

**RESOLUTION
OF THE MEMBERS OF THE
EXECUTIVE COMMITTEE OF THE
MCPHERSON IMPLEMENTING LOCAL REDEVELOPMENT AUTHORITY**

**AGREEMENT BETWEEN MCPHERSON IMPLEMENTING LOCAL
REDEVELOPMENT AUTHORITY AND JLM RISK MANAGEMENT GROUP, INC.,
FOR INSURANCE BROKERAGE SERVICES**

A meeting of the members of the Executive Committee ("Executive Committee") of the McPherson Implementing Local Redevelopment Authority (the "Authority") was held on the 24th day of March, 2016. A quorum was present and voting throughout the aforementioned meeting. Upon motion duly made and seconded, the following resolution was adopted by the Executive Committee at such meeting. For all purposes hereof, this resolution, as a whole, shall be referred to as the "Resolution."

WHEREAS, the Authority operates a portion of the former Fort McPherson military installation and is charged with redeveloping same which rests inside the territorial limits of the City of Atlanta; and

WHEREAS, JLM Risk Management Group, Inc., provides insurance and insurance brokerage services ("Insurance Services"); and

WHEREAS, the Authority is in need of Insurance Services; and

WHEREAS, after soliciting proposals the Authority staff selected and recommended the Authority enter into a services agreement with JLM Risk Management Group, Inc., for Insurance Services; and

WHEREAS, the Authority desires to enter an Agreement with JLM Risk Management Group, Inc., based substantially on the request for proposals presented by the Authority and the response thereto submitted by JLM Risk Management Group, Inc., attached hereto as Exhibit "A" (the "RFP and Proposal") to procure an insurance policy in an amount not to exceed \$180,000.00 per year; and

WHEREAS, the Executive Committee of the Authority has determined that it is advisable and in the best interests of the Authority to enter into a services agreement and to procure an insurance policy.

NOW, THEREFORE, BE IT RESOLVED, that the Chair, Vice Chair or the Executive Director and any other officer of the Authority, or any one or more of them, be and they hereby are, authorized and empowered, for and on behalf of the Authority to: (i) negotiate, execute and deliver a services agreement based substantially on the RFP and Proposal attached hereto as **Exhibit A**; and (ii) do any and all acts and things that any one or more of the officers of the Authority deems, in the exercise of his or her discretion, necessary, desirable, or appropriate in connection with this Resolution (excluding, without limitation, executing such other documents,

agreements, instruments and certificates relating to the consummation of the transactions contemplated hereby). Notwithstanding anything herein to the contrary, the Chair, Vice Chair or the Executive Director are authorized to make such modifications and changes, and to fill in such blanks in a services agreement as may be necessary or appropriate, and the execution and delivery of a services agreement and any other documents, agreements, instruments or certificates (as the case may be) shall be conclusive evidence of the appropriateness thereof and the approvals contemplated by this Resolution. The Secretary (or his or her designee) is further authorized to attest any of the foregoing signatures and to affix the seal of the Authority to any documents, certificates, instruments or agreements, as and to the extent necessary or convenient.

FURTHER RESOLVED, that all other acts and doings of the officers, employees or agents of the Authority whether done before, on or after the date of adoption of this Resolution which are in conformity with the purposes and intent of this Resolution, and in the furtherance of the execution, delivery, filing and performance of the matters contemplated herein shall be, and the same hereby are, in all respects approved, ratified and confirmed.

FURTHER RESOLVED, that if any one or more of the provisions herein contained shall be held contrary to any express provision of law or contrary to the policy of express law, though not expressly prohibited, or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separate from the remaining agreements and provisions and shall in no way effect the validity of any of the other agreements and provisions hereof.

FURTHER RESOLVED, that the total cost of the services agreement and insurance policy shall not exceed One Hundred, eighty thousand (\$180,000.00) per year without additional approval of the Board.

FURTHER RESOLVED, that the actions provided for in the foregoing resolutions be commenced as soon as practicable.


FURTHER RESOLVED, that the Secretary of the Authority is hereby directed to file a copy of this Resolution with the minutes of the proceedings of the Authority.

[SIGNATURE PAGE TO FOLLOW]

This Resolution shall take effect immediately upon its adoption by the Executive Committee and any provisions of any previous resolutions in conflict with the provisions herein are hereby superseded or repealed (as and to the extent of any such conflict).

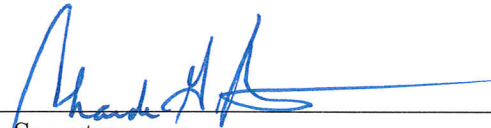
Adopted and approved this 24th day of March, 2016.

**MCPHERSON IMPLEMENTING LOCAL
REDEVELOPMENT AUTHORITY**

By: 
Felker Ward, Chair

(SEAL)

ATTEST

By: 
Secretary

ATL 21134742v1

ATL 21188872v1


EXHIBIT A

EXHIBIT A-4

CERTIFICATE OF SECRETARY

The undersigned Secretary of **MCPHERSON IMPLEMENTING LOCAL REDEVELOPMENT AUTHORITY EXECUTIVE COMMITTEE** (the "Authority") **DOES HEREBY CERTIFY** (i) that the foregoing pages of typewritten matter constitute a true and correct copy of the Resolution of the Executive Committee (the "Resolution") adopted on the 24th day of March, 2016, by the Executive Committee of the Authority in Regular Session, as part of a meeting duly called and held, at which a quorum was present and acting throughout, and (ii) that the original of the Resolution appears of record in the Minute Book of the Authority, which is in my custody and control and will be made available for public inspection.

Given under my hand and the corporate seal of the Authority, this 24th day of March, 2016.


Secretary



McPherson Implementing Local Redevelopment Authority

1794 Walker Avenue, SW, Atlanta, Georgia 30310 404-477-6767 office 404-477-6250 fax

February 26, 2016

REQUEST FOR PROPOSALS (RFP)
PROPERTY AND CASUALTY INSURANCE BROKERAGE

ATTENTION RESPONDENTS

Your firm is hereby invited to submit a Proposal to McPherson Implementing Local Redevelopment Authority (hereafter referred to as Fort Mac LRA) to provide Property and Casualty Insurance Brokerage Services to assist in the placement and management of an effective risk management program. Fort Mac LRA intends to obtain insurance to cover the former Fort McPherson in Atlanta, Georgia. A successful respondent (or respondent team) will be selected by Fort Mac LRA based on a process as described.

A Mandatory Pre-Bid Conference will be held on March 7, 2016 at 10:00 a.m. at the offices of Fort Mac LRA at 1794 Walker Avenue, SW, Atlanta, Georgia 30310. The purpose of the mandatory Pre-Bid Conference is to provide potential respondents with detailed information regarding the process and to address questions and concerns.

All potential respondents or their Representatives are **required** to attend the Pre-Bid Conference. During the Conference, the staff will address the Request for Proposals (RFP) process, the project, and requirements for Proposal submission.

Prior to the Mandatory Pre-Bid Conference, all questions about the process and procedure may be directed to Denise Perkins-Griffith by e-mail at dperkins-griffith@fortmaclra.com or by phone at (404) 477-6767. **All questions related to the substance of the RFP shall be**

submitted to Ms. Perkins-Griffith in writing by e-mail. All such substantive questions shall be answered publicly at the Pre-Bid Conference and/or by e-mail to all recipients of the RFP.

Fort Mac LRA reserves the right, in its sole discretion, to reject any submittal it considers to be nonresponsive. Fort Mac LRA reserves the right to cancel any and all solicitations and to accept or reject, in whole or in part, any and all submittals when it is in the best interest of Fort Mac LRA. Should Fort Mac LRA fail to reach agreement with any firm(s) initially selected by it, Fort Mac LRA reserves the right to commence negotiations with the next highest ranked firm or team of firms. Fort Mac LRA shall select the firm it considers best qualified and as providing the best value to Fort Mac LRA in its sole discretion. Fort Mac LRA may select a firm without an interview or may choose to interview all or a limited number of applicants. The cost of preparing responses will be the responsibility of the applicant and will not be reimbursed.

