



Risk Management Division

Property Insurance Program Update

Property Insurance Programs Update

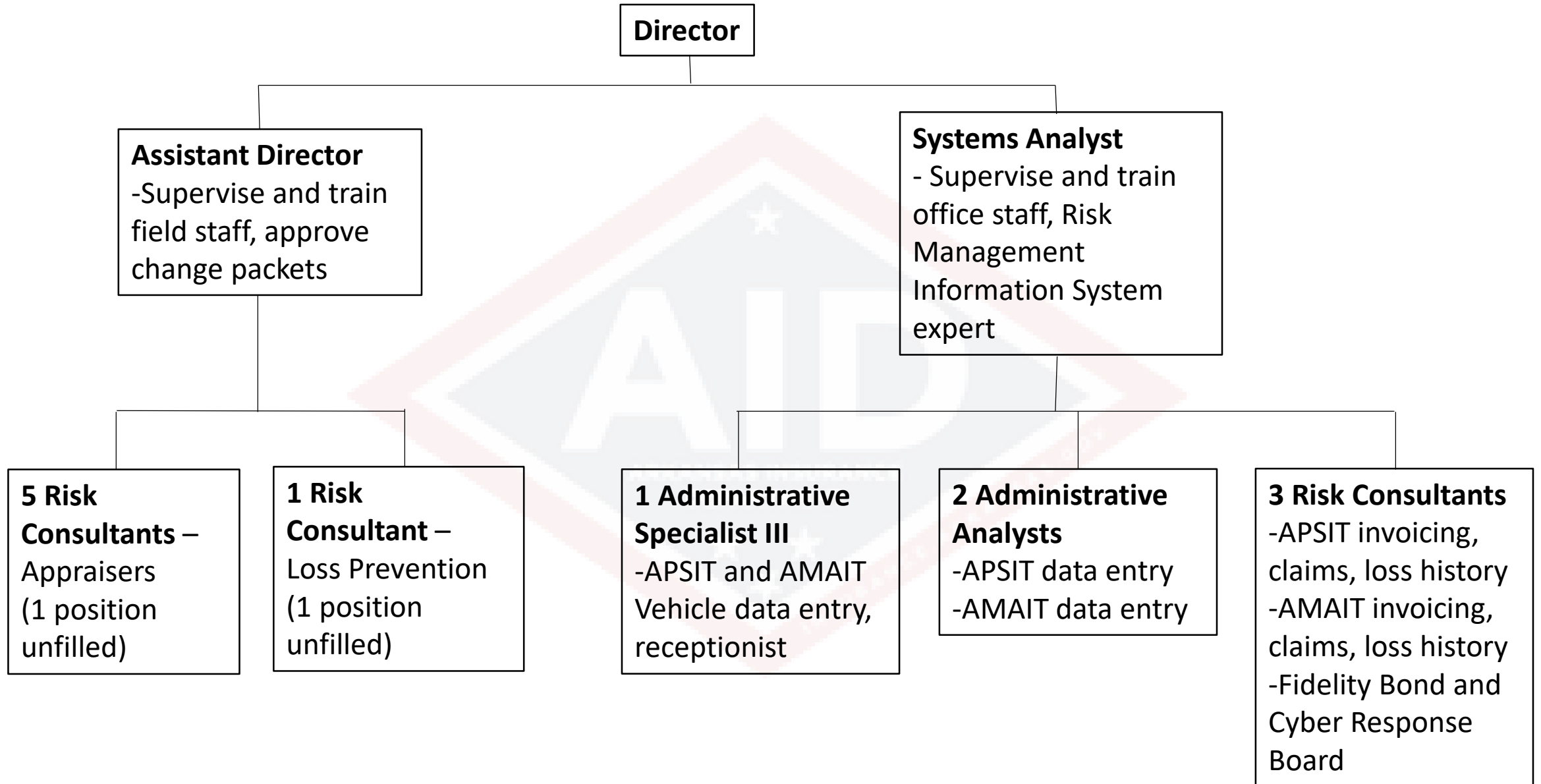
- Programs
- People
- Products



Two Property Insurance Programs

- Arkansas Public School Insurance Trust (APSIT)
 - Title 6 K-12
- Arkansas Multi-Agency Insurance Trust (AMAIT)
 - Title 25 State Agencies (including Higher Education)

