

Calico Rock School District 33-01



RISK MANAGEMENT APPRAISAL INSPECTION REPORT

ARKANSAS INSURANCE DEPARTMENT
Risk Management Division
1200 West Third Street
Little Rock, Arkansas 72201
Phone: 501-371-2690 Fax: 501-371-2842
Email: insurance.risk.management@arkansas.gov
www.insurance.arkansas.gov



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



Risk Management Division
1200 West Third Street
Little Rock, Arkansas 72201
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Email: insurance.risk.management@arkansas.gov
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Policy Period: 07/01/2016 - 06/30/2017

33-01 - Calico Rock School District

				Values Insured			Total Insured Value
				Replacement Cost Building	Agreed Value	Contents	
Address	City	Zip Code	Asset ID	Square Feet	Cost To Rebuild		

33-01 - Elementary - 301 College Street

33-01 - Elementary - 301 College Street

1	BUS GARAGE	301 College St. C	72519	Calico Rock	72519	33-01: 7	2,500	137,448.00	137,448.00	0.00	40,000.00	177,448.00
2	ELEMENTARY AND AUDITORIUM	301 College St. F	72519	Calico Rock	72519	33-01: 4	67,984	8,173,914.00	8,173,914.00	0.00	1,900,000.00	10,073,914.00
3	GYMNASIUM	301 College St. D	72519	Calico Rock	72519	33-01: 6	12,158	1,605,240.00	1,605,240.00	0.00	311,407.00	1,916,647.00
4	LIFE SKILLS	301 College St. E	72519	Calico Rock	72519	33-01: 5	2,146	236,210.00	236,210.00	0.00	47,200.00	283,411.00
5	MAINTENANCE STORAGE	301 College St. G	72519	Calico Rock	72519	33-01: 486	1,200	26,472.00	26,472.00	0.00	75,000.00	101,472.00
6	PAVILLION	301 College St. H	72519	Calico Rock	72519	33-01: 2428	400	8,116.00	8,116.00	0.00	1,624.00	9,740.00
7	PRESCHOOL PLAYGROUND SHED (NOT INSURED)	301 College St.	72519	Calico Rock	72519	33-01: 15501	200	1,566.00	0.00	0.00	0.00	0.00
8	SHOP/ STORAGE	301 College St. A	72519	Calico Rock	72519	33-01: 1978	660	12,797.00	12,797.00	0.00	15,000.00	27,797.00
9	WHITE RIVER PRESCHOOL	301 College St. B	72519	Calico Rock	72519	33-01: 1358	3,808	454,295.00	454,295.00	0.00	88,740.00	543,035.00

33-01 - Senior High - No. 1 Pirates Place

33-01 - Senior High - No. 1 Pirates Place

10	AGRI STORAGE	No. 1 Pirates Place F	72519	Calico Rock	72519	33-01: 2425	630	9,348.00	9,348.00	0.00	15,000.00	24,348.00
11	BASEBALL COMPLEX	No. 1 Pirates Place G	72519	Calico Rock	72519	33-01: 2426	1,164	194,300.00	194,300.00	0.00	28,330.00	222,629.00
12	CATTLE BARN AND SHED	No. 1 Pirates Place E	72519	Calico Rock	72519	33-01: 27	3,644	80,363.00	80,363.00	0.00	16,009.00	96,372.00
13	GREENHOUSE	No. 1 Pirates Place C	72519	Calico Rock	72519	33-01: 67	1,200	14,076.00	14,076.00	0.00	2,815.00	16,891.00
14	HIGH SCHOOL COMPLEX	No. 1 Pirates Place D	72519	Calico Rock	72519	33-01: 28	67,416	9,488,138.00	9,488,138.00	0.00	1,897,546.00	11,385,684.00
15	HOG BARN	No. 1 Pirates Place B	72519	Calico Rock	72519	33-01: 68	1,248	31,599.00	31,599.00	0.00	3,493.00	35,092.00

Totals			166,358	20,473,882.83	20,472,316.83	0.00	4,442,163.69	24,914,480.52	0.00	4,442,163.69	24,914,480.52
Effective Date Last Revision: 2/13/17							 				
Date Prepared: 2/15/17							W				

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

Note: Agreed Amounts Insured are Maximum Values Insured.

Property Retention \$1,000
Boiler/Machinery Retention \$5,000
Inland Marine Retention \$1,000
See Insurance Coverage Summary and Limits form for other retentions.

