

**ADVERTISEMENT
REQUEST FOR PROPOSALS**

FOR GENERAL GOVERNMENTAL INSURANCE SERVICES

CITY OF GRAND ISLAND, NEBRASKA

Request for Proposal submittals will be received by the City Clerk's Office, 100 E 1st Street or PO Box 1968, Grand Island, NE 68802 until 4:00 p.m. (local time) on Thursday, April 7, 2022 for General Governmental Insurance Services. Submittals received after the specified time will be retained unopened until after award. Submittals must be based on the City's Request for Qualifications and will be publicly opened at the designated time in Conference Room #1 located on the 1st floor of City Hall. Submittals received after the specified time will be returned unopened to sender.

Documents for use in preparing submittals may be downloaded from the Quest CDN website, www.QuestCDN.com for a thirty dollar (\$30) fee. Submittals must either be uploaded to the Quest CDN website or received in hard copy before the specified time to be considered.

Contact Patrick Brown, Finance Director, at patrickb@grand-island.com for further information.

The request for proposal and any addenda may be viewed on-line at www.grand-island.com under Business - Bid Calendar.

Submittals shall include, but are not limited to:

- **Transmittal Letter and Broker's Certificate of Authority – Title Page**
- **Broker Qualifications and Experience**
- **Account Manager Qualifications and Experience**
- **Service Team Qualifications and Experience**
- **Broker Service Fee and Payment of Premiums**
- **Company Information Form**
- **Non-Collusion Affidavit**
- **Miscellaneous (any exceptions to the submittal requirements)**

The award winning submittal(s) will be required to comply with the City's insurance requirements.

Submittals will be evaluated based upon firm experience and qualifications on similar work, proposed project schedule/approach, and past experience working with the City of Grand Island and references. Submittals shall remain firm for a period of ninety (90) days after due date. The City of Grand Island reserves the right to refuse any or all submittals, to waive technicalities, and to accept whichever submittal that may be in the best interest of the City, at its sole discretion.

RaNae Edwards

City Clerk

PURPOSE

This Request for Proposal (RFP) is for the solicitation of qualified individuals and/or firms to provide general governmental insurance/risk management services for the City of Grand Island (the City). The City is seeking to solicit offers from qualified consultants to assist the City with strategically planning, designing and negotiating the best coverage and cost for property, general liability, automobile, workers compensation, umbrella, and other insurance products (does not include employee benefit/health insurance) Our leadership is looking to ensure we have financially competitive insurance programs.

PROJECT BACKGROUND AND SCOPE OF WORK

The City of Grand Island is requesting general governmental insurance consulting services.

Requested services include, but are not limited to:

- Advise City of Grand Island in matters relating to general governmental insurance and other products
- Provide advice on selecting, purchasing and administering a fiscally conservative insurance program
- Support for: plan design, annual renewals, plan utilization reviews, underwriting review, vendor service monitoring, mergers and acquisitions, claim audits
- Provide advice on the marketplace including differences between insurers, marketplace trends and changes in legislation
- Manage expectations surrounding cost, service and deliverables from all parties involved
- Provide continuous support

PROJECT INFORMATION

Questions regarding the technical aspects of this project submittal are to be directed to Patrick Brown, Finance Director at patrickb@grand-island.com.

SELECTION PROCESS

Submittals will be evaluated with the following considerations to rank and evaluate the proposals:

- Firm experience and qualifications on similar work.
- Proposed project implementation schedule/approach
- Past experience working with the City of Grand Island or comparable sized municipalities

This Request for Proposal does not commit the City to award a contract or agreement, to pay any cost incurred in the preparation of a submittal responding to this request, or to contract for services. The City reserves the right to accept or reject any or all submittals received, to negotiate with qualified sources, or to cancel the request in total or in part. The City may require the selected consultant to submit such data or other information necessary to substantiate costs, or to revise technical, schedule or other elements of their submittals in accordance with contract negotiations.

The City is not responsible for delays occasioned by the U.S. Postal Service, the internal mail delivery system of the City, internet outages, delays due to firewall protections or spam filters, delays due to e-mail size limitations, or any other means of delivery employed by the Vendor. The City is not responsible for, and will not open, any proposal responses which are received later than 4:00p.m. April 7, 2022.

Bonds and Insurance: Insurance is required with this Request for Proposal, as specified in Section Three B.

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Section One – Submittal Package Checklist

Proposals must be organized in the following sequence. The City reserves the right to reject proposals that are considered incomplete and do not contain the requested items listed below. Proposals **must** be organized in the submitted proposal as they are listed below.

It is expected that all Vendors will be a licensed broker in the State of Nebraska and the terms “Vendor”, “Agent”, and “Broker” will be used interchangeably throughout this RFP.

In order to be considered, the Vendor must be able to demonstrate that the minimum qualifications established in this Request for Proposal are met and the Vendor has the ability to provide the required services as listed in Section Two, Specific Conditions and Instructions. Failure to provide documentation necessary to demonstrate that the Vendor meets the minimum qualifications will cause the proposal to be rejected as non-responsive.

Item A - Transmittal Letter and Broker’s Certificate of Authority

Include a transmittal letter authorized and signed by a representative of the Broker empowered to bind the firm in a contract. In the transmittal letter, the Broker shall certify (1) that it is fully able to perform all of the Services listed in Section Two, (2) that no elected or appointed officer, official, or employee of the City of Grand Island is financially interested, directly or indirectly, in the performance of the services proposed to be provided by the Vendor specified in the RFP, (3) there has been no direct or indirect contact with City Council or City of Grand Island employees concerning the contents of the RFP (4) that the information included in the Proposal is true and correct to the best of its knowledge and (5) that the person signing the transmittal letter is authorized to execute the Proposal on behalf of the Vendor.

Provide a copy of the Broker's certificate of authority to do business in the State of Nebraska and license issued by the Nebraska Department of Insurance.

Item B - Broker Qualifications and Experience

1. **Location and Personnel.** List the location of the main office and the locations of other offices. Provide the address of the office location that will directly service the City of Grand Island. Provide a listing of other representatives of the Vendor that will be assigned to the City of Grand Island’s account. If related Risk Management services are to be performed by other offices, please provide the location of the office providing those services. Provide contact information, including telephone, e-mail and fax numbers.
2. **Vendor/Broker/Firm Overview.** Provide an overview of the firm/company/legal entity (“firm” or “legal entity”), including the full legal name of the firm, legal classification of firm (i.e., corporation, LLC, etc.), state of organization and supervisory and regulatory authorities that oversee the firm. Provide a summary of the ownership and management of the firm. Describe any significant changes in the management and/or structure of the firm, including mergers that have occurred during the past three years. Does the firm foresee or anticipate any organizational changes in the next 24 months?
3. **Volume of Business.** Provide a summary of the firm's premium volume for each of the past three years by the following categories: property and casualty, general liability, workers’ compensation, cyber liability, flood, umbrella and automobile coverage. If the office that will service the City of Grand Island account is a branch or subsidiary of a national or regional firm, the above information should be provided for both the office providing services to the City and for the entire firm.

4. **References.** Provide a list of at least three clients with risk management and insurance needs similar to the City of Grand Island, which should include governmental entities. Describe your firm's specific experiences providing services to each of those clients. Explain additional services that your company provides in addition to insurance brokerage services. Describe the firm's experience, if any, providing insurance brokerage services to municipal entities. Describe any issues or problems that have affected any of the client accounts described in this section. Identify ways in which the firm added unique value or problem solving to any of the client accounts. Provide contact information to enable the City to contact those accounts as references.
5. **Financial Position.** Provide the most recent annual financial statement of the firm (audited preferred) and unaudited year-to-date financial statements for the most recent quarter since the close of the fiscal year represented by the annual financial statement.
6. **Customer Support.** Describe and discuss claims and loss control staff available to support the City of Grand Island. How many claims-loss control support staff are located in the office that will service the City of Grand Island? Identify any technology or related tools available from firm and describe the advantages those tools offer the City of Grand Island. Describe how the firm monitors insurer solvency and steps it would take in the event an insurer's solvency was weak or deteriorating or their rating downgraded.
7. **Access to Insurance Markets.** Provide a list of insurance markets the firm would seek to access on behalf of City for each of the following:
- 1) Property and Casualty
 - 2) Contractor's Equipment
 - 3) Workers' Compensation
 - 4) Automobile
 - 5) General Liability
 - 6) Water Park General Liability
 - 7) Law Enforcement Liability
 - 8) Crime – Employee Dishonesty
 - 9) Linebacker Policy
 - 10) Excess markets
 - 11) Fiduciary Liability
 - 12) Cyber Liability
 - 13) Municipal Electric System coverage

Identify those markets on the list, if any, for which the firm has a direct broker's contract. In a like manner, identify carriers that you will access through a wholesale broker.

8. **Additional Services.** List additional services offered by the Broker that may be of interest to the City of Grand Island and describe how those services would be relevant to the risk management program of the City.
9. **Supplemental Information**
Include suggestions, if any, for innovative ways to provide the Scope of Services in a convenient, efficient and cost-effective manner. Also include special technologies offered by the firm or other unique capabilities that set the firm apart from others.

Item C - Account Manager Qualifications and Experience

Provide a resume of the proposed Account Manager that, at a minimum, includes the following information:

1. Educational background that includes specific steps taken to remain current with trends in the insurance industry.
2. Industry designations and awards.
3. Work experience that includes past employment, number of years as an Account Manager in the insurance field and length of time in current position with the Broker.
4. Explanation of personal knowledge of commercial insurance markets including governmental agencies.
5. Explain steps used to assure that proper attention would be given to the City's account as the Account Manager and Broker's book of business increases.
6. List any (up to 3) governmental clients similar to the City of Grand Island that the Account Manager represents and provide references. Describe services provided to each client.
7. Provide a description of experience in overseeing self or partially-insured clients.