People



Asset Appraisal Date:

BUILDING APPRAISAL REPORT

Loss Control Inspection Date:

**STATE MASTER POLICY ADMINISTERED BY
RISK MANAGEMENT DIVISION, ARKANSAS INSURANCE DEPARTMENT**



60-02 - North Little Rock School District
60-02 - High School
60-02 - Main H.S. Campus 101 W. 22ND
TOWERS A,B,C,D,E,F,G,H,I,J, & K
201 W. 22nd St.
North Little Rock 72114

Latitude: N 34 46' 40"

Longitude: W 92 16' 08"

Building Appraisal	Square Footage	Cost Per Unit(sqFT)	Cost To Rebuild
A) TOWERS A,B,C,D,E,F,G,H,I,J, & K	440,977	\$310.69	\$137,007,144.13
B) PARKING GARAGE	19,808	\$133.72	\$2,648,725.76
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
C) EQUIPMENT			\$7,487,720.09
Total	460,785.00		\$147,143,589.98

Construction Code	
CSP1	
CSP2	
CSP3	
CSP4	100%
CSP5	
CSP6	
Roof Covering	
Metal	
Wood	
Concrete	
Composition	
Built-Up	100%
Other	
Electrical	
None	
Without Conduit	
With Conduit	X
Unknown	

Exposure to Other Structures	CSP 1-2	CSP 3-6
0'-50'		✓
51'-100'		
Over 100'	✓	

Alarms and Emergency Equipment	
Air Duct-Central Station	X
Air Duct-Local	
Ansul System	X
Auxiliary Lights	X
Battery Smoke	
Burglar-Central Station	
Burglar-Local	
Emergency Generator	X
Fire Doors-Automated	X
Fire Extinguisher	X
Fire Pump	X
Gaseous Fire Suppression	
Hardwire Smoke Central Station	X
Hardwire Smoke-Local	
Heat- Local	
Heat- Central Station	X
Pull Station-Local	
Pull Station-Central Station	X
Sprinklers	100%
Sprinklers - Attic	
Standpipe System	X

Security Hours
7A - 4P, M-F
Occupancy Hours
7A - 11P, M-F

Leased	Building Insured	TC	PC	EZ	ET	FZ	CT	BC
	✓	602	02	4	16	X	4	E
Values Insured								
Replacement Cost-Building				\$147,143,589.98				
Agreed Amount-Building				\$0.00				
Contents				\$28,972,113.03				
Total Insured				\$176,115,703.01				
SOA Asset ID				60-02: 12603				
Number of Levels				3				
Year Built				2015				
Date of Total Renovation								
Date of Addition				2016				
Appraisal Descriptions and Comments								

A) HIGH SCHOOL (484) SEC 18-9, CLASS A, 4.0, ACT., P.B. & S.R., CONCRETE & TILE, ADD (4) PASS ELEV., ADD 100% WET, HC - HVAC, 16' HT., 90% LOC.
B) PARKING STRUCTURE (345), SEC 14-34, CLASS A, 3.0, 17' HT., ADD 100% DRY SYSTEM, PERIMETER MOD., 1.49.
C) GENERATOR 54-3, DIESEL, 50 KW, \$34,750.
OTHER COSTS TO INCLUDE FIRE ALARM SYSTEMS @ \$510,000; FLOORING @ \$800,000; SECURITY @ \$1,000,000; & CABLE AND TECHNOLOGY @ \$3,300,000.
THEATER SEATS, 65-10, UPHOLSTERED SEAT AND BACK, THICK GOOD QUALITY, HIGH RANGE, 1,031 SEATS TOTAL IN EAST THEATER= \$256,719.
COMMENTS:
F.F.E. 266.00
SPRINKLER SYSTEM 5% DRY & 95% WET
TOWER A S.F. = 52,174
TOWER B S.F. = 81,586
TOWER C S.F. = 83,871
TOWER D S.F. = 83,539
TOWER E S.F. = 47,200
TOWER G S.F. = 8,702
TOWER F S.F. = 11,517
TOWER H S.F. = 41,673
TOWER I S.F. = INCLUDED WITH "H"
TOWER J S.F. = 50,523
TOWER K = INCLUDED WITH J