BACKGROUND

Fort McPherson became the first permanent Army installation in the southeast on May 4, 1889. It is named in honor of Major General James Birdseye McPherson, a Union army general killed near the post during the Battle of Atlanta, July 22, 1864. Throughout its century of service to the country, the post was used as a general hospital during World Wars I & II, a prisoner of war camp, a training area for the Civilian Conservation Corps and a separation center. Most recently, historic Fort McPherson served as the home to Headquarters, U.S. Army Forces Command, Third U.S. Army and the U.S. Army Reserve Command.

Fort McPherson is located within the city limits of Atlanta, in Fulton County, Georgia. It is centrally located in the Atlanta metropolitan area, approximately four miles southwest of downtown Atlanta and three miles north of Atlanta's Hartsfield-Jackson International Airport. The surrounding properties are primarily residential to the south and west, a mixture of commercial and industrial to the east and a mixture of commercial and residential to the north.

Fort McPherson was closed under the Base Realignment and Closure Act (BRAC) of 2005. According to the Base Redevelopment and Realignment Manual published March 1, 2006 by the Department of Defense (DOD), the base closure and redevelopment process is affected by many federal, real property and environmental laws and regulations along with volumes of implementing guidance.

PROPERTY TRANSFER

Approximately 132 acres and 72 buildings and structures at the former Fort McPherson were transferred to and retained by Fort Mac LRA from the U.S. Army in June 2015. Fort Mac LRA received covenants under Section 120(h) (3) of the Comprehensive Environmental Response, Compensation and Liability Act ("CERCLA") in conjunction with this transfer. The Army intends to transfer an additional 13 acres once eligible for a Finding of Suitability to Transfer (FOST).

THE REQUEST FOR PROPOSALS

This Request for Proposals for Property and Casualty Insurance Brokerage is hereby issued by the McPherson Implementing Local Redevelopment Authority ("Fort Mac LRA") in accordance with applicable law.

The purpose of this RFP is to select an insurance broker that can successfully demonstrate their knowledge of the required insurance products and risk management processes and successfully acquire and assist in the management of the insurance products needed for Fort Mac LRA and the property. This insurance is intended to facilitate the management of current assets and the redevelopment of the former Fort McPherson by:

- Assisting in identifying, managing, and mitigating risks.
- Addressing specific risk exposures of Fort Mac LRA.
- Protect the real and personal property assets.
- Provide an efficient and cost effective means of processing information and/or claims.
- Identify, evaluate and recommend various coverages to include: primary property, excess property, boiler and machinery, general liability, employee dishonesty, public official's liability and employment practices liability.
- Negotiate with insurance underwriters, issuance of policies, premium audits, billings, endorsements, certificates of insurance, claims consultations/negotiations with carriers, and all such matters customarily handled by insurance brokers.
- Provide review/audit of policies for conformance with specifications and any negotiations conducted with underwriters.
- Verify accuracy of policy language, coverage, endorsements, exclusions and other terms and conditions consistent with placement.
- Identify coverage gaps if such exist and provide recommendations.

- Provide estimates of renewal rates to assist staff in preparation of budget figures for property and casualty program.
- The successful Responder may be asked to provide additional services.

INFORMATION AND INSTRUCTIONS TO RESPONDENTS

Fort Mac LRA intends to obtain property and casualty insurance to cover real and personal property and events on property transferred to Fort Mac LRA by the U.S. Army at the Former Fort McPherson in Atlanta, Georgia. A successful respondent (or respondent team) will be selected by Fort Mac LRA based on a process as described.

REQUEST FOR PROPOSAL DEADLINE

Your complete response to this RFP must be received by designated staff of Fort Mac LRA at the offices of Fort Mac LRA at 1794 Walker Avenue, SW, Atlanta, Georgia 30310, no later than **2:00 pm on March 21, 2016. Absolutely no responses will be accepted after 2:00 pm on March 21, 2016.** The submittals will not be opened publicly. Any submittal received after the time stipulated will not be considered and will be rejected and returned to the Respondent. Submittals must be responsive to all requirements outlined. The delivery of the Proposal to Fort Mac LRA prior to the deadline is solely and strictly the responsibility of the Respondent. Fort Mac LRA will in no way be responsible for delays caused by the United States Postal Service, Federal Express or other couriers or delays caused by any other occurrence. Faxed submittals are not acceptable. Fort Mac LRA may, for good and sufficient reason, extend the response deadline, in which case all respondents that have attended the mandatory Pre-Bid Conference shall be sent notification of the new date and time. Our Insurance Schedule is attached as "Exhibit A" to this RFP.

SELECTION PROCESS AND NEGOTIATION

Fort Mac LRA may select one or more respondents for in-person interviews. Interviews, if necessary, are tentatively scheduled for March 23, 2016. The most responsive firm or respondent will then be identified and Fort Mac LRA will proceed to the negotiation of an agreement with the successful respondent. Selection criteria are listed below in the section marked "Selection Criteria". If a mutually satisfactory contract cannot be reached with the selected respondent, Fort Mac LRA will enter into negotiations with the second-place respondent as determined under the selection criteria.

SCHEDULE

It is anticipated that the solicitation and selection process shall be conducted in accordance with the following schedule; provided, however, that Fort Mac LRA reserves the right to modify this schedule at its discretion.

Advertisement of RFP:	February 26, 2016
Mandatory Pre-Bid Conference:	March 7, 2016
Responses Due:	March 21, 2016
Respondent Selection (anticipated):	March 23, 2016

FORMAT OF RESPONSE

To be considered, respondents must submit a complete response to this Request for Proposals. The format provided in this section is not negotiable. All submittals shall be on 8.5" x 11" paper; one-sided print and not less than 11-point font. Overly elaborate color presentation or graphics are not a requirement and are discouraged. Brevity is encouraged. The entire submittal should not exceed 20 pages, excluding appendices and covers. Four paper copies (including a signed original) and an electronic PDF copy of the submittal are required. The envelope containing the documents must be sealed and labeled with the project name and delivered to:

Ms. Denise Perkins-Griffith
Director of Administration and Risk Management
McPherson Implementing Local Redevelopment Authority
1794 Walker Avenue, SW
Atlanta, Georgia 30310

SUBMISSION REQUIREMENTS

The following are minimum RFP submission requirements. Failure to meet any one of these criteria may result in rejection of a submittal. Each section of your proposal should be clearly labeled and meet the following submission requirements.

1. Proposals will be accepted from brokers licensed to conduct business in the State of Georgia at the time the Proposals are submitted. All submittals shall be on 8.5" x 11" paper; one-sided print and not less than 11-point font.
2. Proposals should include the following information and will be evaluated relative to each other based on the following criteria:
 - a. Introductory cover letter which introduces your company and the human capital that will work on this project.
 - b. Description of your firm, including headquarters location, history and services provided by your firm, and a resume of projects. Include projects that are similar to this project.
 - c. List of the key human capital that would be assigned to this program including resumes describing their relevant experience. Resumes should be included in an appendix and each resume should be no more than 2 pages in length.
 - d. Demonstrate your understanding of risk management from a development authority perspective.
 - e. Describe your general approach to the issues presented by this assignment, and particular issues that may be critical.
 - f. Describe your knowledge of and experience representing public sector clients in negotiations responsible for the kind of properties and liabilities issues presented by this assignment. This description of experience should be minimally cross referenced with References requested below, although additional discussions beyond the work done for the References is encouraged.
 - g. Names of insurance companies who offer the type(s) of insurance requested in this RFP for whom you are authorized to represent and their A.M. Best rating.
 - h. Provide a proposed fee structure for the services requested. The contract compensation is fee only with additional commission for placement.