Item D - Service Team Qualifications and Experience

Provide a resume for each service team member proposed to be involved in servicing the City of Grand Island's account that, at a minimum, includes the following information on each individual:

1. Educational background that includes specific steps taken to remain current with trends in the insurance industry.
2. Work experience that includes all past employment and length of time in current position.
3. Personal knowledge of insurance markets.
4. Roles, duties and responsibilities in servicing the City's account.
5. Physical location of the service team member.

Item E - Broker Service Fee and Payment of Premiums

Vendors must state their proposed compensation in the form of a set annual fee for years 1-5. Vendors must agree that such annual fee shall be reduced by any commission available when placing City of Grand Island coverages. In the event that total available commissions exceed the annual fee, Vendor shall refuse such additional commissions and will request the insurer to reduce the City of Grand Island's premiums, where possible. All of the Vendor's time, services, and expenses to perform all the services specified in the Scope of Services must be included in the proposed annual fee.

Insurer supplemental or contingency commissions paid to Broker based on the total annual amount of business placed by Broker with an insurer may be collected so long as forgoing acceptance of the supplemental or contingent amount would not reduce the premiums paid by the City of Grand Island and the pro rata amount attributable to any City premiums from any carriers during the term of the contract awarded by the City of Grand Island is disclosed upon request.

Item F - Company Information Form

Review the Company Information Form in Section Four.

Complete the form in Section Four (No other form will be accepted)

Item G- Non-Collusion Affidavit

Review and complete the Non-Collusion Document (Appendix A). Complete the Non-Collusion Affidavit.

Complete the form in Appendix A. (No other form will be accepted)

Section Two - Specific Conditions and Instructions

A. Scope

The City of Grand Island requests proposals from interested and qualified Brokers desiring to provide insurance services to the City of Grand Island that include, but are not limited to, insurance placement and servicing, risk exposure analysis, general advice and claims assistance, and claims reporting for liability and property insurance coverage consistent with the coverage procured.

At the option of the City, the selected Broker will be expected to provide a full range of services, including but not limited to, placing the City's insurance coverages, assisting City staff with insurance and risk management related issues and providing complete, detailed, written insurance coverage recommendations, and other duties as determined by the City of Grand Island.

Insurance coverages to be placed on behalf of the City of Grand Island are those included in the City's most current Insurance and Risk Management Program. A summary of the current coverages is provided in Schedule 1 Appendix B of this RFP.

The selected Broker will be expected to maintain adequate staff, maintain and retain records, maintain all required licenses, keep current on the changes in insurance and other applicable laws, meet with the City personnel and be fully prepared to address the City's interests and needs in terms of insurance products and services. The City of Grand Island reserves the right to approve and require changes to the Account Manager and team as determined to be in the best interest of the City.

B. Term

It is the City of Grand Island's intent to contract for services with an insurance Broker to assist the City in its operation of their insurance and risk management programs for a period of five (5) years with one (1) additional three-year 3-year term at the sole discretion of the City of Grand Island by written Amendment upon the same terms as the initial contract. The City of Grand Island may, without cause, terminate this Agreement by giving 30 days written notice to the Broker.

The contract is estimated to commence on June 1, 2022 with an initial 5-year term ending on May 31, 2027. It is anticipated that the successful Broker will market the City of Grand Island's expiring and new property and liability insurance coverages starting October 1, 2022 and will provide City of Grand Island management with the scope of service described in Section D below and comply with all the terms of the agreement.

C. Timeline

Estimated Timetable for RFP and Proposals:

1. Issuance of RFP for Insurance Broker Services: March 11, 2022
2. Request for Clarifications: noon, March 31, 2022
3. Proposals Due: 4:00 p.m., April 7, 2022
4. Initial Evaluation by Committee: April 2022
5. Interviews: April 2022
6. Selection: May 2022
7. Award of Contract: May 2022

D. Specifications

1. Services

The successful Broker must provide, at a **minimum**, the following insurance brokerage and risk management services for the insurance coverages. The selected Broker is required to provide and possess and keep in force

all licenses and permits required to perform the services listed herein:

- a) Assist the City of Grand Island in designing insurance policy specifications in accordance with the City's Insurance and Risk Management Program and market the program for coverage when instructed to do so by the City, which may also include the completion of all applications, documents and working with the City's staff to gather data, which may be requested by insurance companies.
- b) Suggest alternative risk financing techniques to reduce the City of Grand Island's cost of risk including the advantages and disadvantages of each.
- c) Analyze proposals received from various insurance companies and other parties, negotiate changes for the benefit of the City of Grand Island and verify the practicality of the price for the coverage provided.
- d) Provide the City of Grand Island with a summary of the advantages and disadvantages of various insurance program options, including but not limited to: limits, coverages, retention levels, terms, conditions, payment options and self-insurance.
- e) In consultation with the City's staff, annually evaluate the City's risk exposures and assist the City in defining its goals and objectives for addressing these exposures.
- f) Provide recommendations, including the advantages and disadvantages of each, as to the most cost-effective means for addressing the City's property and liability exposures.
- g) Represent the City of Grand Island in all negotiations with insurers, underwriters and other parties with regard to the insurance program.
- h) Bind insurance coverages after City approval and provide original binders, policies and endorsements as required in the timetable specified by the City of Grand Island.
- i) Provide review of insurance binders and policies including verification of conformity to specifications and the City's Insurance and Risk Management Program. Request any necessary endorsements, coverage changes and revisions that may be required.
- j) Provide insurance coverage summaries/descriptions as required by the City's Insurance and Risk Management Program and as may be requested by the City of Grand Island.
- k) Assure that City of Grand Island insurance policies are placed with reputable and financially responsible insurers with no less than an A.M. Best Financial Strength Rating (FSR) of "A", Financial Size Category (FSC) of "VIII" and Rating Outlook of "Positive". Keep the City informed of any changes in A.M. Best Ratings of the insurers and making recommendations should any ratings change during the policy term.
- l) In consultation with the City's staff, annually review the City's Insurance and Risk Management Program and, as needed, recommend changes to the City regarding possible improvements to its required insurance coverages and reserves.
- m) Oversee and coordinate with the City's relevant loss control and risk management services performed by insurance companies/underwriters or any service agencies.
- n) Perform administrative and clerical services relative to account management, including but not limited to, issuance of certificates of insurance, auto insurance cards, and verification of the accuracy

of bills, audits and all premium adjustments.

- o) The City requires the insurance carrier(s) to direct bill the City for premiums/payments, selected broker will provide the City's billing information to the insurance carrier.
- p) Assign an Account Manager to the City of Grand Island who will be responsible for communication with the City and who, along with any other team members assigned, must be available to the City of Grand Island for advice and consultation on insurance program and insurance carrier loss control services rendered upon request of the City.
- q) Attend meetings related to the insurance program with the City Council, City of Grand Island staff and other parties, as requested.
- r) As requested by the City of Grand Island, assist in evaluating occupational safety and health risk exposures, including OSHA Compliance and written programs, and identifying and recommending services available to address any needs or concerns.
- s) Review any related insurance company audits for accuracy.
- t) Review various insurance publications and provide the City of Grand Island with copies of articles applicable to governmental insurance issues.
- u) Provide the City of Grand Island with governmental market trends on a regular basis.
- v) Coordinate (at a minimum) monthly claims and loss control meetings with City of Grand Island and a representative of the service agencies.
- w) Act as a liaison between City of Grand Island insurance carriers and the City of Grand Island to resolve claims. Advise the City of Grand Island, when requested, on coverage applicability to specific claims.
- x) Consult with the City of Grand Island Legal Department regarding the proposed claims counsel the insurance company plans to use with any claim or lawsuit.
- y) Review loss runs quarterly, provide copies of the loss runs to the City of Grand Island and advise the City of any anticipated problems.

E. Coverage

The Broker must be able to place directly or through other brokers all insurance exposures listed in Appendix B **Schedule 1**.

F. Broker Service Fee and Payment of Premiums

1. Vendors must state their proposed compensation in the form of a set annual fee for years 1-5. Vendors must agree that such annual fee shall be reduced by any commission available when placing City of Grand Island coverages. In the event that total available commissions exceed the annual fee, Vendor shall refuse such additional commissions and will request the insurer to reduce the City of Grand Island's premiums, where possible. All of the Vendor's time, services, and expenses to perform all the services specified in the

Scope of Services must be included in the proposed annual fee.

Insurer supplemental or contingency commissions paid to Broker based on the total annual amount of business placed by Broker with an insurer or community assurance pool may be collected so long as forgoing acceptance of the supplemental or contingent amount would not reduce the premiums paid by the City of Grand Island and the pro rata amount attributable to any City premiums from any carriers during the term of the contract awarded by the City of Grand Island is disclosed upon request.

2. The Broker's fee will be paid annually.
3. All premiums for insurance placed by the Broker on behalf of the City of Grand Island shall be invoiced by the Insurance Carrier upon initiation of the coverage. The City of Grand Island shall remit timely payment to the Insurance Carrier for such premiums.
4. All insurance premiums shall be payable according to the terms and conditions of the insurance policy.
5. All premium refunds shall be paid to the City of Grand Island by check or invoice credit by the Insurance Carrier upon receipt of the refund by the Insurance Carrier.
6. Except as provided herein, the Broker shall not accept any payment other than the annual service fee. **The Broker must disclose to the City of Grand Island all compensation received by Broker from any insurer or other organization because of coverage placed on behalf of the City of Grand Island.**

G. Ownership of Documents

All reports, documents, information, presentations, and other materials prepared by the Broker in connection with the awarded contract are the City of Grand Island's sole property in which the Broker has no proprietary or other rights or interests. All reports, documents, information, and any materials furnished to the Broker by the City of Grand Island shall remain the sole property of the City and, except for the Broker's limited possession for carrying out this Agreement, shall be returned to the City at the conclusion of the awarded contract. Nothing written in this paragraph, however, will be interpreted to forbid the Broker from retaining a single copy of information for its files.

