal	\$18,740	\$0
65	Parks & Rec	500 S 5th St	Playground Equipment	Minimum	1999	0	0		\$9,595	\$0

City of Nederland Statement of Values

October 20, 2021

ID	Mbr Dept	Address	Building Description	Construction Type	Year Bult	Sq Ft	# of Stories	Roof Type	Reported Bldg Value	Content Value
66	Parks & Rec	207 N 12th St	Monument	Minimum	2001	0	0		\$2,062	\$0
67	Public Works	400 Hardy Ave	Storage Pavilion	Non-Combustible	1975	6,540	1	Metal	\$69,653	\$0
68	Public Utilities	South 5th St @ Ave E	Fence	Minimum		0	0		\$8,241	\$0
69	Public Utilities	3421 Canal Ave	Fence	Minimum		0	0		\$8,467	\$0
70	Public Utilities	8023 Viterbo Rd	Lift Station #1/SCADA	Minimum	2003	0	0		\$150,223	\$0
71	Public Utilities	8023 Viterbo Rd	Lift Station #2	Minimum	2003	0	0		\$16,707	\$0
72	Public Utilities	8023 Viterbo Rd	Fence	Minimum	2003	0	0		\$1,693	\$0
73	Animal Control	1700 Canal Ave	Animal Control	Joisted Masonry	2003	1,092	1	Normal/Asphalt Shingles	\$96,633	\$6,630
74	Public Works	515 Hardy Ave	Storage	Non-Combustible	2003	2,624	1	Metal	\$140,901	\$168,100
75	Parks & Rec	2300 Ave H	Pool Canopy	Non-Combustible	1999	740	1	Fabric (Nylon/Canvas, et	\$4,290	\$0
77	Animal Control	1700 Canal Ave	Fence	Minimum	2003	0	0		\$1,693	\$0
78	Public Works	515 Hardy Ave	Hydraulic Gate	Minimum	2004	0	0		\$36,125	\$0
79	Parks & Rec	1100-1700 Block Boston Ave	(26)Lamp Posts	Minimum		0	0		\$72,023	\$0
80	Parks & Rec	1200 Atlanta Ave	(7)Lamp Posts	Minimum		0	0		\$19,417	\$0
81	General Govt	1200 Boston Ave	(2)Lamp Posts	Minimum		0	0		\$5,531	\$0
82	Parks & Rec	1100-1700 Block Boston Ave	(52)Benches	Minimum		0	0		\$44,591	\$0
83	Parks & Rec	1200 Boston Ave	(3)Benches	Minimum		0	0		\$2,596	\$0
84	Public Utilities	3335 Hwy 69	Lift Station/Pumps/Control Panel/SCADA	Minimum	2004	0	0		\$36,521	\$0

