

Project: Insurance Advisory Services

Date: April 17, 2015

RE: Addenda #1

of Pages: 13 pages

The following clarifications are to be made to the proposal documents for Insurance Consultant Services. They are the result of any questions received by 4:00pm on April 10, 2015.

- 1) *If possible, please provide a statement of values that lists all properties and estimated values defined as replacement cost or actual case value for each property.*

Please see the document attached hereto as Exhibit A. By providing this requested information, the BPCA does not intend to express any view as to whether the requested information is relevant to the instant RFP.

- 2) *What is the current total premium (estimated, if necessary) associated with the insurances for the RFP? We are not requesting individual policy premiums, just a ball park of the total.*

Not providing.

- 3) *What are average annual loss values for the insurances associated with the RFP?*

Please see the document attached hereto as Exhibit B. By providing this requested information, the BPCA does not intend to express any view as to whether the requested information is relevant to the instant RFP.

- 4) *How many brokers do you have?*

The Battery Park City Authority (“BPCA”) currently has one broker of record. BPCA may occasionally utilize additional brokers for specialized coverage. Please note that BPCA has recently issued two RFP’s seeking both property and casualty and employee benefits insurance brokering services.

- 5) *May a WBE propose to work with more than one prime consultant?*

Yes.

6) *Is a transcript or minutes available from the April 6th pre-proposal meeting?*

No, the pre-proposal meeting was not recorded or transcribed.

7) *Are firms that were not able to make the April 6th pre-proposal meeting precluded from being selected for this contract?*

No, firms that were unable to attend the pre-proposal meeting are not precluded from consideration in this process.

8) *Is there a preference for a firm with a local presence in New York City area?*

Location of firm is not part of the evaluation criteria for selection. However, please see Section X of the RPF regarding the use of new York State businesses in contract performance.

9) *To gain the best understanding of the Authority's current insurance and risk management programs are there any recent reports or other materials available for review?*

Not providing

By signing the line below, I am acknowledging that all pages of the addenda have been received reviewed and understood, and will be incorporated into the bid price submitted. This document must be attached to the proposal for consideration.

Print Name

Signature

Date

Number of pages received: _____<fill in>

Distributed to: All present and all prospective Proposers

Exhibit A:
Schedule of Values with COPE information

HUGH L. CAREY BATTERY PARK CITY AUTHORITY Statement of Values / COPE - Real Estate Properties						2014 Statement of Values								2014 COPE Information							
Name of Building	Street	City	State	Zip Code	Description of Operations	Owned/Leased?	Building	Personal Property	Improvements & Betterments	EDP Equip	Business Income	Extra Expense	Total Insured Values	Square Footage	Occupancy	# Floors /Units Leased	Average Value/Floor	Construction Type	Sprinklers Y/N	Fire Alarm Y/N	Flood Zone
Corp Office	One World Financial Ctr, 200 Liberty Street	New York	NY	10281	Office Space		n/a	\$3,504,400	Incl	Incl		\$500,000	\$4,004,400	21,894	Corp. Office 24th floor	1	\$4,004,400	Steel/Curtainwall	Y	N	
The Regatta	21 South End Avenue	New York	NY	10280	Office Space and Meeting Rooms. BPCA has some individuals at this location and share the space with their tenant.		n/a	\$1,070,400	Incl	Incl		\$100,000	\$1,170,400	7,420	Security ground floor	1	\$1,170,400	PIP Concrete	N	Y	AE
Storage	141 Beard Street, Bldg 15	Brooklyn	NY	11230	Storage of material		n/a	\$500,000	n/a	n/a		n/a	\$500,000	2,000	Storage - outdoor fixtures	1 unit	\$500,000		Y	N	AE
Parks Conservancy	75 Battery Place	New York	NY	10280	Office Space, workshops, and Storage for Maintenance Equipment for Battery Park Conservancy		n/a	\$17,000,000	\$15,000,000	Incl		\$500,000	\$32,500,000	40,000	BPCPC Office, Storage, Maint. Ground floor plus 2 stories	3 floors (ground, 1st and 2nd floor)		PIP Concrete	Y	Y	AE
Poet's house and former Mercy Corps space (currently used for BPCPC programming)	2, 6 & 10 River Terrace	New York	NY	10282	Two of the Condo's are rented out for parties to the community. Right now they do not allow alcohol. The Poet house is used for Poetry readings and events.		n/a	\$10,000	\$50,000	Incl		n/a	\$60,000	16,435	Office Condo units			PIP Concrete	Y	N	AE
Library	175 North End Avenue	New York	NY	10282	BPC branch of the NYPL		n/a	\$10,000	\$50,000	Incl		n/a	\$60,000	10,833	Comm, Library Condo unit			PIP Concrete	Y	Y	
Community Center	212, 200 & 300 North End Avenue	New York	NY	10282	Community Center to be operated by Asphalt Green (includes exercise and pool facilities)		\$30,000,000	\$3,000,000	\$27,000,000	Incl		\$3,000,000	\$63,000,000	55,000	Comm. Ctr Health Club Condo Unit ground floor	Total stories - 32;	one floor? Any below grade?	PIP Concrete	Y	Y	AE
The Verdesian, Site 18B	211 North End Avenue	New York	NY	10282	Office Space that BPCA has some employees in		n/a	\$10,000	\$50,000	Incl		n/a	\$60,000	16,071	Verdesian Office Condo Unit			PIP Concrete	Y	N	X
The Skyscraper Museum	39 Battery Place	New York	NY	10280	Skyscraper Museum (operated separately by organization of the same name; insured by Skyscraper Museum) (BPCA Owns the Shell of the bldg)		\$4,930,575						\$4,930,575	5,057				PIP Concrete			
TOTALS							\$34,930,575	\$25,104,800	\$42,150,000	\$0		\$4,100,000	\$106,285,375	174,710							