H. Proposal Requirements

1. The submission of a proposal by a Vendor implies the Vendor's acceptance of the terms and conditions herein, unless otherwise stated. All deviations from the specifications must be noted in detail by the Vendor, in writing, at the time of submittal of this proposal. All Deviations must be noted in Section Four – Company Information Form. The absence of a written list of deviations at the time of submittal of the proposal will hold the Vendor strictly accountable to the specifications contained in this Request for Proposal.
2. Vendors are required to meet all qualifications and specifications of this Request for Proposal in order to be considered for award. If a Vendor does not clearly demonstrate and provide documentation substantiating that they are compliant with the qualifications and specifications of this Request for Proposal, they may be disqualified, at the sole discretion of the City of Grand Island.
3. The Vendor is responsible for all costs related to the preparation of this proposal.
4. Proposed pricing shall be firm from the beginning date of the signed agreement. All proposed pricing must be clearly stated and identified by each service proposed. Pricing shall be fixed and firm throughout the initial term of the contract.

All proposed services must include, but not be limited to, all materials, labor, and travel expenses to perform the contract. Any exclusions of costs to perform this contract will be the responsibility of the Vendor.

5. Proposals may be rejected if the proposal fails to comply with any of the following:
 - b) To adhere to one or more of the provisions established in this Request for Proposal
 - c) To demonstrate competence, experience, and ability to provide services described in this Request for Proposal
 - d) To submit a response on or before the deadline and complete all required forms
 - e) To fulfill a request for meeting or interview with the City of Grand Island
 - f) To respond to a written request for clarification or additional information

I. Reference Checks and Proposal Clarifications

The City of Grand Island reserves the right to contact any reference to assist in the evaluation of the proposal, to verify information contained in the proposal, and to discuss the Vendor’s qualifications. The City of Grand Island reserves the right to obtain and consider information from other sources concerning a Vendor such as the Vendor’s capability and performance under other contracts.

J. Evaluation and Selection Process

1. Committee Evaluation and Recommendation

An Evaluation and Selection committee will independently evaluate the merit of proposals received in accordance with the below Evaluation Criteria. Failure of the Vendor to provide any information requested in the Request for Proposal may result in disqualification of the proposal. The evaluation process shall be based on a 100-point scale. The proposal that accrues the highest point total shall be recommended for award subject to the best interests of the City of Grand Island. It is required that the proposal receive a minimum of 80 points in order to be considered for this award and move on to Phase two. Each Evaluation Criteria category shall receive a point value within the specified range based on how well the proposal meets or exceeds the City’s specifications. The following table lists the maximum points associated with each category.

The **Committee** reserves the right to request additional information and clarification of any information submitted, including any omission from the original proposal.

2. Scoring Proposals

As part of this evaluation and selection process, an Evaluation Committee (“Committee”) will evaluate proposals, will have the option to interview the top scoring Vendors, and recommend for approval and award of contract by the City Council to the highest scoring Broker/Vendor. Vendors must receive a minimum of 80 points to advance to the phase two interview stage.

Evaluation Criteria/Phase one	Maximum Points Possible
Broker Qualifications and Experience	35
Account Manager Qualifications and Experience	25
Service Team Qualifications and Experience	25
Proposed Service Fee	<u>15</u>
Total Points	100

Evaluation Criteria/Phase two	Maximum Points Possible
Interview/Presentation	25
References	<u>25</u>
Total Points	50

K. Vendor Interviews

The Evaluation and Selection Committee will have the option to schedule interviews with no more than three of the Vendors receiving the highest total points. If the Evaluation and Selection Committee decides to schedule interviews and a Vendor is invited to interview with the Committee, **the person identified as the Account Manager on this project must play the lead role in the interview.** Interviews will be at no cost to City of Grand Island.

1. Selection

The Committee will score the proposal of each Vendor based upon the above criteria. Based upon the Evaluation Committee scoring and at the sole determination of the Evaluation Committee, the Evaluation Committee shall determine whether the Vendor receiving the highest total points will be recommended to the City Council for acceptance and award of the contract, or if the Evaluation Committee will schedule interviews with no more than three Vendors receiving the three highest total points. The Vendor receiving the highest total points will be recommended to the City Council for acceptance and award of contract.

L. Contract Award:

1. The City of Grand Island reserves the right to accept or reject any exception taken by the Vendor to the terms and conditions of the Request for Proposal.
2. City of Grand Island reserves the right to request additional information or modifications to proposals prior to award if in the best interest of the City.
3. In the event of unsuccessful contract negotiations or contract termination, City of Grand Island reserves the right to enter into contract negotiations with other qualified Vendors that submitted acceptable proposals.
4. The City of Grand Island is in no way restricted from procuring similar services from other consultants as needed.
6. All proposals shall be valid for 120 days from the RFP due date.
7. Award, if made, will be in accordance with the terms and conditions herein.
8. Award, if made, shall be in the form of an Agreement for Insurance Agent Broker Services.
9. The awarded Vendor will be required to submit a current certificate of insurance prior to Commencement of work in compliance with the Section Three requirements.
10. Unless otherwise required by the Nebraska Public Records law, during the process of negotiations, no proposals shall be handled so as to permit disclosure to competing Vendors of the identity of the Vendor with whom the City is negotiating or the contents of the proposal.
11. Vendors may submit more than one proposal, provided the additional proposal or proposals are properly submitted on the proposal forms or in the proposal format.

M. No Debriefs to Vendors

The City issues results and award decisions to all Vendors and does not otherwise provide debriefs of the evaluation of their respective proposals.

Section Three – General Conditions and Instructions to Vendors

The general rules and conditions which follow apply to all proposals issued by the City unless otherwise specified. Vendors or their authorized agents are expected to fully inform themselves as to the conditions, requirements, and specifications before submitting proposals; failure to do so shall be at the Vendor's own risk.

Request for Proposal (RFP): is defined as a request for an offer, by one party to another, of terms and conditions with reference to some work or undertaking.

This document constitutes a **Request for Proposal** and is thus a solicitation for responses. Conversely, this Request for Proposal is not a bid and is not governed by state or federal bidding requirements.

Moreover, any acceptance of a proposal shall not result in a binding contract between the City and the Vendor, but instead will simply enable negotiations to take place which may eventually result in a detailed and refined agreement or contract between the Vendor and the City.

"Proposal date" as referenced herein shall mean the local date and time specified in the proposal documents.

A. Conditions for Proposing

1. **No Contact Policy.** All questions regarding this Request for Proposal must be in written form and must be submitted to the Finance Director, as stated above. After the date and time established for receipt of proposals by the City, any contact initiated by the vendor or by a City representative, other than the Finance Director listed herein, concerning this Request for Proposal is prohibited. Any such unauthorized contact may cause the disqualification of the vendor from the procurement transaction.

Unless authorized by the Finance Director, no other City official or City employee is empowered to speak for the City with respect to this acquisition. Any Vendor seeking to obtain information, clarification, or interpretations from any other City official or City employee other than the Finance Director is advised that such material is used at the Vendor's own risk. The City will only be bound by written addenda as issued.

Following the Proposal submittal deadline, Vendors shall not contact the Finance Director or any other City employee except to respond to a request by the Finance Director.

2. **Completeness/Authorization of Proposal.** Vendor shall supply all information and submittals required by the proposal documents to constitute a proper proposal. The proposal shall clearly state the legal name, address, telephone number, and email of primary contact (signer) of the Vendor. The proposal shall be signed above the typed or printed name and title of the signer. The signer shall have the legal authority to bind the Vendor to the proposal.
3. **Addressing of Proposal.** Respondents to this RFP must deliver three (3) copies of their proposal to:

City of Grand Island
City Hall, 100 East First Street
P.O. Box 1968
Grand Island, NE 68808-1968
Attn: City Clerk

Submittals should be marked “**General Governmental Insurance Services**” and shall be delivered to the Office of the City Clerk no later than **4:00 p.m. (CST) on Wednesday, April 8, 2022.**

Or

Documents for use in preparing submittals may be downloaded from the Quest CDN website, www.QuestCDN.com for a twenty dollar (\$30) fee, Submittals must either be uploaded to the Quest CDN website or received in hard copy before the specified time to be considered.

Contact Patrick Brown, Finance Director, at patrickb@grand-island.com for further information.

The statements of qualification and any addenda may be viewed on-line at www.grand-island.com under Business – Bid Calendar.

4. **Proposal Deadline.** Vendor shall be responsible for taking whatever measures are necessary to ensure that the proposal reaches the office of the City Clerk or other specified agent on or before the local time and date specified. The City shall not be responsible for, and may not consider, any proposal delayed in the postal or other delivery service, or in the City's internal mail system, nor any late proposal, amendment thereto, or request for withdrawal of proposal received after the date specified. Proposals received after the time and date specified on the Request for Proposal will not be opened and will not be considered for award.

A written request for withdrawal of a proposal or any part thereof may be granted, provided the request is received in writing by the City prior to the specified proposal date.

5. **Receipt of Proposals.** Unless otherwise required by the Nebraska Public Records law, during the process of negotiations, no proposals shall be handled so as to permit disclosure to competing Vendors of the identity of the Vendor with whom the City is negotiating or the contents of the proposal.
6. **Proposals Binding 120 Days.** Unless otherwise specified, all formal proposals, including any negotiations, submitted shall be binding for one hundred and twenty (120) working days following the due date for the proposal or negotiations, unless the Vendor(s), at the City's request, agrees in writing to an extension.
7. **Trade Secrets or Proprietary Information.** Responses to this Request for Proposal become the exclusive property of the City of Grand Island. All documents submitted in response to this Request for Proposal may be regarded as public records and may be subject to disclosure. Protection from disclosure may apply to those elements in each submittal which are marked as “Trade Secret”, “Confidential”, or “Proprietary”. During the course of the submittal evaluation process or the course of the project, City of Grand Island will accept materials clearly and prominently labeled “Trade Secret”, “Confidential”, or “Proprietary” by the respondent or other submitting party. The City of Grand Island will not advise as to the nature of the content of the documents entitled to protection to disclosure, or as to the definition of trade secret, confidential, or proprietary information. The respondent or other submitting party will be solely responsible for all such determinations made by it, and for clearly and prominently marking each and every page or sheet of materials with “Trade Secret”, “Confidential”, or “Proprietary” as it determines to be appropriate. Respondents which indiscriminately so identify all or most of their submittal as protected from disclosure without justification may be deemed non-responsive.

