

# Risk Management

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TASB Renewal Property

# Roofing Issue

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- TASB Statement
  - TASB RMF is reducing limits on Single Ply Roofs
  - Sublimit for Wind, Hurricane and Hail Loss
  - Membrane roofs and accompanying roof systems; all other deductibles apply
  - \$3,000,000 limit per occurrence (not per building)
- Single Ply Membrane is synthetic roofing material that includes but is not limited to EPDM, TPO and PVC membranes.

# Single Ply Roofs

| Name of School                           | Year Built | Address                            | Square Feet      | Replacement Value Building | Estimate to replace Single Ply Roof with like materials |
|--|------------|------------------------------------|------------------|----------------------------|---|
| Adkins Elementary School                 | 2014       | 1701 Monahan Drive Lantana         | 88,674           | \$13,064,584               | \$1,500,000   |
| Bell Elementary School                   | 2016       | 601 Villa Paloma Little Elm        | 88,674           | \$19,181,776               | \$1,500,000   |
| Cross Oaks Elementary School             | 2010       | 600 Liberty Boulevard Cross Roads  | 82,800           | \$12,201,224               | \$1,500,000   |
| Ginnings Elementary School (Partial)     | 2000/1968  | 2525 Yellowstone Denton            | 73,806 (16,819)  | \$13,064,584               | \$210,000   |
| Union Park Elementary School             | 2019       | New Construction Aubrey            | 88,674           | \$23,000,000               | \$1,500,000   |
| Calhoun Middle School                    | 2016       | 131 Garza Lane Shady Shores        | 137,072 (31,567) | \$31,856,359               | \$450,000   |
| Myers Middle School                      | 2013       | 131 Garza Lane Shady Shores        | 181,474          | \$32,490,718               | \$1,845,000   |
| Rodriguez Middle School                  | 2017       | 8650 Martop Rd Oak                 | 175,000          | \$36,000,000               | \$1,723,000   |
| Braswell High School                     | 2016       | 26750 East University Drive Aubrey | 526,738          | \$129,928,469              | \$4,609,000   |
| Guyer High School (Partial-New Addition) | 2018       | 7501 Teasley Denton                | 111,300          | \$30,361,404               | \$1,389,000   |
| Giese Support Services Building          | 2018       | 1303 N Elm Denton                  | 450,000          | \$13,094,385               | \$428,000   |
| <b>Total</b>                             |            |                                    | <b>2,004,212</b> | <b>\$322,387,144</b>       | <b>\$16,654,000</b>                                     |

# Aerial Views



| APPROX SQUARE FOOTAGE |        |       |           |
|-----------------------|--------|-------|-----------|
| A                     | 7,381  | Sq Ft | Low Slope |
| B                     | 4,148  | Sq Ft | Metal     |
| C                     | 8,860  | Sq Ft | Low Slope |
| D                     | 2,002  | Sq Ft | Low Slope |
| E                     | 1,874  | Sq Ft | Low Slope |
| F                     | 10,400 | Sq Ft | Low Slope |
| G                     | 5,930  | Sq Ft | Metal     |
| H                     | 4,421  | Sq Ft | Low Slope |
| J                     | 144    | Sq Ft | Metal     |
| K                     | 22     | Sq Ft | Metal     |
| L                     | 7,759  | Sq Ft | Low Slope |
| M                     | 513    | Sq Ft | Metal     |
| N                     | 8,975  | Sq Ft | Low Slope |
| P                     | 7,518  | Sq Ft | Low Slope |
| Q                     | 4,436  | Sq Ft | Metal     |
| R                     | 8,457  | Sq Ft | Low Slope |
| S                     | 390    | Sq Ft | Metal     |
| T                     | 5,196  | Sq Ft | Low Slope |
| U                     | 498    | Sq Ft | Metal     |
| V                     | 171    | Sq Ft | Metal     |
| W                     | 3,312  | Sq Ft | Low Slope |
| X                     | 40     | Sq Ft | Metal     |
| Y                     | 40     | Sq Ft | Metal     |
| Z                     | 40     | Sq Ft | Metal     |
| AA                    | 40     | Sq Ft | Metal     |
| AB                    | 2,626  | Sq Ft | Metal     |
| AC                    | 973    | Sq Ft | Metal     |
| Total                 | 92,006 | Sq Ft |           |
| Metal                 | 20,011 | Sq Ft |           |
| Low Slope             | 72,045 | Sq Ft |           |

Contractor shall verify all substrates, dimensions, penetrations, curbs, etc. Those shown are typical but may not be all inclusive.

