

# Commercial Property Insurance

## Types of Coverage :

### Deductible for Content, Buildings, & Extra Expense - \$ 5,000

**Contents** - This coverage includes all school owned equipment and supplies, furniture, books, computers etc. This coverage does not extent to the personal property of students or staff.

**Buildings** - This coverage is for building structures. Coverage is replacement cost and is combined for all buildings. The District is required to insure the total property as close to 90% of replacement value as possible. Coverage includes boiler caused damage.

**Extra Expense** - An example of the coverage would be if the district lost the use of one or more if it's buildings for an extended period of time and it was necessary to temporary relocate classes to an alternate site. Coverage would pay for any building rental charges and other associated costs.

**Off Premises** - The primary example of when this coverage is used is when the band or orchestra programs take instruments and other school property to play at the UNI-Dome or at state contests, parades etc. Deductible is \$5,000.

**Builders Risk** - The District carries insurance coverage on facilities while they are under construction. Current deductible is \$1,000.

**Theft of Property** - Stolen school property is insured with this type of coverage. This is an included coverage so no additional premium is paid.

Coverage Amounts	2013	2014	2015	2016	2017
Contents	\$ 19,651,731	\$ 20,008,356	\$ 20,631,048	\$ 21,043,669	\$ 21,464,545
Buildings	\$ 118,972,091	\$ 122,737,447	\$ 128,934,667	\$ 137,712,860	\$ 140,467,116
Extra Expense	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000
Flood (NC Only-Contents)	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000
Flood (NC Only-Bldg., Max Avail.)	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000
Off Premises	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000
Builders Risk	\$ 8,324,311	\$ 15,147,850	\$ 8,964,370	\$ -	\$ -
Theft of Property	Included	Included	Included	Included	Included
<b>Totals</b>	<b>\$ 150,598,133</b>	<b>\$ 161,543,653</b>	<b>\$ 162,180,085</b>	<b>\$ 162,406,529</b>	<b>\$ 165,581,661</b>

Premium Cost	2013	2014	2015	2016	2016
Contents	Included	Included	Included	Included	Included
Buildings	\$ 146,391	\$ 165,069	\$ 170,059	\$ 180,217	\$ 170,254
Extra Expense	Included	Included	Included	Included	Included
Flood (NC Only-Contents)	Included	Included	Included	Included	Included
Flood (NC Only-Building)*	\$ 5,375	\$ 5,768	\$ 5,768	\$ 4,384	\$ 4,692
Off Premises	\$ 180	\$ 180	\$ 180	\$ 180	\$ 180
Builders Risk**	\$ 11,301	\$ 19,465	\$ 949	\$ -	\$ -
Theft of Property	Included	Included	Included	Included	Included
<b>Totals</b>	<b>\$ 163,247</b>	<b>\$ 190,482</b>	<b>\$ 176,956</b>	<b>\$ 184,781</b>	<b>\$ 175,126</b>
\$ Increase from Prev. Yr.	\$ 30,879	\$ 27,235	\$ (13,526)	\$ 7,825	\$ (9,655)
% Inc. from Prev. Yr.	23.33%	16.68%	-7.10%	4.42%	-5.23%
			<b>Avg. Percentage Inc.</b>		<b>1.70%</b>

\* Flood coverage by Federal Flood Insurance Program/Selective Insurance Company - February renewal.



Deductibles	2013	2014	2015	2016	2017
<b>Auto Liability</b>	NA	NA	NA	NA	NA
<b>Auto Medical</b>	NA	NA	NA	NA	NA
<b>Uninsured Motorists</b>	NA	NA	NA	NA	NA
<b>Underinsured Mtrst.</b>	NA	NA	NA	NA	NA
<b>Comprehensive</b>	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50
<b>Collision</b>	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250
<b>Garagekeepers</b>	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100
<b>FEI</b>	NA	NA	NA	NA	NA
<b>BSVP</b>	NA	NA	NA	NA	NA
<b>Hired Vehicles</b>	NA	NA	NA	NA	NA
<b>OEA</b>	NA	NA	NA	NA	NA
<b>Totals</b>	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400