*EDP Equip is included in the Personal Property Total of \$25,104,800. For reporting purposes, the EDP Equip Value is \$212,400 - Personal Property Value: \$24,892,400 = \$25,104,800.

HUGH L. CAREY BATTERY PARK CITY AUTHORITY
Statement of Values / COPE - PIER A

						Statement of Values							COPE Information						
						Building	Personal Property	Improvements & Betterments	EDP Equip	Business Income	Extra Expense	Total Insured Values	Square Footage	Occupancy	# Floors /Units Leased	Average Value/Floor	Construction Type	Sprinklers Y/N	Fire Alarm Y/N
Name of Building	Street	City	State	Zip Code	Description of Operations														
PIER A - Building, Pier & Geothermal System	Ferry Terminal & Battery Place	New York	NY	10004	Historic Structure/Landmark	\$45,000,000					\$3,000,000	\$48,000,000					Steel over Mill Frame		
TOTALS						\$45,000,000	\$0	\$0	\$0	\$0	\$3,000,000	\$48,000,000							

2014 STATEMENT OF VALUES - BPCA PARK COMPONENTS							
Name of Park/Space	Street	BUILDING/OTHER STRUCTURES	OTHER PERSONAL PROPERTY	FINE ARTS / SCULPTURES	LANDSCAPING (INCL SOIL)	TOTAL INSURED VALUES	Sq. Ft.
Wagner Park	20 Battery Pl	Pavilions w/ public restrooms & public viewing Platform, custom benches, elevator, bridge & restaurant, fountain pool, custom light fixtures (pillow lights), bpoles, esplanade railing, raised granite planters, drinking fountains, work yard w/wrought iron fence, bike rack	wooden benches: teak garden benches & world's fair, enamel signs, hexagonal pavers, 2 info. kiosks	3 Sculptures: ape & cat; Jime Dine; Eyes - Louise Bourgois	Lawns, Trees, Shrubs, Perennial Garden, Irrigation System w/ booster pump, hexagonal pavers, Soil,	\$12,817,285	73,581
MJH Plaza & Area on West Side	36 Battery Place	fountains, lights, B poles, esplanade railing, raised granite planters, bike rack	wooden benches: World's fair, enamel signs, hexagonal pavers, 1 info kiosk	N/A	Trees, Shrubs, Perennial Gardesn, Lawns, Irrigation system & vines on extensive steel cable trellis, soil	\$13,444,126	29,300
South Cove	50 Battery Place	fountains, custom light, Esplanade railing - wooden railing "Wild area" raised granite planters, iron (any) fences, bike racks, curved jetty, "island", bridge, quay, ornamental piles, ornamental stairs for viewing, trellis - 2, boulders - lots, stone stairs (3), bollards, bike racks, custom light fixtures (blue lights - 2 types) lights/B poles.	wooden benches: Londino, movable & custom wood benches, enamel signs, hexagonal (any) pavers, 1 info kiosks &		Trees, Shrubs, Perennial Garden, Lawns, Irrigation System, Soil	\$19,456,537	123,180
Esplanade	S. Cove through Esplanade Plaza	N/A	Wrought iron railings: 2 along the water & inner railing, plus hoop rails, wooden benches: Londino & World's Fair, 2 walkways, volleyball court - flooring, bike racks, enamel signs, hexogonal pavers, drinking fountains, lights: B poles, M poles w/multiple heads, 2 info kisoks	Sitting Stance, & The Upper Room	Trees, Shrubs, Perennial Garden, Irrigation System, Soil	\$170,167,740	588,060
Rector Park (East & West)	225 Rector Street	raised granite planting beds, brick & stone paving, wrought iron fencing (8ft high)	enamel signs,	N/A	Trees, Shrubs, Perennial Garden, Irrigation System, lawns, soil	\$7,060,211	43,560
Kowsky Plaza	385 South End Ave	playground (for 4 & under) w/trees, water feature, sand play & play equipment, dog run w/water feature, monumental trellis, raised granite planters, vaults (2) for police memorial pumping system, vault in playground for water play pump, vault for north cove marina electric & water, vault access for WTC cooling system below plaza, bike racks, granite stairs & ramp, stainless steel & wrought iron railings, B Poles & smaller lgihts in trellis	custom wood benches, enamel signs, decorative access covers for PANYNJ pump house, 2 info kiosks (at top of Liberty Ramp)	Berlin Wall Fragment	Trees, Shrubs, Perennial Garden, Irrigation System, vines, soil	\$3,095,650	21,700
Police Memorial	Adjacent to Kowsky Plaza	Ornamental fountain w/stone paving in pool, stone wall w/engraved names, Lights: underwater lights, in-ground lights for flagpoles & memorial wall, flag poles	N/A	N/A	Trees, Shrubs, Perennial Garden, Irrigation System, soil	\$2,857,122	3,087
Belvedere	Off of North End Ave, next to No. Cove Harbor	Vaults for North Cove Marina power & water, bollards - traditional & lit, wrought iron railing - lower level, drinking fountains, stainless steel railings, b poles	hexagonal pavers, enamel signs, light pylons, world's fair benches	Battered Serpentine Wall	Trees, Shrubs, Perennial Garden, Irrigation System, soil	\$9,154,764	35,340

HUGH L. CAREY BATTERY PARK CITY AUTHORITY
 Seawall Exposure List - Statement of Values / COPE - BPCA Park Components, in addition to SOV for Seawall