The City of Grand Island will endeavor to advise the Respondent of any request for the disclosure of the material so marked with “Trade Secret”, “Confidential”, or “Proprietary”, and give the vendor or other submitting party the opportunity to seek a court order to protect such materials from disclosure. If a party other than the vendor submitted the requested material, the vendor shall be solely responsible for notifying the submitting party of the request. The City’s sole responsibility is to notify the vendor of the request for disclosure, and the City of Grand Island shall not be liable for any damages resulting out of such disclosure, whether such disclosure is deemed

required by law, by an order of court or administrative agency, or occurs through inadvertence, mistake, negligence on the part of the City of Grand Island or their officers, employees, consultants, or sub consultants.

8. **Multiple Proposals.** Vendors may submit more than one proposal, provided the additional proposal or proposals are properly submitted on the proposal forms or in the proposal format.
9. **Competency of Vendor.** No proposal may be accepted from or contract awarded to any person, firm or corporation that is in arrears or in default to the City of Grand Island upon any debt or contract. Prior failure of a Vendor to perform faithfully on any previous contract or work for the City may be grounds for rejection. If requested, the Vendor shall present evidence of performance ability and possession of necessary facilities, pecuniary resources and adequate insurance to comply with the terms of these proposal documents; such evidence shall be presented within a specified time and to the satisfaction of the City.
10. **Collusive Proposing.** The Vendor certifies that the proposal is made without any previous understanding, agreement or connection with any person, firm, or corporation making a proposal for the same project, without prior knowledge of competitive prices, and that the proposal is in all respects fair, without outside control, collusion, fraud or otherwise illegal action.

Any agreement or collusion among Vendors or prospective Vendors, in restraint of freedom of competition by agreement to propose a fixed price or otherwise shall render the proposals of such Vendors void. Vendors will be required to execute and submit with their proposals a Non-Collusion Affidavit in the form appended hereto as Attachment 1. Any disclosure by one Vendor to another Vendor of the content of a proposal in advance of the submission of proposals shall render the proposals of both such Vendors void, and may at the discretion of the Finance Director render the RFP proceedings void.

11. **Ethical Bidding Practices.** By submitting a proposal to the City of Grand Island, you agree that discussion of your proposal with individuals who work for the City (employed or elected) shall be limited to the individual named as the contact for the proposal, the evaluation committee for the proposal and the City of Grand Island Legal department. Any attempt to influence the selection process beyond what is requested by the named contact, or their designee, will result in your proposal being disqualified from further consideration. Additionally, any attempt to provide gratuities, kickbacks or non-monetary compensation to anybody at the City of Grand Island while the proposal is under evaluation will also result in your proposal being disqualified from further consideration. The purchasing agent can also elect to debar or suspend your firm from future opportunities to participate in City procurement.
12. **Gratuities and Kickbacks.** City Code states that it is unethical for any person to offer, give or agree to give any City employee or former City employee, or for any City employee or former City employee to solicit, demand, accept, or agree to accept from another person, a gratuity or an offer of employment in connection with any decision, approval, disapproval, recommendation, or preparation of any part of a program requirement or a purchase request, influencing the content of any specification or procurement standard, rendering of advice, investigation, auditing, or in any other advisory capacity in any proceeding or application, request for ruling, determination, claim or controversy, or other particular matter, pertaining to any program requirement or a contract or subcontract, or to any solicitation or proposal therefore. It shall be unethical for any payment, gratuity, or offer of employment to be made by or on behalf of a consultant under a contract to the prime consultant or higher tier consultant or any person associated therewith, as an inducement for the award of an agreement or order.
12. **Fair Employment Practices.** Each proposer agrees that they will not discriminate against any employee or applicant for employment because of age, race, color, religious creed, ancestry, handicap, sex or political affiliation.

- 13. LB 403.** Every public contractor and his, her or its subcontractors who are awarded a contract by the City for the physical performance of services within the State of Nebraska shall register with and use a federal immigration verification system to determine the work eligibility status of new employees physically performing services within the State of Nebraska.
- 14. Fiscal Years.** The City of Grand Island, Nebraska operates on a fiscal year beginning October 1st and ending on the following September 30th. It is understood and agreed that any portion of this agreement which will be performed in a future fiscal year is contingent upon the City Council adopting budget statements and appropriations sufficient to fund such performance.
- 15. Terms and Conditions.** The City will not pay any costs incurred by the firm in preparing or submitting the requested documents. The City reserves the right to modify or cancel, in part or in its entirety, this RFP. The City reserves the right to reject any or all submittals, to waive defects or informalities, and to offer to contract with any firm in response to any RFP. This RFP does not constitute any form of offer to contract.
- 16. TITLE VI.** The City of Grand Island, in accordance with Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42 U.S.C 2000d to 2000d-4, hereby notified all bidden that it will affirmatively insure that in any contact entered into pursuant to this advertisement, minority business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin, sex, age and disability/handicap in consideration for an award.
- 17. Section 504/ADA Notice to the Public.** The City of Grand Island does not discriminate on the basis of disability in admission of its programs, services, or activities, in access to them, in treatment of individuals with disabilities, or in any aspect of their operations. The City of Grand Island also does not discriminate on the basis of disability in its hiring or employment practices.

This notice is provided as required by Title II of the Americans with Disabilities Act of 1990 and Section 504 of the Rehabilitation Act of 1973. Questions, complaints, or requests for additional information or accommodation regarding the ADA and Section 504 may be forwarded to the designated ADA and Section 504 compliance coordinator.

- B. Insurance.** Provide a summary of the firms (and sub-consultant's) insurance coverage. Minimum limits and types of insurance that are required to be maintained throughout the term of the project are identified in this section.

Workers' Compensation and Employer's Liability. "Worker's Compensation and Employer's Liability." This insurance shall protect the Contractor against all claims under applicable State worker's compensation laws. This insurance shall provide coverage in every state in which work for this project might be conducted. The Contractor shall also be protected against claims for injury, disease, or death of employees which, for any reason, may not fall within the provisions of a worker's compensation law. This policy shall include an "all states" endorsement. The liability limits shall be not less than the following:

Worker's Compensation	Statutory Limits
Employer's Liability	\$100,000 each accident
	\$100,000 each employee
	\$500,000 policy limit

"Business Automobile Liability." This insurance shall be written in comprehensive form and shall protect the Contractor, Contractor's employees, or subcontractors from claims due to the ownership, maintenance, or use of a motor vehicle. The liability limits shall be not less than the following:

Bodily Injury & Property Damage \$500,000 Combined Single Limit

"Comprehensive General Liability." The comprehensive general liability coverage shall contain no exclusion relative to explosion, collapse, or underground property. The liability limits shall be not less than the following:

Bodily Injury & Property Damage \$ 500,000 each occurrence
\$1,000,000 aggregate

"Umbrella Liability Insurance." This insurance shall protect the Contractor against claims in excess of the limits provided under employer's liability, comprehensive automobile liability, and commercial general liability policies. The umbrella policy shall follow the form of the primary insurance, including the application of the primary limits. The liability limits shall not be less than the following:

Bodily Injury & Property Damage \$1,000,000 each occurrence
\$1,000,000 general aggregate

Additional Requirements. The City may require insurance covering a Contractor or Subcontractor more or less than the standard requirements set forth herein depending upon the character and extent of the work to be performed by such Contractor or Subcontractor.

Insurance as herein required shall be maintained in force until the City releases the Contractor of all obligations under the contract.

The Contractor shall provide and carry any additional insurance as may be required by special provisions of these specifications.

Certificate of Insurance. Satisfactory certificates of insurance shall be filed with the City prior to starting any work on this contract. The certificates shall show the City as an additional insured on all coverage except Workers Compensation. The certificate shall state that thirty (30) days written notice shall be given to the City before any policy is cancelled (strike the "endeavor to" wording often shown on certificate forms). If the Contractor cannot have the "endeavor to" language stricken, the Contractor may elect to provide a new certificate of insurance every thirty (30) days during the contract. The Contractor shall immediately notify the City if there is any reduction of coverage because of revised limits or claims paid which affect the aggregate of any policy.

C. **Specifications**

1. **Formal Specifications.** The Vendor shall abide by and comply with the true intent of the specifications (i.e., not take advantage of any unintentional error or omission and bring this information to the attention of the City). Whenever mention herein is made of a service to be provided in accordance with laws, ordinances, building codes, underwriters' codes or similar expressions, the requirements of these laws, ordinances, etc., shall be construed as the minimum requirements of the specifications.

The absence of a written list of deviations submitted with the proposal shall hold the Vendor strictly accountable to the City and to the specifications as written. Any unauthorized deviation from the specifications may be grounds for rejection of the service when delivered.

2. **Qualifications, Credentials and References.** The Vendor shall provide a description of qualifications, credentials, experience, and resources as they relate to the provision of the proposal. The Vendor shall also provide a list of clients for whom similar work has been performed within the last two years, including the firm, contact person, address, and phone number of each contact person.
3. **Addendum to Specifications.** Any addenda may be viewed on-line at www.grand-island.com under Business – Bid Calendar. **Vendors are required** to visit the City’s website periodically for any and all addendums or other pertinent information regarding this opportunity. **It is the Vendor's sole responsibility to check daily for Addenda to posted documents.**

Interpretation, corrections or changes of the proposal documents made in any other manner shall not be binding. Such interpretations, corrections or changes shall not be relied upon by Vendor. Any addenda shall be issued by the City within a reasonable time prior to the proposal date. It is the Vendor’s responsibility to visit this web-site to ensure that they have received all important addenda or revisions to the Request for Proposal prior to bidding.