R1.03

**1** OVERALL ROOF PLAN - ADKINS ELEMENTARY SCHOOL  
NOT TO SCALE  
7301 Fieldwood Way, Aubrey, TX 76227



| APPROX SQUARE FOOTAGE |        |       |           |
|-----------------------|--------|-------|-----------|
| A                     | 7,608  | Sq Ft | Low Slope |
| B                     | 4,148  | Sq Ft | Metal     |
| C                     | 7,162  | Sq Ft | Low Slope |
| D                     | 1,515  | Sq Ft | Low Slope |
| D1                    | 193    | Sq Ft | Low Slope |
| E                     | 1,565  | Sq Ft | Low Slope |
| F                     | 10,630 | Sq Ft | Low Slope |
| G                     | 8,015  | Sq Ft | Metal     |
| H                     | 4,524  | Sq Ft | Low Slope |
| J                     | 144    | Sq Ft | Metal     |
| K                     | 22     | Sq Ft | Metal     |
| L                     | 7,874  | Sq Ft | Low Slope |
| M                     | 498    | Sq Ft | Metal     |
| N                     | 7,060  | Sq Ft | Low Slope |
| P                     | 7,266  | Sq Ft | Low Slope |
| Q                     | 4,465  | Sq Ft | Metal     |
| R                     | 8,855  | Sq Ft | Low Slope |
| S                     | 325    | Sq Ft | Metal     |
| T                     | 5,431  | Sq Ft | Low Slope |
| U                     | 509    | Sq Ft | Metal     |
| V                     | 157    | Sq Ft | Metal     |
| W                     | 3,388  | Sq Ft | Low Slope |
| X                     | 40     | Sq Ft | Metal     |
| Y                     | 40     | Sq Ft | Metal     |
| Z                     | 40     | Sq Ft | Metal     |
| AA                    | 40     | Sq Ft | Metal     |
| Total                 | 89,904 | Sq Ft |           |
| Metal                 | 16,443 | Sq Ft |           |
| Low Slope             | 73,461 | Sq Ft |           |

Contractor shall verify all substrates, dimensions, penetrations, curbs, etc. Those shown are typical but may not be all inclusive.

R1.04

**1** OVERALL ROOF PLAN - BELL ELEMENTARY SCHOOL  
NOT TO SCALE  
601 Villa Paloma Blvd, Little Elm, TX 75068

# Aerial Views



| APPROX SQUARE FOOTAGE |        |         |           |
|-----------------------|--------|---------|-----------|
| A                     | 10,742 | Sq. Ft. | Low Slope |
| B                     | 5,738  | Sq. Ft. | Metal     |
| C                     | 6,036  | Sq. Ft. | Low Slope |
| D                     | 660    | Sq. Ft. | Metal     |
| E                     | 1,696  | Sq. Ft. | Metal     |
| F                     | 2,026  | Sq. Ft. | Low Slope |
| G                     | 3,962  | Sq. Ft. | Metal     |
| H                     | 7,609  | Sq. Ft. | Low Slope |
| J                     | 390    | Sq. Ft. | Metal     |
| K                     | 7,411  | Sq. Ft. | Low Slope |
| L                     | 4,393  | Sq. Ft. | Low Slope |
| M                     | 549    | Sq. Ft. | Metal     |
| N                     | 9      | Sq. Ft. | Metal     |
| P                     | 6,966  | Sq. Ft. | Low Slope |
| Q                     | 7,692  | Sq. Ft. | Low Slope |
| R                     | 4,205  | Sq. Ft. | Metal     |
| S                     | 8,350  | Sq. Ft. | Low Slope |
| T                     | 505    | Sq. Ft. | Metal     |
| U                     | 47     | Sq. Ft. | Metal     |
| V                     | 47     | Sq. Ft. | Metal     |
| W                     | 47     | Sq. Ft. | Metal     |
| X                     | 47     | Sq. Ft. | Metal     |
| Y                     | 3,261  | Sq. Ft. | Low Slope |
| Z                     | 164    | Sq. Ft. | Metal     |
| AA                    | 5,248  | Sq. Ft. | Low Slope |
| AB                    | 575    | Sq. Ft. | Metal     |
| Total                 | 88,384 | Sq. Ft. |           |
| Metal                 | 18,650 | Sq. Ft. |           |
| Low Slope             | 69,734 | Sq. Ft. |           |

Contractor shall verify all substrates, dimensions, penetrations, curbs, etc. Those shown are typical but may not be all inclusive.

R1.02



## OVERALL ROOF PLAN - CROSS OAKS ELEMENTARY SCHOOL

600 Liberty Blvd, Cross Roads, TX 76227



| APPROX SQUARE FOOTAGE |        |         |           |
|-----------------------|--------|---------|-----------|
| A                     | 2,840  | Sq. Ft. | Low Slope |
| B                     | 12,106 | Sq. Ft. | Low Slope |
| C                     | 1,563  | Sq. Ft. | Low Slope |
| D                     | 2,444  | Sq. Ft. | Low Slope |
| E                     | 738    | Sq. Ft. | Low Slope |
| F                     | 705    | Sq. Ft. | Low Slope |
| G                     | 1,252  | Sq. Ft. | Low Slope |
| H                     | 8,022  | Sq. Ft. | Low Slope |
| J                     | 4,713  | Sq. Ft. | Low Slope |
| K                     | 1,119  | Sq. Ft. | Metal     |
| L                     | 19,381 | Sq. Ft. | Low Slope |
| M                     | 3,526  | Sq. Ft. | Low Slope |
| N                     | 13,485 | Sq. Ft. | Low Slope |
| P                     | 8,238  | Sq. Ft. | Low Slope |
| Q                     | 8,809  | Sq. Ft. | Low Slope |
| R                     | 1,254  | Sq. Ft. | Low Slope |
| S                     | 1,586  | Sq. Ft. | Low Slope |
| Total                 | 92,514 | Sq. Ft. |           |
| Metal                 | 1,119  | Sq. Ft. |           |
| Low Slope             | 91,395 | Sq. Ft. |           |