2014 STATEMENT OF VALUES - BPCA PARK COMPONENTS							
Name of Park/Space	Street	BUILDING/OTHER STRUCTURES	OTHER PERSONAL PROPERTY	FINE ARTS / SCULPTURES	LANDSCAPING (INCL SOIL)	TOTAL INSURED VALUES	Sq. Ft.
Irish Hunger Memorial	Vesey Street/NEA	Irish limestone pavers w/fossils, stone walls - rough stones as well as limestone w/fossils, security walls & raised security planters w/perennials,wrought iron gate, steel gate,	engraved glass panels, security walls & raised security planters w/perennials, Stone (limestone w/fossils) benches, sound system w/speakers, signs: metal & granite	N/A	Trees, Shrubs, Perennial Garden, Irrigation System w/booster pump vines, stone cottage, lawns, concrete path, soil	\$6,318,777	19,334
Nelson Rockefeller Park	River Terrace/Warren St.	Parkhouse (brick w/slate roof), Vaults & Pavilion made of brick & wood w/blue paving & steps, ceremonial granite steps at Chambers St., Lily pond w/waterfall, vault for lily pond pump & filters, basketball court, handball court, swings, connection to ferry terminal, 2 info. kiosks, playground w/water play features, sand play,	Large wood & copper planters on steps, hexagonal paving, concrete chess & backgammon tables, play equipment including bicycle carousel, wrought iron railings, enamel signs, bike racks	The Real World, Ulysses, Bronze/Granite Memorial	Trees, Shrubs, Perennial Garden, Irrigation System w/booster pump Children's garden, soil,	\$21,123,886	178,632
Teardrop Park	Warren St/Murray St	water play - 2 areas, slide - very large, sand play - 2 areas, vault w/pumps, filters, reverse osmosis equipment, steel stairs, steel stairs, extensive blue stone walls plus "geologic walls", water feature, ice wall, reading circle made of stone, SOLAIRE RESTROOM	enamel signs, pipe rails, lighting: bega lamps	N/A	Trees, Shrubs, Perennial Garden, Irrigation System w/booster pump, vines, lawns, Bog, rectangular asphalt paving	\$15,387,176	69,696
Teardrop Park - South	Warren St/Murray St	2 water features (pump room w/storage tanks below in garage area), rectangular asphalt paving, lighting - Bega pumps, enamel signs	2 water features (pump room w/storage tanks below in garage area), rectangular asphalt paving, heliostats (3) on Visionaire bldg to the North, lighting, enamel signs	N/A	Trees, Shrubs, Perennial Garden, Irrigation System, soil	\$9,232,305	14,500