City of Nederland Statement of Values

October 20, 2021

ID	Mbr Dept	Address	Building Description	Construction Type	Year Bult	Sq Ft	# of Stories	Roof Type	Reported Bldg Value	Content Value
85	Police	1400 Boston Ave	Communication Tower w/Antennas	Minimum	2006	0	0		\$83,622	\$0
86	General Govt	Various	Automatic Meter Reading System	Minimum	2005	0	0		\$680,152	\$0
87	General Govt	1400 Boston Ave	200KW Gas Generator	Minimum	2008	0	0		\$72,248	\$0
88	General Govt	1400 Boston Ave	200KW Gas Generator	Minimum	2007	0	0		\$72,248	\$0
89	General Govt	1400 Boston Ave	1600amp ATS	Minimum	2007	0	0		\$20,320	\$0
90	General Govt	1400 Boston Ave	MPS Control Box	Minimum	2007	0	0		\$5,644	\$0
91	General Govt	1400 Boston Ave	Fence	Minimum	2007	0	0		\$4,854	\$0
93	Parks & Rec	2300 Ave H	Pool Filter w/Motor	Minimum	2007	0	0		\$48,767	\$0
94	Public Utilities	1700 Canal Ave	275KW Generator	Minimum	2008	0	0		\$122,004	\$0
95	Public Utilities	1430 N 17th St	500KW Generator	Minimum	2008	0	0		\$159,135	\$0
96	Public Utilities	515 Hardy Ave	Office/SCADA	Joisted Masonry	1985	1,680	1	Metal	\$188,098	\$75,700
98	Public Utilities	515 Hardy Ave	Dewatering Building	Non-Combustible	1953	1,392	1	Metal	\$478,466	\$919,400
99	Public Utilities	515 Hardy Ave	Electrical Building/SCADA	Joisted Masonry	1993	160	1	Normal/Asphalt Shingles	\$117,123	\$97,300
101	Public Utilities	515 Hardy Ave	Blower Building/SCADA	Joisted Masonry	1953	1,332	1	Normal/Asphalt Shingles	\$453,747	\$340,000
102	Public Utilities	1700 Canal Ave	Office/Warehouse	Masonry Non-Combustible	1997	3,257	1	Metal	\$602,803	\$87,400
103	Parks & Rec	2300 Ave H	Pool	Minimum	2010	0	0		\$617,500	\$0
104	Parks & Rec	2300 Ave H	(4) Lamp Posts	Minimum	2010	0	0		\$15,692	\$0
105	General Govt	1132 & 1136 Boston Ave	Boston Parking Lot	Minimum	2010	0	0		\$128,806	\$0

City of Nederland Statement of Values

October 20, 2021

ID	Mbr Dept	Address	Building Description	Construction Type	Year Built	Sq Ft	# of Stories	Roof Type	Reported Bldg Value	Content Value
106	General Govt	1124 Atlanta Ave	Atlanta Parking Lot	Minimum	2010	0	0		\$78,458	\$0
107	General Govt	207 N 12th St	City Hall/Iron Fence/Gate/Flag Pole/Light Poles	Masonry Non-Combustible	2013	4,995	1	Metal	\$1,071,199	\$518,925
114	Public Utilities	515 Hardy Ave	1000kw Generator (Kohler)	Minimum	2014	0	0		\$339,488	\$0
115	Public Utilities	1548 Nederland Ave	Generator (Generac)	Minimum	2014	0	0		\$26,868	\$0
116	Public Utilities	1515 Canal	Generator (Generic)	Minimum	2014	0	0		\$32,173	\$0
117	Public Utilities	4558 Hodgson	Generator (Generac)	Minimum	2014	0	0		\$32,625	\$0
118	Public Utilities	3724 Airline	Generator (Generac)	Minimum	2014	0	0		\$26,868	\$0
119	General Govt	1400 Boston Ave	Electronic Sign	Minimum	2014	0	0		\$167,242	\$0
120	Community Development	1519 Boston Ave	EDC Office	Joisted Masonry	1982	3,960	2		\$331,140	\$100,000
121	Parks & Rec	2301 Ave H	Sundeck/Transformer	Frame	2016	924	1	Metal	\$68,274	\$0
122	Parks & Rec	207 N 12th St	Pavillion/Poles/Benches v/Medallion /Brick	Frame	2016	0	1		\$324,997	\$0
123	Administration	207 N 12th St	City Hall Generator	Minimum	2016	0	0		\$68,274	\$0
124	Parks & Rec	2301 Ave H	(2) Covered Dugouts 12 x 24 w/Fence	Non-Combustible	2016	576	1		\$6,818	\$0
125	Parks & Rec	2301 Ave H	Pool - UV System	Minimum	2016	0	0		\$38,065	\$0
126	Parks & Rec	2301 Ave H	Pool Chemtrol/Acid Pump and Chlorinator	Minimum	2009	0	0		\$9,788	\$0
127	Public Works	1200-1400 blk of Boston Ave	Ornamental Street Sign/Poles	Minimum	2017		0		\$21,484	\$0
128	Public Works	Intersection 12th St - Boston	Span Wire/Signals	Minimum	2006		0		\$53,708	\$0
129	Public Works	Intersection 14th St - Nederland	Traffic Masts/Signals	Minimum	2015		0		\$268,541	\$0

