

Carson Reclamation Authority  
2023 - 2024 Property Insurance Renewal



Insurance Program	Expiring Starr Technical Risks	Renewal Starr Technical Risks	Percent Change
Insuring Paper	Ace American Insurance Company	Starr Surplus Lines Insurance Company	
AM Best Rating	A+ XV	A VX	
Admitted/Non-Admitted	Admitted	Non-Admitted	
Term	10/12/2022 - 10/12/2023	10/12/2023 - 10/12/2024	
<b>Coverage</b>			
Primary Limits			
Property Damage	\$39,599,519	\$58,631,848	48.1%
Earthquake (Annual Aggregate)	\$5,000,000	\$5,000,000	
Flood (Annual Aggregate)	\$5,000,000	\$5,000,000	
Coastal Windstorm	\$39,599,519	\$58,631,848	
Business Interruption (Time Element)	NCP	NCP	
Contingent Business Interruption and Extra Expense	NCP	NCP	
Extra Expense	\$100,000	\$100,000	
Ordinary Payroll Expenses	NCP	NCP	
Soft Costs	NCP	NCP	
Sublimits			
Accounts Receivable	\$250,000	\$250,000	
Boiler & Machinery Sublimits:			
Ammonia Contamination (Any One Accident)	\$250,000	\$250,000	
Consequential Damage (Any One Accident)	\$250,000	\$250,000	
Contaminants or Pollutants (Annual Aggregate)	\$25,000	\$25,000	
Expediting Expenses (Any One Accident)	\$250,000	\$250,000	
Hazardous Substances (Any One Accident)	\$250,000	\$250,000	
Water Damage (Any One Accident)	\$250,000	\$250,000	
Civil / Military Authority	2 Consecutive Weeks	2 Consecutive Weeks	
Contaminants or Pollutants (Annual Aggregate)	\$25,000	\$25,000	
Cost of Inventory and Appraisal	\$100,000	\$100,000	
Debris Removal	Greater of \$500,000 or 25% of Loss	Greater of \$500,000 or 25% of Loss	
Demolition and Increased Cost of Construction	\$1,000,000	\$1,000,000	
Electronic Media and Records	\$100,000	\$100,000	
Errors and Omissions	\$2,000,000	\$2,000,000	
Expediting Cost	\$100,000	\$100,000	
Fire Department Charges	\$100,000	\$100,000	
Ingress / Egress	2 Consecutive Weeks	2 Consecutive Weeks	
Loss Adjustment Expenses	\$100,000	\$100,000	
Miscellaneous Unnamed Locations	\$100,000	\$100,000	
Newly Acquired Property (90 Day Reporting Requirement)	\$2,000,000	\$2,000,000	
Personal Property Temporarily Off Premises	\$25,000	\$25,000	
Service Interruption (Physical Damage Only)	\$100,000	\$100,000	
Transit	\$25,000	\$25,000	
Underground Pipes, Bridges, and Roadways (if reported on the Statement of Values)	\$500,000	\$500,000	
Valuable Papers and Records	\$250,000	\$250,000	

Deductibles			
All Other Perils	\$100,000	\$100,000	
Earthquake	5% of TIV at risk per location subject to \$250,000 minimum per occurrence	5% of TIV at risk per location subject to \$250,000 minimum per occurrence	
Flood	\$100,000 except Zones A, V, and Subzones - 2% of TIV at risk per location subject to \$500,000 minimum for contents and \$500,000 for buildings per occurrence	\$100,000 except Zones A, V, and Subzones - 2% of TIV at risk per location subject to \$500,000 minimum for contents and \$500,000 for buildings per occurrence	
Coastal Windstorm	5% of TIV at risk per location subject to \$250,000 per occurrence	5% of TIV at risk per location subject to \$250,000 per occurrence	
Extra Expense	\$100,000	\$100,000	
Off Premises Service Interruption	24 Hours	24 Hours	
Costs			
Property Exposure - Property TIV	\$39,599,519	\$58,631,848	48.1%
Property Premium	\$304,678	\$495,787	62.7%
Rate per \$100 Property Exposure	\$0.77	\$0.85	9.9%
Inspection Fee	-	\$3,500	
Surplus Lines Taxes and Fees	-	\$15,877	
<b>Estimated Total Cost</b>	<b>\$304,678</b>	<b>\$515,164</b>	<b>69.1%</b>
Rate per \$100 Property Exposure	\$0.77	\$0.88	14.2%
Optional: Terrorism	Declined	\$10,232	
Minimum Premium	25% Minimum Earned Premium	25% Minimum Earned Premium	
Payment Terms	30 days from inception	30 days from inception	
Marsh Commission	10%	10%	
<b>Endorsements and Exclusions</b>			
Asbestos Exclusion	X	X	
Authorities Endorsement	X	X	
Biological, Chemical, or Nuclear Exclusion	X	X	
Certificates of Insurance Endorsement	-	X	
Communicable Disease Exclusion (New Form)	X	X	
Cyber Physical or Non-Physical Damage Exclusion	-	X	
Mold Exclusion	X	X	
Political Risk Exclusion	X	X	
Replacement Cost Endorsement	X	X	
Terrorism Exclusion (unless otherwise elected)	X	X	
Total Terrorism Exclusion	X	X	
Trade or Economic Sanctions Endorsement	X	X	
Transmission and Distribution lines, line transformers, towers and poles, equipment or apparatus connected therewith, located beyond 1,000 ft. from any Insured premises - Exclusion	X	X	
<b>Subjectivities</b>			
		1. Signed Statement of Values 2. Signed TRIA Selection Form	

Note: The details and estimated figures provided in this document are summaries only. Please refer to the actual quote for detailed terms and conditions.