

Proposal

Disclaimer

This is an indication for insurance only; rates are subject to change. No insurance is in effect until this coverage is bound. Please refer to subjectivities outlined below.

Date:	9/6/2023
Requestor:	Michael C. Matula
Project Owner:	Galveston Independent School District
Gilbane Entity:	Gilbane Building Company
Name of Project	Galveston ISD - Galveston Ball High School and Courville Press Box
Project #	J10001.000
Project Address	4115 Avenue O, Galveston, TX 77550

Project Description	<p>Ball High School Phased construction of a new high school and natatorium composed of two building, one on each side of Avenue O. See attached Phasing Plan Sketch. A proposed bridge over Avenue O connects the two buildings. The total gross area of both buildings is 458,000sf.</p> <p>Phase 1: The North Building(290,000sf) is a 3-story steel framed building containing Administration, Library, Academic Classrooms and Labs, Kitchen, Dining Commons, CTE Shops, Classrooms and all support spaces. The building contains an enclosed courtyard. The North Block Site includes concrete parking lot and drives, detention pond, landscaping, sidewalks, and other site amenities. This North building is Phase 1 of the project. Construction of Phase 1 is scheduled from 3/30/2023 thru 6/28/24. The District will occupy Phase 1 after substantial completion. This phase includes demolition of the existing Scott Building and other existing structures on the north block.</p> <p>Phase 2: Demolition of a portion of the existing Ball High School. Note: There will still be a portion of the existing Ball High School that will remain occupied during Phase 2. Once partial demolition is complete, Construction of the South Building (South of Avenue O) which is a 1-story steel framed building(168,000sf) containing the Auditorium, Fine Arts Classrooms, Gymnasiums, Locker Rooms, Offices, Natatorium and all support spaces. The South building will be occupied after substantial completion. Phase 2 is scheduled for 8/1/2024 thru 11/28/2025.</p> <p>Phase 3: Demolition of the remaining portion of the existing Ball High School. Construction of parking lots, hardscape, landscape. The schedule for Phase 3 is 12/1/2025 thru 5/15/2026.</p>
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Construction Type:	Fire Resistive
Wind Zone	HH
Flood Zone	AE
EQ Zone	LH

DETAILS

Insurance Company		Travelers Property Casualty of America	
Phase 1 BR Premium	\$852,858		
Phase 2 BR Premium	\$340,915		
Phase 3 BR Premium	\$18,628		
Phase 4 BR Premium	\$14,077		
Existing Structure - Arising From Your Work Premium	Included Above (\$87,244)		
LEG3 Premium	Included Above (\$148,596)		
Total BR Premium	\$1,226,478	BOUND	
Excess CAT Options		Incl. 4.925% SL Tax/Fee	Carrier
Option 1 - Excess Named Storm & Food Limit - \$5M xs \$20M Eff. 8/31/23 - 5/25/27 Shared NWS & Flood Limit	\$1,768,400	Valid to 9/12/23	Berkshire 100%
Option 2 - Excess Named Storm & Food Limit - \$10M xs \$20M Eff. 8/31/23 - 5/25/27 Shared NWS & Flood Limit	\$2,823,435	Valid to 9/12/23	Berkshire 50% Westchester 50%
CAT Deductible Buydowns			Carrier
Layer 1 - Phase 1 & Press Box Only (to 6/24/25) Buy Down from 5% to \$100k flat Max Recoverable \$3M per occurrence	\$1,495,181	Valid to 9/12/23	Aegis 100%
Layer 2 - Phase 1 & Press Box Only (to 6/24/25) - \$3.3M xs \$3.1M	\$430,193	Valid to 9/12/23	RSUI 50% Starstone 50%

	Ball HS Phase 1	Ball HS Phase 2	Ball HS Phase 3	Courville Stadium Press Box	
Effective Date	6/2/2023	6/25/2025	6/26/2027	1/24/2024	
Expiration Date	6/24/2025	5/25/2027	10/15/2027	10/24/2024	
Note: Scope Description and phased budget/schedule required in order to bind Phased Option					
Policy Limits	\$128,296,850	\$91,138,105	\$6,301,686	\$3,500,000	Project Value
	\$20,000,000				Flood aggregate
	\$128,296,850	\$91,138,105	\$6,301,686	\$3,500,000	Earthquake aggregate
	\$20,000,000				Named Storm aggregate
	\$128,296,850	\$91,138,105	\$6,301,686	\$3,500,000	Release of Water Steam or Fluid Limit
	\$128,296,850	\$91,138,105	\$6,301,686	\$3,500,000	All covered property in one occurrence
	\$50,000,000				LEG3 Scope of Defects
	\$5,000,000				Soft Costs
	\$2,500,000				Existing Structure - Arising From Your Work
Policy Deductibles	All Other Perils		\$50,000		
	Flood		5% / Min. \$250,000		
	Earthquake		\$50,000		
	Named Storm		5% / Min. \$100,000		
	Water Damage		\$200,000		
	Delay in Completion		1 day per month, minimum 14 days		
	LEG3		\$150,000		
Policy Perils	All risk including flood, earthquake, and Named Windstorm (unless excluded above)				
Policy Valuation	Replacement Cost				
Coinsurance	None				
Subjectivities:	Quotes are subject to carrier moratorium should a storm develop before binding. Excess & Deductible Buydown quotes are shared Named Windstorm and Flood limits.				

MASTER PROGRAM COVERAGES	
Named Insured	Gilbane Building Company and Owner(s)
Additional Insured	Contractors, subcontractors of all tiers and any other party required by contract, entered into by Gilbane, as their interests may appear
Boiler & Machinery	Policy Limit
Terrorism Coverage	Included up to project limit
Included in project limit	Temporary structures and forms
\$5,000,000	Soft Costs – breakdown of soft costs to be submitted in the event of a loss
\$20,000,000	Debris Removal
\$5,000,000	Construction Materials in transit
\$5,000,000	Construction Materials at a temporary location
\$25,000,000	Ordinance or Law
\$10,000,000	Expediting Expenses
\$250,000	Landscaping & Signs
Included in project limit	Construction Trailers & Contents
Included in project limit	Construction Documents
10%	Escalation Provision
\$1,000,000	Pollution Clean-up and removal - in any one policy year
\$1,000,000	Fungus, Wet Rot, Dry Rot, and Bacteria