City of Nederland Statement of Values

October 20, 2021

ID	Mbr Dept	Address	Building Description	Construction Type	Year Bult	Sq Ft	# of Stories	Roof Type	Reported Bldg Value	Content Value
130	Public Works	Intersection 21st St- Nederland	Traffic Masts/Signals	Minimum	2015		0		\$268,541	\$0
131	Public Works	Intersection 27th - Nederland	Traffic Masts/Signals	Minimum	2004		0		\$268,541	\$0
132	Public Works	Intersection 27th St - Helena	Traffic Masts/Signals	Minimum	2004		0		\$268,541	\$0
133	Public Works	Intersection 27th - Nederland	Traffic Masts/Signals	Minimum	2015		0		\$268,541	\$0
134	Public Utilities	515 Hardy Ave	Office/Shop/Fence	Non-Combustible	2017		0		\$1,328,777	\$200,000
135	Public Utilities	515 Hardy Ave	250kw Generac Generator	Minimum	2017		0		\$100,786	\$0
136	Parks & Rec	2300 Ave H	Metal Cover & Fence over pool pump	Non-Combustible	2018	864	1	Metal	\$38,511	\$0
137	Public Works	Various	(8)Solar School Zone Signs/Poles	Frame			0		\$53,045	\$0
138	Public Works	Various	(3)Solar SZ Signs/Poles	Frame			0		\$19,892	\$0
139	Public Works	Various	(1)Solar SZ Sign	Frame			0		\$6,631	\$0
140	Public Works	Various	(3)Solaz SZ Signs/Poles	Frame			0		\$19,892	\$0
141	Public Works	Various	(4)Solar SZ Signs/Poles	Frame			0		\$26,523	\$0
142	Public Works	Various	(4)Solar SZ Signs/Poles	Frame			0		\$26,523	\$0
143	Public Works	Various	(1)Solar SZ Sign/Pole	Frame			0		\$6,631	\$0
144	Public Utilities	1700 Canal Ave	Sludge Holding Tank	Frame	1996		0		\$323,575	\$0
145	Public Utilities	515 Hardy Ave	Digester #1	Frame	2000		0		\$684,811	\$0
146	Public Utilities	515 Hardy Ave	Digester 32	Frame	2002		0		\$684,811	\$0
147	Public Utilities	515 Hardy Ave	Aeration Basin #1	Frame	1958		0		\$1,910,681	\$0

City of Nederland Statement of Values

October 20, 2021

ID	Mbr Dept	Address	Building Description	Construction Type	Year Bult	Sq Ft	# of Stories	Roof Type	Reported Bldg Value	Content Value
148	Public Utilities	515 Hardy Ave	Aeration Basin #2	Frame	1998		0		\$1,910,681	\$0
149	Public Utilities	515 Hardy Ave	Clarifier #1	Frame	2002		0		\$2,019,954	\$0
150	Public Utilities	515 Hardy Ave	Clarifier #2	Frame	1999		0		\$2,019,954	\$0
151	Public Utilities	515 Hardy Ave	Return Sludge Station	Frame	2000		0		\$76,385	\$0
152	Public Utilities	515 Hardy Ave	Thickener Tank	Frame	1985		0		\$229,154	\$0
153	Public Utilities	515 Hardy Ave	UV Disinfection	Frame	2001		0		\$696,163	\$0
154	Public Utilities	515 Hardy Ave	Grit Chamber Building	Frame	1953		0		\$114,577	\$0
155	Public Utilities	1430 N 17th St	RAS - WAS Pump Station w/Pumps/SCADA	Frame	1962		0		\$292,490	\$0
156	Public Utilities	4558 Hodgson	Lift Station w/Fence/SCADA	Frame			0		\$329,409	\$0
157	Public Utilities	1430 N 17th St	Control Building	Frame			0		\$143,646	\$0
158	Public Utilities	1430 N 17th St	High Service Pump Station	Frame			0		\$381,924	\$0
159	Parks & Rec	2300 Ave H	2-Story Water Slide	Frame	2020		2		\$164,800	\$0
160	Economic Development	1215-1217 blk Boston Ave	Storefront	Joisted Masonry	1958	3,000	1		\$415,000	\$0

