



**NORTHWEST FLORIDA
STATE COLLEGE
FOUNDATION**

Request for Quotation

NWFSC Foundation Insurance Quote

For

Northwest Florida State College Foundation, Inc.
100 College Blvd.
Niceville, FL 32578

Date Quote Issued:	12/12/2019
Questions Must Be Received by:	1/6/2020
Response to All Questions available on website at www.nwfsc.edu/about/purchasing :	1/10/2020
Submit Quote by:	1/17/2020 @ 4:00 p.m. (CST)
Quotes Reviewed by Finance Committee:	1/28/2020

QUOTES ACCEPTED VIA EITHER OF THE FOLLOWING:

Email:
foundation@nwfsc.edu

Physical Address:
NWFSC Foundation
100 College Blvd.
Niceville, FL 32578

CONTACT FOR INSURANCE:

Shiri Brandenburg
Northwest Florida State College
Phone: 850.729.5357
Email: brandens@nwfsc.edu

INSURANCE SUMMARY: NORTHWEST FLORIDA STATE COLLEGE FOUNDATION, INC.

Northwest Florida State College Foundation, Inc. (NWFS Foundation) is a 501(c)3 non-profit organization providing charitable and educational aid for the benefit of Northwest Florida State College.

NWFS Foundation policy states that all professional services contracts, or engagements, between the Foundation and a third party shall be re-examined at a minimum of every three years by the Finance Committee with a request for quote/proposal required at a minimum of every six years. These types of contracts include, but are not limited to insurance policies, investment management services, and property management services.

The NWFS Foundation does not have any employees. The Foundation staff is employed by NWFS. There have not been any insurance claims in the last ten years. All policy effective dates should begin 3/3/2020. Priority will be given to carriers that can provide coverage for the entire portfolio. Responses are requested to include a summary format similar to the chart below.

Description of Coverage	Policy Effective (Date)	Policy Expiration (Date)	Premium 2020-21 (\$)
PROPERTY College Courtyard Apartments (Niceville, FL)			
COMMERCIAL GENERAL LIABILITY #1 College Courtyard Apartments (Niceville, FL)			
COMMERCIAL GENERAL LIABILITY #2 Vacant land (Walton County, FL) Vacant land (Walton County, FL) Mausoleum (Okaloosa County, FL) Vacant land (Walker County, AL)			
DIRECTORS AND OFFICERS LIABILITY			
CRIME			
TOTAL			

PROPERTY – COLLEGE COURTYARD APARTMENTS

Insured’s Name: Northwest Florida State College Foundation, Inc.

Coverage Start Date: March 3, 2020

Appraisal Note: The property values are representative of figures in the most recent, 2015, commercial appraisal. Please be advised a commercial appraisal is planned for January 2020 on this property. While we recognize the new appraisal will likely change the values, we ask that your quote be based on the property values known at this time. Coverage for contents is not requested.

Location: College Courtyard Apartments
30 Garden Lane
Niceville, FL 32578

Property Notes: The (student athlete) housing at 30 Garden Lane comprises four buildings with 32 units. This complex underwent renovation in 2007, which included: new paint and floor covering; installation of insulated windows; installation of vinyl siding; and installation of new plumbing fixtures. The roof on this property underwent \$91 thousand in repairs from December 2004 to February 2005. All HVAC units at 30 Garden Lane were replaced in 2011 and 2012. The property does not have a swimming pool. This property totals 21,168 square feet.

Purpose: Student Athlete Housing
Student Athlete Housing is not rented to the public. The facilities are used strictly by NWFSC to benefit currently enrolled student athletes. Per the NJCAA National Letter of Intent and Scholarship Agreement, housing is included as part of each scholarship. One NWFSC Assistant Coach reside at each of the four buildings on this property and serves as the building’s Residential Manager. Operational oversight of these apartments is handled by the Foundation office in coordination with the NWFSC facilities and athletic department.

Building #1	\$642,500
Building #2	\$380,000
Building #3	\$550,000
Building #4	\$547,500
Laundry/Storage	\$70,000
Total	\$2,190,000

(continued on next page)

PROPERTY – COLLEGE COURTYARD APARTMENTS
(continued from previous page)

Location: College Courtyard Apartments
28 Garden Lane
Niceville, FL 32578

Property Notes: The (rental) apartments at 28 Garden Lane were constructed in 2007 and comprise four buildings with 30 units. This property is 16,512 square feet and the apartments are managed by ERA American Real Estate.

Purpose: Rental Apartments

Building #1	\$582,500
Building #2	\$582,500
Building #3	\$600,000
Building #4	\$582,500
<hr/>	
Total	\$2,347,500

COMMERCIAL GENERAL LIABILITY #1

Insured's Name: Northwest Florida State College Foundation, Inc.

