



RHSB

An **Assurex** Global Partner

2024

Property Insurance Benchmarking Report

Independent School Districts North Texas

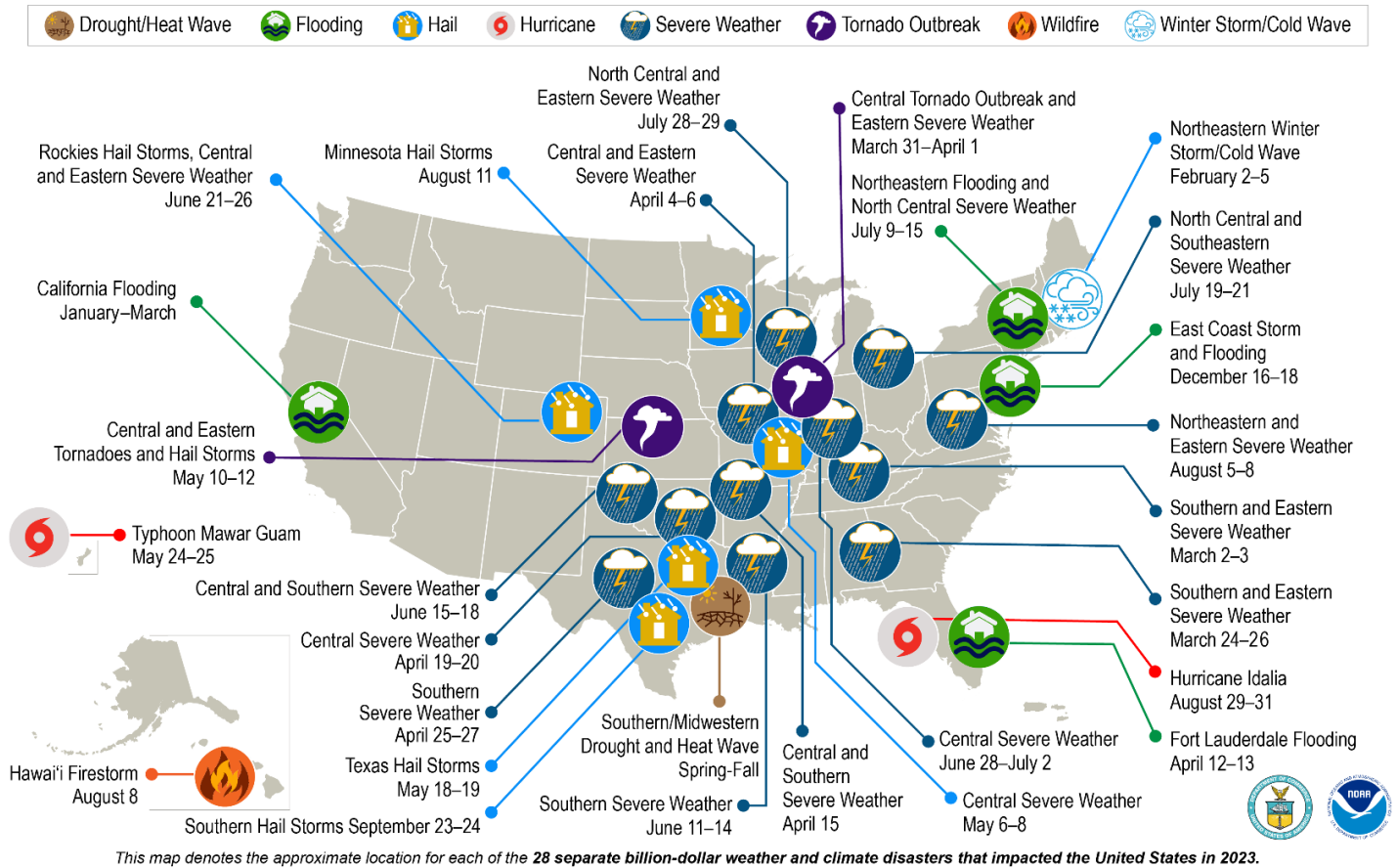


Executive Summary

The insurance property market has continued to harden year over year since 2016 due to the severity and frequency of weather events in Texas and across the United States. In recent years, multiple hailstorms have occurred in North Texas with single occurrence losses exceeding \$50 million for multiple nearby districts. Further magnifying the impact on property rates in North Texas for the 2023 - 2024 renewal year is the continuous severe weather events in the region each year combined with the fact that school district properties lie in very close proximity to one another. As a result, insurance companies have experienced unfavorable loss ratios and have been forced to re-evaluate exposures, reduce capacity, and adjust rates.

The tightening property market is not unique to Texas. In 2023 there were **28** separate billion-dollar events totaling \$92.9B across the U.S. This total annual cost may rise by several billion when they have fully accounted for the costs of the December 16 -18 East Coast storm and flooding event that impacted states from Florida to Maine. The NOAA National Centers for Environmental Information (NCEI) has released the final update to its 2023 billion-dollar disaster report confirming another intense year of costly disasters and extremes throughout much of the country. **2023 surpassed the previous record of 22 in 2020.** 2023 was also deadly, causing at least 492 direct or indirect fatalities—the 8th most disaster-related fatalities for the contiguous U.S. since 1980.

U.S. 2023 Billion-Dollar Weather and Climate Disasters

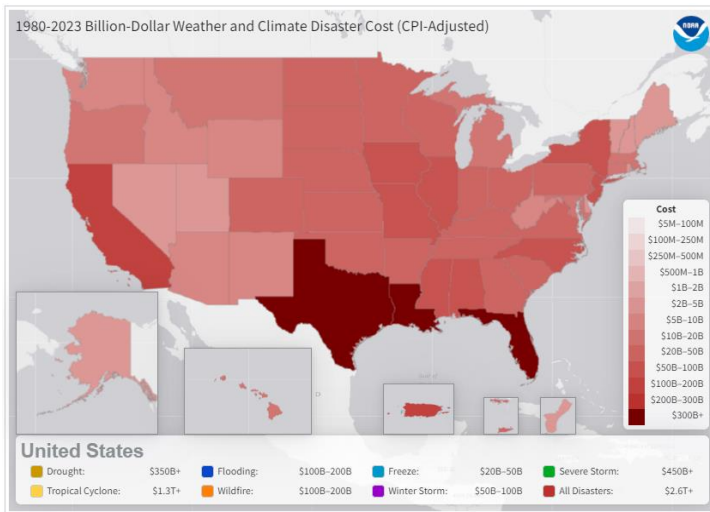


In broader context, the total cost of U.S. billion-dollar disasters over the last 5 years (2019-2023) is **\$603.1 billion**, with a 5-year annual cost average of **\$120.6 billion**, the latter of which is more than double the 44-year inflation-adjusted annual average cost. The U.S. billion-dollar disaster damage costs over the last 10-years (2014-2023) were also historically large: at least **\$1.2 trillion** from 173 separate billion-dollar events.

It is important to keep in mind that these estimates do not reflect the total cost of U.S. weather and climate disasters, only those associated with events more than \$1 billion in damages. That means the statistics are a **conservative estimate** of how much extreme weather costs the United States each year. However, these billion-dollar events do account for most of the damage from all recorded U.S. weather and climate events (NCEI; Munich Re), and they are becoming an increasingly larger percentage of the total damage costs from weather-related events at all scales and loss levels.

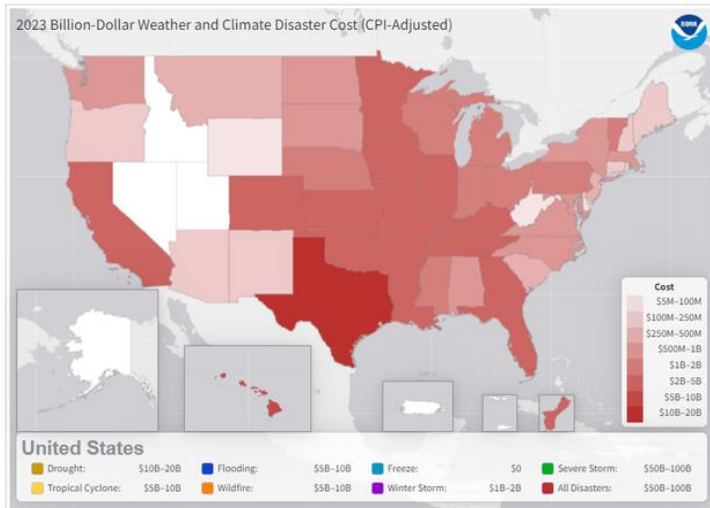
The South, Central and Southeast regions of the United States, including the Caribbean U.S. territories, have suffered the highest cumulative damage costs, reflecting the severity and widespread vulnerability of those regions to a variety of weather and climate events.

1. **Texas leads the U.S. in highest number of billion-dollar disasters experienced, and total cumulative costs (~\$402 billion) from billion-dollar disasters since 1980.**
2. **Florida is the second-leading state in total costs since 1980 (~\$389 billion), largely the result of destructive hurricane impacts.**
3. **Louisiana's total costs are the 3rd highest (~\$304 billion) from billion-dollar disasters.**



Map of total estimated cost borne by each state from billion-dollar weather and climate events from 1980-2023.