Contractor shall verify all substrates, dimensions, penetrations, curbs, etc. Those shown are typical but may not be all inclusive.

R1.01



## OVERALL ROOF PLAN - GINNINGS ELEMENTARY SCHOOL

2125 Yellowstone Pl, Denton, TX 76209

# Aerial Views



Calhoun Middle School



| APPROX SQUARE FOOTAGE |                 |           |
|-----------------------|-----------------|-----------|
| A                     | 483 Sq. Ft.     | Low Slope |
| B                     | 2,143 Sq. Ft.   | Metal     |
| C                     | 3,196 Sq. Ft.   | Low Slope |
| D                     | 8,745 Sq. Ft.   | Metal     |
| D1                    | 40 Sq. Ft.      | Metal     |
| E                     | 9,922 Sq. Ft.   | Low Slope |
| F                     | 8,745 Sq. Ft.   | Metal     |
| F1                    | 40 Sq. Ft.      | Metal     |
| G                     | 6,812 Sq. Ft.   | Low Slope |
| H                     | 8,745 Sq. Ft.   | Metal     |
| H1                    | 40 Sq. Ft.      | Metal     |
| J                     | 994 Sq. Ft.     | Metal     |
| J1                    | 301 Sq. Ft.     | Low Slope |
| K                     | 23,034 Sq. Ft.  | Low Slope |
| L                     | 3,296 Sq. Ft.   | Metal     |
| L1                    | 804 Sq. Ft.     | Metal     |
| M                     | 19,888 Sq. Ft.  | Low Slope |
| N                     | 1,634 Sq. Ft.   | Low Slope |
| P                     | 2,799 Sq. Ft.   | Low Slope |
| Q                     | 14,823 Sq. Ft.  | Low Slope |
| R                     | 1,680 Sq. Ft.   | Low Slope |
| S                     | 18,672 Sq. Ft.  | Low Slope |
| T                     | 7,207 Sq. Ft.   | Low Slope |
| U                     | 38 Sq. Ft.      | Low Slope |
| V                     | 478 Sq. Ft.     | Low Slope |
| Total                 | 144,507 Sq. Ft. |           |
| Metal                 | 33,562 Sq. Ft.  |           |
| Low Slope             | 110,945 Sq. Ft. |           |

**1 OVERALL ROOF PLAN - MYERS MIDDLE SCHOOL**  
NOT TO SCALE 131 N Garza Rd, Shady Shores, TX 75208

Contractor shall verify all substrates, dimensions, penetrations, curbs, etc. Those shown are typical but may not be all inclusive. **R1.06**

# Aerial Views



| APPROX SQUARE FOOTAGE |         |                   |
|-----------------------|---------|-------------------|
| A                     | 42      | Sq. Ft. Low Slope |
| B                     | 42      | Sq. Ft. Low Slope |
| C                     | 5,417   | Sq. Ft. Low Slope |
| D                     | 23,246  | Sq. Ft. Low Slope |
| E                     | 1,250   | Sq. Ft. Low Slope |
| F                     | 12,337  | Sq. Ft. Low Slope |
| G                     | 540     | Sq. Ft. Low Slope |
| H                     | 6,820   | Sq. Ft. Low Slope |
| J                     | 76      | Sq. Ft. Low Slope |
| K                     | 485     | Sq. Ft. Low Slope |
| L                     | 228     | Sq. Ft. Low Slope |
| M                     | 35,426  | Sq. Ft. Low Slope |
| N                     | 78      | Sq. Ft. Low Slope |
| P                     | 475     | Sq. Ft. Low Slope |
| Q                     | 8,537   | Sq. Ft. Low Slope |
| R                     | 43      | Sq. Ft. Low Slope |
| S                     | 949     | Sq. Ft. Low Slope |
| T                     | 5,577   | Sq. Ft. Low Slope |
| U                     | 1,678   | Sq. Ft. Low Slope |
| V                     | 30,848  | Sq. Ft. Low Slope |
| W                     | 1,538   | Sq. Ft. Low Slope |
| X                     | 216     | Sq. Ft. Low Slope |
| Y                     | 2,198   | Sq. Ft. Low Slope |
| Z                     | 2,489   | Sq. Ft. Low Slope |
| Total                 | 140,146 | Sq. Ft.           |

Contractor shall verify all substrates, dimensions, penetrations, curbs, etc. Those shown are typical but may not be all inclusive.