EXHIBIT B
LOSS INFORMATION



Loss Run Dated - 10/8/2021

City of Nederland

Account No: 2018-9001159

Policy Terms: 11/16/2018 - 11/15/2020

Year of Inception: 2018

Policy Numbers:

No Claims found for this policy



October 7, 2021

This responds to your request for loss runs on the following:

Insured: City of Nederland

Policy #/Effective Date MCD-180971 11/16/2018-2019

Insurer: Certain Underwriters at Lloyd’s, London

Peninsula Insurance Bureau is the claims administrator for Certain Underwriters at Lloyd’s, London. We reviewed our records and have the following records pertaining to the above referenced policies:

Loss Runs Results: **NO LOSSES FOUND FOR THE ABOVE REFERENCED POLICIES**

Loss Date	Status	Policy Number	Claim Number	Location Address	Loss Description	Loss Paid	Expense Paid

If you have any questions or concerns, please do not hesitate to contact our offices.

Best Regards,
Audrey Martindale (amartindale@pibadjusters.com)

Loss Run Dated - 09/30/2021

City of Nederland

Account No: 360437

Policy Term: 11/16/2015 -- 11/16/2016

Policy Numbers: 10T029659-02785-15 7DA3CM0002703-01 AMP7523527-02 AMR-40330-01 CPP5494782-02
MSP-15885-02 USI-12754-01

Broker Company: CRC Group

No Claims found for this policy

City of Nederland

Account No: 419278

Policy Term: 11/16/2016 -- 11/16/2017

Policy Numbers: 10T029659-02785-16-01 7DA3CM0002703-02 AMP7523527-03 AMR-40330-02 CPP5494782-03
HAN-17491-00 MSP-15885-03 USI-12754-02

Broker Company: CRC Group

No Claims found for this policy

This is not to be construed as an absolute statement of claims, but as a history located for this insured with the listed policy numbers. The Amrisc, LLC loss runs do not necessarily reflect all new claims, transactions or changes applicable within the last 30 days.

City of Nederland

Account No: 512794

Policy Term: 11/16/2017 -- 11/16/2018

Policy Numbers: 10T029659-02785-17-02 7DA3CM0002703-03 AMP7523527-04 AMR-40330-03 CPP5494782-04
MSP-15885-04 USI-12754-03

Broker Company: CRC Group

No Claims found for this policy

City of Nederland

Account No: 777866

Policy Term: 11/16/2020 -- 03/01/2022

Policy Numbers: 10T029659-14428-20-00 AMP7539039-00 AMR-71928 CPP1686684-00 HAN-25123-00 LEX-
014300121-00 MSP-30610 ORAMPR009922-00 SSI-18911-00 USI-27669-00

Broker Company: CRC Group

No Claims found for this policy

	Loss Paid	Expense Paid	Loss Reserve	Expense Reserve	Total Incurred
--	-----------	--------------	--------------	-----------------	----------------

Total All Years:

This is not to be construed as an absolute statement of claims, but as a history located for this insured with the listed policy numbers. The Amrisc, LLC loss runs do not necessarily reflect all new claims, transactions or changes applicable within the last 30 days.



Loss Run

Certain Underwriters at Lloyd's of London

Policy Number: B128411039L20-0263

CRC Insurance Services, Inc. - Houston, TX
10375 Richmond Avenue
Suite 500
Houston, TX 77042

Term: 11/16/2020 - 11/16/2021

Policy Type: New

Line of Business: WDBB

for City of Nederland

As of: 09/30/2021

*****Please note that all loss amounts are shown excess of appropriate deductible amounts*****

Control No	Claim No	Date of Loss	Date Reported	Status	Description of Claim	Paid Indemnity	Paid Expense	Reserve	Total Incurred
					Totals:	\$0.00	\$0.00	\$0.00	\$0.00