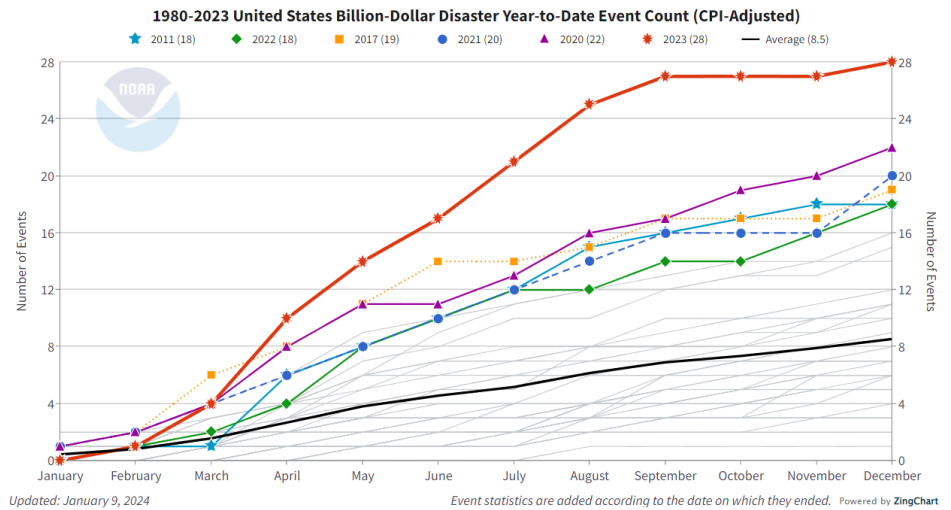
Screenshot from NOAA NCEI Billion-dollar Disasters [web mapping tool](#).



Map of US showing the billion-dollar disasters cost per 1 million residents for each state during 2023.

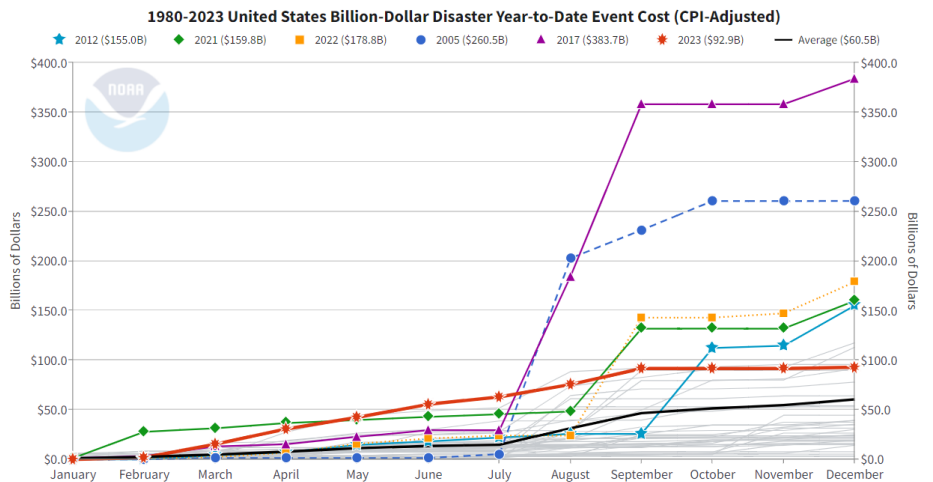
Map shows how the impact of the 2023 Southern and Central Drought combined with the many severe storm events caused more than one dozen states to have \$2-5 billion in damage costs EACH. The costliest hazard overall was severe storm events with \$54.0 billion in damage. Dozens of states across the nation sustained relatively high levels of damage from hail, derechos and tornadoes. Four separate billion-dollar flood events also were impactful across California, Florida, and the Northeast.

2023 (red line) is the fourth consecutive year (2020-2023) in which 18 or more separate billion-dollar disaster events have impacted the U.S., marking a consistent pattern that is becoming the new normal. The 1980–2023 annual average (black line) is 8.5 events (CPI-adjusted); the annual average for the most recent 5 years (2019–2023) is 20.4 events (CPI-adjusted).

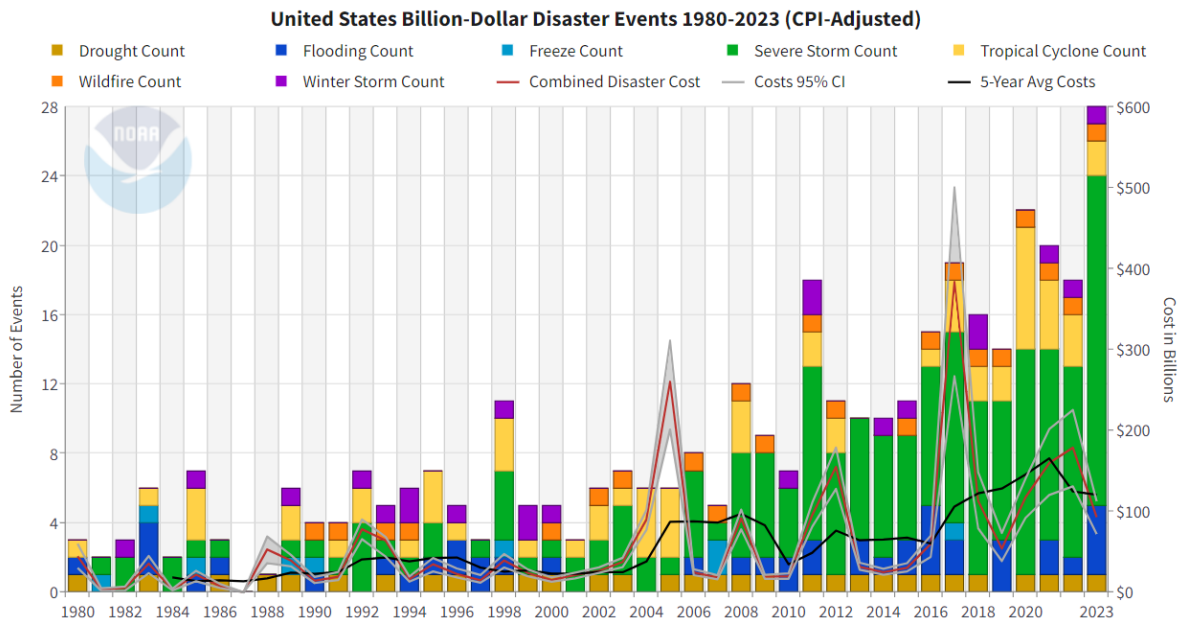


Texas had the most Billion-Dollar disaster on record in 2023 at 16 and is well above the national average as it experienced the following number of events in 2022 (9), 2021 (12), 2020 (11), 2019 (7), 2018 (6), 2017 (7), and 2016 (9).

The number and cost of weather and climate disasters are increasing in the United States due to a combination of increased exposure (i.e., more assets at risk), vulnerability (i.e., how much damage a hazard of given intensity—wind speed, or flood depth, for example—causes at a location), and the fact that climate change is increasing the frequency of some types of extremes that lead to billion-dollar disasters



([Fifth U.S. National Climate Assessment \(2023\)](#)).



The increase in population and material wealth over the last several decades are important causes for the rising costs. These trends are further complicated by the fact that much of the growth has taken place in vulnerable areas like coasts, the wildland-urban interface, and river floodplains. Vulnerability is especially high where building codes are insufficient for reducing damage from extreme events. This is part of the reason that the 2010s decade is far costlier than the 2000s, 1990s, or 1980s (all inflation adjusted to 2023 dollars). Source: [Climate.gov](https://www.climate.gov)

Billion-dollar events to affect the United States from 1980 to 2023 (CPI-Adjusted)

Disaster Type	Events	Events/Year	Percent Frequency	Total Costs	Percent of Total Costs	Cost/Event	Cost/Year	Deaths	Deaths/Year
Drought	31	0.7	8.2%	\$352.9B ^(C)	13.3%	\$11.4B	\$8.0B	4,522 [†]	103 [†]
Flooding	44	1.0	11.7%	\$196.6B ^(C)	7.4%	\$4.5B	\$4.5B	738	17
Freeze	9	0.2	2.4%	\$36.4B ^(C)	1.4%	\$4.0B	\$0.8B	162	4
Severe Storm	186	4.2	49.5%	\$455.2B ^(C)	17.1%	\$2.4B	\$10.3B	2,094	48
Tropical Cyclone	62	1.4	16.5%	\$1,379.3B ^(C)	51.8%	\$22.2B	\$31.3B	6,897	157
Wildfire	22	0.5	5.9%	\$142.4B ^(C)	5.4%	\$6.5B	\$3.2B	535	12
Winter Storm	22	0.5	5.9%	\$98.3B ^(C)	3.7%	\$4.5B	\$2.2B	1,402	32
All Disasters	376	8.5	100.0%	\$2,661.1B ^(C)	100.0%	\$7.1B	\$60.5B	16,350	372

[†]Deaths associated with drought are the result of heat waves. (Not all droughts are accompanied by extreme heat waves.)

Flooding events (river basin or urban flooding from excessive rainfall) are separate from inland flood damage caused by tropical cyclone events.

This table shows the breakdown, by hazard type, of the 376 billion-dollar weather and climate disasters assessed since 1980. Screenshot from the NOAA NCEI [Billion-dollar Disasters webpage](https://www.ncei.noaa.gov/billion-dollar-disasters).

Due to the hardening of the North Texas property marketplace, many local districts have been forced to find new coverage in the past few years. In prior years, many of the Districts who participated in this survey purchased full policy limits and/or primary coverage through a single carrier with a rate below 0.10 per \$100 of TIV. In 2018, we saw the marketplace significantly shift where several notable carriers (i.e., AIG and Affiliated FM) took a stance to either stop writing school district property in Texas all together or to make the terms so unfavorable that Districts were forced to purchase alternate coverage. There has been an upward trajectory in rates and premiums since 2018, but we saw the largest rate and premium percentage increase to date in the 2023 – 2024 renewal year.