- i. List the names of three (3) professional public sector references. Include their complete name, address, email address and telephone number.
- 3. Insurance Documentation as follows:
 - a. Certificate of Insurance for General Liability in the amount of \$2 million.
 - b. Professional Liability insurance in the amount of \$2 million with a \$5 million aggregate.
 - c. Name of Workers Compensation Insurance Provider with statutory limits.

MBE/FBE Participation: Fort Mac LRA seeks respondents who are committed to the practice of nondiscrimination in the selection of team members and relationships with subcontractors, and will take into consideration the participation of Minority and Female Owned Business Enterprises, if any, in the evaluation process. All respondents shall include specific information regarding Minority and Female Owned Business Enterprise participation, if any.

Failure of any respondent to receive an addendum or e-mail interpretation of this RFP shall not relieve the respondent from any obligation under the RFP. All addenda will become an integral part of this RFP. The final application should include all required submittals. Failure to include each and every submittal may result in the rejection of your Proposal. Proposals should be clear and concise. Where appropriate, statistical information should be shown in tabular form. It will be assumed that you have fully complied with the specifications unless deviations are clearly noted on a separate page labeled "Deviations from Specifications." Federal, State, and local laws applicable to its activities including, but not limited to, 32 C.F.R. Part 33 and 32 C.F.R. Part 28.

CONFLICT OF INTEREST

The successful respondent shall be a firm or team of firms that has no conflict of interest concerning its potential entry into a formal contract with Fort Mac LRA. Any potential conflicts of interest must be explained in your Proposal.

SELECTION CRITERIA

Selection criteria that will be used to select the successful respondent include, but are not limited to:

Criteria	Rating
Organizational capacity along with depth, quality and experience of the dedicated service team to perform the work as described.	15
Capability and availability of professional staff to serve in a competent and timely manner.	10
Automated systems and management reporting capabilities.	5
Ability to negotiate and place insurance, including familiarity with the challenges related to Commercial and Historic Real Estate and Redevelopment Authorities	10
Experience with Owner-Controlled Insurance Programs (OCIP).	10
The ability to work as a team with public and private partnerships and other consultants.	10
DBE participation	10
References	10
Pricing / Fees	20

CONTACT PERSONS

Questions concerning any aspect of this project, including the submittal process, should be directed to Ms. Denise Perkins-Griffith, Director of Administration and Risk Management, McPherson Implementing Local Redevelopment Authority, 1794 Walker Avenue, SW, Atlanta, Georgia 30310. Suggestions and questions regarding the RFP and the proposed Scope of Work should be made in writing to Ms. Perkins-Griffith via e-mail to: dperkins-griffith@fortmacbra.com by March 14, 2016 by 2:00 pm. Responses to questions will be made in writing and distributed to all Pre-Bid Conference attendees or via the FortMacLRA.com website. Oral answers will not be authoritative.

Fort Mac LRA POLICY ON COMMUNICATIONS AND CONTACT

Respondents are required to conduct the preparation of their applications with professional integrity and free of lobbying activities. Respondents and their respective agents and consultants are not permitted to contact or communicate with, directly or indirectly, any member of Fort Mac LRA Board or staff regarding the subject matter of this RFP after the issuance date of this RFP, except as specifically permitted herein or approved in advance by

Fort Mac LRA. Any verified allegation that a Respondent or team member or an agent or consultant of the foregoing has made such contact or attempted to influence the evaluation, ranking, and/or selection of respondents is cause for Fort Mac LRA to disqualify the respondent and its team member from further consideration.

OPEN GOVERNMENT LAWS

All respondents should obtain and thoroughly familiarize themselves with the Georgia Open Records Act (O.C.G.A. § 50-14-1, et seq.) (collectively, the "Open Government Laws") applicable to the issue of confidentiality and public information. Fort Mac LRA will not advise a respondent as to the nature or content of documents entitled to protection from disclosure under the Open Government Laws, as to the interpretation of such laws, or as to definition of "proprietary." Each respondent shall be solely responsible for all determinations made by it under applicable laws. Each respondent is advised to contact its own legal counsel concerning the effect of applicable Open Government Laws to that respondent's own circumstances. All written correspondence, exhibits, photographs, reports, printed material, tapes, electronic discs, and other graphic and visual aids submitted to Fort Mac LRA during this procurement process, including any part of the submittal, are the property of Fort Mac LRA, may not be returned to the submitting parties, and are subject to the Open Government Laws. Each respondent shall be responsible for clearly identifying and labeling any document contained in its submittal as "Proprietary" that the respondent has reasonably determined meets the definition of "proprietary" under Section 32-2-80(a)(4) of the Code or is exempt from disclosure under Section 50-18-72 of the Code or any other applicable law. Respondents are advised that the designation of "Proprietary" shall not be binding on Fort Mac LRA or determinative of any issue relating to confidentiality. Blanket "Proprietary" designations by a Respondent shall be considered non-responsive. In no event shall Fort Mac LRA or any of their agents, representatives, consultants, directors, officers or employees be liable to a Respondent or respondent team member for the disclosure of all or a portion of the information submitted under this RFP.

If Fort Mac LRA receives a request for public disclosure of all or any portion of the materials identified as confidential in a submittal, Fort Mac LRA will endeavor to notify the applicable respondent of the request. The respondent may seek a protective order or other appropriate remedy. If Fort Mac LRA determines in good faith that the materials identified as "Proprietary" are not exempt from the Open Government Laws, unless otherwise ordered by a court of competent jurisdiction, Fort Mac LRA will release the requested information disclosed or withheld.

The provisions of the Open Government Laws, or any other applicable laws, shall control and govern in the event of a conflict between the procedures described above and any such applicable law.

Fort Mac LRA RESERVED RIGHTS

In connection with this procurement, Fort Mac LRA expressly reserves all rights (which rights shall be exercisable by Fort Mac LRA in its sole discretion) available to it under applicable law, including without limitation, with or without cause and with or without notice to:

1. Develop the Project in any manner that it, in its sole discretion, deems necessary
2. Cancel this RFP in whole or in part at any time prior to the execution by Fort Mac LRA of the contract, without incurring any cost, obligations or liabilities.
3. Issue a new RFP or similar procurement request after withdrawal of the RFP.
4. Reject at any time any and all submittals and responses.
5. Modify all dates set or projected in this RFP.
6. Issue addenda, supplements, corrections, and modifications to this RFP.
7. Appoint committees and subcommittees to review submittals and make recommendations to Fort Mac LRA Board and seek the assistance of outside technical experts, consultants and other parties for any reason or purpose whatsoever, subject to applicable law.
8. Require confirmation of information furnished by a respondent, require additional information from a respondent concerning its submittal and require additional evidence of qualifications to perform the work described in this RFP.
9. Seek or obtain data from any source that has the potential to improve the understanding and evaluation of the responses to this RFP.
10. Add or delete responsibilities from the information contained in this RFP.
11. Accept, reject or seek additional information regarding a respondent's request to change its team (including substitutions and additions).
12. Direct a respondent to remove, add or procure any team member.
13. Disqualify any respondent who (or whose team member), in Fort Mac LRA's sole determination, does not comply with the requirements set forth in this RFP.
14. Exercise any other right reserved or afforded to Fort Mac LRA under this RFP and applicable law, including waiving deficiencies in a submittal.