Premium Cost	2013	2014	2015	2016	2017
<b>Auto Liability</b>	\$ 33,664	\$ 38,711	\$ 41,939	\$ 44,056	\$ 40,484
<b>Auto Medical</b>	\$ 1,150	\$ 1,255	\$ 1,315	\$ 1,402	\$ 1,593
<b>Uninsured Motorists</b>	\$ 794	\$ 885	\$ 924	\$ 980	\$ 1,014
<b>Underinsured Mtrst.</b>	\$ 1,946	\$ 2,175	\$ 2,271	\$ 2,411	\$ 2,499
<b>Comprehensive</b>	\$ 4,466	\$ 7,333	\$ 8,984	\$ 8,844	\$ 6,792
<b>Collision</b>	\$ 10,288	\$ 13,450	\$ 14,823	\$ 15,005	\$ 14,042
<b>Garagekeepers</b>	\$ 1,595	\$ 1,642	\$ 1,642	\$ 2,148	Included
<b>FEI</b>	Included	Included	Included	Included	Included
<b>BSVP</b>	Included	Included	Included	Included	Included
<b>Hired Vehicles</b>	\$ 1,642	\$ 2,104	\$ 2,241	\$ 97	\$ 139
<b>OEA</b>	Included	Included	Included	Included	Included
<b>Totals</b>	\$ 55,545	\$ 67,555	\$ 74,139	\$ 74,943	\$ 66,563
<b>\$ Inc. from Prev. Yr.</b>	\$ 7,320	\$ 12,010	\$ 6,584	\$ 804	\$ (8,380)
<b>% Inc. from Prev. Yr.</b>	15.18%	21.62%	9.75%	1.08%	-11.18%
			<b>Avg. Percentage Inc.</b>		4.14%

## Commercial Liability Insurance

### Types of Coverage:

**General Liability** - This is the broad comprehensive coverage involved in most all school related litigation matters.

**Umbrella Liability** - This coverage sits on top of the general liability to extend the payment limits should litigation result in a large award. In addition to the umbrella, EMC provides to all Iowa IASB Safety Group members a \$15,000,000 group liability excess policy.

**Employee Benefits Administration (EBA)** - Provides coverage to district staff members charged with the responsibility of administering the medical, dental, life, LTD, IPERS, FICA, TSA and Workers Compensation programs.

**Teacher Indemnification** - Pays for the defense of a licensed staff member who may be subject to litigation in the course of performing their duties.

**Fire Legal Damage** - Provides coverage to business or personal property adjoining school grounds which are damaged as a result of a school fire.

**Medical Expense to Others** - Pays for medical costs from injuries sustained to non staff individuals while on school property.

**Pollution** - Insures the district for damages incurred as a result of transporting paint and other hazardous materials in district vehicles or in buildings as well as fungi & bacteria pollution.

**Underground Storage Tanks (UST)** - Provides coverage for the fuel storage tank at our Central Services facility.

**Violent Event Response** - Coverage for expenses associated with an intentional, violent event including additional medical, counseling, rental, substitute, transportation, security and other costs.

**Volunteer Workers, Club or Organization (VWCO)** - As long as the volunteer is working for the District in an approved capacity, volunteers have liability coverage just like regular staff, including sports camps and sports clubs. The District policy includes coverage for the Cedar Falls Junior Tigers Girls Basketball, Cedar Falls Junior Tigers Boys Basketball, Cedar Falls Tigers Wrestling and the Prom/After Prom Committee.

Eleven school associated organizations purchase coverage under the District's general school policy: Cedar Falls Band Boosters, Cedar Falls Community Schools Foundation, Cedar Heights PTA, Hansen PTA Club, Holmes PAT, Lincoln PALS, North Cedar PTA, Orchard Hill POWWER, Peet PATT, Southdale IMPACT and Cedar Falls Athletic Boosters Club. The cost for general liability coverage is \$100 per organization. Errors and omission (officers) and crime/fidelity theft coverage is an additional \$120 per organization.