The majority of schools in North Texas have continued to grow and expand, which equates to building new, renovating existing, and acquiring more assets. Additionally, the cost of construction has increased exponentially over the last several years. As a result, the Total Insurable Value (TIV) of many Districts' properties has increased in value to a sum that is beyond the financial threshold of a pool or single carrier. Pools are structured to have reinsurance on the program, and reinsurance terms have become much more conservative. As a result, carriers are not in a position to offer property terms to mid-sized (\$500M+) and larger districts as freely as they were able to in the past. With that said, there are exceptions to this. For example, districts who have been with a single carrier for many years and have favorable loss history have been able to remain on the same program. Examples in this report are Mansfield ISD (Travelers), Denton ISD, Grapevine Colleyville ISD, Irving ISD, Mesquite ISD, all with TASB, and Allen ISD (PCAT). However, when approaching the market to move or place new coverage there are few to no single carriers that are willing to take new, larger sized risk, which has forced many Districts to move to a layered commercial carrier property program.

A layered property program is one where one or multiple carriers write the primary coverage which defines the deductible structure and policy terms. The excess carriers then sit on top of the primary layered coverage. (Please see sample Property Tower example on page 20). A significant benefit of being insured by commercial carriers versus a pool is that it ensures Districts the long-term security of financial stability in the event of a catastrophic loss. Nonetheless, a layered program typically results in a rate increase and subsequently, higher premium. The insured is paying each individual carrier on the program, which can quickly add up. Additionally, the majority of carriers who participate in layered programs are non-admitted, which means the program is subject to surplus lines taxes and fees (typically an additional ~5%). With the activity in the marketplace, we have seen significant premium increases in the past year on both single carrier and layered carrier programs as all carriers and pools are instituting increases to cover their severe losses. The average property rate from the data collected in this survey for the 2023 – 2024 policy year is 0.28(per \$100 of TIV). In comparison, last year the average rate of District participants was 0.22 (per \$100 of TIV).

It will be interesting to see how the 2024 year unfolds. So far for Q1 we are seeing some market stabilization with the commercial/ layered property market while conversely, we are seeing record high premium and rate increases from some of the Texas pools. A national wholesaler with a focus on writing property, CRC, released a report in April stating "Less Turbulence Ahead in the E&S Property Market". One excerpt reads "Following a year-long reset, a less turbulent property market is offering reasons for cautious optimism as capacity stabilizes across geographies and lines of business. While challenging conditions persist, a more targeted approach to further adjustments is anticipated in 2024". Source: [CRC](#)

We at RHSB do remain hopeful yet cautious that while increased rates are predicting some stabilization, we fear that one major storm or weather event in Texas could still skew the market. In regard to certain pools having a record increase year in 2024 – we see that as a market correction. The data in this report shows that Districts who have their coverage with TASB currently are paying a significantly lower rate and they are the outliers. We anticipate seeing slightly more consistency in rates in our 2025 report.

Another reason for higher percentage premium increases in conjunction with rate increases results from carriers pushing for more accurate values and higher TIV. On average, premium percentage increases are higher because of the application of higher values compounded with rate increase. It becomes very important to have accurate values if your policy does not have blanket limits. Many commercial carriers are only offering a margin clause or even scheduled limits, which makes it crucial to have appropriate limits scheduled. We have added a new exhibit to our 2024 report on page 19 that outlines the District participants average price per square foot for comparison. (Please note only 26 of the 39 participants provided this information).

For the 2023 - 2024 renewal year, we saw a further reduction of capacity in the marketplace. The average number of carriers on a layered program has stair stepped up the past three years: 15 average layers (2021), 23 average layers (2022), 27 average layers (2023). While the same panel of carriers may be utilized, significant losses have caused carriers to limit their appetite and reduce capacity in the North Texas area. We saw a few notable carriers exit the Public Entity property space all together for 2023. This is not just an issue for layered programs, but for single carriers and pools as well as they are all backed by reinsurance. Per the CRC article referenced above, at this point in the year we do anticipate capacity to be slightly more stable in 2024.

Another area of property coverage to highlight is the wind/hail deductible. The property insurance market has made a shift to percentage wind/hail deductibles with a current industry standard of 1% up to 3% of TIV. Historically, before 2016, the majority of Districts had a flat wind/hail deductible amount per occurrence which allowed Districts to more accurately budget and account for their worst-case scenario. The financial implications of transitioning from a flat deductible to a percentage deductible can be potentially devastating depending on the severity of the loss. Additionally, over the past few years, many Districts have had a wind/hail deductible maximum aggregate limit (also referred to as a “cap”), but in the past two years those have all but gone away. In 2023, only 4 participants in this report still retained a max cap with a percentage wind hail deductible. For 2024, zero Districts reported max cap with a percentage wind hail deductible. Most of the pools have also shifted to percentage deductibles as well with the exception of TASB. However, as an extension of TASB’s anticipated market correction this is subject to change as well.

Please see the exhibit on page 21 that outlines a catastrophic hail event and how various deductible structures would apply. It is important when evaluating your Total Cost of Risk (TCOR) that you model out the financials of your deductible structure to create an accurate picture of your full exposure. Note that wind/hail deductible buy down policies are available in the marketplace to protect insureds financially should a major wind or hail event does occur. However, out of the 39 Districts that responded to this survey only one currently purchases a deductible buy down. While buy downs can provide financial protection in the event of a calamitous occurrence, the annual premium can be expensive and therefore buyers must weigh their options to determine their risk appetite. As an alternative, we are starting to see more creative concepts entering the marketplace such as parametric insurance.

One last observation to note is that many of the Districts that participated in this survey currently have a total loss limit on property that is much lower than their Total Insured Value. For example, a \$500M limit on a \$1.5B schedule equates to insuring only 33% of the TIV. In this scenario, while it is unlikely that a District will have an event where losses exceed \$500M, it is still imperative to evaluate the adequacy of the limit based on the Districts concentration of exposure. We have added a table on page 10 outlining each District's Limit to TIV ratio breakdown. Many of the smaller District's still remain 100% insured to value while the larger District's are insuring at various percentages – the lowest being 9%.

In closing, the property market in Texas remains unpredictable. The past few years have demonstrated a significant reduction in capacity for property markets/carriers available for Independent School Districts in North Texas while there has simultaneously been a significant increase in the financial burden on Districts through the combination of higher rates, increased values, and higher deductibles. We do remain hopeful that the commercial marketplace is beginning to stabilize, but as the year unfolds, we will know with more certainty what that translates to for coverage terms. We acknowledge that with the current state funding issues, insurance premium increases can be shocking, and are causing difficult decisions to be made by Administrators and Board Members.

We greatly appreciate all of the Districts who participated in this survey and took the time to share their valuable information. The intent of this report is for each participant to use the aggregated data as a highly relevant benchmark tool to explain the narrative of the current marketplace comprehensively and effectively.

Sincerely,



Allison Nixon, ARM, CSRN
Senior Vice President, Principal

RHSB 2023 – 2024 Benchmarking Report

Fast Facts

- RHSB invited Texas Independent School Districts with a focus on the Dallas Fort Worth (“DFW”) metroplex and surrounding areas to participate in a property benchmark survey and for relevance we have divided the reports into Districts with Total Insured values over \$500M and Districts with values below \$500M
- 39 Districts Responded
- The average property rate of the report participants is \$0.28 (per \$100 of TIV). This is up 27% from last year’s report, which had an average rate of \$0.22.
- 29 of the 39 Participants have coverage with a single carrier. The average rate for a District with a Single carrier is \$0.27 (per \$100 of TIV) – which is slightly below the overall average of \$0.28. This is up 42% from \$0.19 last year.
(Note: the average rate for non-TASB Insureds with a single carrier is 0.34).
- 10 of the 39 Participants have coverage on a layered program. The average rate for a District with a Layered Program is 0.34 (per \$100 of TIV) – above the overall average of 0.28. This is up 31% from \$0.26 last year.
- For the 10 Districts that have a Layered Program the average number of layers is 27. (Up from an average of 23 last year).
- Premiums have continued to increase year over year, but for the 2023 – 2024 year we saw the largest increase on average at 41%. We infer this is due to mandated increases in values as well as overall rate increases. Additionally, we have more data this year as we have 39 participants vs 25 participants in 2023.

Average Premium Increase by Year	
Year	%
2020 - 2021	33%
2021 - 2022	23%
2022 - 2023	28%
2023 - 2024	41%

Rate and Premium are correlated but the % increases vary because of the following factors:

- Property Premium is calculated by applying the Rate x the TIV.
- Rate is Premium divided by the TIV x 100.
- The annual % increases vary as TIV increases and/or decreases impact the calculations. Also, the total limit purchased factors in as a variance as well.

- 26 of the 39 Participants have a percentage Wind-Hail Deductible. None of these 26 Districts have a maximum aggregate deductible.
- There are 13 Districts that still have a named deductible with a maximum occurrence – 12 have their coverage through TASB and 1 has coverage through TPS.

