



FINANCE DEPARTMENT
RISK MANAGEMENT DIVISION

Timothy E. Schroer, CPA, CGMA
Interim Director

Judy Blackstone
Interim Risk Mgt. Manager

Finance Committee Meeting
2/24/26 1:00 pm

2026 Augusta Commercial Property Insurance Renewal

Department: Finance – Risk Management Division

Caption:

Request to approve Augusta Commercial Property Insurance coverage for 2026 offered through Affiliated FM, current carrier, for a premium of \$1,057,191 for full blanket coverage and limited flood coverage in flood prone areas.

Background:

Augusta has elected to use Property Insurance Broker Services and carry commercial property insurance on its properties since consolidation. The Risk Management Office staff inspects all Augusta properties annually and works with insurance company engineers in helping to reduce risk of property loss to Augusta.

Analysis: MarshMcLennan Agency seeks annual quotes from the insurance market for "all risks" coverage on buildings and contents. Please see attachments for quote summary and list of declinations. Several insurers did not qualify or declined to quote coverage. Quotes are obtained from companies with A or better rating. Affiliated FM is the low bidder and is providing the greatest level of coverage for the exposure. Current coverage carries a \$100,000 deductible per occurrence except for flood and earthquake.

Financial Impact:

A premium for blanket coverage is being offered on total property values of \$982,256,228 for \$1,057,191 with a \$100,000 deductible. The quote from Affiliated FM includes flood coverage.

Alternatives:

1. Drop coverage and retain risk, 2. Reduce premiums by only insuring those properties representing the largest losses should an event damage the structures (Municipal Building, Law Enforcement Center, Judicial Center, RCCI, etc.)

Recommendation:

Approve Commercial Property Insurance coverage renewal for 2026 through Affiliated FM for a premium of \$1,057,191 which includes flood coverage and Boiler & Maintenance coverage. Effective March 1, 2026 – February 28, 2027

Funds are Available in the Following Accounts:

611 015212 Risk Management General Insurance Fund Account



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REVIEWED AND APPROVED BY:

Finance
Law
Administrator
Clerk of Commission