4. **Receipt of One Proposal.** In the event only one proposal is received, the City of Grand Island may require that the successful vendor submit a cost proposal in enough detail for the City to perform a cost/price analysis to determine if the proposal price is fair and reasonable.

D. Selection of Firm

1. **Rejection of Proposals.** The City reserves the right to accept or reject any or all proposals, to waive irregularities and technicalities, and to request resubmission. The City also reserves the right to reject the proposal of any Vendor who has previously failed to perform properly or complete on time contracts of a similar nature, or a proposal from a Vendor who, investigation shows, is not able to satisfactorily and timely perform the contract.
2. **Selection.** The City desires to enter into negotiations and ultimately reach an agreement with a Vendor who demonstrates the best combination of attributes to conduct the project, and who also negotiates a project cost with the City that is fair and reasonable. The City may conduct discussions with any Vendor who has submitted a proposal to determine qualifications, for further consideration. Since the initial review by the City will be deemed preliminary in nature, the document and process will be deemed confidential until such time as the successful Vendor is selected. Criteria for selection will include but not be limited to:

- The quality, availability, adaptability and life cycle costing of the commodities and/or service.
- Guarantees and warranties.
- Ability, capacity and skill to provide the commodities and/or service required within the specified time.
- Ability to provide future maintenance and service.
- Character, integrity, reputation, experience and efficiency.
- Quality of performance of previous and/or existing contracts.
- Previous and existing compliance with laws and ordinances relating to contracts with the City and to the Vendor’s employment practices.
- Whether the Vendor is in arrears to the City, in debt on a contract or is a defaulter on surety to the City.
- If reasonable doubts arise as to Vendor's solvency, the City reserves the right to require financial information enough to show solvency and/or require a performance bond.
- Such other relevant information as may be secured by the City.
- Cost estimate; the City is not required to accept the proposal with the lowest cost estimate.

Once the City has reached an agreement with the Vendor, a purchase order will be issued to the awardee. The purchase order will define the conditions of the contract between the City and the contractor selected to receive the award.

3. **Corrections to Submitted Proposal.** Any changes that are made to this proposal using correction fluid, writing utensils, etc. before submission must be dated and initialed in each area that a change was made.
4. **Pricing Requirements.** All pricing submitted by the Vendor shall be indicated in both words and figures. (Ex. \$200.50, Two hundred dollars and fifty cents).
5. **Presentations.** When required and based on an evaluation of proposals submitted, the City may select finalists who will be required to participate in interviews, including key personnel designated for the proposal, and to make presentations regarding their qualifications and their ability to furnish the required service to best serve the needs of the City.

Formal presentations will be scored and evaluated by a committee. The evaluation committee will make a recommendation to the City Administrator and if required, to the City Council for final approval. Nothing in the proposal can obligate the City to enter into a contract.

6. **Errors in Proposal.** Any ambiguity in any proposal as a result of omission, error, lack of clarity or noncompliance by the Vendor with specifications, instructions and conditions shall be construed in the light most favorable to the City. Changes in proposals shall be initialed and dated.

E. General Contract Provisions

1. **Contract Award.** Upon City's selection and satisfactory negotiation between City and Vendor on the work to be performed, a written award in the form of a Purchase Order, contract or other instrument shall result in a binding contract without further action by either party. The contract shall be on forms provided by the City; or if the Vendor's contract document is used, the City reserves the right to modify any document to conform to the request for proposal and to do so in the light most favorable to the City.
2. **Insurance.** Current Certificate of Insurance in the amounts specified shall be on file with the City before work can commence.
3. **Availability of Funds.** A contract shall be deemed valid only to the extent of appropriations available to each project. The City's extended obligation on these contracts which envision extended funding through successive fiscal periods shall be contingent upon actual appropriation for the following fiscal year.
4. **Change in Laws:** In the event of a change in law that frustrates the goals of the City relative to this contract, the City will be entitled to terminate the contract upon written notification to the vendor without cost or penalty to the City.
5. **Contract Alterations.** The City reserves the right to make changes to the good and/or services to be provided which are within the Scope of this Contract. No assignment, alteration, change, or modification of the terms of this Contract shall be valid unless made in writing and agreed to by both the City and the Vendor. The Vendor shall not commence any additional work or change the scope of the goods and/or services provided until authorized in writing by the City. The Vendor shall make no claim for additional compensation in the absence of a prior written approval and amendment of this Contract executed by both the Vendor and the City. This Contract may only be amended, supplemented or modified by a written document executed in the same manner as this Agreement by the Finance Director.

6. **Subletting of Contract.** Vendor shall not assign, transfer, convey, sublet or otherwise dispose of the contract or their right, title or interest therein, or their power to execute such contract to any other person, firm or corporation without the prior written consent of the City, but in no case, shall such consent relieve the Vendor from their obligations, or change the terms of the contract.
7. **Contract Period.** Contract shall remain in force for the full specified period and until all services have been satisfactorily delivered and accepted and thereafter until all requirements and conditions shall be met, unless:
 - a. Extended upon written authorization of the City and accepted by contractor, for a period negotiated and agreed upon by both parties, when in the best interest of the City.
 - b. Terminated due to default, as described below.
 - c. Terminated pursuant to Sec. 2. Specific Conditions and Instructions, Subsection A.
8. **Default.** The contract may be cancelled or annulled by the City in whole or in part by written notice of default to the Vendor upon non-performance, violation of contract terms, delivery failure, bankruptcy or insolvency, or the making of an assignment for the benefit of creditors. The City reserves the right to grant Contractor a specified cure period during which to cure or remedy the default, which cure period shall be included in the written notice of default. If default is not cured within the specified time, City reserves the right, but is not obligated to, extend the cure period or City may deem the Contract terminated without further notice. In either event, the defaulting Contractor (or his/her surety) shall be liable to the City for cost to the City in excess of the defaulted contract price. Lack of knowledge by the Contractor will in no way be a cause for relief from responsibility.

If the Contract is terminated, an award may then be made to the next qualified Vendor; or when time is of the essence, services may be contracted in accordance with Emergency procedures.

9. **Delivery Failures.** Failure of a contractor to provide commodities and/or service within the time specified, unless extended in writing by the City, or failure to replace rejected commodities and/or service when so directed by the City shall constitute delivery failure. When such failure occurs, the City reserves the right to cancel or adjust the contract, whichever is in the best interest of the City. In either event, the City may purchase in the open market commodities and/or service of comparable worth to replace the articles of service rejected or not delivered. On all such purchases, the Contractor shall reimburse the City, within a reasonable time specified by the City, for any expense incurred in excess of contract prices, or the City may deduct such amount from monies owed the Contractor. If the contract is not cancelled, such purchases shall be deducted from contract quantities. The City reserves the right to accept commodities and/or service delivered which do not meet specifications or are substandard in quality, subject to an adjustment in price to be determined by the City. Acceptance will be at the sole discretion of the City.
10. **Force Majeure.** The Contractor shall not be liable in damages for delivery failure when such failure is the result of fire, flood, strike, and act of God, act of government, act of an alien enemy or any other circumstances which, in the City's opinion, is beyond the control of the Contractor. Under such circumstances, however, the City may at its discretion cancel the contract.
11. **Indemnity.** The Vendor shall indemnify, defend and hold harmless the City of Grand Island and its officers, employees and agents from any and all liability, loss, cost, damage, and expense (including reasonable attorney's fees and court costs) resulting from, arising out of, or incurred by reason of any claims, actions, or suits based upon or alleging bodily injury including death, license, patent, or copyright infringement, or property damage arising out of or resulting from the Vendor's operations under this Contract, whether such operations be by the Contractor or by any Subcontractor or by anyone directly or indirectly employed by either.

Vendor is not, and shall not be deemed to be, an employee of the City of Grand Island.

Responsibility for Damage Claims - It is specifically agreed between the parties executing this contract that it is not intended by any of the provisions of any part of the contract documents to create in the public or any member thereof a third party beneficiary hereunder, or to authorize anyone not a party to this contract to maintain a suit for personal injuries or property damage pursuant to the terms or provisions of this contract. It is understood that no subcontractor is a third-party beneficiary to any contract between the Contracting Authority and the prime contractor. Nothing in any special provision or any supplemental specification shall be construed as eliminating or superseding the requirements of this section.

Vendor further agrees to save the City, its agents and employees harmless from liability of any nature or kind for the use of any copy-right or non-copyright composition, secret process, license, patented or unpatented invention, article, apparatus, or appliance, including any device or article forming a part of the apparatus or appliance of which the Vendor is not the patentee, assignee, licensee or owner, furnished or used in the performance of the contract.

12. **Anti-Discrimination.** Vendor shall not discriminate against any person in employment or public accommodation because of race, religion, color, creed, gender identity, sex, national origin, sexual orientation, mental or physical disability, marital status or age. "Employment" shall include but not be limited to hiring, accepting, registering, classifying, promoting, or referring to employment. "Public accommodation" shall include but not be limited to providing goods, services, facilities, privileges and advantages to the public.
13. **Choice of Law and Forum.** The laws of the State of Nebraska shall govern and determine all matters arising out of or in connection with this proposal, including but not limited to any resulting Contract, without regard to the conflict of law provisions of Nebraska law. Any and all litigation commenced in connection with this proposal or any resulting Contract shall be brought and maintained solely in Hall County District Court for the State of Nebraska, Grand Island, Nebraska, or wherever jurisdiction is appropriate. This provision shall not be construed as waiving any immunity to suit or liability in State or Federal court, which may be available to the City of Grand Island.