R1.07

**1** OVERALL ROOF PLAN - RODRIGUEZ MIDDLE SCHOOL  
NOT TO SCALE 8650 Marlap Rd, Aubrey, TX 76227

| APPROX SQUARE FOOTAGE |         |                   |
|-----------------------|---------|-------------------|
| A                     | 260     | Sq. Ft. Low Slope |
| B                     | 952     | Sq. Ft. Low Slope |
| C                     | 5,979   | Sq. Ft. Low Slope |
| D                     | 12,420  | Sq. Ft. Low Slope |
| E                     | 30,845  | Sq. Ft. Low Slope |
| F                     | 26,263  | Sq. Ft. Low Slope |
| G                     | 9,038   | Sq. Ft. Low Slope |
| H                     | 14,994  | Sq. Ft. Low Slope |
| J                     | 1,130   | Sq. Ft. Metal     |
| K                     | 40,624  | Sq. Ft. Low Slope |
| L                     | 174     | Sq. Ft. Low Slope |
| M                     | 19,330  | Sq. Ft. Low Slope |
| N                     | 174     | Sq. Ft. Low Slope |
| P                     | 3,472   | Sq. Ft. Low Slope |
| Q                     | 2,857   | Sq. Ft. Low Slope |
| R                     | 7,401   | Sq. Ft. Low Slope |
| S                     | 3,471   | Sq. Ft. Low Slope |
| T                     | 19,330  | Sq. Ft. Low Slope |
| U                     | 174     | Sq. Ft. Low Slope |
| V                     | 174     | Sq. Ft. Low Slope |
| W                     | 400     | Sq. Ft. Low Slope |
| X                     | 796     | Sq. Ft. Low Slope |
| Y                     | 174     | Sq. Ft. Low Slope |
| Z                     | 19,330  | Sq. Ft. Low Slope |
| AA                    | 174     | Sq. Ft. Low Slope |
| AB                    | 3,472   | Sq. Ft. Low Slope |
| AC                    | 924     | Sq. Ft. Low Slope |
| AD                    | 7,632   | Sq. Ft. Low Slope |
| AE                    | 11,505  | Sq. Ft. Low Slope |
| AF                    | 15,294  | Sq. Ft. Low Slope |
| AG                    | 9,546   | Sq. Ft. Low Slope |
| AH                    | 8,893   | Sq. Ft. Low Slope |
| AJ                    | 13,377  | Sq. Ft. Low Slope |
| AK                    | 3,804   | Sq. Ft. Low Slope |
| AL                    | 6,814   | Sq. Ft. Low Slope |
| AM                    | 5,490   | Sq. Ft. Low Slope |
| AN                    | 3,508   | Sq. Ft. Low Slope |
| AP                    | 5,803   | Sq. Ft. Low Slope |
| AQ                    | 9,363   | Sq. Ft. Low Slope |
| AR                    | 9,350   | Sq. Ft. Low Slope |
| AS                    | 20,758  | Sq. Ft. Low Slope |
| AT                    | 5,100   | Sq. Ft. Low Slope |
| Total                 | 300,270 | Sq. Ft.           |
| Metal                 | 1,130   | Sq. Ft.           |
| Low Slope             | 358,137 | Sq. Ft.           |