Property Benchmarking Analysis

Districts with >\$500M Total Insurable Value (TIV)

ISD	TIV	Limits	Rate	Wind / Hail Deductible
Lewisville ISD	\$2,857,018,557	\$500,000,000	0.25	2% of TIV
Frisco ISD	\$2,558,021,901	\$500,000,000	0.51	3% of TIV
Garland ISD	\$2,101,350,634	\$300,000,000	0.27	3% of TIV X of \$2.5M
Denton ISD	\$2,072,295,957	\$500,000,000	0.14	\$2.5M per occurrence
Leander ISD	\$1,976,712,720	\$400,000,000	N/A	\$1M per occurrence
Mansfield ISD	\$1,854,810,133	\$500,000,000	0.25	3% of TIV
Plano ISD	\$1,759,868,368	\$500,000,000	0.35	3% of TIV
Mesquite ISD	\$1,739,766,069	\$400,000,000	0.10	\$1M per occurrence
Keller ISD	\$1,709,983,652	\$150,000,000	0.30	3% of TIV
Grand Prairie ISD	\$1,530,824,977	\$250,000,000	0.29	2% of TIV
Eagle Mountain-Saginaw ISD	\$1,370,000,000	\$400,000,000	0.39	2% of TIV
Richardson ISD	\$1,352,637,250	\$250,000,000	0.33	2% of TIV
Irving ISD	\$1,253,129,877	\$400,000,000	0.14	\$1M per occurrence
Carrollton Farmers Branch ISD	\$1,232,692,706	\$600,000,000	0.29	2% of TIV
Allen ISD	\$1,030,951,556	\$200,000,000	0.38	2% of TIV
Grapevine-Colleyville ISD	\$833,823,995	\$250,000,000	0.15	\$1M per occurrence
Hurst-Euless-Bedford ISD	\$822,570,773	\$300,000,000	0.34	3% of TIV
Lake Travis ISD	\$677,492,403	\$400,000,000	N/A	\$1M per occurrence
Wylie ISD (Collin)	\$666,322,200	\$300,000,000	0.39	3% of TIV
Manor ISD	\$550,376,263	\$550,376,263	0.34	1.1% of TIV

NOTE: The above table is ordered by TIV from largest to smallest.

Property Benchmarking Analysis

Districts with <\$500M Total Insurable Value (TIV)

ISD	TIV	Limits	Rate	Wind / Hail Deductible
Little Elm ISD	\$480,450,000	\$400,000,000	0.26	\$1M per occurrence
Lancaster ISD	\$458,148,500	\$300,000,000	N/A	\$1M per occurrence
DeSoto ISD	\$435,457,050	\$435,457,050	0.31	5% of TIV
Eanes ISD	\$430,761,610	\$400,000,000	0.09	\$2.5M per occurrence
San Marcos Consolidated ISD	\$416,555,060	\$400,000,000	0.10	\$1M per occurrence
Weatherford ISD	\$386,226,898	\$386,226,898	0.56	2% of TIV
Cedar Hill ISD	\$385,232,623	\$385,232,623	0.24	1.1% of TIV
Seguin ISD	\$380,307,259	\$300,000,000	0.10	\$1M per occurrence
Cleburne ISD	\$365,848,894	\$365,848,894	0.27	1% of TIV
Azle ISD	\$326,796,150	\$326,796,150	0.13	\$1M per occurrence
Corsicana ISD	\$304,949,384	\$304,949,384	0.33	1.1% of TIV
Joshua ISD	\$300,864,393	\$300,864,393	0.33	1.1% of TIV
White Settlement ISD	\$279,062,227	\$279,062,227	0.23	1% of TIV
Marshall ISD	\$269,721,504	\$100,000,000	0.42	1% of TIV
Royse City ISD	\$266,263,914	\$267,713,914	0.24	1% of TIV
Greenville ISD	\$230,991,641	\$230,991,641	0.41	2% of TIV
Whitehouse ISD	\$217,381,473	\$218,381,473	0.42	2% of TIV
Sulphur Springs ISD	\$181,757,710	\$181,757,710	0.34	1% of TIV
Community ISD	\$174,034,920	\$182,666,831	0.44	\$500K per occurrence

NOTE: The above table is ordered by TIV from largest to smallest.

Limit to TIV Ratio Breakdown

Districts with >\$500M Total Insured Value

ISD	TIV	Limits	Limit % of TIV
Lewisville ISD	\$2,857,018,557	\$500,000,000	18%
Frisco ISD	\$2,558,021,901	\$500,000,000	20%
Garland ISD	\$2,101,350,634	\$300,000,000	14%
Denton ISD	\$2,072,295,957	\$500,000,000	24%
Leander ISD	\$1,976,712,720	\$400,000,000	20%
Mansfield ISD	\$1,854,810,133	\$500,000,000	27%
Plano ISD	\$1,759,868,368	\$500,000,000	28%
Mesquite ISD	\$1,739,766,069	\$400,000,000	23%
Keller ISD	\$1,709,983,652	\$150,000,000	9%
Grand Prairie ISD	\$1,530,824,977	\$250,000,000	16%
Eagle Mountain-Saginaw ISD	\$1,370,000,000	\$400,000,000	29%
Richardson ISD	\$1,352,637,250	\$250,000,000	18%
Irving ISD	\$1,253,129,877	\$400,000,000	32%
Carrollton Farmers Branch ISD	\$1,232,692,706	\$600,000,000	49%
Allen ISD	\$1,030,951,556	\$200,000,000	19%
Grapevine-Colleyville ISD	\$833,823,995	\$250,000,000	30%
Hurst-Euless-Bedford ISD	\$822,570,773	\$300,000,000	36%
Lake Travis ISD	\$677,492,403	\$400,000,000	59%
Wylie ISD (Collin)	\$666,322,200	\$300,000,000	45%
Manor ISD	\$550,376,263	\$550,376,263	100%

Districts with <\$500M Total Insured Value

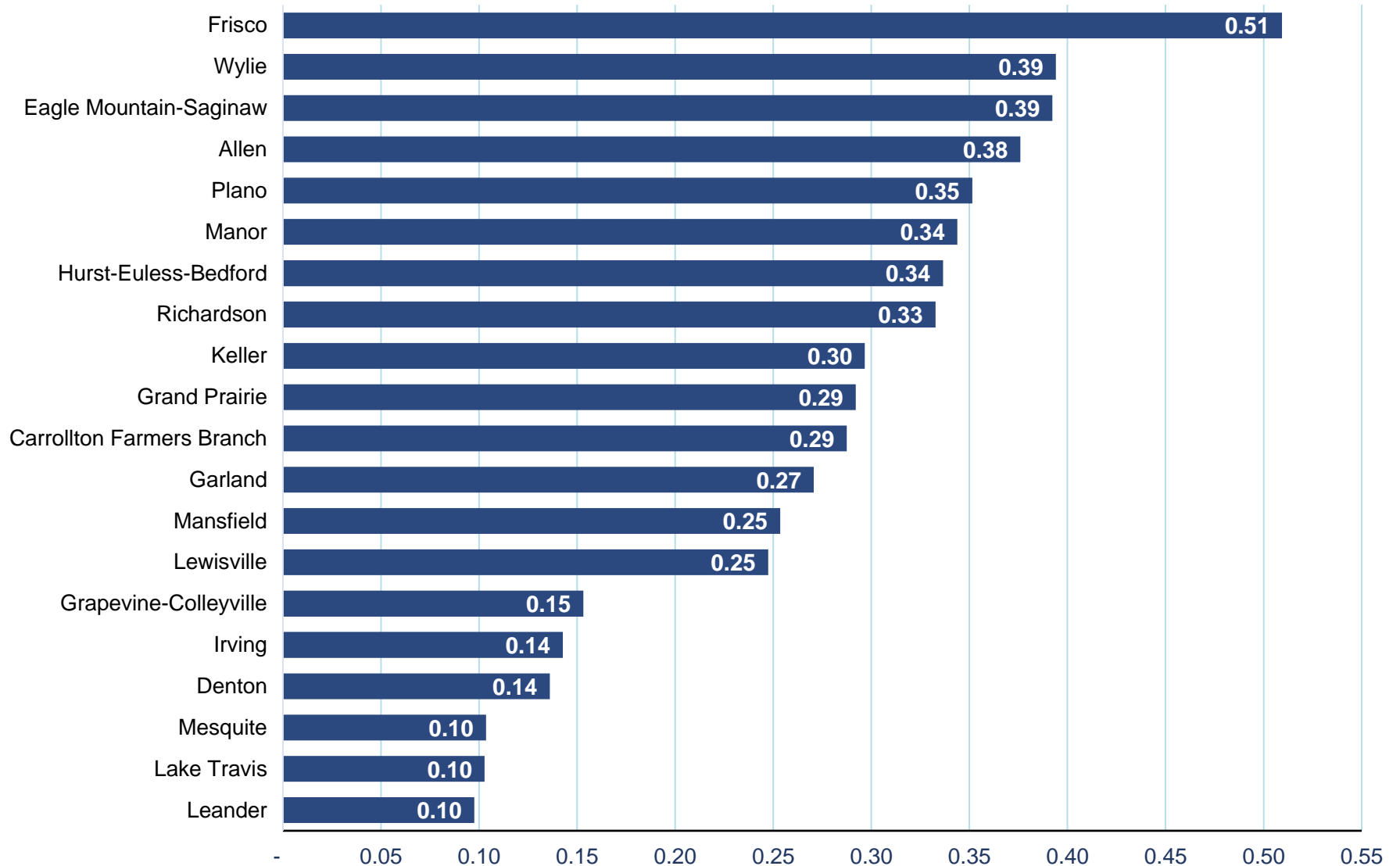
ISD	TIV	Limits	Limit % of TIV
Little Elm ISD	\$480,450,000	\$400,000,000	83%
Lancaster ISD	\$458,148,500	\$300,000,000	N/A
DeSoto ISD	\$435,457,050	\$435,457,050	100%
Eanes ISD	\$430,761,610	\$400,000,000	93%
San Marcos Consolidated ISD	\$416,555,060	\$400,000,000	96%
Weatherford ISD	\$386,226,898	\$386,226,898	100%
Cedar Hill ISD	\$385,232,623	\$385,232,623	100%
Seguin ISD	\$380,307,259	\$300,000,000	79%
Cleburne ISD	\$365,848,894	\$365,848,894	100%
Azle ISD	\$326,796,150	\$326,796,150	100%
Corsicana ISD	\$304,949,384	\$304,949,384	100%
Joshua ISD	\$300,864,393	\$300,864,393	100%
White Settlement ISD	\$279,062,227	\$279,062,227	100%
Marshall ISD	\$269,721,504	\$100,000,000	37%
Royse City ISD	\$266,263,914	\$267,713,914	101%
Greenville ISD	\$230,991,641	\$230,991,641	100%
Whitehouse ISD	\$217,381,473	\$218,381,473	100%
Sulphur Springs ISD	\$181,757,710	\$181,757,710	100%
Community ISD	\$174,034,920	\$182,666,831	105%