F. Payment Provisions

1. **Payment Terms.** Payment of balances shall be made only after approval and final acceptance by the City.
2. **Invoicing.** Following acceptance of each payment term, payment shall be made within thirty (30) calendar days from receipt of itemized invoice. Before City will pay any invoice, the invoice must first include proposal number, department name, dollar amount, and any other pertinent information. Submit invoice to:

Finance Department
Attn: Patrick Brown
City of Grand Island
100 East First St.
P.O. Box 1968
Grand Island, Nebraska 68802-1986

3. **Withholding Payment.** Consideration for withholding payment shall include failure to meet delivery deadlines, and liens that have been filed, or evidence indicating a possible filing of claims. In all cases, regulations and limitations imposed by the Federal Government and State of Nebraska shall prevail.

4. **Taxes.** The City of Grand Island is exempt from all Federal, State of Nebraska and other states' taxes on the purchase of commodities and services used by the City of Grand Island within the State of Nebraska. The Finance Director shall provide tax exemption certification to out of state suppliers as required. Out of state taxes imposed on purchases of commodities and/or services which are used within another state are applicable and subject to payment.

The Vendor certifies that the proposal is made without any previous understanding, agreement or connection with any person, firm, or corporation making a proposal for the same project, without prior knowledge of competitive prices, and that the proposal is in all respects fair, without outside control, collusion, fraud or otherwise illegal action.

Any agreement or collusion among Vendors or prospective Vendors, in restraint of freedom of competition by agreement to propose a fixed price or otherwise shall render the proposals of such Vendors void. Vendors will be required to execute and submit with their proposals a Non-Collusion Affidavit in the form appended hereto as Attachment 1. Any disclosure by one Vendor to another Vendor of the content of a proposal in advance of the submission of proposals shall render the proposals of both such Vendors void, and may at the discretion of the Finance Director render the RFP proceedings void.

Section Four – Company Information Form

This form must be included in the company’s proposal. All areas of the form must be fully reviewed and completed.

Exceptions, Deviations or other Agreements

Exceptions/Deviations to this Request for Proposal shall be taken below. Exceptions may not be added to any submittals after the due date. If adequate space is not provided for exceptions/deviations, please use a separate sheet of paper. **If company has no exceptions/deviations, please write “No Exceptions” in the space provided. If you state no exceptions, you may not add company’s terms and conditions or any other documents to your submitted proposal or any submittals after the proposal due date.**

Liens, Unsatisfied Judgments, Disciplinary Actions

List any and all disciplinary actions, administrative proceedings, any filed or pending claims, litigation, or other like proceedings against company or any of its personnel relating to firm’s services that are current, pending, or occurring in the last three (3) years. If your company has no liens, unsatisfied judgments, or disciplinary actions that have occurred must state this also.

Potential Conflict of Interest

List any current or historical engagement or relationship with any public or private party that could potentially create a conflict of interest with the City including any health care providers or insurance companies. Consultants that help prepare an RFP are not eligible to submit a proposal for services that are the subject of the Consultant’s project for the City. The City does not pay commissions in regard to placement of the health or other insurance plans. Please indicate any type of remuneration firm may receive, if any, for conducting the Request for Proposals for placement of the City’s health or other insurance plans and the associated placement of that plan(s) with a particular insurance company or administrator.

Designated person(s) who can be contacted for information during the period of evaluation and for prompt contract administration upon award of the contract. Provide the following information:

Name: _____
Phone Number: _____
E-mail Address: _____

The undersigned Vendor, having examined and determined the scope of this Request for Proposal, hereby proposes to perform the work as described in the RFP documents, and do all work at the fees stated in the submitted proposal.

The undersigned Vendor certifies that this proposal is made in good faith and without collusion and connection with any person or persons submitting proposals in response to this RFP.

The undersigned Vendor states that this proposal is made in conformity with the specifications and qualifications contained herein. In the event that there are any discrepancies or differences between any conditions of the vendor's proposal and the Request for Proposal prepared by the City, the RFP shall prevail.

Name of Firm: _____

Name and Title of Representative: _____

Authorized Signature: _____

Address: _____

Date: _____

Phone: _____

E-Mail Address: _____

Web Site: _____

Appendix A - Non-Collusion
Affidavit

The Vendor hereby certifies:

1. That this proposal is not affected by, contingent on, or dependent on any other proposal submitted for any improvement in the City of Grand Island, Nebraska; and
2. That no individual employed by the Vendor was paid or will be paid by any person, corporation, firm, association, or other organization for soliciting the bid, other than the payment of their normal compensation to persons regularly employed by the Vendor whose services in connection with the making of this proposal were in the regular course of their duties for the Vendor; and
3. That no part of the compensation to be received by the Vendor was paid or will be paid to any person, corporation, firm, association, or other organization for soliciting the bid, other than the payment of their normal compensation to persons regularly employed by the Vendor whose services in connection with the making of this proposal were in the regular course of their duties for the Vendor; and
4. That this proposal is genuine and not collusive or sham; that the Vendor has not colluded, conspired, connived or agreed, directly or indirectly, with any other Vendor or person, to put in a sham proposal or to refrain from making a proposal, and has not in any manner, directly or indirectly, sought, by agreement or collusion, or communication or conference, with any person, to fix the proposal price of Vendor or of any other Vendor, or to otherwise restrain freedom of competition, and that all statements in this proposal are true; and
5. That the individual(s) executing this proposal have the authority to execute this proposal on behalf of the Vendor.

Vendor

Signature

By _____
Name (Print/Type)

Title

Street Address

City, State, Zip Code

Appendix B - Summary of Current Coverages

Schedule 1

	Risks Covered	Amount of Coverage	Deductible	Notes
Property				
	Blank Building	\$ 179,781,719	\$ 10,000	
	Historical Buildings Not in the Blanket	\$ 888,674	\$ 10,000	
	Blanket Contents	\$ 8,543,490	\$ 10,000	
	Equipment Breakdown/Boiler Coverage	\$ 58,402,600	\$ 10,000	
	Boiler Locations: City Hall, Library, Water Park, Stolley Park, Pier Park, Lincoln Park, G. Abbott Park, Heartland Events Center, Fire Station #1, 911 Call Center			
Vacant Property				
	Building 1	\$ 354,302	\$ 10,000	
	Building 2	\$ 620,019	\$ 10,000	
	Building 3	\$ 103,663	\$ 10,000	
	Building 4	\$ 121,663	\$ 10,000	
	Business Income & Extra Expense	\$ 250,000		
	Property Excluded: Platte Generating Station & Coal Pile, All Substations, pumping stations, wells & reservoirs, Burdick Station, Phelps Control Center, Service Building Garage & Warehouse, Electrical Utilities Dept. Warehouse, Uranium Water Treatment Building, Cooper Storage Building, Old Southern Power Building, And All new Property built, acquired by the City of Grand Island Electrical Division.			
Contractor's Equipment - Blanket				
	Maximum any one item	\$ 500,000	\$ 10,000	
	Includes 1990 Fiberglass Boat & Motor	\$ 15,000	\$ 500	
	Includes 50 Golf Carts	\$ 174,400	\$ 10,000	
	Lease or Rented Equipment	\$ 250,000	\$ 250	
Worker's Comp and Employer's Liability				
	Increased Limits	\$ 500,000	\$ 150,000	per claim
			\$ 1,300,000	aggregate
Commercial Auto				
	Bodily Injury and Property Damage	\$ 1,000,000		
	Uninsured Motorist	\$ 1,000,000		
	Underinsured Motorist	\$ 1,000,000		
	Medical Payment	\$ 5,000		
	Physical Damage - Based on 332 Units		\$ 1,000	
	Garagekeepers Limit	\$ 250,000	\$ 500	
	Garage Locations: Parking Garage @ 101 N Locust St & Impound Building @ 500 S Stuhr Rd			
General Liability				
	General Aggregate Limit	\$ 2,000,000		
	Products/Completed Operations Aggregate	\$ 2,000,000		
	Personal and/or Advertising Injury	\$ 1,000,000		
	Each Occurrence Limit	\$ 1,000,000		
	Damage to Premises Rented to Us	\$ 500,000		
	Medical Expense	\$ 10,000		

Appendix B - Summary of Current Coverages

Schedule 1

	Pier Park Skate Park - Excludes Medical Payments	\$	1,000,000	\$	10,000	
	Employee Benefits Liability - Each Employee	\$	1,000,000	\$	1,000	
	Employee Benefits Liability - Aggregate (Retro Date 10-01-1997)	\$	2,000,000			
	Water Park General Liability					
	General Aggregate Limit	\$	5,000,000			
	Each Occurrence Limit	\$	5,000,000			
	Medical Expense	\$	5,000			
	Abuse or Molestation Excluded					
	Law Enforcement Liability	\$	1,000,000	\$	25,000	
	Retro Date - 10/01/2003					
	Includes Watercraft - 1990 Boat					
	Crime - Employee Dishonesty					
	Blanket Limit per occurrence (per employee)	\$	500,000	\$	5,000	
	Theft of Money & Securities	\$	100,000	\$	-	
	Linebacker Policy	\$	1,000,000	\$	50,000	per loss
				\$	100,000	Aggregate
	Retro Date - 08/01/1991					
	Professional Liability extended to City Attorney, Assistant City Attorney & City Engineer. Includes Employment Practices Liability, Defense Coverage in Addition to limit.					
	Excess Liability Coverage	\$	9,000,000	\$	10,000	Retention
	Extends over Commercial Auto, General Liability, Employers Liability, Employee Benefits Liability, Law Enforcement Liability & Linebacker Policy (Waterpark policy excluded).					
	Fiduciary Liability	\$	1,000,000	\$	-	
	Each limit					
	Cyber Liability	\$	1,000,000	\$	25,000	
	Each limit					
	MFA in place					