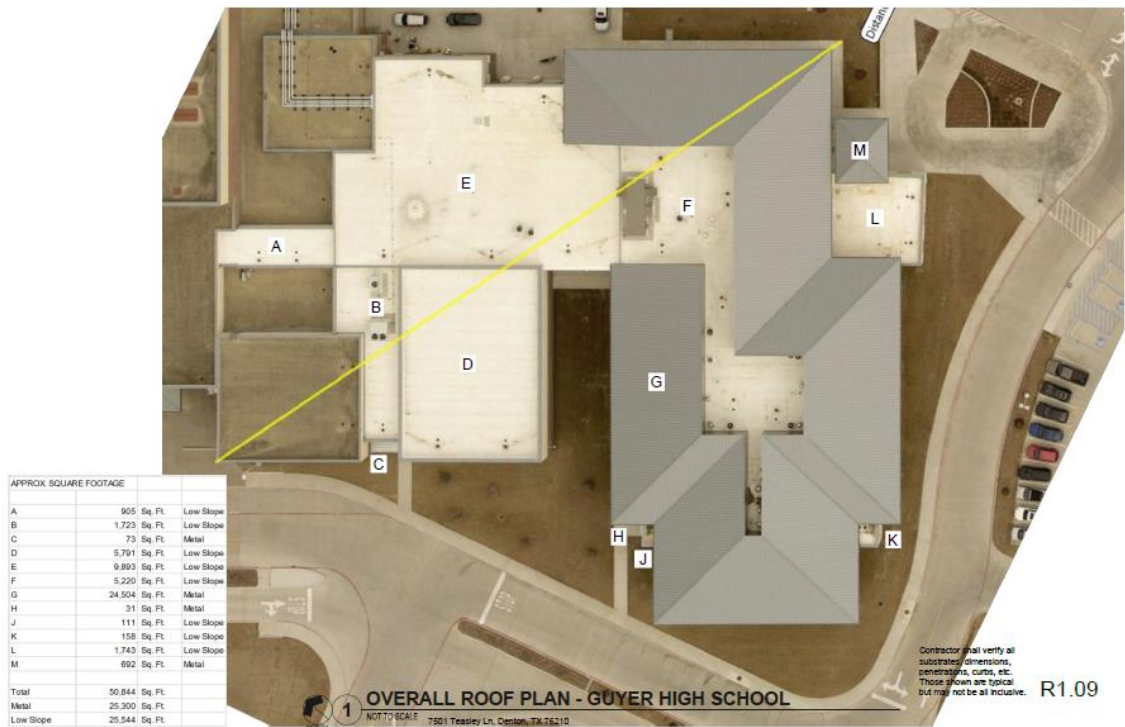


Contractor shall verify all substrates, dimensions, penetrations, curbs, etc. Those shown are typical but may not be all inclusive.

R1.08

**1** OVERALL ROOF PLAN - BRASWELL HIGH SCHOOL  
NOT TO SCALE 26750 E University Dr, Aubrey, TX 76227

# Aerial Views

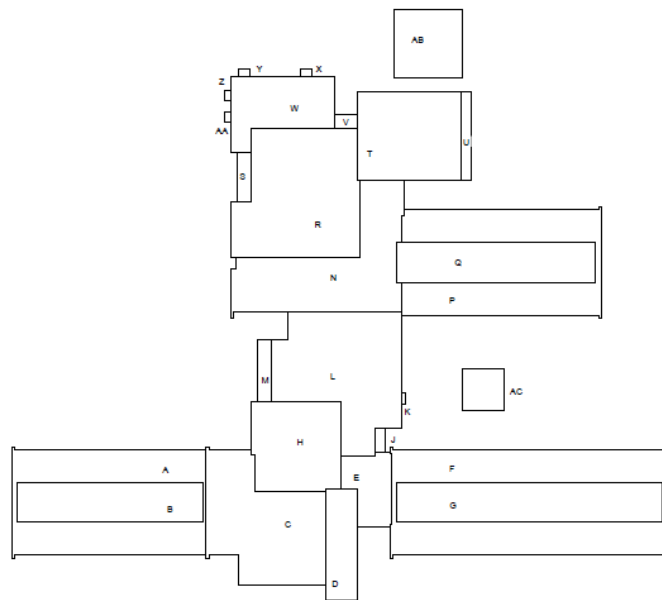


Guyer (Ninth Grade Wing and Additions)





# Aerial Views



APPROX. SQUARE FOOTAGE

|           |        |       |           |
|-----------|--------|-------|-----------|
| A         | 7,381  | Sq Ft | Low Slope |
| B         | 4,148  | Sq Ft | Metal     |
| C         | 6,860  | Sq Ft | Low Slope |
| D         | 2,002  | Sq Ft | Low Slope |
| E         | 1,674  | Sq Ft | Low Slope |
| F         | 10,490 | Sq Ft | Low Slope |
| G         | 5,930  | Sq Ft | Metal     |
| H         | 4,421  | Sq Ft | Low Slope |
| J         | 144    | Sq Ft | Metal     |
| K         | 22     | Sq Ft | Metal     |
| L         | 7,759  | Sq Ft | Low Slope |
| M         | 515    | Sq Ft | Metal     |
| N         | 6,975  | Sq Ft | Low Slope |
| P         | 7,518  | Sq Ft | Low Slope |
| Q         | 4,436  | Sq Ft | Metal     |
| R         | 8,457  | Sq Ft | Low Slope |
| S         | 390    | Sq Ft | Metal     |
| T         | 5,196  | Sq Ft | Low Slope |
| U         | 498    | Sq Ft | Metal     |
| V         | 171    | Sq Ft | Metal     |
| W         | 3,312  | Sq Ft | Low Slope |
| X         | 40     | Sq Ft | Metal     |
| Y         | 40     | Sq Ft | Metal     |
| Z         | 40     | Sq Ft | Metal     |
| AA        | 40     | Sq Ft | Metal     |
| AB        | 2,626  | Sq Ft | Metal     |
| AC        | 973    | Sq Ft | Metal     |
| Total     | 92,056 | Sq Ft |           |
| Metal     | 20,011 | Sq Ft |           |
| Low Slope | 72,045 | Sq Ft |           |



**OVERALL ROOF PLAN - UNION PARK ELEMENTARY SCHOOL**

1 NOT TO SCALE

Union Park Blvd, Aubrey, TX 76227

Contractor shall verify all substrates, dimensions, penetrations, curbs, etc. Those shown are typical but may not be all inclusive.