STATEMENT OF VALUES
BUILDINGS/STRUCTURES AND CONTENTS COVERAGE
ARKANSAS PUBLIC SCHOOL INSURANCE PLAN

ARKANSAS INSURANCE DEPARTMENT
Risk Management Division
 1 Commerce Way, Suite 504
 Little Rock, Arkansas 72202-2087
 Phone: 501-371-2690 Fax: 501-371-2842
 Email: insurance.risk.management@arkansas.gov
 Website: www.insurance.arkansas.gov



Policy Period: 07/01/2023 - 06/30/2024

60-02 - North Little Rock School District

60-02 - North Little Rock School District						Values Insured					
	Address	City	Zip Code	Asset ID	Square Feet	Cost To Rebuild	Replacement Cost Building	Agreed Value	Contents	Total Insured Value	
60-02 - Admin/ Central Service											
60-02 - Administration											
1	ADMINISTRATION 2700 POPLAR	2700 Poplar St.	North Little Rock	72114	60-02: 1720	16,712	3,243,113.00	3,243,113.00	0.00	58,984.00	3,302,096.00
2	ADMINISTRATION BLDG 2400 WILLOW	2400 Willow	North Little Rock	72114	60-02: 20660	0	0.00	0.00	0.00	2,949,188.00	2,949,188.00
3	OCTAGON BUILDING	2525 Main Street	North Little Rock	72114	60-02: 25994	0	0.00	0.00	0.00	100,000.00	100,000.00
60-02 - Food Services											
4	WAREHOUSE - FOOD SERVICES	2400 Poplar St.	North Little Rock	72114	60-02: 1735	10,618	1,537,076.00	1,537,076.00	0.00	1,074,367.00	2,611,443.00
60-02 - Maintenance											
5	FUEL SHED	2500 N. Poplar E	North Little Rock	72114	60-02: 1747	584	18,788.00	18,788.00	0.00	12,697.00	31,485.00
6	MAIN SHOP/ WAREHOUSE	2500 N. Poplar A	North Little Rock	72114	60-02: 148	12,100	1,243,457.00	1,243,457.00	0.00	2,130,976.00	3,374,434.00
7	PARKING SHED	2500 N. Poplar B	North Little Rock	72114	60-02: 1748	1,464	42,328.00	42,328.00	0.00	15,236.00	57,564.00
8	SECURITY OFFICE	2500 N. Poplar D	North Little Rock	72114	60-02: 1749	1,056	121,514.00	121,514.00	0.00	18,832.00	140,346.00
9	STORAGE SHED	2414 N. Poplar E	North Little Rock	72114	60-02: 148	943	5,480.00	5,480.00	0.00	0.00	5,480.00
10	SUPPLY WAREHOUSE	2500 N. Poplar C	North Little Rock	72114	60-02: 203	5,125	252,868.00	252,868.00	0.00	525,940.00	778,817.00
60-02 - Other Locations											
11	BURNS PARK SOFTBALL - FIELD #2	Furford Dr.	North Little Rock	72118	60-02: 226	698	264,313.00	264,313.00	0.00	0.00	264,313.00
60-02 - Transportation											
12	DISPATCH OFFICE	1424 East Washington A	North Little Rock	72114	60-02: 1915	4,000	435,164.00	435,164.00	0.00	19,534.00	454,698.00