NEA Islands	North End Avenue Between Chambers & Murray Sts.	Vault, vault w/pump for dog run water play, Dog run w/water play feature, stainless steel picket fencing - 6ft around nursery & 30 inches at dog run, custom light installation, - steel & glass, enamel signs, blue stone paving, fabric & metal winter snow fencing, plumbing controls cabinet @ street level, bike rack	N/A	N/A	Trees, Shrubs, Perennial Garden, Irrigation System, lawn, plant nursery	\$19,144,498	10,193,040
Murray Street Triangle	Murray St.	Blue stone paving, wrought iron railing,	teak garden benches	N/A	Trees, Shrubs, Perennial Garden, Irrigation System, Lawn, soil	\$4,781,887	
The Terrace	Between Murray and Vesey Overlooking Ballfields	wooden trellis, - extensive, stairs & ramps - north & south entrance	Hexagonal paving, stainless steel & glass railing w/built in lighting, blue stone sidewalk at west entrance, wall sconce lighting	N/A	Trees, Shrubs, Perennial Garden, Irrigation System, vines, soil raised bed lawn	\$6,679,546	
BPC Ball Fields	Murray St/Vesey St	League Storage Closet, 2 Public Restrooms, water fountains, water play - 2 locations, office, maintenance area - in basement of comm ctr., retaining walls, electrical service area, underground water retention system, biofilter area on east side of fields, galvanized fence (20 ft high), Bike racks	Athletic lighting, padding, netting, water cannon system	N/A	Artificial Turf, Trees, Shrubs, Perennial Garden, Irrigation System, vines,	\$5,861,235	109,000
North Cove Marina	North Cove	Piers and Marina infrastructure, Vault		N/A		\$7,998,027	

2014 STATEMENT OF VALUES - BPCA PARK COMPONENTS							
Name of Park/Space	Street	BUILDING/OTHER STRUCTURES	OTHER PERSONAL PROPERTY	FINE ARTS / SCULPTURES	LANDSCAPING (INCL SOIL)	TOTAL INSURED VALUES	Sq. Ft.
Stuyvesant Plaza	Corner of Chambers/Murray	Base of Tribeca Bridge, colored concrete paving w/granite inserts, Base of Tribeca Bridge,	1 informational kiosk	N/A	Trees, Shrubs, Perennial Garden, Irrigation System, soil, raised granite planters	\$2,500,000	
Pedestrian Plaza	Between Murray and Vesey GS and Conrad		Hexagonal paving	N/A		\$2,542,041	19,906
TOTALS						\$339,622,813	

Exhibit B:
Loss Summary Chart

Loss Summary Chart -

**PROPERTY
LOSS SUMMARY**

Year	# Claims	# of Open Claims	Net Paid	Reserve	Incurred	Valued	Carrier
2014-2015	0	0	\$0	\$0	\$0	2/6/2015	Various
2013-2014	0	0	\$0	\$0	\$0	3/23/2015	Hartford
2012-2013	5*	0	\$3,579,978	\$0	\$3,579,978	3/23/2015	Hartford
2011-2012	0	0	\$0	\$0	\$0	3/23/2015	Hartford
2010-2011	0	0	\$0	\$0	\$0	3/23/2015	Hartford
2009-2010	0	0	\$0	\$0	\$0	3/23/2015	Hartford
TOTAL	5	0	\$3,579,978	\$0	\$ 3,579,978		