Coverage Amounts	2013	2014	2015	2016	2017
<b>General Liability</b>	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 4,000,000
<b>Umbrella Liability</b>	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ 4,000,000
<b>EBA</b>	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 2,000,000
<b>Teacher Ind.</b>	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
<b>Fire Damage</b>	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
<b>Medical</b>	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
<b>Pollution</b>	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 1,000,000
<b>UST*</b>	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000
<b>Violent Event</b>		\$ 500,000	\$ 500,000	\$ 500,000	\$ 1,000,000
<b>VWCO</b>	Included	Included	Included	Included	Included
<b>Group Excess</b>	\$ 15,000,000	\$ 15,000,000	\$ 15,000,000	\$ 15,000,000	\$ 15,000,000
<b>Totals</b>	\$ 24,130,000	\$ 24,630,000	\$ 24,630,000	\$ 24,630,000	\$ 27,630,000

Deductibles	2013	2014	2015	2016	2017
General Liability	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250
Umbrella Liability	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
EBA	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000
Teacher Ind.	NA	NA	NA	NA	NA
Fire Damage	NA	NA	NA	NA	NA
Medical	NA	NA	NA	NA	NA
Pollution	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250
UST*	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
Violent Event		\$ -	\$ -	\$ -	\$ -
VWCO	NA	NA	NA	NA	NA
Group Excess	NA	NA	NA	NA	NA
<b>Totals</b>	<b>\$ 21,500</b>	<b>\$ 21,500</b>	<b>\$ 21,500</b>	<b>\$ 21,500</b>	<b>\$ 21,500</b>

Premium Cost	2013	2014	2015	2016	2017
General Liability	\$ 24,859	\$ 29,877	\$ 32,246	\$ 33,468	\$ 30,337
Umbrella Liability	\$ 20,953	\$ 23,028	\$ 23,982	\$ 24,367	\$ 18,454
EBA	Included	Included	Included	Included	Included
Teacher Ind.	Included	Included	Included	Included	Included
Fire Damage	Included	Included	Included	Included	Included
Medical	Included	Included	Included	Included	Included
Pollution	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
UST*	\$ 1,041	\$ 1,051	\$ 1,179	\$ 1,278	\$ 1,476
Violent Event		Included	Included	Included	Included
VWCO	Included	Included	Included	Included	Included
Group Excess	\$ 8,036	\$ 9,247	\$ 9,707	\$ 9,621	\$ 9,203
<b>Totals</b>	<b>\$ 56,089</b>	<b>\$ 64,403</b>	<b>\$ 68,314</b>	<b>\$ 69,934</b>	<b>\$ 60,670</b>
\$ Inc. from Prev. Yr.	\$ 6,939	\$ 8,314	\$ 3,911	\$ 1,620	\$ (9,264)
% Inc. from Prev. Yr.	14.12%	14.82%	6.07%	2.37%	-13.25%
			<b>Avg. Percentage Inc.</b>		<b>1.89%</b>

\* UST coverage by Petroleum Marketers Management Insurance Co (PMMIC) - January renewal.

# Commercial Crime Insurance

Types of Coverage:

**Public Employee Theft** - Coverage is specifically for those staff members charged with the responsibility of handling district funds.

**Forgery & Alteration** - Coverage is primarily for staff members who write warrants on behalf of the District, payroll and accounts payable.

**Theft of Money & Securities (TMS)** - All secondary education buildings, UNI-Dome & Robinson-Dresser Sports Complex are insured for monetary loss.

**Computer Fraud** - For loss or damage to "money", "securities" and "other property" resulting directly from the use of any computer to fraudulently cause a transfer of property from inside the "premises" or "banking premises".

**Funds Transfer Fraud** - For loss of "funds" resulting directly from a "fraudulent instruction" directing a financial institution to transfer, pay or deliver "funds" from the Districts "transfer account".

**Electronic Data Protection/Personal Data Compromise (EDP/PDC)** - Coverage in the event employee electronic personal data is compromised, business interruption, business interruption consultation, forensic review, identity recovery & payment card industry assessments. Deductible is \$5,000.

**Errors & Omissions** - The coverage is designed for the corporation officers who make decisions to carry out the operational issues of the school. Sixteen parent/volunteer support organizations are included.

**Abuse Investigators** - Stolen school property is insured with this type of coverage. This is an included coverage so no additional premium is paid.