RIGHT TO SUBMITTED MATERIALS

All submittals, responses, inquiries, or correspondence relating to or in reference to this RFP and all reports, charts, displays, schedules, exhibits, graphs, maps, and other documents provided by the respondents will become the property of Fort Mac LRA when received. Fort Mac LRA shall have the right to use any ideas presented in the submittal whether the submittal is selected or rejected.

DISCLAIMER

The information contained herein is provided solely for the convenience of respondents. It is the responsibility of all respondents to assure themselves that information contained herein is accurate and complete. Fort Mac LRA does not provide any assurance as to the accuracy of any information in this RFP or any information referenced in this RFP. Any reliance on the contents of this RFP, any documents referenced herein or any communications with Fort Mac LRA shall be at the respondent's own risk. Fort Mac LRA shall not have any liability or obligation with respect to this RFP, or the selection and award process contemplated hereunder. All cost incurred by a respondent in preparing and responding to this RFP are the sole responsibility of the respondent. By making their submittals, all respondents to this RFP fully acknowledge all provisions of this Disclaimer and agree to be bound by its terms.

Exhibit A - Summary of Insurance 6-25-15 thru 6-25-16

McPherson Implementing Local Redevelopment Authority
Summary of Insurance 6/25/2015 to 6/25/2016

Primary Property - Liberty Suprlus Insurance Coproatin Policy No. 1000141565-01		
Coverage	Limits of Liability	Notes
Real & Personal Property & Extra Expense	\$10,000,000 \$10,000,000	Per Occurrence-including Flood and Earthquake Maximum - Any One Occurrence
Policy Sublimits:		
Flood	\$5,000,000	Per Occurrence
EDP Equipment and Media	\$1,000,000	Per Occurrence
Debris Removal	\$500,000	Per Occurrence
Accounts Receivable	\$500,000	Per Occurrence
Valuable Papers and Records	\$500,000	Per Occurrence
Extra Expense	\$500,000	Per Occurrence
Fine Arts	\$250,000	Per Occurrence
Professional Fees	\$50,000	Per Occurrence
Fire Department Service Charge	\$25,000	Per Occurrence
Total Insured Values	\$33,934,980	
Valuation Basis	Replacement Cost	
Coinsurance	80%	
Deductibles:		
Flood	\$100,000	Except \$250,000 for locations in Special Hazard Flood Areas As determined by FEMA
All Other Insured Perils	\$25,000	Per Occurrence

McPherson Implementing Local Redevelopment Authority
Summary of Insurance 6/25/2015 to 6/25/2016

Primary Property - Liberty Surplus Insurance Coproatin Policy No. 1000141565-01		
Coverage	Limits of Liability	Notes
Excess Property - RSUI Indemnity Company - Policy No. NHD393288		
Coverage	Limits of Liability	Notes
Limit of Liability (Per Statement of Values)	\$23,934,980	Per statement of values on file with the Company
In Excess of	\$10,000,000	As provided under Liberty Surplus Insurance Corporation Policy No. 1000141565-01
Perils Insured	Special Form	Excluding Flood and Earthquake
		Coverage also attaches in excess of the primary deductible
Boiler & Machinery - Liberty Mutual Fire Insurance Company Policy No. YB2-L9L-464283-015		
Coverage	Limits of Liability	Notes
Limit Per Breakdown	\$33,934,980	
Property Damage	Included in above limit	
Expediting Expenses	\$500,000	
Extra Expense	\$500,000	
Extended Period of Restoration	5 days	
Data or Media	\$100,000	
Spoilage	\$250,000	
Utility Interruption	\$500,000	24 Hour Waiting Period 90 Day Reporting Provision
Newly Acquired Premises	\$1,000,000	
Ordinance or Law	\$500,000	
Errors & Omissions	\$500,000	
Brands and Labels	\$250,000	
Ammonia Contamination	\$100,000	
Consequential Loss	\$100,000	
Hazardous Substances	\$100,000	
Water Damage	\$100,000	
Combined Deductible	\$25,000	Per occurence

[illegible]

March 21, 2016

Ms. Denise Perkins-Griffith
Director of Administration and Risk Management
McPherson Implementing Local Redevelopment Authority
1794 Walker Avenue, SW
Atlanta, Georgia 30310

We are pleased to present our proposal in response to the McPherson Implementing Local Redevelopment Authority's (Ft. Mac LRA) request for proposals Property and Casualty insurance brokerage.

Our proposal contemplates advisory, program audit, insurance brokerage and risk management program design services based on your current operations. In addition, we consider owner controlled insurance program design administration, safety, claims and brokerage services required to guide the Ft. Mac LRA towards achieving its' construction insurance cost savings and risk management objectives.

We propose a multi discipline approach and have assembled a "best in class team" of risk and insurance specialists from JLM Risk Management Group and Alliant Insurance Services. Just like the Ft. Mac LRA, we listen to our clients and each team member has been engaged based on their ability to contribute professionally toward the realization of your objectives. Included within the team are Joseph L. Moore, President of JLM Risk Management Group, and Charlotte Smith Wilkes, Regional Wrap-up Director Southeast Construction Services Group at Alliant Insurance Services. This unique combination of talent and expertise combined with our long history of collaboration as demonstrated on projects such as the new Atlanta Falcons Stadium, The Atlanta Beltline and others ensures the highest caliber of risk management and insurance brokerage attentiveness needed to address Ft. LRA's needs throughout all phases of the project.

In this response we will articulate JLM/Alliant's Co-Account Management (CAM) concept. This innovative approach to client service delivery is the foundation of the JLM/Alliant account service model. We focus on preemptive and responsive account management which is supported by vast national resources enabling JLM/Alliant to be a contributing partner in your growth and expansion.

JLM/Alliant brings the Ft. Mac LRA the optimal combination of experience, expertise, and market influence making us a reliable and innovative solution both now and in the future. We look forward to reviewing our ideas with you and thank you for the opportunity to submit this proposal.

Joseph L. Moore
President
JLM Risk Management Group



B. Description of your firm, including headquarters location, history and services provided by your firm, and a resume of projects. Include projects that are similar to this project.

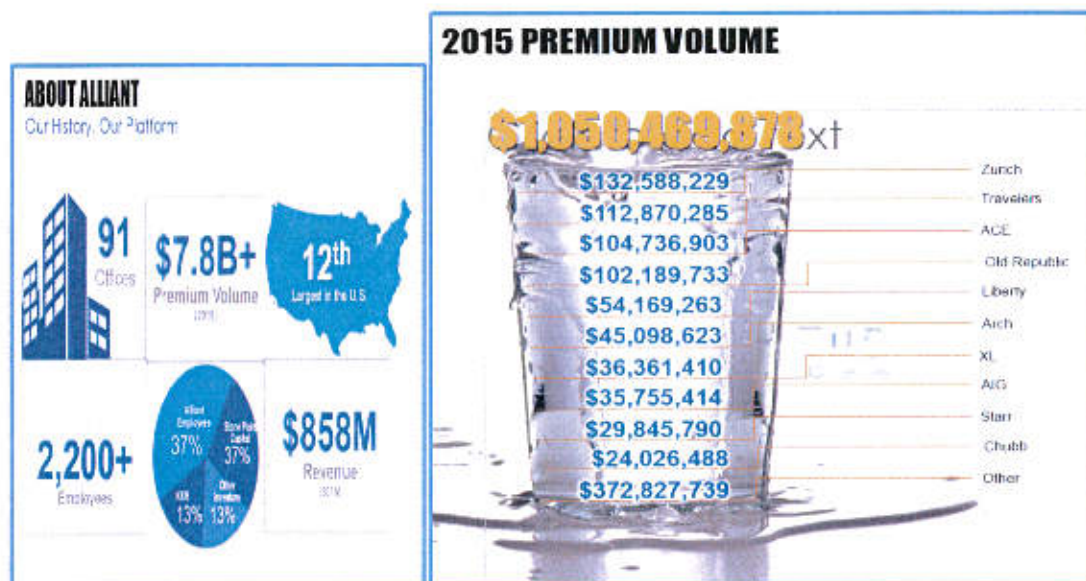
JLM Risk Management Group

JLM Risk Management Group, Inc. was founded in response to an opportunity to insure exposures associated with the 1996 Atlanta Summer Olympic Games. Today, JLM represents a consortium of risk management and insurance specialists and has emerged as a full-service insurance brokerage, insurance consulting and risk management enterprise. With client services as our focus, our team of advisors consists of experienced risk management professionals from a variety of academic and professional backgrounds. Our corporate headquarters are located at: Atlantic Station, 201 17th Street, Suite 300, Atlanta, GA 30363.