Please note: ISD has been eliminated in the naming on the following illustrations and is implied as they are all Independent School Districts

Benchmarking Property Rate Comparison

Districts with >\$500M Total Insured Value | Property Rate per \$100 of Insured Value

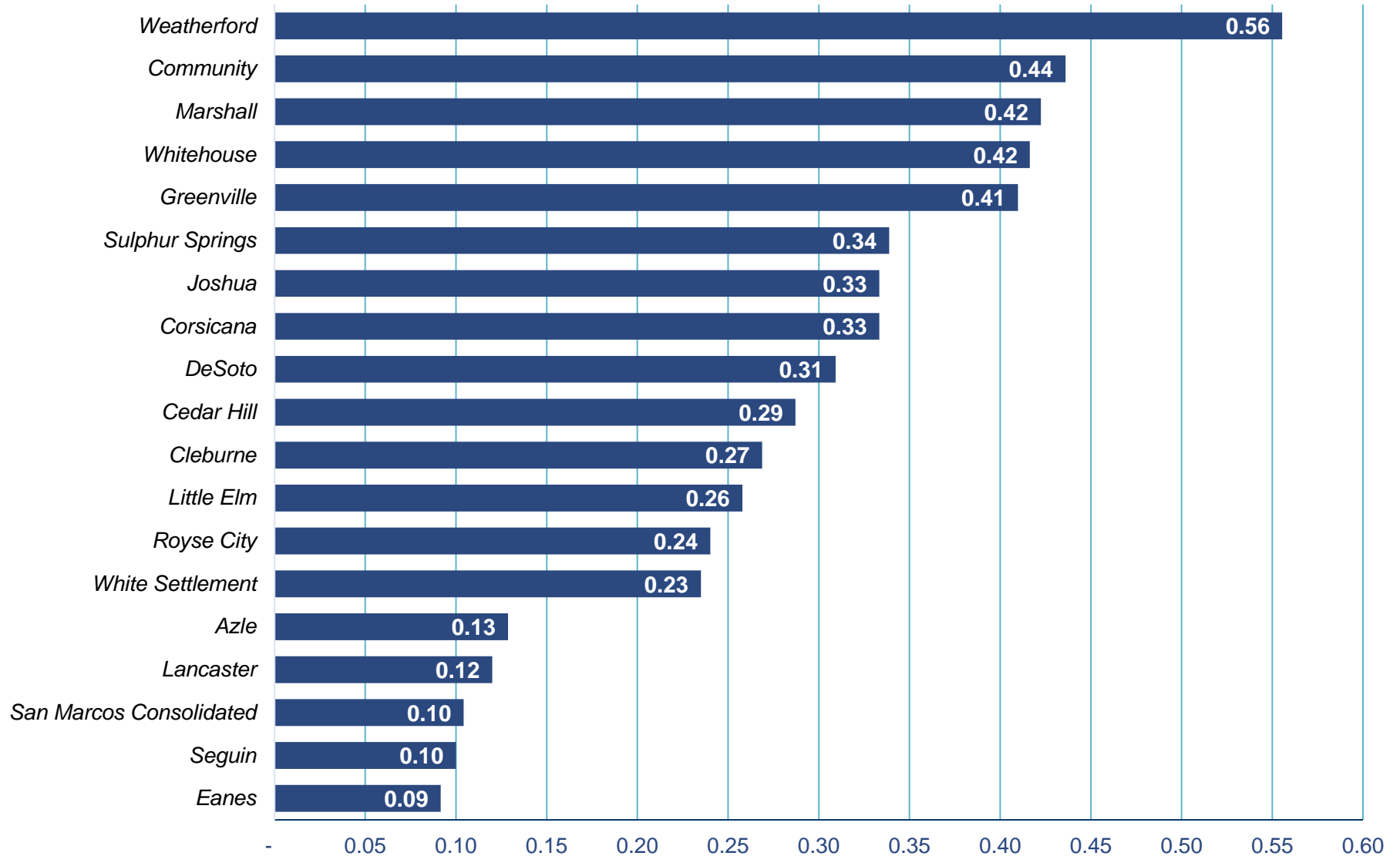
Average Rate: **0.27**



Benchmarking Property Rate Comparison

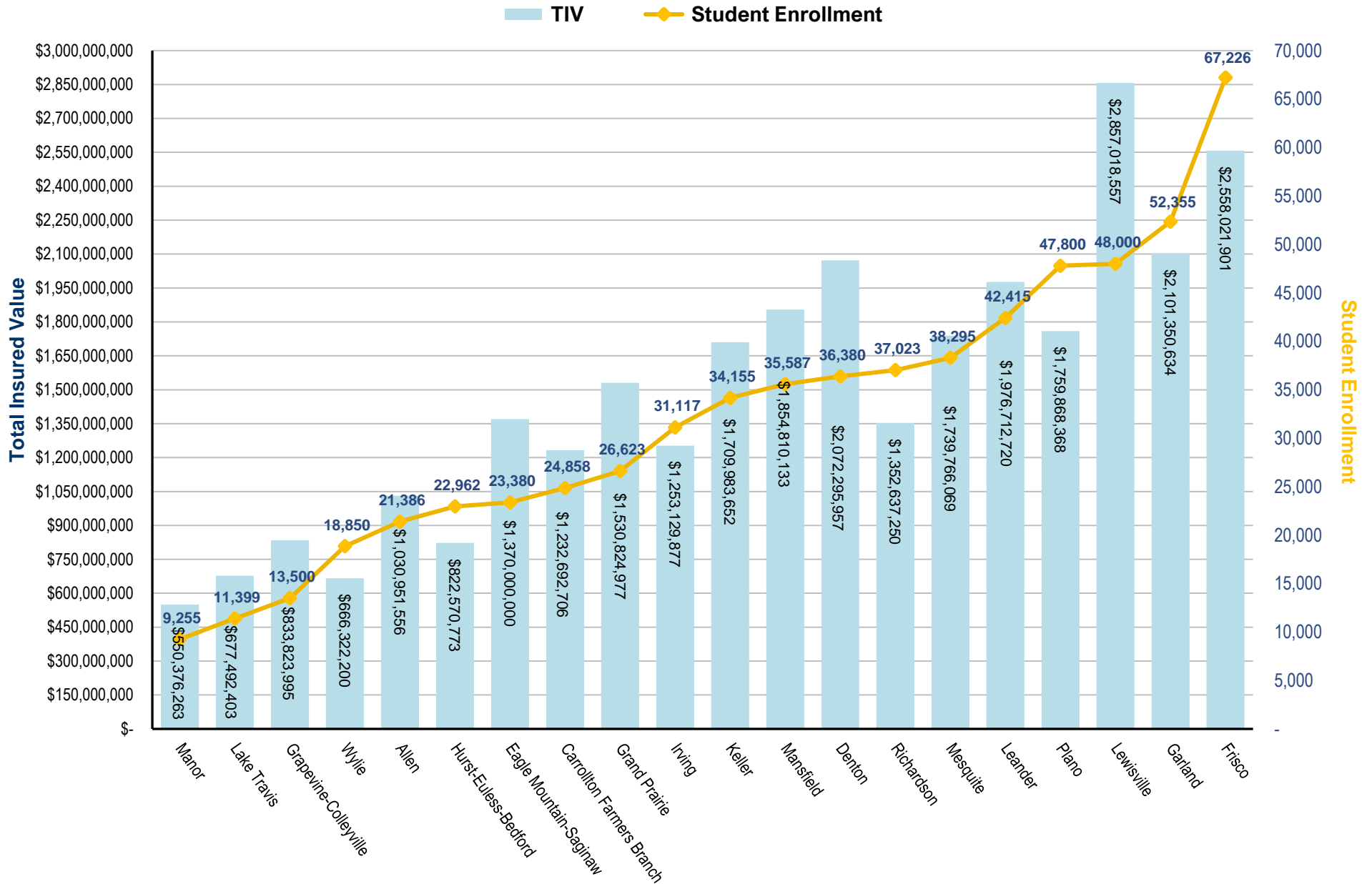
Districts with <\$500M Total Insured Value | Property Rate per \$100 of Insured Value