Coverage Start Date: March 3, 2020

Locations: College Courtyard Apartments
 30 Garden Lane
 Niceville, FL 32578
 Purpose: Student Athlete Housing

Building #1	\$642,500
Building #2	\$380,000
Building #3	\$550,000
Building #4	\$547,500
Laundry/Storage	\$70,000
<u>Total</u>	<u>\$2,190,000</u>

College Courtyard Apartments
 28 Garden Lane
 Niceville, FL 32578
 Purpose: Rental

Building #1	\$582,500
Building #2	\$582,500
Building #3	\$600,000
Building #4	\$582,500
<u>Total</u>	<u>\$2,347,500</u>

Limits:	\$ 2,000,000	GENERAL AGGREGATE
	\$ 2,000,000	PRODUCTS/COMPLETED OPERATIONS AGGREGATE
	\$ 1,000,000	PERSONAL/ADVERTISING INJURY
	\$ 1,000,000	EACH OCCURRENCE
	\$ 100,000	FIRE DAMAGE LEGAL LIABILITY
	\$ 100,000	DAMAGE TO RENTED PREMISES
	\$ 5,000	MEDICAL EXPENSES LIMIT
	\$ 25,000	PER OCCURANCE/\$50K AGGR – ASSAULT & BATTERY SUBLIMIT
	\$ 1,000,000	HIRED AUTO & NON-OWNED AUTO LIABILITY AGGREGATE
	\$ n/a	BODILY INJURY DEDUCTIBLE PER OCCURENCE
	\$ n/a	PROPERTY DAMAGE DEDUCTIBLE PER OCCURRENCE

COMMERCIAL GENERAL LIABILITY #2

Insured's Name: Northwest Florida State College Foundation, Inc.

Coverage Start Date: March 3, 2020

Note: The NWFSC Foundation owns property in Florida and a small parcel in Alabama.

Locations: Vacant land – 120 acres
Parcel Number 21-3N-17-06000-013-000 (Walton County, FL)
Purpose: Timberland

Vacant land – 39.48 acres
Parcel Number 28-2N-18-09000-020-0000 (Walton County, FL)
Purpose: Timberland

Mattie M. Kelly Mausoleum & Park
4141 Indian Trail
Destin, FL 32541
Parcel Number 00-2S-22-0000-0003-0000 (Okaloosa County, FL)
Purpose: Mausoleum

Vacant land – 5.20 acres
Parcel Number 64 25 02 04 0 000 011.000 (Walker County, AL)
No street number exists for this property
Zip code: 35062
Purpose: Vacant land

Limits: \$ 2,000,000 GENERAL AGGREGATE
\$ 2,000,000 PRODUCTS/COMPLETED OPERATIONS AGGREGATE
\$ 1,000,000 PERSONAL/ADVERTISING INJURY
\$ 1,000,000 EACH OCCURRENCE
\$ 300,000 FIRE DAMAGE LEGAL LIABILITY
\$ 10,000 MEDICAL EXPENSE
\$ 1,000,000 HIRED AUTO & NON-OWNED AUTO LIABILITY AGGREGATE

DIRECTORS AND OFFICERS LIABILITY

Insured's Name: Northwest Florida State College Foundation, Inc.

Coverage Start Date: March 3, 2020

Location: Northwest Florida State College Foundation
100 College Boulevard
Niceville, FL 32578

Number of Officers: 31

Limits: \$ 1,000,000 GENERAL AGGREGATE
\$ 5,000 INSURED SELF RETENTION
\$ 5,000 EMPLOYMENT PRACTICES LIABILITY DEDUCTIBLE
CLAIMS MADE POLICY FORM

Not Covered: Personal accounts protection, personal accounts forgery or alteration, identity fraud expense reimbursement

CRIME

Insured's Name: Northwest Florida State College Foundation, Inc.

Coverage Start Date: March 3, 2020

Location: Northwest Florida State College Foundation
100 College Boulevard
Niceville, FL 32578

Business hours: 8:00 am – 4:30 pm

Number of Employees: 5

Other Information: Dual signature is required for checks greater than or equal to \$1,500.
Deposits are performed daily.
Annual audit is performed by a CPA firm and rendered to Board of Directors.

Insuring Agreement: Employee Dishonesty

Limits: \$ 130,000 LIMIT OF INSURANCE PER OCCURENCE
\$ 2,500 FIDELIY, FORGERY, ON PREMISES, IN TRANSIT, MONEY ORDERS
AND COUNTERFEIT MONEY, COMPUTER CRIME, FUNDS
TRANSFER DEDUCTIBLE PER OCCURANCE