Coverage Amounts	2013	2014	2015	2016	2017
<b>Public Empl. Theft</b>	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000
<b>Forgery &amp; Alter.</b>	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000
<b>TMS (per occurrence)</b>	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000
<b>Computer Fraud</b>	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000
<b>Fund Transfer Fraud</b>	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000
<b>EDP/PDC</b>	\$ 100,000	\$ 250,000	\$ 500,000	\$ 1,000,000	\$ 1,000,000
<b>Errors &amp; Omissions</b>	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000
<b>Abuse Invest.</b>	Included	Included	Included	Included	Included
<b>Totals</b>	\$ 3,140,000	\$ 3,290,000	\$ 3,540,000	\$ 4,040,000	\$ 4,040,000

\*EDP/PDC Business Interruption Consultation limit is \$50,000.

Premium Cost	2013	2014	2015	2016	2017
<b>Public Empl. Theft</b>	\$ 3,167	\$ 3,772	\$ 4,106	\$ 4,318	\$ 4,245
<b>Forgery &amp; Alter.</b>	\$ 600	\$ 744	\$ 811	\$ 830	\$ 881
<b>TMS</b>	\$ 762	\$ 864	\$ 903	\$ 938	\$ 1,007
<b>Computer Fraud</b>	\$ 462	\$ 572	\$ 748	\$ 766	\$ 712
<b>Fund Transfer Fraud</b>	\$ 231	\$ 286	\$ 258	\$ 269	\$ 289
<b>EDP/PDC*</b>	\$ 770	\$ 1,439	\$ 1,512	\$ 8,295	\$ 10,962
<b>Errors &amp; Omissions</b>	\$ 7,294	\$ 8,655	\$ 8,706	\$ 9,779	\$ 8,697
<b>Abuse Invest.</b>	Included	Included	Included	Included	Included
<b>Totals</b>	\$ 13,286	\$ 16,332	\$ 17,044	\$ 25,195	\$ 26,793

<b>\$ Inc. from Prev. Yr.</b>	\$ 3,200	\$ 3,046	\$ 712	\$ 8,151	\$ 1,598
<b>% Inc. from Prev. Yr.</b>	31.73%	22.93%	4.36%	47.82%	6.34%

**Avg. Percentage Inc. 12.60%**

\* EDP/PDC coverage thru Hiscox Insurance Co. Inc., New York, NY

# Commercial Workers Compensation Insurance

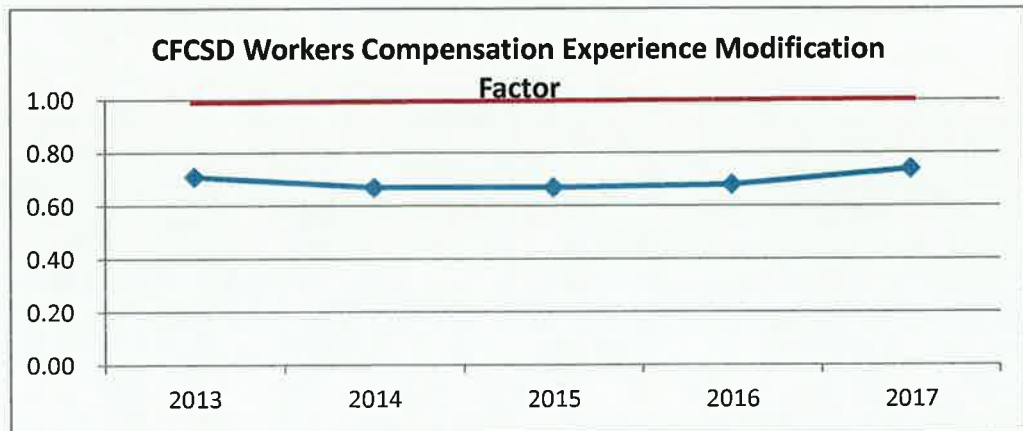
**Types of Coverage :**

**Workers Compensation** - Coverage mandated by the State of Iowa and is only available to active school employees. The District has developed a designated physician program with Wheaton Franciscan Healthcare/Arrowhead Medical Clinic for all employees who are injured while performing their job. The designated physical program treats employee injuries and provides detail follow up of any treatment plan. The District continues to educate staff about workplace safety and continue to review and repair facilities in order to promote a safe work environment. Workers Compensation premium costs are driven from a formula directly tied to claims experience. An experience modification of 1.00 is average. A higher number reflects a larger than average number of claims conversely a smaller number would reflect a better than average claim experience.