Average Rate: **0.28**



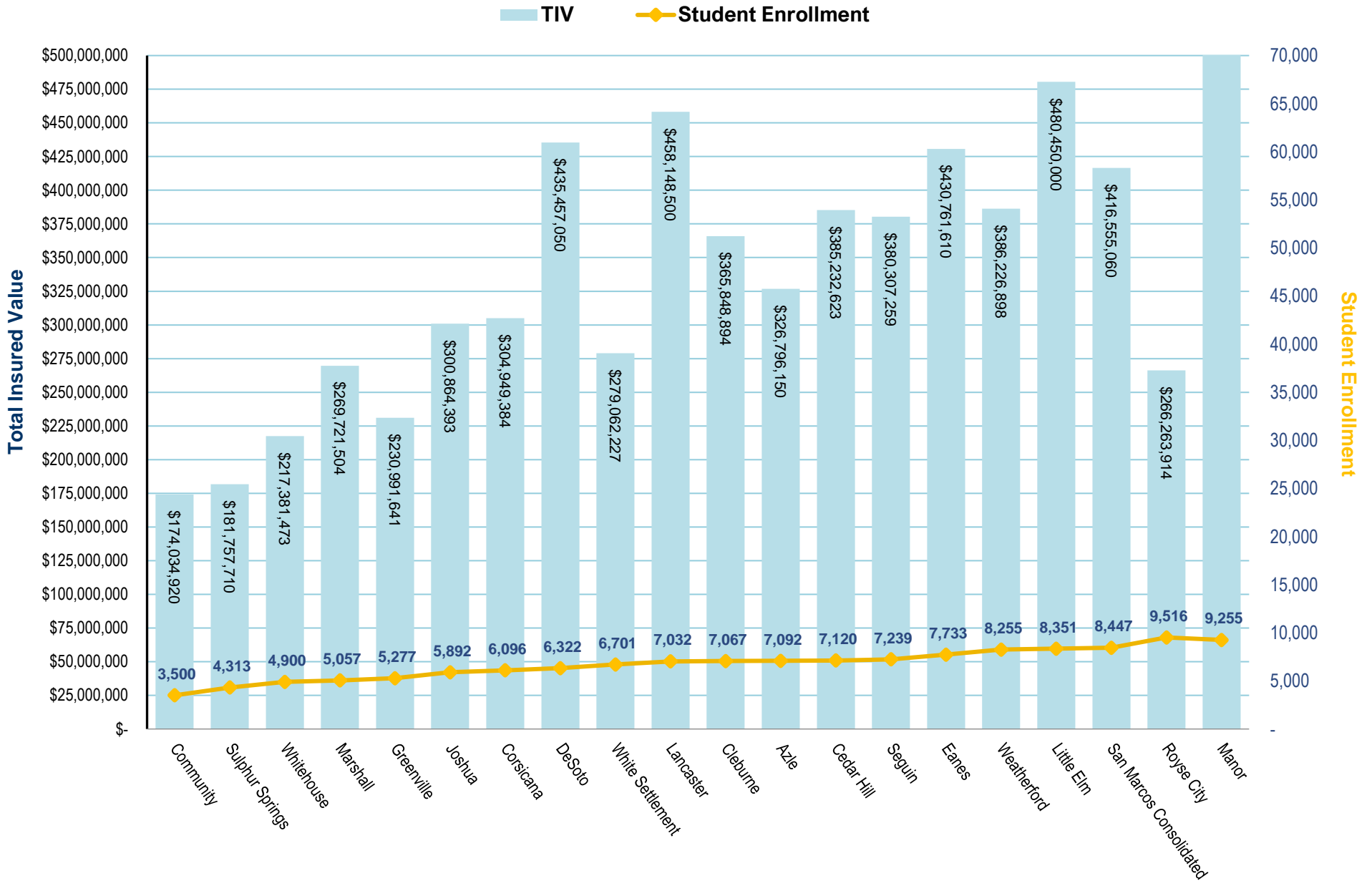
Benchmarking Total Insured Value ordered by Student Enrollment

Districts with >\$500M Total Insured Value



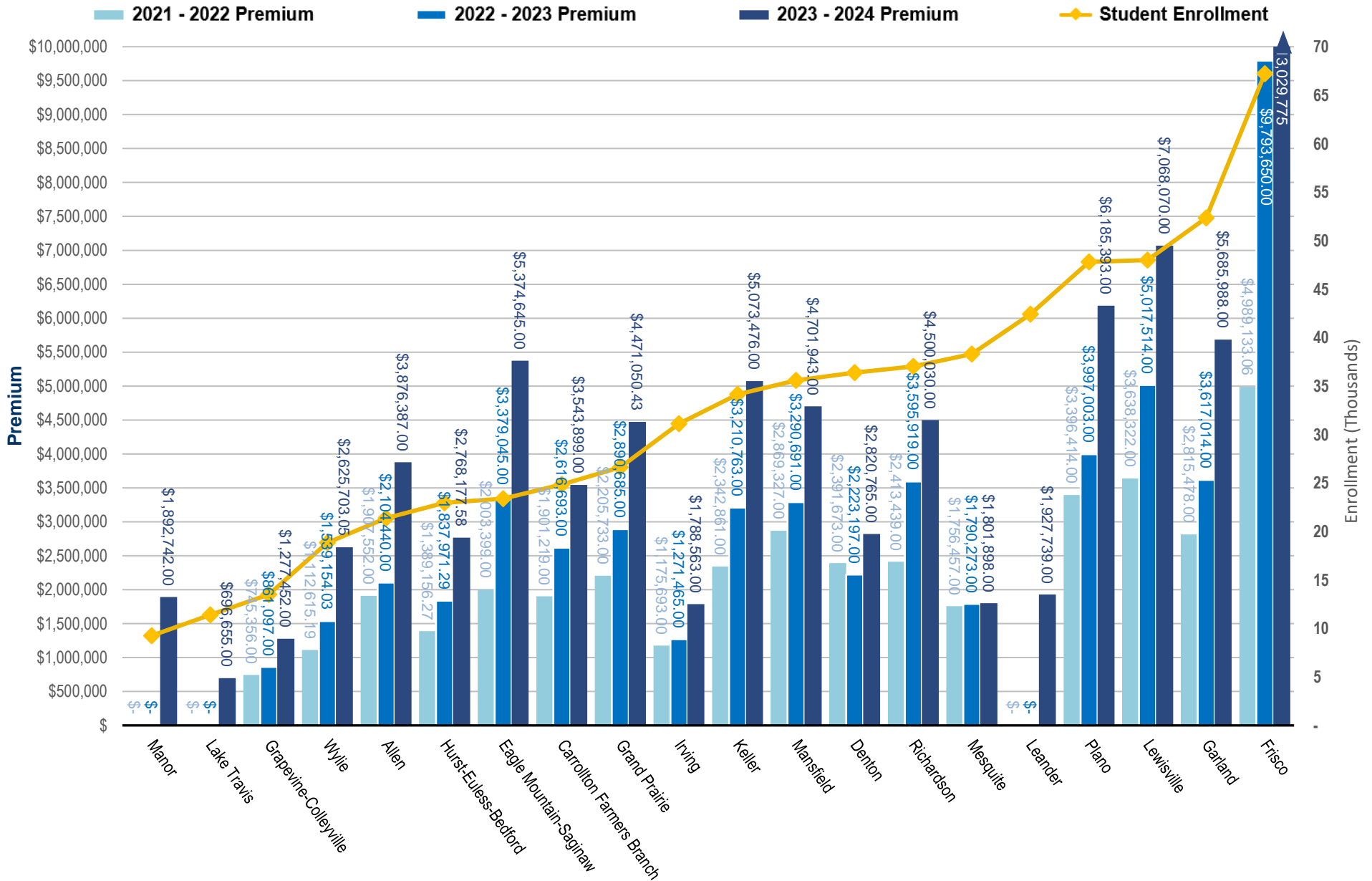
Benchmarking Total Insured Value ordered by Student Enrollment

Districts with <\$500M Total Insured Value



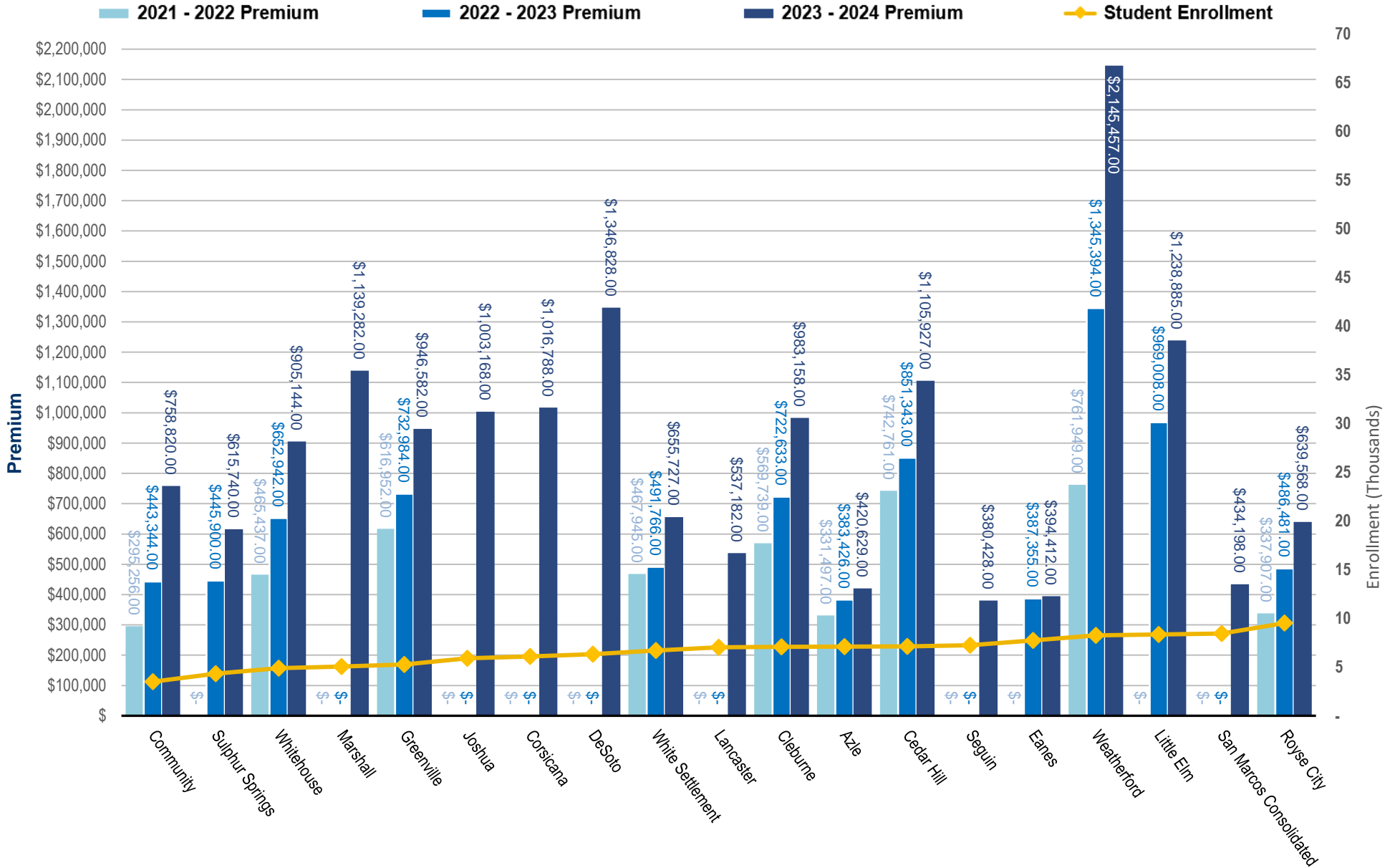
Benchmarking Premium Rates ordered by Student Enrollment