13	FUEL CANOPY AND FUEL PUMPS	1424 East Washington B	North Little Rock	72114	60-02: 1913	1,200	68,209.00	68,209.00	0.00	47,421.00	115,740.00
14	PORTABLE CLASSROOM STD	1424 East Washington E	North Little Rock	72114	60-02: 1741	1,536	121,098.00	121,098.00	0.00	30,266.00	151,365.00
15	TIRE SHOP BUILDING	1424 East Washington C	North Little Rock	72114	60-02: 1914	1,200	78,723.00	78,723.00	0.00	0.00	78,723.00
16	TRANSPORTATION OFFICE AND SHOP	1401 East Washington D	North Little Rock	72114	60-02: 1916	20,456	1,400,095.00	1,400,095.00	0.00	1,487,137.00	2,887,232.00
60-02 - Elementary											
60-02 - Amboy											
17	AMBOY MAIN BUILDING	101 Auburn Drive	North Little Rock	72118	60-02: 11787	67,282	16,157,173.00	16,157,173.00	0.00	3,387,122.00	19,444,295.00
60-02 - Boone Park											
18	BOONE PARK MAIN BUILDING	1400 Grutcher	North Little Rock	72114	60-02: 11786	67,666	16,045,751.00	16,045,751.00	0.00	3,387,122.00	19,332,873.00
60-02 - Crestwood											
19	CRESTWOOD ELEMENTARY	1901 Crestwood Dr. A	North Little Rock	72116	60-02: 1731	65,055	13,073,653.00	13,073,653.00	0.00	2,964,027.00	16,037,680.00
60-02 - Glenview											
20	GLENVIEW MAIN BLDG.	2101 Edmund	North Little Rock	72117	60-02: 13132	67,231	16,337,831.00	16,337,831.00	0.00	3,394,760.00	19,732,591.00
60-02 - Indian Hills											
21	INDIAN HILLS ELEMENTARY	6800 Indian Hills Dr. A	North Little Rock	72116	60-02: 1737	66,031	13,277,507.00	13,277,507.00	0.00	2,994,210.00	16,271,718.00
60-02 - Lakewood											
22	LAKEWOOD MAIN BUILDING	1800 Fairway	North Little Rock	72116	60-02: 11788	67,666	15,897,184.00	15,897,184.00	0.00	3,387,122.00	19,184,306.00
60-02 - Meadow Park											
23	MAIN BUILDING	801 East Bethany	North Little Rock	72117	60-02: 11261	67,282	15,361,609.00	15,361,609.00	0.00	3,155,637.00	18,517,247.00
60-02 - Pike View											
24	PIKE VIEW ELEMENTARY	4401 McCain A	North Little Rock	72116	60-02: 896	38,582	8,114,066.00	8,114,066.00	0.00	1,627,288.00	9,741,354.00
60-02 - Ridge Road											
25	RIDGEROAD ELEMENTARY SCHOOL	4601 Ridge Rd. A	North Little Rock	72116	60-02: 1900	86,827	23,086,616.00	23,086,616.00	0.00	5,997,292.00	29,083,908.00

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Policy Period: 07/01/2023 - 06/30/2024