Alliant Insurance Services

Alliant Insurance Services, Inc. ("Alliant") was established in 1925 in San Diego, California as the Robert F. Driver Company. Today, it is a privately held corporation headquartered in Newport Beach, California. As a firm, we are the largest specialty broker in the country, with our entire focus on selected industry segments including industry leadership in public entity, construction, higher education, energy, and real estate. Below is a summary of our history and key statistics including total premiums placed.

Alliant Construction Group Credentials





In the Southeast, Alliant has assembled one of the most experienced construction wrap-up teams in the region. In Appendix, Section 1, we have included a completed project listing of our teams past and present project experience as summarized below.

Total Construction Values in Wrap-Ups: \$77+ Billion

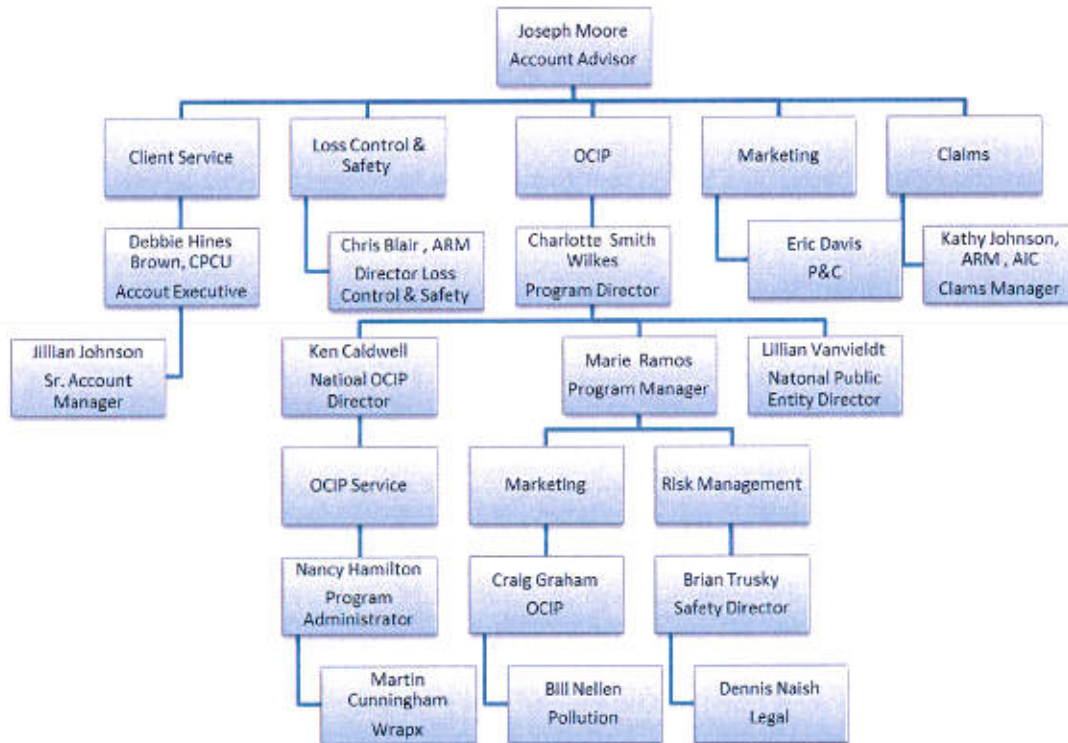
Georgia: 334 Projects - \$25.2 Billion in Wrap-Ups

Georgia Public Entity: 313 Projects - \$10.3 Billion in Wrap-Ups



c. List of the key human capital that would be assigned to this program including resumes describing their relevant experience. Resumes should be included in an appendix and each resume should be no more than 2 pages in length.

Our service team organization chart follows. Included in [Appendix, Section 2](#) are detailed team resumes. JLM/Alliant has full capabilities in-house, as such we will not be using any outside resources to provide service.



d. Demonstrate your understanding of Risk Management from a Development Authority perspective.

Risk assessment is certainly the first step and the foundation of a risk management system. Prescription without diagnosis can lead to catastrophic consequences not only in medicine, but also in Risk Management.

To execute this activity, JLM/Alliant will utilize our multidisciplinary team in conjunction with the Ft. Mac LRA staff to analyze your exposures from different perspectives. Risks have multiple dimensions; therefore, the consultants performing this analysis must also be able to deploy resources with multiple disciplinary backgrounds. As will be evidenced by our resumes, JML/Alliant will assign a team that has the experience and competencies required to accomplish this objective.

If our analysis demonstrates that there are important exposure to loss that are not properly covered under Ft. Mac LRA's client programs, JLM/Alliant are qualified to recommend cost effective methods to address these potential deficiencies and we have the market leverage and relationships needed to dictate the needed coverage in the most cost effective manner. Throughout our existence, we have been able to understand the unique risk profiles of our client needs and specialize in the design of programs with the optimal mix of risk retention and transfer.

Our objective will be to make Risk Management a core competency and priority across the organization. To accomplish this objective, we will work in conjunction with the Ft. Mac LRA staff in the drafting of a Risk Management Strategic and Action Plan that will serve to guide the Ft. Mac LRA in the management the risks inherent within its continually evolving operations.

JLM/Alliant believes this is an essential prerequisite for effective Risk Management and therefore we will work closely with Ft. Mac LRA in the drafting of a functional document. The plan should not only define critical strategic initiatives and the corresponding action plans that will define how these initiatives will be implemented, but also set out Risk Management authority and responsibility, helping to clarify goals and direction, facilitate Risk Management coordination to be integration throughout the Ft. Mac LRA. Finally, the plan will facilitate the task of auditing to ensure compliance with Ft. Mac LRA's Risk Management policy.

The Risk Management process for the For Ft. Mac LRA's development activities includes 5 key steps as outlined below. Alliant will guide Ft. Mac LRA through the process based on our **local and relevant experience**, in **Atlanta**, with **Public projects** and **similar development authority** projects.



Identify – through a **detailed** Alliant Construction Questionnaire included in **Appendix, Section 3**

Analyze - determine **exposures** based on information gathered

Plan - allocate risk among parties based on relationships/activities and create contractual, insurance, prevention requirements to mitigate loss.

Monitor – be sure that all plans are carried through for duration of the construction project and statute of response.

Respond – prepare a coordinated response plan for all parties including the Owner, Contractors, Carriers, Brokers, and Claim Adjustors for any project claims.

In addition to the Risk Management services above provided by Alliant, we will work with your other vendors that will also contribute and/or take the lead on certain segments -

- **Contract Wordings** - in-house and outside counsel.
- **On Site Safety** – as with any project, OCIP or not, we recommend adequate safety oversight be provided by the contractor. We will review the schedule, project risks and provide Ft. Mac LRA with a recommendation for the level of the CM's safety services necessary for the project.

Below is a brief summary of the construction **key risks**, including examples and typical risk mitigation treatments. Included in **Appendix, Section 4** is a detailed explanation on each of the four items below.