Appendix B - Summary of Current Coverages

Schedule 1

Statement of Values

Effective 10/1/2021

Occupancy	Location	Building Valuation (100%)	Contents Valuation	Construction	Total Area
City Hall	100 E 1st St, Grand Island, NE	\$9,367,541	\$2,361,996	2 story masonry non-combustible	33,328
Grand Generational Ctr	304 E 3rd St, Grand Island, NE	\$3,025,316	\$45,011	1 story masonry non-combustible	10,579
Edith Abbott Library	211 N Washington St, GI, NE	\$8,146,888	\$2,142,400	1 story masonry non-combustible	22,080
Edith Abbott Library (property in the open - Mark Twain Statue & Bench)	211 N Washington St, GI, NE	\$60,152	\$0		
Edith Abbott Library (property in the open - Heights Crane Sculpture by Staab Studios)	211 N Washington St, GI, NE	\$175,000	\$0		
Parking Garage	101 N Locust St, Grand Island, NE	\$1,887,166	\$0	2 story fire resistive	44,352
Fire Station #2	1722 N Broadwell Ave, GI, NE	\$1,322,417	\$224,952	1 story joisted masonry	2,699
Fire Station #3	2310 S Webb Rd, Grand Island, NE	\$520,665	\$90,022	1 story masonry non-combustible	2,680
Cemetary Garage	3168 W Stolley Park Rd, GI, NE	\$185,709	\$13,493	1 story joisted masonry	2,190
Cemetary Storage	3168 W Stolley Park Rd, GI, NE	\$75,808	\$7,931	1 story joisted masonry	
Waste Water Treatment Plant & related equip	3013 E Swift Rd, Grand Island, NE	\$67,349,638	\$0	1 story masonry non-combustible	
Lift Stations & related equip	312 N. Tilden, GI, NE (#1)	\$108,253	\$0	1 story frame	
Lift Stations & related equip - ABANDONED	1915 N. Huston Ave., GI, NE (#2)	\$411,176	\$0	1 story frame	
Lift Stations & related equip	2605 N Broadwell Ave, GI, NE (#4)	\$486,984	\$0	1 story frame	
Lift Stations & related equip	921 E 5th St, Grand Island, NE (#6)	\$486,984	\$0	1 story frame	
Lift Stations & related equip	903 S Grant, Grand Island, NE (#7)	\$486,984	\$0	1 story frame	
Lift Stations & related equip - ABANDONED	2305 N. Custer, GI, NE (#8)	\$486,984	\$0	1 story frame	
Lift Stations & related equip - ABANDONED	2011 N Sycamore St, GI, NE (#10)	\$486,984	\$0	1 story frame	
Lift Stations & related equip	2511 W. 8th St, GI, NE (#11)	\$486,984	\$0	1 story frame	
Lift Stations & related equip - ABANDONED	1810 Indiana Ave, Grand Island, NE (#	\$411,176	\$0	1 story frame	
Lift Stations & related equip - ABANDONED	2011 W. 6th St., GI, NE (#14)	\$411,176	\$0	1 story frame	
Lift Stations & related equip - ABANDONED	1703 N Hancock Ave, GI, NE (#15)	\$411,176	\$0	1 story frame	
Lift Stations & related equip	2900 S. Locust St., GI, NE (#17)	\$411,176	\$0	1 story frame	
Lift Stations & related equip	501 N. Shady Bend Rd., GI, NE (#18)	\$411,176	\$0	1 story frame	
Lift Stations & related equip - ABANDONED	2498 N. Diers Ave., GI, NE (#19)	\$755,402	\$0		
Lift Stations & related equip	3336 Husker Hwy., GI, NE (#20)	\$541,059	\$0	1 story frame	
Water Pumping Station & related equip	Eddy St Underpass, GI, NE	\$26,986	\$0	1 story frame	
Water Pumping Station & related equip	Sycamore St Underpass, GI, NE	\$26,986	\$0	1 story frame	
Landfill Office & Scale	19550 W Husker Hwy, Shelton, NE	\$48,719	\$16,892	1 story frame	
Landfill Shop	19550 W Husker Hwy, Shelton, NE	\$696,589	\$0	1 story frame	8,000
Refuse Transfer Station	5050 W Old Potash Hwy, GI, NE	\$922,983	\$43,260	1 story frame	12,000
Public Works Office, Shop & Garage	1111 W North Front St, GI, NE	\$2,110,470	\$107,120	1 story joisted masonry	7,968
Public Works Storage	346 N Lincoln Ave, GI, NE	\$38,934	\$18,128	1 story joisted masonry	
Public Works Storage	353 N Lincoln Ave, GI, NE	\$32,445	\$13,493	1 story joisted masonry	
Street Dept Storage	2124 W Lincoln Hwy, GI, NE	\$487,602	\$28,222	1 story joisted masonry	7,300
Stolley Park - Sweet Shop / Restroom	2103 W Stolley Park Rd, GI, NE	\$257,294	\$12,463	1 story frame	1,738
Island Oasis Water Park-bathhouse & concessions	321 E Fonner Park Rd, GI, NE	\$491,722	\$28,222	1 story joisted masonry	
Island Oasis Water Park-pump house & related equip	321 E Fonner Park Rd, GI, NE	\$657,140	\$0	1 story joisted masonry	
Island Oasis Water Park (property in open - Water slide, shelters, lighting & equip.)	321 E Fonner Park Rd, GI, NE	\$844,600	\$0	1 story frame	
Jackrabbit Run Golf Course-clubhouse & pro shop	2800 N Shady Bend Rd, GI, NE	\$359,161	\$45,011	1 story frame	2,930
Jackrabbit Run Golf Course-equipment storage	2800 N Shady Bend Rd, GI, NE	\$97,438	\$11,227	1 story frame	
Jackrabbit Run Golf Course-cart storage	2800 N Shady Bend Rd, GI, NE	\$48,719	\$56,238	1 story frame	

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Schedule 1

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Occupancy	Location	Building Valuation (100%)	Contents Valuation	Construction	Total Area
Jackrabbit Run Golf Course-restrooms	2800 N Shady Bend Rd, GI, NE	\$39,964	\$0	1 story joisted masonry	
Jackrabbit Run Golf Course-pump house & related equip	2800 N Shady Bend Rd, GI, NE	\$32,445	\$0	1 story frame	
Racquet Club	2204 Bellwood Dr, GI, NE	\$2,542,040	\$48,410	1 story non-combustible	29,245
Parks Dept Storage	2123 George St, Grand Island, NE	\$530,038	\$118,141	1 story joisted masonry	10,000
Parks Dept Storage	320 S Tilden St, Grand Island, NE	\$25,956	\$0	1 story joisted masonry	
Ryder Park (property in open - Baseball Grand Stand)	2800 W Lincoln Hwy, GI, NE	\$63,345	\$0	1 story joisted masonry	
Ryder Park - concession stand	2800 W Lincoln Hwy, GI, NE	\$10,558	\$0	1 story joisted masonry	
Ryder Park - restroom	2800 W Lincoln Hwy, GI, NE	\$15,862	\$0	1 story joisted masonry	
Ryder Park - restroom	2800 W Lincoln Hwy, GI, NE	\$15,862	\$0	1 story joisted masonry	
Ryder Park - concession stand	2800 W Lincoln Hwy, GI, NE	\$10,558	\$0	1 story joisted masonry	
Stolley Park - Log Cabin	2103 W Stolley Park Rd, GI, NE	not in blanket	\$1,030	Log	340
Greenhouse	1707 W. Oklahoma, GI, NE	\$21,115	\$0	1 story frame	
Stolley Park - Stand Alone Restroom	2103 W Stolley Park Rd, GI, NE	\$126,690	\$0	1 story masonry	
Stolley Park - Wading Pool	2103 W Stolley Park Rd, GI, NE	\$34,608	\$0	1 story joisted masonry	
Stolley Park - Wading Pool Restroom	2103 W Stolley Park Rd, GI, NE	\$10,300		1 story masonry	200
Pier Park - restroom	600 S Pine St, Grand Island, NE	\$15,862	\$0	1 story joisted masonry	
Pier Park - storage	600 S Pine St, Grand Island, NE	\$10,609	\$0	1 story joisted masonry	
Pier Park - wading pool	600 S Pine St, Grand Island, NE	\$52,839	\$0	1 story frame	
LE Ray Park-restroom & concession	3200 S Blaine St, Grand Island, NE	\$54,178	\$0	1 story frame	
George Park - storage	Kay Ave @ Independence Ave, GI	\$5,253	\$0	1 story frame	
George Park - restroom	Kay Ave @ Independence Ave, GI	\$15,862	\$0	1 story joisted masonry	
Ashley Park - restroom	100 E Capital Ave, GI, NE	\$64,890	\$0	1 story joisted masonry	
Ashley Park - storage	100 E Capital Ave, GI, NE	\$10,609	\$0	1 story joisted masonry	
Eagle Scout Park - restroom	3050 N Broadwell, GI, NE	\$21,630	\$0	1 story joisted masonry	
Eagle Scout Park - restroom	3050 N Broadwell, GI, NE	\$21,630	\$0	1 story joisted masonry	
Lincoln Park Wading Pool / Big Pool	715 N. Beal St., Grand Island, NE	\$1,926,203	\$0	1 story masonry	
Street Dept. Storage Building	2124 W. Old Lincoln Hwy	\$22,042			
Buechler Park - Bandstand	2316 W Division St, GI, NE	\$43,260	\$0	1 story frame	
Grace Abbott Park - bandstand	1811 N Cleburn St, Grand Island, NE	\$43,260	\$0	1 story joisted masonry	
Grace Abbott Park-wading pool	1811 N Cleburn St, Grand Island, NE	\$22,042	\$0	1 story frame	
All Park Locations (property in open - Picnic shelters, lighting, fencing, scoreboards, playground equip, tennis courts, pickleball courts, bleachers, signs, towers, docks/piers, dugouts, bleacher awnings, ballfields, flagpoles, bullpens, athletic equip)	Grand Island, NE	\$5,000,000	\$0	1 story frame	
City Hall - storage	111 N Sycamore St, Grand Island, NE	\$32,548	\$21,424	1 story joisted masonry	
Transfer Station-office & scale	5050 W Old Potash Hwy, GI, NE	\$91,979	\$0	1 story frame	
Impound Building	510 S Stuhr Rd, Grand Island, NE	\$155,530	\$0	1 story frame	
Parks Dept-maintenance	1707 W Oklahoma Ave, GI, NE	\$664,041	\$112,476	1 story frame	12,000
Police Office	123 S Webb Rd, Grand Island, NE	\$0	\$27,810	1 story joisted masonry	
Heartland Events Center	630 E Stolley Park Rd, GI NE	\$28,287,920	\$107,120	1 story masonry non-combustible	160,000
HPSP - Activity Center	6788 W Husker Hwy, Alda, NE	\$86,623	\$10,712	1 story frame	
HPSP - Activity Center - West	6788 W Husker Hwy, Alda, NE	\$52,839	\$10,712	1 story frame	
HPSP - Maintenance Building	6788 W Husker Hwy, Alda, NE	\$43,260	\$21,424	1 story non-combustible	
HPSP - Warming Building	6788 W Husker Hwy, Alda, NE	\$32,548	\$10,712	1 story non-combustible	
HPSP - Dwelling	6788 W Husker Hwy, Alda, NE	\$64,890	\$0	1 story frame	
HPSP - Skeet Houses (6 @ \$10,300 ea)	6788 W Husker Hwy, Alda, NE	\$63,654	\$0	1 story joisted masonry	