R1.05

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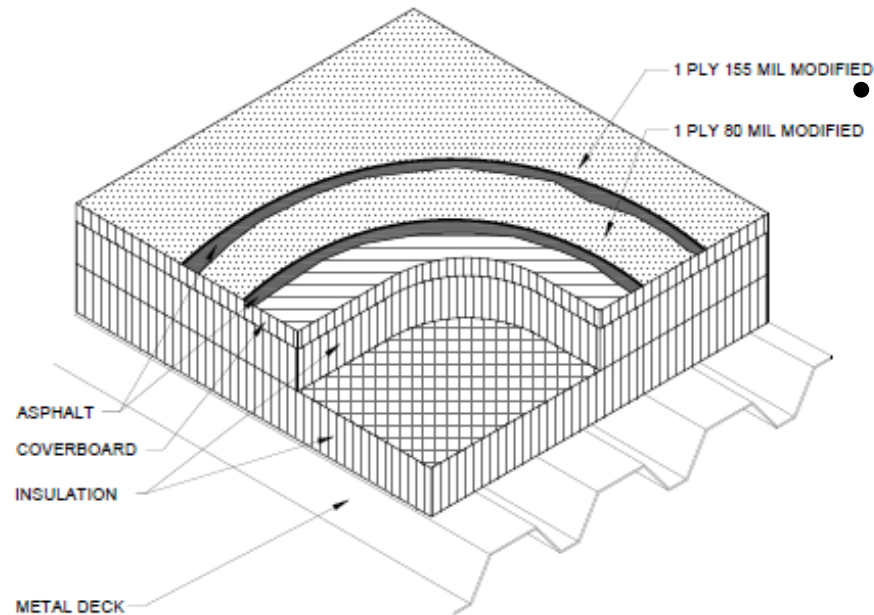
# Rodney Ruebsahm