Districts with >\$500M Total Insured Value



Benchmarking Premium Rates ordered by Student Enrollment

Districts with <\$500M Total Insured Value



Benchmarking Program Structure

Average Rate for Districts with Single Carrier: **0.27**

*Non- TASB average rate: **0.34**

Districts with a Single Carrier ordered by Rate

District	Carrier	Rate	TIV (\$)
Eanes ISD	TASB	0.09	\$430,761,610
Leander ISD	TASB	0.10	\$1,976,712,720
Seguin ISD	TASB	0.10	\$380,307,259
Lake Travis ISD	TASB	0.10	\$677,492,403
Mesquite ISD	TASB	0.10	\$1,739,766,069
San Marcos Consolidated ISD	TASB	0.10	\$416,555,060
Lancaster ISD	TASB	0.12	\$458,148,500.
Azle ISD	TASB	0.13	\$326,796,150
Denton ISD	TASB	0.14	\$2,072,295,957
Irving ISD	TASB	0.14	\$1,253,129,877
Grapevine-Colleyville ISD	TASB	0.15	\$833,823,995
White Settlement ISD	TPS	0.23	\$279,062,227
Royse City ISD	TPS	0.24	\$266,263,914
Mansfield ISD	Travelers	0.25	\$1,854,810,133
Little Elm ISD	TASB	0.26	\$480,450,000
Cleburne ISD	TPS	0.27	\$365,848,894
Cedar Hill ISD	PCAT	0.29	\$385,232,623
Carrollton Farmers Branch ISD	TPS	0.29	\$1,232,692,706
DeSoto ISD	PCAT	0.31	\$435,457,050
Corsicana ISD	PCAT	0.33	\$304,949,384
Joshua ISD	PCAT	0.33	\$300,864,393
Sulphur Springs ISD	TPS	0.34	\$181,757,710
Manor ISD	PCAT	0.34	\$550,376,263
Allen ISD	PCAT	0.38	\$1,030,951,556
Greenville ISD	TPS	0.41	\$230,991,641
Whitehouse ISD	PEAT	0.42	\$217,381,473
Marshall ISD	RMC of Texas	0.42	\$269,721,504
Community ISD	TPS	0.44	\$174,034,920
Weatherford ISD	PEAT	0.56	\$386,226,898

Benchmarking Program Structure Continued

Average Rate for Districts on a Layered Program: **0.34**

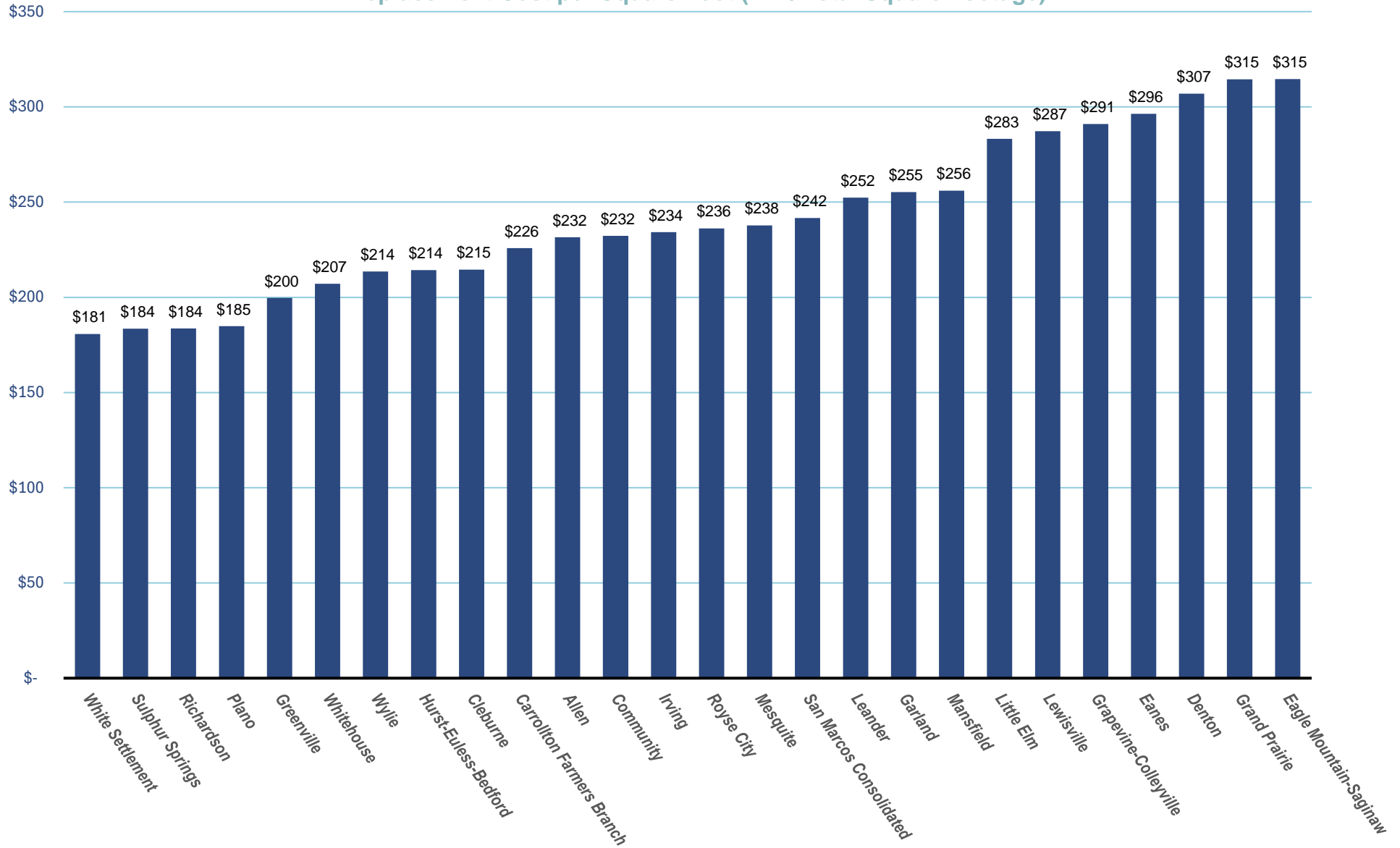
Districts on a Multi-Layered Program Ordered by Rate

District	Total Carriers	Primary Carrier(s)	Rate	TIV (\$)
Lewisville ISD	41	Starr	0.25	\$ 2,857,018,557
Plano ISD	30	Canopus US Insurance National Fire & Marine Insurance Co. Certain Underwriters at Lloyd's, London (Various Syndicates) Starr Surplus Lines Insurance Company	0.35	\$ 1,759,868,368
Garland ISD	31	Lexington	0.27	\$ 2,101,350,634
Keller ISD	Unknown, 16+	Unknown, likely Munich	0.30	\$ 1,709,983,652
Grand Prairie ISD	17	Houston Casualty Co., Allianz Global Corporate & Specialty SE, Underwriters at Lloyd's London, The Marine Insurance Co., Ironshore Specialty Ins. Co., Canopus US Ins., Inc., Arch Specialty Ins. Co., StarStone Specialty Ins. Co., Westfield Specialty Ins. Co., Starr Ins. Co.	0.29	\$ 1,530,824,977
Wylie ISD (Collin)	21	Arch	0.39	\$ 666,322,200
Hurst-Eules-Bedford ISD	20	Swiss Re	0.34	\$ 822,570,773
Eagle Mountain-Saginaw ISD	28	Lloyds, Berkshire, Everett	0.39	\$ 1,370,000,000
Richardson ISD	20	Lloyds of London	0.33	\$ 1,352,637,250
Frisco ISD	42	Munich Re/ Princeton	0.51	\$ 2,558,021,901

Benchmarking Program Cost per Square Foot

Average Cost Per Square Foot: \$245

Replacement Cost per Square Foot (TIV / Total Square Footage)