60-02 - North Little Rock School District

60-02 - North Little Rock School District						Values Insured					
	Address	City	Zip Code	Asset ID	Square Feet	Cost To Rebuild	Replacement Cost Building	Agreed Value	Contents	Total Insured Value	
60-02 - Seventh Street											
26	SEVENTH STREET ELEMENTARY	1200 Bishop Lindsey	North Little Rock	72114	60-02: 1912	88,192	20,697,665.00	20,697,665.00	0.00	4,165,858.00	24,863,523.00
60-02 - High School											
60-02 - Freshman Campus 2300 Lakeview Road											
27	COVERED WALKWAY	2300 Lakeview Rd. F	North Little Rock	72116	60-02: 504	3,581	62,274.00	62,274.00	0.00	0.00	62,274.00
28	FRESHMAN MAIN BUILDING	2300 Lakeview Rd. A	North Little Rock	72116	60-02: 1743	66,419	14,099,922.00	14,099,922.00	0.00	3,768,141.00	17,868,063.00
60-02 - Main H.S. Campus 101 W. 22ND											
29	FOOTBALL COMPLEX	101 W. 22nd St.	North Little Rock	72114	60-02: 12602	6,800	9,853,305.00	9,853,305.00	0.00	1,894,164.00	11,747,468.00
30	GYMNASIUM	101 W. 22nd L.	North Little Rock	72114	60-02: 959	47,889	9,732,524.00	9,732,524.00	0.00	540,159.00	10,272,683.00
31	MAIN BUILDING	101 W. 22nd J	North Little Rock	72114	60-02: 1760	136,353	46,385,787.00	46,385,787.00	0.00	9,440,719.00	55,826,506.00
32	TOWERS A,B,C,D,E,F,G,H,I,J, & K	201 W. 22nd St.	North Little Rock	72114	60-02: 12003	460,785	147,143,590.00	147,143,590.00	0.00	28,972,113.00	176,115,703.00
33	WILDOFT STATUES	101 W. 22nd St.	North Little Rock	72114	60-02: 15302	0	15,316.00	15,316.00	0.00	0.00	15,316.00
60-02 - Sophomore Campus 2300 Poplar											
34	ADMINISTRATION ANNEX	2300 Poplar A	North Little Rock	72114	60-02: 897	32,741	7,783,595.00	7,783,595.00	0.00	2,629,698.00	10,413,293.00
35	COVERED WALKS	2300 Poplar B	North Little Rock	72114	60-02: 11963	2,294	43,173.00	43,173.00	0.00	0.00	43,173.00
36	PORTABLE CLASSROOM 205	2300 Poplar D	North Little Rock	72114	60-02: 1680	768	60,549.00	60,549.00	0.00	13,237.00	73,787.00
37	SEWER LIFT STATIONS	2300 Poplar C	North Little Rock	72114	60-02: 11962	0	167,782.00	167,782.00	0.00	0.00	167,782.00
38	SOPHOMORE MAIN BUILDING	2300 Poplar A	North Little Rock	72114	60-02: 898	69,763	12,203,085.00	12,203,085.00	0.00	1,572,070.00	13,775,156.00
60-02 - Middle School											
60-02 - Lakewood Campus											
39	CAFETERIA	2400 Lakeview C	North Little Rock	72116	60-02: 1752	29,189	6,902,855.00	6,902,855.00	0.00	1,381,905.00	8,284,760.00
40	FINE ARTS/ AUDITORIUM	2400 Lakeview B	North Little Rock	72116	60-02: 1753	42,996	12,718,625.00	12,718,625.00	0.00	2,563,955.00	15,281,580.00
41	CAFETERIA	2400 Lakeview J	North Little Rock	72116	60-02: 11955	576	25,016.00	25,016.00	0.00	6,574.00	31,590.00
42	GYMNASIUM	2400 Lakeview D	North Little Rock	72116	60-02: 1754	21,853	4,210,176.00	4,210,176.00	0.00	178,435.00	4,388,611.00
43	MAIN BUILDING	2400 Lakeview A	North Little Rock	72116	60-02: 1751	99,696	21,289,518.00	21,289,518.00	0.00	4,406,048.00	25,695,566.00
44	PRACTICE GYM	2400 Lakeview H	North Little Rock	72116	60-02: 1756	13,839	2,210,929.00	2,210,929.00	0.00	88,790.00	2,299,719.00
45	TRACK STORAGE	2400 Lakeview I	North Little Rock	72116	60-02: 1755	800	86,601.00	86,601.00	0.00	17,580.00	104,181.00
60-02 - North Little Rock Academy											
46	GREENHOUSE	5500 Lynch Drive A	North Little Rock	72117	60-02: 11961	500	14,550.00	14,550.00	0.00	6,574.00	21,124.00