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# Ray Stringer

ARMKO Industries, Inc

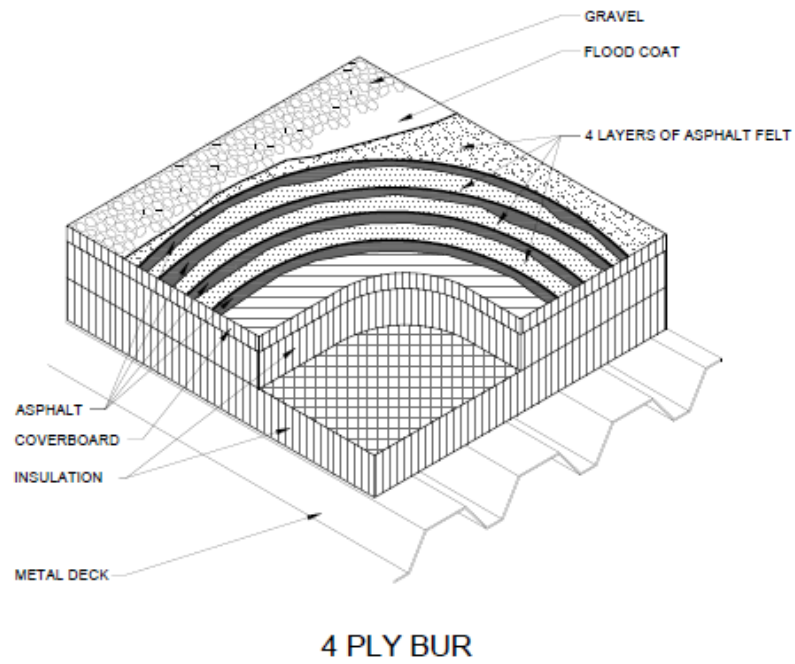
# Roofing Assemblies



- 2 PLY MODIFIED BITUMINOUS ROOF SYSTEM

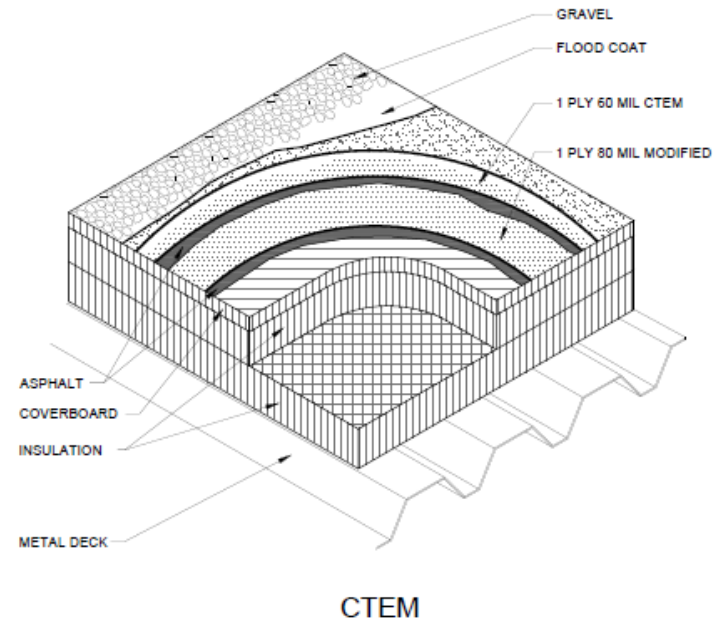
2 PLY MODIFIED

# Roofing Assemblies



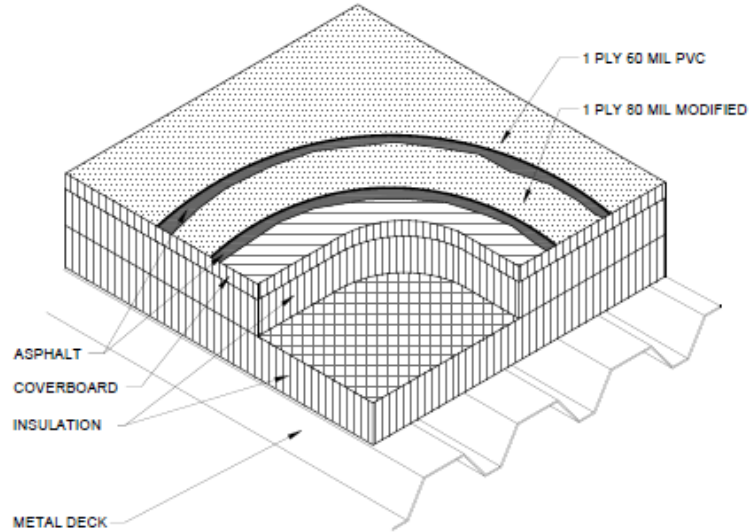
- 4 PLY BUILT UP ROOF SYSTEM

# Roofing Assemblies



- CTEM ROOF SYSTEM

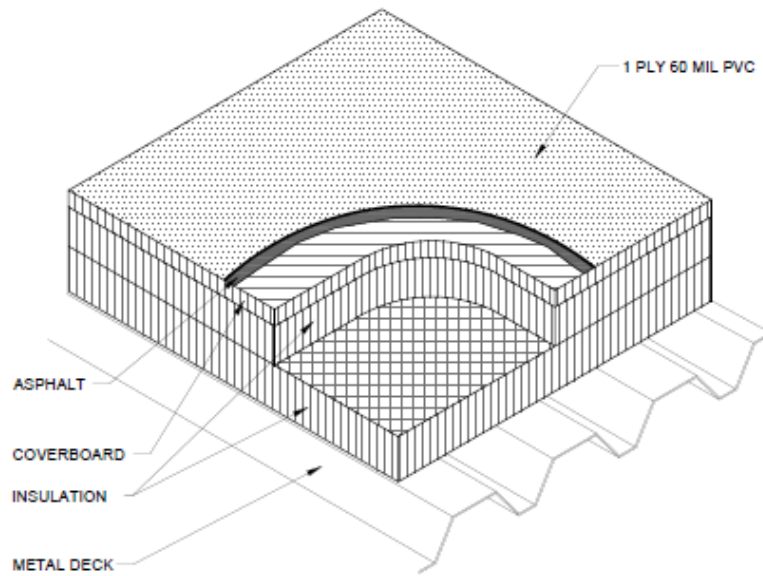
# Roofing Assemblies



SINGLE PLY WITH MULTI LAYERS

- SINGLE PLY (MULTI-LAYER) ROOF SYSTEM

# Roofing Assemblies



SINGLE PLY 1 LAYER

- SINGLE PLY ROOF SYSTEM

# HAIL VS SINGLE PLY – What happened and how did we get here?



**2015  
International  
Energy Code**

Reflectivity  
Emissivity



**State Energy  
and  
Conservation  
Office**



**Value  
Engineering**



**Cheaper**

Lighter  
Construction  
Less layers



**Marketing by  
Single Ply  
Manufacturers**



# HAIL PROTOCOL

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- ON BEHALF OF THE BUILDING OWNER, ARMKO GOES THROUGH THE FOLLOWING STEPS WITH THE INSURANCE ADJUSTER AND INSURANCE CARRIER ON A HAIL AND/OR STORM RELATED EVENT ONCE THE OWNER TURNS IN THE CLAIM TO THE CARRIER.
- Agree that it hailed
- Agree that it hailed during the policy period
- Agree on what areas are damaged (testing of core may be required)
- Cores taken should be in the presence of the carrier/adjuster and Armko when determining nomenclature and/or sending cores for testing. Location of cores should be documented along with photos of the cores
- Agree on scope of work on damaged areas
- Provide bid package that includes specifications and details of like, kind, and quality of the agreed scope of work
- Code requirements such as those of the International Building Code (IBC) and International Energy Code Council (IECC) which are upgrades as well as owner requested betterments shall be listed as alternates in the bid package
- The bid package is to be reviewed by the carrier prior to advertisement of the project