* - includes 1 large claim under the Seawall property policy for \$3.5MM. 4 of the other claims pertain to real estate property policy, 3 of which are \$0 value. All claims in this policy year pertain to Sandy hurricane

**AUTO
LOSS SUMMARY**

Year	# Claims	# of Open Claims	Net Paid	Reserve	Incurred	Valued	Carrier
2014-2015	0	0	\$0	\$0	\$0	3/15/2015	State Farm
2013-2014	0	0	\$0	\$0	\$0	3/16/2015	Firemans Fund
2012-2013	0	0	\$0	\$0	\$0	3/16/2015	Firemans Fund
2011-2012	1	0	\$ 302.00	\$0	\$302	3/16/2015	Firemans Fund
2010-2011	0	0	\$0	\$0	\$0	3/16/2015	Firemans Fund
2009-2010	0	0	\$0	\$0	\$0	3/16/2015	Firemans Fund
TOTAL	1	1	\$ 302	\$0	\$ 302		

**GENERAL LIABILITY
LOSS SUMMARY**

Year	# Claims	# of Open Claims	Net Paid	Reserve	Incurred	Valued	Carrier
2014-2015	2	2	\$0	\$25,200	\$25,200	2/5/2015	Federal Insurance
2013-2014	9	3	\$0	\$60,000	\$60,000	3/23/2015	Liberty International
2012-2013	7	2	\$0	\$100,000	\$100,000	3/23/2015	Liberty International
2011-2012	0	0	\$0	\$0	\$0	3/23/2015	Liberty International
2010-2011	15	0	\$0	\$0	\$0	3/23/2015	Liberty International
2009-2010	8	1	\$0	\$0	\$0	3/23/2015	Liberty International
TOTAL	41	8	\$0	\$185,200	\$185,200		

All GL policies except for 2014-15 year has SIR of \$50,000

**UMBRELLA
LOSS SUMMARY**

Year	# Claims	# of Open Claims	Net Paid	Reserve	Incurred	Valued	Carrier
2014-2015	0	0	\$0	\$0	\$0	3/16/2015	Various
2013-2014	1	0	\$0	\$0	\$0	3/16/2015	Various
2012-2013	0	0	\$0	\$0	\$0	3/16/2015	Various
2011-2012	1	0	\$0	\$0	\$0	3/16/2015	Various
2010-2011	0	0	\$0	\$0	\$0	3/16/2015	Various
2009-2010	0	0	\$0	\$0	\$0	3/16/2015	Various
TOTAL	2	0	\$0	\$0	\$0		

**WORKERS COMPENSATION - BPCA
LOSS SUMMARY**

Year	# Claims	# of Open Claims	Net Paid	Reserve	Incurred	Valued	Carrier
2014-2015	2	1	\$186	\$814	\$1,000	3/16/2015	NYSIF
2013-2014	4	1	\$3,758	\$0	\$3,758	3/16/2015	NYSIF
2012-2013	7	1	\$65,305	\$23,618	\$88,923	3/16/2015	NYSIF
2011-2012	7	1	\$77,456	\$279,839	\$357,295	3/16/2015	NYSIF
2010-2011	4	0	\$21,939	\$0	\$21,939	3/16/2015	NYSIF
2009-2010	0	0	\$0	\$0	\$0	3/16/2015	NYSIF
TOTAL	24	0	\$168,644	\$304,271	\$472,915		

**WORKERS COMPENSATION - BPCPC
LOSS SUMMARY**

Year	# Claims	# of Open Claims	Net Paid	Reserve	Incurred	Valued	Carrier
2014-2015	1	1	\$1,168	\$578	\$1,746	2/5/2015	NYSIF
2013-2014	1	0	\$1,684	\$0	\$1,684	3/16/2015	NYSIF
2012-2013	0	0	\$0	\$0	\$0	3/16/2015	NYSIF
2011-2012	0	0	\$0	\$0	\$0	3/16/2015	NYSIF
2010-2011	0	0	\$0	\$0	\$0	3/16/2015	NYSIF
2009-2010	0	0	\$0	\$0	\$0	3/16/2015	NYSIF
TOTAL	2	0	\$2,852	\$578	\$3,430		