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Policy Period: 07/01/2023 - 06/30/2024

60-02 - North Little Rock School District

60-02 - North Little Rock School District						Values Insured					
	Address	City	Zip Code	Asset ID	Square Foot	Cost To Rebuild	Replacement Cost Building	Agreed Value	Contents	Total Insured Value	
47	NORTH LITTLE ROCK ACADEMY 6 - 12 BLDG	5500 Lynch Drive B	North Little Rock	72117	60-02: 1904	77,470	16,254,627.00	16,254,627.00	0.00	3,318,825.00	19,573,452.00

Totals

Effective Date Last Revision: 9/16/23

Date Prepared: 9/15/23

1,873,418,478,135,179.93 478,135,179.93

0.00 103,221,016.42 581,358,198.35
||
VV

Notes: Trails, bridges, paths, boardwalks, lift stations and other infrastructure are not insured unless scheduled.

Notes: Agreed Amounts Insured are Maximum Values Insured.

Property Retention **\$10,000**
Boiler/Machinery Retention **\$10,000**
Inland Marine Retention **\$1,000**
See Insurance Coverage Summary and Limits form for other retentions.

All buildings listed on the Statement of Values are located at the address shown below unless otherwise noted on the Statement of Values or the attached Building Address Schedule. Building descriptions are included in the Building Appraisal Report for each building.

Contact Information

Mailing Address/Phone No:
Brian Brown, / Janet Ruble,
2400 Willow St
North Little Rock, AR 72114
Phone: (501) 771-8015 Fax: (501) 771-8069
brownb@nrsd.org

Loss Payee(s):

Whipple Family Limited Partnership
P.O. Box 515, Arkadelphia, AR 71923
Dell Financial Services
4319 Collection Dr, Chicago, IL



SAFETY AND LOSS PREVENTION RECOMMENDATIONS

Agency:
Location(s):
AS OF:

ASU-Mid South
All locations to date
9/20/2022

177

Designate Status of each recommendation below, at left:

1 Fire protection. (1) Fire extinguishers do not have sufficient signage for visibility in the welding class area (this should be observed and noted during monthly inspections). Building 6, recommendation 31(2) applies. (2) One or more fire extinguishers were observed in an overcharged state (e.g. room 105A). An overcharged status indicates the possibility of an unsafe release of excess pressure resulting in an accidental discharge. An undercharged status indicates there is inadequate pressure to release sufficient suppressant to extinguish a fire. These conditions require servicing by an approved vendor. (3) The fire extinguisher sitting on the floor of the mezzanine needs to be wall mounted with appropriate signage for visibility. Building 6, recommendations #1(2) and #1(3) apply, and (4) **Auxiliary lights in multiple areas failed testing (this is a systemic issue campus wide). One or more auxiliary lights were also found to be inaccessible for testing (this is a systemic issue campus wide). Annual testing is required per NFPA 101 on all auxiliary lights and exit signs. These lights must be activated for a minimum of 90 seconds to confirm the battery-powered light source is operational. Documentation must be maintained at the facility and NFPA 101 requires functional tests of auxiliary lighting at 30-day intervals for not less than 30 seconds. Exit signs must be visually inspected monthly to confirm illumination as required by the code.**

FP

2 Flammable/combustible. (1) The tanks in the "tank cage" containing flammable/combustible compressed gases should be chained or racked to prevent tip over. Oxygen and acetylene tanks, as well as other compressed gas bottles, should be stored in a separate area and chained to a solid wall. The distance between oxygen and acetylene tanks must either be a minimum of 20 feet or by installing a non-combustible barrier as high as the cylinders (usually approximately five (5) feet) and having a fire rating of at least ½ hour, and (2) **Two pallets of hand sanitizer were being stored on the mezzanine along an interior wall near other combustible material. The pallets should be removed and stored in a more controlled environment with sufficient fire protection or the amount of hand sanitizer kept on site should be reduced.** Other hazards are present that increase the risk of an uncontrolled fire in this area.