# HAIL ASSESSMENT CATEGORIES

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- IMPACTS SHOWING PUNCTURES AND/OR RUPTURES IN THE FIELD OF THE ROOF AND FLASHING:
- CATEGORY #1 – HIGH DENSITY
- CATEGORY #2 – MEDIUM DENSITY
- CATEGORY #3 – LOW DENSITY
- CATEGORY #4 – ISOLATED AREAS
- CATEGORY #5 -IMPACTS SHOWING PUNCTURES AND/OR RUPTURES IN FLASHING ONLY
- CATEGORY #6 – NO IMPACTS OR RUPTURES BUT BRUISING AND SCUFFING OF MEMBRANE
- CATEGORY #7 - SUSPECT ENOUGH TO TAKE A CORE FOR TESTING
- CATEGORY #8 – SUSPECT ENOUGH TO TAKE INFRA – RED MOISTURE TEST
- CATEGORY #9 – WOULD LIKE ANOTHER TEAM MEMBER TO LOOK AT IT ALSO
- CATEGORY #10 – NO DAMAGE

# HAIL BASIS OF PAYMENT (BUR, MOD BIT, CTEM)

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- Normally the Carrier will only pay the Actual Cash Value (ACV) for the covered property until all the repair or replacement is completed. The ACV is computed by subtracting the depreciation of the damaged covered property from the actual replacement cost. The depreciation figure can vary from carrier to carrier. If the District does not perform the work, the District will lose the depreciation money.
- Upon completion of the repair or replacement of the damaged property with material of like, kind, and quality (LKQ) according to the agreed Scope of Work and Specifications within the proper time frame, the Carrier will then pay the depreciation amount (\$1,250,000). This amount for repair or replacement cost cannot exceed the depreciation amount which should be the amount actually spent to repair or replace the damaged property. If a lesser amount is spent the District will not receive the money over and above the amount spent OR if a greater amount is spent the District will not get reimbursed for it unless there is approval by the carrier.
- For this replacement cost payment to be made, documentation must be submitted supporting the actual cost of repairs or replacement. This documentation normally includes such things as invoices, cancelled checks, receipts or other documentation supporting the cost of the repair or replacement. This documentation will be necessary to receive the depreciation money.
- Depreciation is the decreased worth of an item prior to the loss due to age or condition and becomes less valuable than a new item of equal quality. Other than the need to subtract the claim deductible the Owner may likely be due an additional payment for the amount of depreciation to make up for this higher repair or replacement cost.
- The repair or replacement of the damaged covered property may have a time limit from the date of loss as to when this repair or replacement is to be completed. If the repair or replacement is not completed within this time frame and the Carrier has not granted an extension the ACV may be the full and final payment for the loss. Also, if the work is not performed the ACV will may be the full and final payment for the loss.

Once the Scope of Work with the Carrier is agreed, the specifications published and bids received, the following basis of payment may take place. This, however, needs to be clarified with the Carrier since there could be some exceptions. The following figures are for example purposes only:

|                                      |     | HAIL BASIS OF PAYMENT<br>(BUR, MOD BIT, CTEM) | Single Ply  | Three Buildings over<br>25,000 Sq. Ft. | Building Less than<br>25,000 Sq. Ft. |
|--------------------------------------|-----|---|-------------|--|--------------------------------------|
| Estimated repair / replacement cost: | RCV | \$5,000,000                                   | \$5,000,000 | \$10,000,000                           | Will not exceed the deductible       |
| Less depreciation at 25%:            |     | \$1,250,000                                   | \$1,250,000 | \$2,500,000                            |                                      |
| Total                                |     | \$3,750,000                                   | \$3,750,000 | \$7,500,000                            |                                      |
| Less deductible                      |     | \$ 500,000                                    | \$ 500,000  | \$500,000+\$300,000                    | \$ 500,000                           |
| Payment ACV                          |     | \$3,250,000                                   | \$3,250,000 | \$6,700,000                            |                                      |
| Depreciation Paid upon completion    |     | \$1,250,000                                   | \$1,250,000 | \$2,500,000                            |                                      |
| Total Paid by TASB (3 Million Cap)   |     | \$4,500,000                                   | \$3,000,000 | \$3,000,000                            |                                      |
| Claim Shortfall                      |     |   | \$250,000   | \$3,700,000                            |                                      |
| District out of pocket               |     | \$500,000                                     | \$2,000,000 | \$6,200,000                            | 100% of cost                         |

# HAIL – NOW WHAT AND HOW DO WE PROCEED?

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- QUESTIONS AND DISCUSSION:
- WHAT IS CARRIER'S CURRENT POSITION AND PROPOSAL?
- ADJUST SPECIFICATION AND DESIGN
- ASHRAE 90.1
- BUILDING AND ENERGY CODE

Recommendation  
and Options going  
forward

**Recommendation – Renew TASB Coverage  
with updated Wind, Hurricane & Hail  
sublimits for Single-Ply Roofs and  
increased deductibles.**

**Options for 2019-2020**

- Budget funds for future replacement strategy following potential storm damage.
- Budget funds for future replacement strategy not related to storm damage.

**Options for 2020-2021**

- Request Single Ply buildings to be removed from TASB and plan for RFP
- Send entire Property, Casualty, Auto and Workers Compensation for RFP.