

City of Columbus Property Insurance Comparison

Presented by Jim Howell
Arthur. J. Gallagher & Co.
7/3/2007

Item	Expiring		August 1, 2007-08	
			Travelers option	Affiliated Option
Term	8/1/06-07		8/1/07-08	8/1/07-08
Insurance Company	Travelers Indemnity Company		same	Affiliated FM Insurance Co.
Best's Rating	A+: XV		A+: XV	A+: XV
Locations Insured	47	48	49	49
Total Insured Value	267,774,804	287,774,804	406,001,000	406,001,000
Annual Cost				
	<u>Billed</u>	<u>Annual</u>	<u>Proposal</u>	<u>Proposal</u>
Annual	212,169	212,169	234,800	230,535
Add 1111 E Board	8,586	13,500	included	included
COSI - annual	<u>excluded</u>	<u>excluded</u>	<u>included</u>	<u>included</u>
Annual Costs	220,755	225,669	234,800	230,535
COSI - 1 additional month (July)	na	na	<u>3,709</u>	<u>3,107</u>
Total Billing			238,509	233,642
Limits				
Building & Contents	267,748,406		400,000,000	400,000,000
Blanket limit for scheduled loc's	yes, but max limit for each bldg/cnts is 110% of scheduled value, see policy for additional details		same except 115% margin clause	yes
EDP Equipment, Data, Media	1,500,000		1,500,000	1,500,000
Accounts Receivable	1,000,000		1,000,000	1,000,000
Valuable Papers	2,000,000		2,000,000	2,000,000
New for 120 days	5,000,000		5,000,000	2,500,000
after 120 days	0		0	0
Unnamed Locations	100,000		100,000	1,000,000
Property in Transit	100,000		100,000	250,000
Pollution cleanup aggregate	50,000		50,000	50,000
Books	no specific limit		no specific limit	100,000 see quote
Fine Arts	no specific limit		no specific limit	250,000
Law or Ordinance				
undamaged	10,000,000		10,000,000	policy limit
demolition	inc		inc	1,000,000
increase cost	inc		inc	1,000,000
Extra Expense	5,000,000		5,000,000	5,000,000
Earthquake	20,000,000 annual agg.		25,000,000 annual agg.	100,000,000 annual agg.
Flood				
Location in Zone A or V	0		0	5,500,000 COSI ann agg.
Other + Max for all combined	20,000,000 annual agg.		25,000,000 annual agg.	100,000,000 annual agg.
Errors & Omissions	5,000,000		5,000,000	5,000,000
Fungus, Mold, Mildew	limited		limited	1,000,000
Deductibles				
Earthquake	100,000 occur.		100,000 occur.	100,000 per loc per occ
Flood	100,000 occur.		100,000 occur.	100,000 per loc per occ
Other	100,000 occur.		100,000 occur.	50,000 occur.
except 240 S Parsons	15,000 occur.		5,000 occur.	5,000 occur.
Coinsurance	none		none	none
Valuation	replacement cost endt.		replacement cost endt.	replacement cost endt.

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Premium Adjustment	for value / location changes	for value / location changes	for value / location changes
Premium Payment		due Aug 15 in full	due Aug 15 in full
Property Not Insured**			
Money, Securities	excluded	excluded	excluded
Water and Land	excluded	excluded	50,000 clean up agg limit
Vehicles licensed for highway use	excluded	excluded	excluded
Air or water craft	excluded	excluded	excluded
Animals	excluded	excluded	excluded
Wharves, piers, docks, etc.	excluded	excluded	excluded
Bridges	excluded	excluded	excluded
Underground tanks, pipes @ sch. loc.	excluded	excluded	included
Inland Marine type equipment	excluded	excluded	excluded
Exclusions included**			
Nuclear and War	excluded	excluded	excluded
Electronic Vandalism	excluded	excluded	no specific exclusion
Pathogenic or Poisonous Materials	excluded	excluded	contamination excluded
Chemical Materials	excluded	excluded	contamination excluded
Computer virus	excluded	excluded	excluded
Programming errors	excluded	excluded	excluded
Building collapse	some limitations	some limitations	no specific exclusion
B&M type loss	excluded	excluded	excluded
Voluntary parting	excluded	excluded	excluded
Vandalism if vacant > 60 days	limitations	limitations	limitations
Fungus, Rot, Bacteria	limited coverage	limited coverage	limited coverage
(Terrorism coverage subject to extension of federal terrorism coverage after Dec 31, 2007 & additional premium may be due)			
Engineering Services		limited	significantly more
** not a complete list of all exclusions, see policies for full details			

This is a summary comparison of some policy terms. It is not a complete list of all policy terms, conditions, limits, exclusions, exclusions, restrictions, etc. For full details, refer to quotations and sample policies.