RFP No. 26-31-26101
Airport Casualty and/or Airport Property Insurance Broker Services

Addendum No. 01
Release Date: August 17, 2026

THE FOLLOWING ITEMS ARE MADE AND HEREBY BECOME A PART OF THIS SOLICITATION AS PREPARED BY PROCUREMENT:

REMOVE AND REPLACE THE FOLLOWING:

REMOVE:

Article 1.09 Mandatory Respondent Criteria **SECTION 4: Proposed Price (Maximum 10 points)**

Submit an annual flat, all-inclusive fixed broker service fee. Payment will be upon placement or assumed responsibility for the coverage. The maximum points will be based on the five (5) year contact total.

REPLACE WITH:

Article 1.09 Mandatory Respondent Criteria **SECTION 4: Proposed Price (Maximum 10 points)**

Submit an annual flat, all-inclusive fixed broker service fee. Payment will be upon placement or assumed responsibility for the coverage. The maximum points will be based on the lowest five (5) year contact total.

REMOVE:

ARTICLE IV PROPOSAL FORM

REPLACE WITH:

ARTICLE IV REVISED PROPOSAL FORM **(See attachment link)**

QUESTIONS & ANSWERS

Q1. Please see the list of questions our team would like to have more information about the Casualty and Cyber program:

A. Is the Cyber currently placed within the casualty program placement broker, or does JAA view it as a standalone strategic placement?
B. Has JAA's casualty tower structure changed materially over the past 3-5 years? If so, what drove those changes?
C. Are there any casualty coverage gaps or restrictions that JAA would like its broker advisor to address?
D. Can JAA provide casualty loss runs or a high-level loss summary for the past five years?
E. Are there any significant open claims, litigation matters, or upcoming projects that may materially impact the casualty or cyber program during the next renewal cycle?

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R1.

A. JAA's Cyber liability policy was obtained through our casualty broker; it is a stand-alone policy.

B. Changes were minimal. New coverages were added over the past 3-5 years.

C. No.

D. See attachment 2020-2025 loss run document.

E. There are numerous open liability claims currently with our airport liability insurer. impacts are unknown for the next renewal cycle.

Q2: To assist in preparing a comprehensive and responsive proposal, we respectfully request the following information regarding the current Property Insurance Program, related brokerage services, and anticipated future insurance and risk management needs.

A. **Current Property Program**

Please provide an overview of the current Property Insurance Program, including a current program structure chart/schematic identifying all layers, participating insurers, attachment points, limits, deductibles, and premiums.

B. **Schedule of Insurance Placements Under the Property Brokerage Contract**

Please provide a schedule and overview of all insurance placements placed or serviced under the current Property Brokerage Contract, including but not limited to Property, Terrorism, Equipment Breakdown/Boiler & Machinery, and any other ancillary placements, including for each placement:

- Insurer(s)
- Limits
- Sublimits (including, at a minimum, Named Storm, Flood, and Business Interruption)
- Deductibles
- Annual Premiums

C. **Builders Risk Placements**

Please advise whether any Builders Risk insurance policies have been placed during the term of the current Property Brokerage Contract. If so, please provide a schedule and overview of all Builders Risk placements, including:

- Project Name
- Policy Period
- Insurer(s)
- Limits
- Sublimits
- Deductibles
- Premiums

D. **Statement of Values**

Please provide JAA's current Statement of Values (SOV), including any secondary modifiers, occupancy codes, construction classifications, or other data currently utilized for marketing and underwriting purposes.

E. **Property Valuation Information/Appraisal**
Please provide a copy of the most recent property appraisal, valuation study, insurance valuation report, or similar property valuation analysis.

F. **Current Property Broker Compensation**
Please provide the current annual Property Broker fee and identify which placements, services, and ancillary insurance programs are included within the scope of that fee.