1. Damage to the Project while under Construction – Builders' Risk*

- **Events:** Fire, Hurricane, Flood causing damage to structure
- **Results:** Need for repairs; delay in opening equaling new expenses and lost revenues
- All of these exposures can be covered under a Builders' Risk policy

2. **Damage/Injury to Others during and after Construction – General/Excess Liability**

- **Events:** Explosions, Crane Collapse, Third Property Damage or Bodily Injury either during construction or through statute of repose after construction; i.e. ten years
- **Results:** Third party lawsuits against the project owner and contractors
- All of these exposures can be provided under a General Liability Only OCIP

3. **Site Issues & Environmental Risks during and after Construction – Pollution Liability**

- **Events:** Unknown contaminants discovered during construction; contractor causes spill, debris hauled away is contaminated; contaminants flow to adjacent properties
- **Results:** need for on-site or off-site cleanup, third parties sue project owner for damage Contaminants (Bodily Injury or Property Damage)
- All of these issues are covered events under a Site/Contractors Pollution Policy

4. **Design Issues during and after Construction – Owners' Protective Professional Liability**

- **Events:** Design error that results in additional costs for project owner; bodily injury or property damage due to an event stemming from faulty design; owner looks to design professional for coverage, but there are not sufficient limits
- **Results:** Increased project cost; loss of revenues from a delay in opening
- All of these design related project risks can be insured for defense and settlement costs under a professional liability program



e. Describe your general approach to the issues presented by this assignment, and particular issues that may be critical.

Concurrent with the development of a program of risk transfer for operational and construction activities, the JLM team will work with the staff of Ft. Mac LRA in the establishment of an organizational risk management plan to include risk management policies and procedures.

Throughout the assignment, the risk management process will be modeled on and measured against world wide best practices and international risk management standards. Throughout the assignment, the JLM/Alliant team will work alongside the management of the Ft. Mac LRA. Our aim is to ensure that we transfer our knowledge of risk management so that risk management becomes a part of the culture of the organization, enabling Ft. Mac LRA to successfully manage the process at the end of our engagement.

Co - Account Management Approach (CAM)

JLM/Alliant have developed an insightful, innovative and practical solution to client service via its Co- Account Management approach (CAM).

JLM/Alliant's CAM strategy helps to ensure that we always put Ft. Mac LRA's needs first. The CAM team's objective is to focus extensively on the building of a strategic partnership with the Ft. Mac LRA via an intimate understanding of the your business operations, objectives and service expectations.

This understanding enables JLM/Alliant to offer effective advice and service delivery which is communicated to you in a concise and timely manner. As a result of the extensive internal dialogue and JLM/Alliant's pre-established and tailored client service response protocol, we are poised proactively to address areas of opportunity and to quickly respond to them.

Our objective is a complete understanding of Ft. Mac LRA's goals and operations, which enhances JLM/Alliant's ability to exceed your service expectations.

What Holds a Team Together

- A common goal of focus on the client service delivery
- Interdependence with, not dependence on, each other
- Members who network and communicate
- A Pre-established service response protocol
- Multiple leaders and multiple levels



Management By Objectives

JLM/Alliant proposes a partnership with Ft. Mac LRA via a “Management by Objectives” (MBO) process towards pursuing Risk Management objectives, transferal of risk and general communication. We propose a more formalized process providing a macro view of Ft. Mac LRA’s risk management objectives.

The MBO structure is the source of each of the following key objectives of the JLM/Alliant account service team and has been used effectively within many of our client relationships: Establishment of Goals, Collaborative Goal Setting, Periodic Reviews, Evaluation, and Achievement of Program Objectives.

1. Establishment of Organizational Goals

Having adopted the MBO method, development of overall organizational goals and objectives are necessary. These goals are communicated by Ft. Mac LRA’s Risk Management unit and reflect the organization’s basic Risk Management mission and strategy.

2. Collaborative Goal Setting

Although establishing preliminary goals is extremely important, collaborative goal setting is the essence of MBO. This step should involve the following five concentrations:

- Communication of overall organizational goals
- Meetings between the Ft. Mac LRA and JLM/Alliant to set agreed upon goals.
- Verifiable (quantitative) goals are the focus. Goals should have specificity, conciseness, and time-relatedness.
- Ft. Mac LRA should consult with the JLM/Alliant team to ensure goals are attainable and consistent with the company’s strategic plan.
- Identification of all resources to be used by JLM/Alliant towards the achievement of the agreed upon goals.

3. Periodic Reviews

Ft. Mac LRA and JLM/Alliant to schedule quarterly meetings to review performance against set goals and objectives.

4. Evaluation

At the end of the MBO cycle, Ft. Mac LRA and JLM will meet to review the degree of goal attainment.

5. Achievement of Program Objectives

The implications of the discussed MBO structure form the basis for the



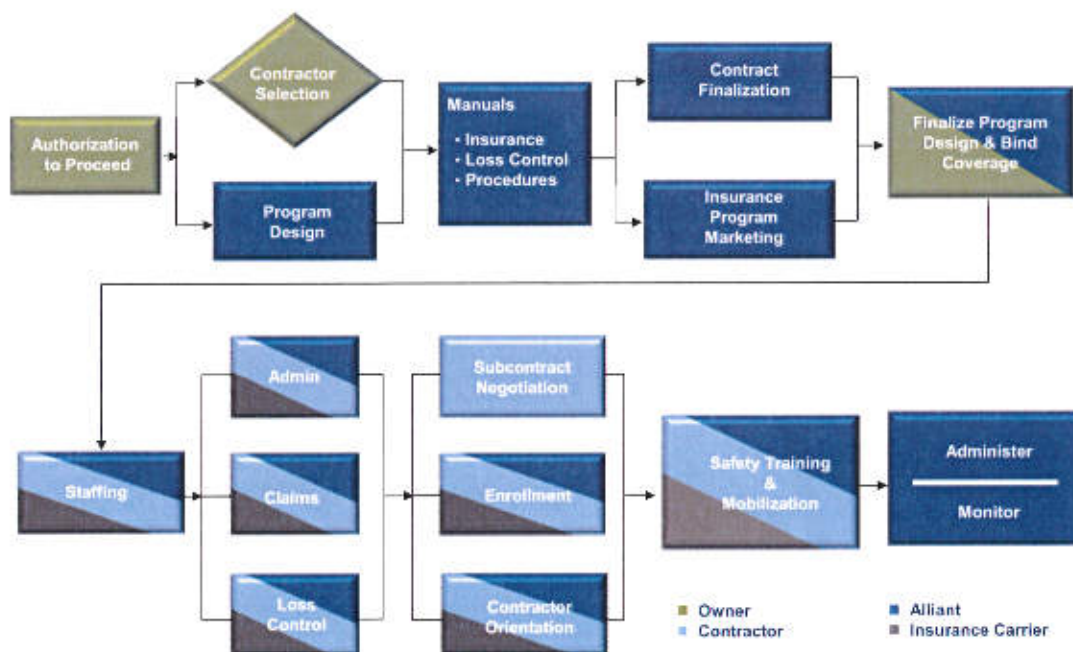
JLM/Alliant's brokerage objectivess, which are:

- Bring all parties up to date on all aspects of Ft. Mac's insurance/risk management, and OCIP Programs.
- Evaluate, document, recommend and implement insurance and risk management programs and service components.
- Position for the future based on Ft. Mac LRA's communicated objectives

From an insurance perspective, the largest undertaking for Ft. Mac LRA will be the Owner Controlled Insurance Program for the project. By far, our team has the most national and local experience to guide Ft. Mac LRA through this process.

JLM/Alliant has time proven best practices and standards for OCIP administration that govern reporting, customer service standards, contract language, insurance manuals, and stewardship reports. Our RMIS system, WrapX, is the key component in enforcing common procedures, eliminating errors, and providing detailed management reports for proper program oversight.