Description	2013	2014	2015	2016	2017
<b>Coverage</b>	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000
<b>Deductible</b>	\$ 2,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500
<b>Premium Cost</b>	\$ 211,846	\$ 235,443	\$ 256,770	\$ 200,501	\$ 219,330
<b>Losses Claims</b>	na	na	na	na	na
<b>Experience Mod.</b>	0.71	0.67	0.67	0.68	0.74
<b>\$ Inc. from Prev. Yr.</b>	\$ (4,368)	\$ 23,597	\$ 21,327	\$ (56,269)	\$ 18,829
<b>% Inc. from Prev. Yr.</b>	-2.02%	11.14%	9.06%	-21.91%	9.39%
			<b>Avg. Percentage Inc.</b>		<b>0.85%</b>

Coverage by United Heartland Insurance Co.

2017 premium subject to audit.





### Cedar Falls Community School District Insurance Coverage Cost History

Type of Coverage	FY08	FY09	FY10	FY11	FY12	FY13	FY14	FY15	FY16	FY17
<b>Property</b>	\$104,154	\$115,274	\$117,343	\$124,807	\$129,291	\$151,946	\$171,017	\$176,007	\$184,781	\$175,126
<b>Builders Risk</b>	\$3,420	\$0	\$17,628	\$8,962	\$3,077	\$11,301	\$19,465	\$949	\$0	\$0
<b>Employee Dishonesty</b>	\$2,639	\$2,812	\$2,956	\$3,168	\$2,597	\$3,167	\$3,772	\$4,106	\$4,318	\$4,245
<b>Crime</b>	\$1,023	\$1,098	\$1,152	\$1,240	\$1,705	\$2,825	\$3,905	\$4,232	\$11,098	\$13,851
<b>Errors &amp; Omissions</b>	\$6,550	\$6,983	\$5,520	\$5,532	\$5,784	\$7,294	\$8,655	\$8,706	\$9,779	\$8,697
<b>General Liability</b>	\$23,511	\$25,380	\$25,032	\$23,576	\$19,000	\$24,859	\$29,877	\$32,246	\$33,468	\$30,337
<b>Pollution &amp; UST</b>	\$1,947	\$2,027	\$2,115	\$2,235	\$2,231	\$2,241	\$2,251	\$2,379	\$2,478	\$2,676
<b>Automobile</b>	\$44,725	\$45,735	\$46,096	\$45,957	\$48,225	\$55,545	\$67,555	\$74,139	\$74,943	\$66,563
<b>Workers Compensation</b>	\$450,626	\$288,509	\$239,745	\$221,206	\$216,214	\$211,846	\$235,443	\$256,770	\$200,501	\$219,330
<b>Liability Umbrella</b>	\$22,764	\$23,091	\$19,909	\$19,984	\$20,003	\$20,953	\$23,028	\$23,982	\$24,367	\$18,454
<b>Group Excess</b>	\$6,277	\$6,685	\$7,280	\$7,500	\$7,916	\$8,036	\$9,247	\$9,707	\$9,621	\$9,203
<b>Boiler &amp; Machinery</b>	incl. with property	incl. with property	incl. with property	incl. with property	incl. with property	incl. with property	incl. with property	incl. with property	incl. with property	incl. with property
<b>Totals</b>	\$667,636	\$517,594	\$484,776	\$464,167	\$456,043	\$500,013	\$574,215	\$593,223	\$555,354	\$548,482

<b>\$ Inc. from Prev. Yr.</b>	<b>\$95,575</b>	<b>(\$150,042)</b>	<b>(\$32,818)</b>	<b>(\$20,609)</b>	<b>(\$8,124)</b>	<b>\$43,970</b>	<b>\$74,202</b>	<b>\$19,008</b>	<b>(\$37,869)</b>	<b>(\$6,872)</b>
<b>% Inc. from Prev. Yr.</b>	<b>16.71%</b>	<b>-22.47%</b>	<b>-6.34%</b>	<b>-4.25%</b>	<b>-1.75%</b>	<b>9.64%</b>	<b>14.84%</b>	<b>3.31%</b>	<b>-6.38%</b>	<b>-1.24%</b>
							<b>Avg. Percentage Inc.</b>			<b>-2.41%</b>