G. **Property Broker Compensation Outside of Annual Fee**
In addition to the annual broker fee, please advise whether the Property Broker receives or has received any commissions, fees, contingent compensation, overrides, placement fees, consulting fees, or any other compensation associated with insurance placements or services provided to JAA. If so, please provide details.

H. **Builders Risk Compensation**
Please advise whether the Property Broker has received any commissions or fees associated with Builders Risk placements during the term of the current contract. If so, please provide the compensation structure and total amount received for each Builders Risk placement.

I. **Wholesale and Intermediary Property Placements**
Please identify any placements utilizing wholesalers, intermediaries, managing general agents, or similar market access arrangements and provide, to the extent available:

- Line of Coverage
- Insurer
- Premium
- Wholesale/Intermediary Compensation Structure (to the extent known by or disclosed to JAA)
- Any compensation disclosures provided to JAA regarding such placements

J. **Capital Improvement Program**
Please provide an overview of anticipated capital improvement projects, major construction projects, terminal improvements, airfield projects, and other developments expected during the term of the contract that may require insurance placement, risk management support, or other brokerage services.

R2.

A. See attachment 2026 schematic and pricing document.

B. See attachment 2026 schematic and pricing document.

C. No Builder Risk policies have been placed.

D. See attachment 2026 state of values.

E. The JAA utilizes a property appraisal software program, Marshal & Swift/Boeckh, in-house for the valuation of properties.

F. **Property broker compensation is $10,000.00 annually.**

G. **JAA is unable to confirm if the Property broker receives or has received any commissions, fees, contingent compensation, overrides, placement fees, consulting fees, or any other compensation associated with insurance placements or services provided to JAA.**

H. **JAA does not purchase builders rick coverages currently.**

I. **See attachment 2026 schematic and pricing document.**

J. **Current terminal expansion project underway at JAX. No large projects foreseen in the near future.**

Q3. To help ensure we fully understand the current program and can develop an accurate and comparable proposal, could you please provide or clarify the following:

A. **Current Agreements and Compensation**
Could you please provide copies of the current Professional Services Agreements applicable to the Property and Casualty programs, including the compensation provisions, with Lockton (Property) and Gallagher (Casualty)?
B. **Broker Compensation Structure**
For each program, could you please confirm the current compensation structure, including whether compensation is provided through a fee, commission, or a combination of the two?
C. **Schedule of Insurance**
Could you please provide a current Schedule of Insurance for all policies included within the scope of this solicitation, including, where available, carriers, premiums, limits, and retentions/deductibles?
D. **Schedule of Values**
E. Could you please provide a copy of your schedule of values (for property) in excel format if possible? As well as a schematic of your property program if multiple carriers are involved?
F. **Insurance Requirements – Section 2.06 / Exhibit D**
With respect to the Cyber Liability insurance requirements, would JAA consider revising the insurance provisions to (1) exclude Cyber Liability from the requirement that coverage be maintained on a primary basis; (2) permit Cyber Liability coverage to be written on a claims-made basis; and (3) exclude Cyber Liability from the Waiver of Subrogation requirement? We do not see such provisions under this type of policy and we want to clarify that they do not apply to the cyber.

R3.

A. **See attachment contracts with Lockton (Property) and Gallagher (Casualty).**

B. **See attachment contracts with Lockton (Property) and Gallagher (Casualty)**

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C. See attachment JAA 2026 Property schedule.

D. See attachment 2026 schematic and pricing document.

E. See attachment JAA 2026 Property schedule.

F. No, JAA will not consider.

All Attachments can be retrieved from the link listed below.
https://private.filesanywhere.com/guest/fs?v=9069628ea0a4ab76afa4&C=6933

Type or Copy and paste link address into web browser to access attachments.

End of Addendum

The Queston-and-Answer Period closed at 5:00 PM local time on Tuesday, August 11, 2026

Responses must be submitted into Demandstar.com by
2:00 PM local time on Monday, August 24, 2026