FC

3 Electrical distribution. (1) Open and exposed wiring was found on the mezzanine and in the HVAC room located on the mezzanine. Building 6, recommendation #1(3) applies, and (2) The electrical panel on the mezzanine was found to be missing knockout plugs in positions 14, 16, 18 and 20. Building 6, recommendation #2(2) applies.

ED

4 Exposure (general). The water heater inspection certificate, on the unit housed in the HVAC room, expired August of 2021. A current inspection certificate should be displayed ensuring that all safety and construction standards have been met.

EX

Housekeeping was good.

Arkansas Insurance Department

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Asa Hutchinson
Governor



Alan McClain
Commissioner

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September 29, 2022

ASU-Mid-South
Attn: Ben Sasser
2000 West Broadway
West Memphis, AR 72301

RE: Loss Prevention Report for ASU-Mid-South

I conducted loss prevention visits for the referenced Agency 177 location(s) through September 20, 2022. The purpose of the survey was to identify hazard risks and possible exposures to loss of buildings or structures. A total of 46 recommendation sets were issued, to include 90 individual recommendations.

The attached Risk Management Building Evaluation (RMBE) does not address elements of risk normally associated with workers compensation, commercial general liability, professional liability, commercial auto physical damage or liability, or employee benefit programs. Our reports are based upon observations or information made available at the time of the review, which may not discover all hazards. We do not undertake to propose a comprehensive plan providing for the health or safety of workers or the public. Additionally, we do not warrant that all conditions comply with all laws, regulations, codes, or standards. Our purpose is to assist in fulfilling Agency responsibilities for ¶
The indicated risk profile for the building(s) appears below.

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RISK ANALYSIS (continued) Individual Risk Profiles (177)

*Building Appraisal Report

↓ Bldg# (SOI)		Protection Class (1 to 10)	Earthquake Zone (2 to 5)	Flood Zone ---	Constr. Type (1 to 6)	Building Condition	Repeat	BAR* Value (\$)	Individual I 2022
1	Administration	3	2	XG	1	G		1,486,054	ELEVATED
4	Maintenance (building)	3	2	X	3	G		1,735,482	MEDIUM
6	Maintenance (shop)	3	2	X	3	G		479,022	ELEVATED
7	Workforce Center	3	2	AE	4	E		6,717,584	MEDIUM
8	Jeremy Jacobs	3	2	XG	4	E		2,318,030	MEDIUM
9	Marion Berry	3	2	X	4	E		11,336,564	NORMAL
10	Quonset hut	3	2	AE	3	F		378,743	HIGH
11	Workforce Technical	3	2	X	4	E		14,673,643	ELEVATED
12	Fall Ex aviation	3	2	AE	4	E		8,291,835	MEDIUM
13	Residence	3	2	X	1	E		1,952,379	NORMAL
14	Allied health	3	2	X	4	G		4,075,922	NORMAL
15	Magruder Hall	3	2	XG	4	VG		6,147,307	NORMAL
16	Property in the open	3	2	XG	3	E		2,441,767	NORMAL
17	Reynolds Center	3	2	XG	4	E		24,471,723	ELEVATED
18	Southland science	3	2	XG	4	VG		9,009,779	HIGH
19	University center	3	2	XG	4	E		11,585,231	NORMAL
20	Wellness center	3	2	XG	4	E		5,507,276	NORMAL

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→ All locations to date (reported values generally > \$100,000) → ¶

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→ → → → 20.5% of Insured Values at Risk → ¶

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177

Normal risk Elevated risk Medium risk High risk

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Questions?