Our focus through administration of the project will be to effectively manage the program with minimal burden on Ft. Mac LRA and its contractors as evidenced by the chart below.



Removing Insurance Costs. Alliant will guide Ft. Mac LRA to determine which method is the most appropriate for this project. There are two primary approaches to removing insurance costs from the bids of contractors at every tier: The first and most straightforward is **net bid**, in which all contractors simply exclude their costs of insurance from their bids. The second method, **gross bid, or bid credit tracking**, requires that bidders include their insurance costs in their bids and then remove those costs once verified by Alliant. The following table summarizes key differences between the two approaches:

Net Bid	Gross Bid / Credit Tracking
<ul style="list-style-type: none"> • All insurance costs excluded from bids • Competition forces removal of insurance costs • Savings estimated • Administratively straightforward 	<ul style="list-style-type: none"> • Insurance costs included in bids • Initial and final change orders to the contract price force removal of insurance costs • Savings based upon actual change orders • Greater administrative burden for all

Development of Contract Language. In order to ensure that contractors are in compliance with Ft. Mac LRA's insurance requirements, Ft. Mac LRA's contract documents must include the appropriate language reflecting the insurance coverage provided and the requirements, roles and responsibilities of contractors enrolled in the OCIP. Alliant will review Ft. Mac LRA's construction contract documents to ensure that they include the appropriate OCIP language. The language must outline the insurance coverage provided and the requirements, roles and responsibilities of contractors enrolled in the OCIP.

A **key differentiator** with Alliant is that not only do our coverage specialists work with Ft. Mac LRA's in-house and outside counsel on contract review, but we also have **Counsel, Dennis Naish**, that will review the language and make any recommendations for enhancements to the contract provisions.

Development of Insurance Manual. In addition to the development of contract language, we will issue a new OCIP insurance manual to help contractors fully understand the program and its requirements. This manual will be a simplified, more 'user friendly' version of the contract language that will address the insurance requirements of the projects and Ft. Mac LRA's expectations of contractors, such as procedures for enrolling and reporting payroll for the program. As with other documents to be produced for this project, the procedures manual will be developed in conjunction with Ft. Mac LRA's in-house and outside counsel.

Alliant WrapX Project Setup. Alliant WrapX is the primary tool that will be used in administering Ft. Mac LRA's program. If appropriate, contractors will use the system for enrolling, generating reports, and obtaining information. Ft. Mac LRA and its project team will also have access to WrapX through its own portal to generate and view management reports and access information on the program. We will work with Ft. Mac LRA to tailor the WrapX system to Ft. Mac LRA's specific needs and requirements. Included in [Appendix, Section 5](#) is a detailed outline and explanation of the system, including its capabilities, features, screen shots of system functions/reports and efficiency enhancements.

Contractor Enrollment Process. The following is the enrollment process Alliant will follow:



Former Military Base Redevelopment Expertise

Alliant has completed multiple high profile and complex placements for redevelopment authorities associated with Base Realignment and Closure Act (BRAC) sites and was successful in getting the coverage necessary to facilitate our clients' redevelopment goals/objectives.

Alliant Environmental Group

The Alliant Environmental Group is comprised of senior brokers with environmental consulting, remediation, engineering, law, and science backgrounds. We are highly skilled in performing successful environmental insurance placements representing public sector and private enterprises involved in the acquisition, characterization, and redevelopment of impacted real property.

Given our deep bench strength, the exposures represented by Ft. Mac LRA are not unique to us. We have been involved in similar projects and possess the expertise and market relationships needed to effectively design, negotiate and ultimately place the appropriate coverage. Following are examples of our work within this highly specialized practice.

Alliant was engaged separately by the Port and [City of Oakland](#), given their exposures associated with redeveloping the former Oakland Army Base. Given their 10 year Cost Cap Pollution policy was expiring in 2013, Alliant was chosen to place site pollution coverage for the Port and City and have the requirements for the coverage from the Department of Defense and Regional Water Quality Board removed from consideration. Rather, the policy was ultimately placed to facilitate further development; to entice developer/financial partner participation; and as a means for supporting solid risk management fundamentals.

Likewise, Alliant placed pollution liability insurance coverage, engaged with the public entities ([Cities of Richmond and Irvine, California](#)) and the private development partners (as well as working with multiple attorneys and consultants) to place Cost Cap coverage for Point Molate (decommissioned Naval fueling station) and Marine Corps Air Station El Toro, respectively. Both of these sites provided challenging environmental conditions inhibiting development. As project manager in the construction/redevelopment division of Weston Services Inc. (n/k/a Weston Solutions) Bill Nellen worked on the decommissioning and remediation of the Prudence Island Ammunition Depot (RI), Raritan Arsenal (NJ), Pease Air Force Base (NH) and Fort Devens (MA) base closures.

Although the Fort McPherson site was formerly owned and operated by the military, the exposures/risks presented are fairly indicative of light industrial impacts (as was depicted in the March 13 pre-application conference and subsequent data dispersal). Alliant performs environmental placements for Blackstone Real Estate, the largest real estate private equity firm in the world with \$79 billion of assets under management. Their portfolio of real estate includes several million square feet of industrial properties.

The Alliant Environmental Group also works with The Related Companies, one of the nation's largest and most successful privately held real estate owner, operator and developer, with a portfolio of over \$15 billion in assets. Most of our pollution liability engagements with Related involved urban redevelopment sites with former commercial (fueling station exposures) and industrial (scrap metal / recycling) usages.



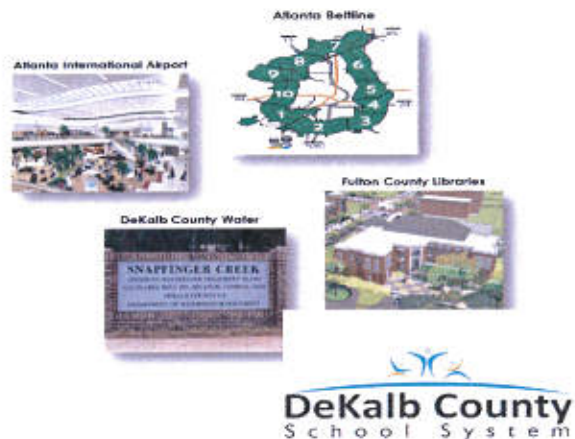
f. Describe your knowledge of and experience representing public sector clients in negotiations responsible for the kind of properties and liabilities issues presented by this assignment. This description of experience should be minimally cross-referenced with References requested below, although additional discussions beyond the work done for the References is encouraged.

Alliant National Public Entity Experience



JLM/Alliant Team Experience with Atlanta Public Entity

- Atlanta Beltline
- Atlanta International Airport
- Atlanta Public Schools
- DeKalb County Board of Education
- Atlanta International Airport
- DeKalb County Water
- Fulton County Libraries





Featured Redevelopment Experience

Value: \$4.8B

Coverage's: Property & Casualty, OCIP, Builders Risk, Pollution, Excess, Special Events and Excess

When: 8/6/12 to present

The Atlanta Beltline is the most comprehensive transportation and economic development effort ever undertaken in the City of Atlanta and is amongst the largest, most wide-ranging urban redevelopment programs currently underway in the United States. The Atlanta Beltline is a sustainable redevelopment project that will provide a network of public parks, multi-use trails and transit along a historic 22-mile railroad corridor circling downtown and connecting many neighborhoods directly to each other.