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Occupancy	Location	Building Valuation (100%)	Contents Valuation	Construction	Total Area
HPSP - Trap Houses (4 @ \$5,100 ea)	6788 W Husker Hwy, Alda, NE	\$21,012	\$0	1 story joisted masonry	
Fire Station #1	409 E Fonner Park Rd, GI NE	\$2,308,539	\$535,600	1 story masonry non-combustible	
Fire Station #1	409 E Fonner Park Rd, GI NE	\$52,839	\$53,560	1 story masonry non-combustible	
Fire Training Tower (property in the open)	409 E Fonner Park Rd, GI NE	\$617,588	\$0		
Law Enforcement Center	111 Public Safety Dr, GI NE	\$11,952,944	\$749,840	2 story masonry non-combustible	
Warehouse	115 W 4th St, GI NE	not in blanket	\$21,424	2 story joisted masonry	
Law Enforcement Memorial (property in the open)	409 E Fonner Park Rd, GI NE	\$343,093	\$0	1 story non-combustible	
Fieldhouse Building	525 E Fonner Park Rd, GI NE	\$8,797,127	\$149,968	1 story masonry non-combustible	
Transfer Station - Office/Scale House	5050 W Old Potash Hwy, GI, NE	\$64,890	\$28,840	1 story frame	
Transfer Station - Equipment Storage	5050 W Old Potash Hwy, GI, NE	\$166,963	\$0	1 story non-combustible	
Street Dept. Material Storage	2124 W Lincoln Hwy, GI NE	\$129,883	\$53,560	1 story non-combustible	
Street Dept. Material Storage	2124 W Lincoln Hwy, GI NE	\$45,526	\$0	1 story non-combustible	
Street Dept. Equipment Storage	2124 W Lincoln Hwy, GI NE	\$45,526	\$0	1 story non-combustible	
Street Dept. Material Storage	2124 W Lincoln Hwy, GI NE	\$45,526	\$0	1 story non-combustible	
Salt Dome	2124 W Lincoln Hwy, GI NE	\$34,093	\$10,712	1 story frame	
Model Plane Clubhouse	2813 S Alda Rd, Alda NE	\$64,890	\$0	1 story frame	
Lift Stations & related equip	3340 N. Shady Bend Rd. (Helicopter L	\$395,520	\$0	1 story frame	
Lift Stations & related equip	2304 Belfry Blvd. (Indianhead) GI, NE	\$410,661	\$0	1 story frame	
Lift Stations & related equip	3601 Catfish Ave. (Rainbow Lake) GI,	\$410,661	\$0	1 story frame	
HPSP - Pavilion	6788 W Husker Hwy, Alda, NE	\$63,036	\$0	1 story non-combustible	2,250
HPSP - Storage Bldg East of Club House	6788 W Husker Hwy, Alda, NE	\$101,352	\$0	1 story non-combustible	2,700
HPSP - Storage Bldg Expansion	6788 W Husker Hwy, Alda, NE	\$44,893	\$0	1 story non-combustible	
Memorial Park - "red" maintenance building (used to repair picnic tables)	2000 W. 3rd St., Grand Island, NE	\$120,716	\$0		1,905
Veterans Athletic Fields Complex - storage/maintenance building	2500 N. Broadwell Ave., #2848, Grand	\$117,832	\$0	1 story non-combustible	1,860
Veterans Athletic Fields Complex - Old Ballfields concessions/bathroom	2500 N. Broadwell Ave., #2848, Grand	\$140,080	\$0	1 story non-combustible w/brick exterior	1,600
Lincoln Park Bathroom	715 N. Beal St., Grand Island, NE	\$26,059	\$0	1 story masonry	
Landfill Equipment Maintenance Building	19550 W Husker Hwy, Shelton, NE	\$127,926	\$0	1 story frame	1,500
Kaufmann Cummings Plaza (property in the open - Decorative Structures, seating w/ shade)	W. 3rd St. @ N. Wheeler Ave., GI NE	\$263,989	\$0		
Ryder Park - maintenance bldg	2800 W Lincoln Hwy, GI, NE	\$50,676	\$0	1 story frame pole bldg w/ steel	960
Stolley Park - Train Depot	2103 W Stolley Park Rd, GI, NE	\$1,854	\$0	1 story frame	100
Stolley Park - Zoo Bldg (Snake/Bird Bldg - Maintenance)	2103 W Stolley Park Rd, GI, NE	\$31,724	\$22,969	1 story steel	1,200
Stolley Park - Zoo Bldg (Train Tunnel)	2103 W Stolley Park Rd, GI, NE	\$5,150	\$0	1 story frame	400
Stolley Park - Zoo Bldg (Diet Bldg, restrooms)	2103 W Stolley Park Rd, GI, NE	\$52,839	\$0	1 story steel	1,920
Stolley Park - Zoo Bldg Storage (Far E. Bldg)	2103 W Stolley Park Rd, GI, NE	\$21,115	\$46,144	1 story frame	792
Webb Rd. Soccer Complex - Irrigation Backflow	1212 S Webb Rd., GI, NE	\$8,240	\$0	1 story frame	160
Webb Rd. Soccer Complex - storage	1212 S Webb Rd., GI, NE	\$15,862	\$0	1 story frame	308
Webb Rd. Soccer Complex - storage	1212 S Webb Rd., GI, NE	\$6,180	\$0	1 story frame	120
George Park - Concession, Broadcast Booth	Kay Ave @ Independence Ave, GI	\$13,390	\$0	2 story masonry non-combustible	260
Cedar Hills Park - Irrigation Backflow	2909 S. North Rd., GI, NE	\$5,047	\$0	1 story frame	98
Lift Stations & related equip	3301 Platte St. (Bosselman's Truck Stop	\$369,564	\$0	1 story frame	

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Occupancy	Location	Building Valuation (100%)	Contents Valuation	Construction	Total Area
Lift Stations & related equip	7838 S. US Hwy 281 (SID2/Quality Inr	\$369,564	\$0	1 story frame	
Warehouse with Offices (Old Armory Bldg)	2900 W. Lincoln Hwy, GI NE	\$3,939,750	\$0	2 story joisted masonry	
Transit Division (Charley's office)	1016 Diers Ave., Ste. 119, GI, NE	-	\$12,360		2,160
911 Call Center	1210 N. North Rd., Grand Island, NE	\$2,322,650	\$824,000	1 story reinforced concrete, steel	10,500
911 Call Center - Tower	1210 N. North Rd., Grand Island, NE	\$47,380	\$0		
Veterans Athletic Fields Complex - Splash Pad (Property in the Open)	2500 N. Broadwell Ave., #2848, Grand	\$158,414	\$0		
Veterans Athletic Fields Complex - Soccer Field concessions/bathroom	2500 N. Broadwell Ave., #2848, Grand	\$280,366	\$0	1 story concrete block	800
Veterans Athletic Fields Complex - New Ballfields concessions/bathrooms/covered breezeway	2500 N. Broadwell Ave., #2848, Grand	\$765,393	\$0	1 story concrete block	1,900
Veterans Athletic Fields Complex - 3 sculptures by Aaron Badham - Part 25, Part 39 & Part 51. Incl. concrete/conduit for mounting, plaquest, landscaping & lighting and benches(property in the open)	2500 N. Broadwell Ave., #2848, Grand	\$75,293	\$0		
Fire Station #4	1130 N. North Rd., GI, NE	\$1,339,000	\$278,461	1 story masonry non-combustible	3,440
Veterans Legacy Project (419.42 Acres)	2300 W. Capital Ave., Grand Island, NE 68803				
Streets Dept Storage (.66 Acres) No buildings, snow removal storage / equipment temp storage	523 E. 19th St., Grand Island, NE 68801				
	TOTAL	\$183,235,719	\$8,543,490		
Stolley Park - Historic School	2103 W Stolley Park Rd, GI, NE	\$97,936	\$0	1 story frame	
Stolley Park - Log Cabin	2103 W Stolley Park Rd, GI, NE	\$41,200	in BPP blanket	Log	340
Warehouse	115 W 4th St, GI NE	\$629,955	in BPP blanket	2 story joisted masonry	
Stolley Park - Historic House	2103 W Stolley Park Rd, GI, NE	\$119,583	\$0	1 story frame	
		\$888,674			