Property Tower Example

Property Tower
Example Total Limit
\$300,000,000

Policy limits not shown to scale

\$200,000,000	Sixth Layer Carrier \$100M Excess of \$200M			
\$100,000,000	Fifth Layer Carrier 1 \$50M p/o \$100M Excess of \$100M		Fifth Layer Carrier 2 \$50M p/o \$100M Excess of \$100M	
\$50,000,000	Forth Layer Carrier 1 \$5M p/o \$50M Excess of \$50M	Forth Layer Carrier 2 \$45M p/o \$50M Excess of \$50M		
\$25,000,000	Third Layer Carrier 1 \$5M p/o \$25M Excess of \$25M	Third Layer Carrier 2 \$3.75M p/o \$25M Excess of \$25M	Third Layer Carrier 3 \$6.25M p/o \$25M Excess of \$25M	onpro
\$10,000,000	Lead Carrier \$5M p/o \$25M	Secondary Layer Carrier 1 \$3M p/o \$15M Excess of \$10M	Secondary Layer Carrier 2 \$3.5M p/o \$15M Excess of \$10M	Secondary Layer Carrier 3 \$5,500,000 p/o \$15,000,000 Excess of \$10,000,000
\$100,000		Primary Layer Carrier 1 \$2M p/o \$10M	Primary Layer Carrier 2 \$3M p/o \$10M	Primary Layer Carrier 3 \$3M p/o \$10M
\$0	Wind/Hail Deductible: 3% of the total insurable value per location, subject to a minimum of \$100,000 <hr style="border-top: 1px dashed black;"/> AOP Deductible: \$100,000			

Wind/Hail Deductible Scenarios

Building	Total Insured Value	Sample Loss (one occurrence)	\$1M	1% of TIV	2% of TIV	2% of TIV	3% of TIV
			per occurrence	per location	per location, maximum \$10M	per location	per location
			Deductible	Deductible	Deductible	Deductible	Deductible
High School #1	\$ 65,613,743	\$ 4,500,000	\$ 1,000,000.00	\$ 656,137.43	\$ 1,312,274.86	\$1,312,274.86	\$1,968,412.29
High School #2	\$ 63,393,893	\$ 8,500,000	Included	\$ 633,938.93	\$ 1,267,877.86	\$1,267,877.86	\$1,901,816.79
High School #3	\$ 89,962,217	\$ 6,000,000	Included	\$ 899,622.17	\$ 1,799,244.34	\$1,799,244.34	\$2,698,866.51
High School #4	\$ 95,661,646	\$11,048,000	Included	\$ 956,616.46	\$ 1,913,232.92	\$1,913,232.92	\$2,869,849.38
Admin Building	\$ 27,355,054	\$ 2,100,000	Included	\$ 273,550.54	\$ 547,101.08	\$547,101.08	\$820,651.62
Career Tech Campus	\$ 35,554,000	\$ 5,000,000	Included	\$ 355,540.00	\$ 711,080.00	\$711,080.00	\$1,066,620.00
Middle School #1	\$ 25,280,000	\$ 2,000,000	Included	\$ 252,800.00	\$ 505,600.00	\$505,600.00	\$758,400.00
Middle School #2	\$ 25,160,000	\$ 3,112,000	Included	\$ 251,600.00	\$ 503,200.00	\$503,200.00	\$754,800.00
Middle School #3	\$ 23,836,140	\$ 1,600,000	Included	\$ 238,361.40	\$ 476,722.80	\$476,722.80	\$715,084.20
Elementary #1	\$ 18,594,277	\$ 1,100,000	Included	\$ 185,942.77	\$ 371,885.54	\$371,885.54	\$557,828.31
Elementary #2	\$ 15,838,140	\$ 800,000	Included	\$ 158,381.40	\$ 316,762.80	\$316,762.80	\$475,144.20
Elementary #3	\$ 17,276,928	\$ 950,000	Included	\$ 172,769.28	\$ 275,017.80	\$345,538.56	\$518,307.84
\$ 503,526,038		\$ 46,710,000.00					

* 2% would be \$345,538.56, but we subtracted \$70,520.76 as this exceeded the \$10M maximum aggregate

Total W/H Deductible Spend	\$ 1,000,000.00	\$ 5,035,260.38	\$ 10,000,000.00	\$10,070,520.76	\$ 15,105,781.14
Premium	\$ 1,000,000.00	\$ 1,000,000.00	\$ 1,000,000.00	\$ 1,000,000.00	\$ 1,000,000.00
Total Amount Spent	\$ 2,000,000.00	\$ 6,035,260.38	\$ 11,000,000.00	\$ 11,070,520.76	\$ 16,105,781.14

* \$1,000,000 was used as the premium amount for example purposes only.

RHSB Public Entity, Educational Institution, & Non-Profit Team

Public entities, educational institutions and non-profit organizations face a host of challenging realities in today's demanding legal landscape—unique environments and challenges, budget constraints, increasing cyber risks and evolving exposures. You can depend on RHSB team members to act not only as your partner, but also as your advocate, as we work with you to assess your business and risk management objectives and strategies, and design a program built on finding appropriate solutions to meet these goals.

RHSB public entity / non-profit team members offer a wide variety of technical and industry knowledge along with experience to develop successful solutions for:

Property & Casualty

General Liability, Auto Liability, Umbrella / Excess Liability, Cyber Security, School Crisis, Environmental, and Property

Workers' Compensation

Both fully funded and self-funded programs including coordination with claims and medical management third party administrators, and medical provider data analytics

Management Liability

Educators Legal, Sexual Misconduct, Public Officials, Law Enforcement, Directors & Officers, Employment Practices, Fiduciary, and Crime

Employee Benefits

Group and voluntary benefit plans

Analytical and Benchmarking Tools

Determine appropriate limits and retentions

Claims and Safety/Loss Control

Dedicated claims advocate to oversee and coordinate claims and safety services

Violent Malicious Acts (VMA) Insurance

Insures a broadly defined Extra Expense for entities that suffer an attack causing injury or death on site, regardless of any physical damage.

RHSB Overview

Local Roots, Global Reach

Roach Howard Smith & Barton (RHSB) is an independent insurance broker providing insurance solutions to companies, families, and individuals for over 75 years. We are also the North Texas Partner of Assurex Global, the world's largest privately held risk management and insurance brokerage group. The firm maintains its roots in Dallas and Fort Worth, with offices in both cities offering a robust suite of services to businesses, families, and individuals. Their offerings encompass a wide range of insurance solutions, risk management strategies, and employee benefit plans, serving clients locally, nationally, and globally. RHSB's commitment to community and client-first service continues to be the cornerstone of its success and reputation.

Protection is our Passion.

It is that passion that drives us harder to serve our clients better and provide you with the greatest value possible. Our dedication shines through in every interaction, whether we're assessing your business risks, exploring industry-specific international insurance options, assisting you through the claims process, or offering insights on rental car coverage.

Mission & Core Values

Our mission is to passionately understand and protect our clients' assets, interests, and dreams.

The core values that guide RHSB's operations include:

INTEGRITY | INNOVATION | STEWARDSHIP | COLLABORATION | EXCELLENCE

These principles ensure honesty and transparency in dealings, foster new ideas to solve problems, manage needs diligently, engage in inspiring collaboration, and perform at a level that exceeds client expectations.

Independently Owned

As an independent broker, we work with all carriers for your benefit, not the whims of Wall Street. We are committed to remaining independent, as this allows us to put our clients' needs first. No insurance carrier, bank, or private equity group has ever held an equity position in RHSB. We successfully perpetuated our firm from the founders to the current 19 shareholders who own 100% of the stock and are actively involved in the day-to-day operations. Our Team Leaders are shareholders with significant investments because we believe that an ownership interest helps put the focus on winning and retaining clients by providing superior service as opposed to meeting quarterly profit projections and serving Wall Street.

Leveraging a World of Insurance Resources.

As the North Texas Partner of Assurex Global, the world's largest privately held risk management and insurance brokerage group, RHSB has access to a global network of respected Partners which provides depth of insurance knowledge, advice, and assistance. Membership is regionally exclusive and based on market position, longevity, and approach to customer service. All partners are owner-managed and independently owned and operated.



Assurex Global Partner

Founded in 1954, Assurex Global is the world’s largest, privately-held, commercial insurance, risk management, and employee benefits brokerage group. An exclusive partnership of the most prominent independent insurance agents, brokers, and technical specialists in the world where the partners undergo an intensive evaluation process to assess their capability levels. Assurex Global’s combination of local expertise and global reach helps you navigate the changing insurance landscape with confidence. *RHSB CEO Tom Hughston serves on the Assurex Global Board of Directors.*

Assurex Global consists of just over **100 Partner firms** with over **700 offices** in **175 Countries** and has over **\$40B annual premium volume** and over **\$4.3B annual revenue volume**.



Source: *Business Insurance*, July 2023; Assurex Global figures provided by Assurex Global

Benefits of Working with an Assurex Global Partner



Independent Firms. All Assurex Global Partners are independently owned and therefore entrepreneurial in their approach to service their clients. Decisions get made. Responsiveness is a core value. We are free to act in your best interest; we make it work for you.



Servicing Locally, Reaching Globally. With our worldwide Partnership, collaboration tools, and communications infrastructure, all Assurex Global Partners are capable of servicing your accounts across the globe with equal precision and localized service.



Connected for your Benefit. Due to its collective bargaining power and 60+ year history with carriers and industry influencers, you receive the benefits of cost-efficient pricing and best fit product offerings from an Assurex Global Partner firm.



Access to a Team of Experts. When you team with an Assurex Global Partner, you not only get access to its specialized expertise but also that of all experts within 100+ Partners worldwide. There is no problem we cannot solve collectively.



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