Atlanta Beltline, Inc. (ABI) is managing the planning, design and implementation of all aspects of the project with partners in the public and private sectors. Approximately 3,000 acres of underutilized land along the corridor will become available for public and private redevelopment opportunities. Funding for the Atlanta Beltline project comes from a combination of federal, state, local, and private sources



At its core, the Atlanta Beltline is a transportation program that encompasses transit, trails, and connectivity. Atlanta Beltline, Inc. is the organization charged with the planning and implementation of the 50-mile Atlanta Streetcar system that will run through and around the city, including the 22-mile Atlanta Beltline corridor. This system will connect to the downtown and crosstown lines and MARTA stations across the city.

Four trail segments are open, six new or renovated parks are also open in addition to new affordable housing making it easier to live along the corridor.



CITY OF OAKLAND

Featured Redevelopment Experience

Value: \$138 M

Coverages: OCIP, Builders Risk, Pollution, Professional, Excess (\$175 M)

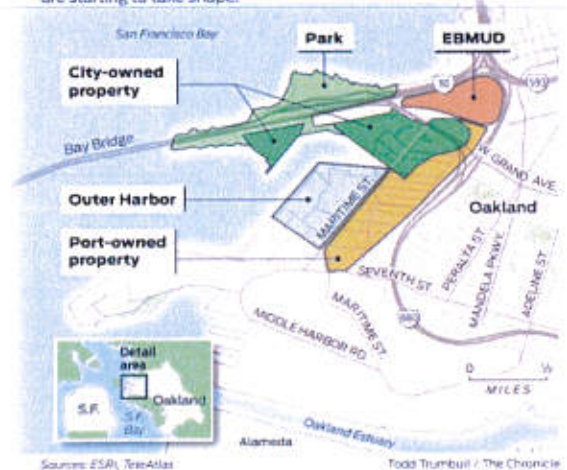
When: 10/21/13 to present

The purpose of the Project is to provide for the development of the former Oakland Army Base into a new facility that supports the international, national, regional and local movement of goods by way of the seaport, railroad and roadway networks. Once constructed, the private improvements will include the following uses:

- With respect to the Central and West Gateways: trade and logistics facilities (warehouse, distribution and related facilities), including, but not limited to, general purpose warehouses, cold and refrigerated storage, container freight stations, deconsolidation facilities, truck terminals, and regional distribution centers and "Interim Support Improvements" of trailer and container cargo storage and movement, chassis pools, which can be used prior to the build out of the entire leasehold areas as building-oriented trade and logistics facilities.
- With respect to the West Gateway: either (1) a ship-to-rail terminal designed for the export of non-containerized bulk goods and import of oversized or overweight cargo, or (2) office or research and development facilities/trade and logistics facilities ("Option B"), at the Developer's option but only if the Public Improvements are not funded by TCIF Funds.
- Ancillary circulation, utility and rail improvements and open storage support improvement uses (truck parking, trailer and container cargo storage and movement, and chassis pools) designed to supplement the Public Improvements consistent with the Master Plan (collectively, "Support Improvements"); and
- Five billboards

Proposals for properties

Plans to redevelop two parcels of the former Oakland Army Base are starting to take shape.



NOTE: Phase 1 of the project will consist of infrastructure work at a value of \$200 mm. A complete scope of the infrastructure work is provided under separate cover

g. Names of insurance companies who offer the type(s) of insurance requested in this RFP for whom you are authorized to represent and their A.M. Best rating.

Property and Casually Insurance Placements

In the event that a remarketing of the existing property and casualty insurance program is warranted, JLM/Alliant has identified a cadre of insurers who may prove to be viable alternatives to the current markets.

Insurer	AM Best Rating
Beazley	A
Swiss Reinsurance Company	A+
One Beacon Insurance Company	A
Seneca Insurance Company	A
Wynward Insurance Group	A
Aspen Insurance Company	A
Steadfast Insurance Company	A+
Westchester Fire Insurance Company	A++
Endurance Specialty Insurance Company	A
Markel American Insurance Company	A
Admiral Insurance Company	A+
Arch Specialty Insurance Company	A+
Axis Insurance Company	A+
Diamond State Insurance Company	A

Construction Placements

JLM/Alliant has access to the entire marketplace for our client's construction projects. Included in **Appendix, Section 6** is a complete listing of General Liability, Workers Compensation, Builders Risk, Excess/Umbrella, Professional and Environmental markets.



h. Provide a proposed fee structure for the services requested. The contract compensation is fee only with additional commission for placement.

We contemplate the design of two separate programs during the term of our engagement on behalf of Ft. Mac LRA. The first placement will be for coverage associated with Ft. Mac LRA's existing operations surrounding its June 2016 property and casualty insurance program renewals.

The second placement will be of activities surrounding the design and placement of owner controlled insurance options associated with the start of Ft. Mac LRA's construction and redevelopment activities.

Property and Casualty Insurance Renewal

Industry standard commission on all placements on the Property and Casualty Insurance (Non Construction coverage).

Construction

Per the prebid meeting, it appears that Phase One will be approximately \$120M in construction over a two-year period. Based on this assumption, our proposed compensation would be \$50,000 Fee for GL only Wrap-up (bid net basis) plus industry standard commission on all placements including GL only Project Insurance, Wrap-up, Excess, Builders Risk, Pollution (Site/Contractor), and Professional.



7. List the names of three (3) professional public sector references. Include their complete name, address, email address and telephone number.

Atlanta Beltline Incorporated (JLM Client – Joe and Charlotte)
100 Peachtree Street NW, Suite 2300, Atlanta, GA 30303
Marshall Norwood
Chief Financial Officer
404.477.3546
Mnorwood@atlbeltline.org

Development Authority of Fulton County (JLM Client)
141 Pryor Street, Atlanta, GA 30303
Doris Coleman
Chief Administrative Officer
404.612.8037
Doris.coleman@fultoncounty.ga.gov

Atlanta Public Schools (Alliant Public Entity Client)
130 Trinity Street, SW, Atlanta, GA 30303
Jeffrey Thomas, Director of Risk Management
404-802-3232
jethomas@atlantapublicschool.us

DeKalb County Board of Education (Alliant Public Entity Client)
1701 Mountain Industrial Boulevard - Stone Mountain, GA 30083
Ronald Ramsey, Chief Legal Officer
678.676.0181
Ronald_Ramsey@fc.dekalbk12.ga.us

Fulton County Government (Charlotte's past OCIP client)
141 Pryor Street, Atlanta, GA 30303
Eldridge Morris, Risk Manager
(404) 612-0556
Eldridge.Morris@fultoncountyga.gov

City of Atlanta/ Hartsfield International Airport (Charlotte Past OCIP and Joe's Current Client)
55 Trinity Avenue, Suite 2500, Atlanta, GA 30303
Kathy Lloyd, Safety Director
(404) 330-6877
KLloyd@AtlantaGa.Gov

DeKalb County (Charlotte's past OCIP client)
1300 Commerce Drive, 4th Floor, Decatur Georgia 30030
Larry Jacobs, Risk Manager
(404) 371-2050
lcjacobs@co.dekalb.ga.us



3. Insurance Documentation as follows:

- a. Certificate of Insurance for General Liability in the amount of \$2 million.**
- b. Professional Liability insurance in the amount of \$2 million with a \$5 million aggregate.**
- c. Name of Workers Compensation Insurance Provider with statutory limits.**

JLM Risk Management Group and Alliant Insurance Group's evidence of insurance are included within the appendix

MBE/FBE Participation: Ft. Mac LRA seeks respondents who are committed to the practice of nondiscrimination in the selection of team members and relationships with subcontractors, and will take into consideration the participation of Minority and Female Owned Business Enterprises, if any, in the evaluation process. All respondents shall include specific information regarding Minority and Female Owned Business Enterprise participation, if any.

JLM Risk Management Group is 100% minority owned and is a Certified Minority Business Enterprise with the City of Atlanta and is Nationally Certified as a minority vendor by the National Minority Supplier Development Council and the Department of Transportation.