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

Contact Information

Loss Payee(s):

Mailing Address/Phone No:
Jerry Skidmore, / Jessica Moser,
P.O. Box 220
Calico Rock, AR 72519-0220
Phone: (870) 297-8339 Fax: (870) 297-4233
skid@calico.k12.ar.us

33-01 - Calico Rock School District

No properties for this location

33-01 - Calico Rock School District - Elementary - 301 College Street

	Building Address 1	City
33-01: 7 - BUS GARAGE	301 College St. C	Calico Rock
33-01: 4 - ELEMENTARY AND AUDITORIUM	301 College St. F	Calico Rock
33-01: 6 - GYMNASIUM	301 College St. D	Calico Rock
33-01: 5 - LIFE SKILLS	301 College St. E	Calico Rock
33-01: 486 - MAINTENANCE STORAGE	301 College St. G	Calico Rock
33-01: 2428 - PAVILION	301 College St. H	Calico Rock
33-01: 15501 - PRESCHOOL PLAYGROUND SHED (NOT INSURED)	301 College St.	Calico Rock
33-01: 1978 - SHOP/ STORAGE	301 College St. A	Calico Rock
33-01: 1358 - WHITE RIVER PRESCHOOL	301 College St. B	Calico Rock

33-01 - Calico Rock School District - Senior High - No. 1 Pirates Place

	Building Address 1	City
33-01: 2425 - AGRI STORAGE	No. 1 Pirates Place F	Calico Rock
33-01: 2426 - BASEBALL COMPLEX	No. 1 Pirates Place G	Calico Rock
33-01: 27 - CATTLE BARN AND SHED	No. 1 Pirates Place E	Calico Rock
33-01: 67 - GREENHOUSE	No. 1 Pirates Place C	Calico Rock
33-01: 28 - HIGH SCHOOL COMPLEX	No. 1 Pirates Place D	Calico Rock
33-01: 68 - HOG BARN	No. 1 Pirates Place B	Calico Rock



33-01 - Calico Rock School District
33-01 - Elementary - 301 College Street
33-01 - Elementary - 301 College Street
BUS GARAGE
301 College St. C
Calico Rock 72519

Building Appraisal	Square Footage	Cost Per Unit(sqFT)	Cost To Rebuild	Leased	Building Insured	TC	PC	EZ	ET	FZ	CT	BC
A)	2,500	\$53.59	\$133,975.00		X	330	05	4	16	X	1	VG
	0	\$0.00	\$0.00	Values Insured Replacement Cost-Building \$137,448.28 Agreed Amount-Building \$0.00 Contents \$40,000.00 Total Insured \$177,448.28								
	0	\$0.00	\$0.00									
	0	\$0.00	\$0.00									
	0	\$0.00	\$0.00									
B) LOFT	288	\$12.06	\$3,473.28									
	0	\$0.00	\$0.00									
	0	\$0.00	\$0.00									
	0	\$0.00	\$0.00									
			\$0.00									
			\$0.00									
Total	2,500.00		\$137,448.28									

Construction Code		Alarms and Emergency Equipment	
CSP1	100%	Air Duct-Central Station	
CSP2	0%	Air Duct-Local	
CSP3	0%	Ansul System	
CSP4	0%	Auxillary Lights	
CSP5	0%	Battery Smoke	
CSP6	0%	Burglar-Central Station	
		Burglar-Local	
		Emergency Generator	
		Fire Doors-Automated	
		Fire Extinguisher	X
		Fire Pump	
		Gaseous Fire Suppression	
		Hardwire Smoke Central Station	
		Hardwire Smoke-Local	
		Heat- Local	
		Heat- Central Station	
		Pull Station-Local	
		Pull Station-Central Station	
		Sprinklers	
		Sprinklers - Attic	
		Standpipe System	

Roof Covering	
Metal	100%
Wood	0%
Concrete	0%
Composition	0%
Built-Up	0%
Other	

Electrical	
None	
Without Conduit	
With Conduit	X
Unknown	

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

Security Hours
8A - 3P, M-F

Occupancy Hours
7A - 5P, M-F

Appraisal Descriptions and Comments
A) SERVICE GARAGE (528), SEC. 14-32, 2.25, CLASS D, FMC, CONCRETE, FLOORS, EXP. WALLS, PLYWOOD CEILINGS, 16' HT. MOD., 90% LOCAL, SUS. RADIANT.
B) LOFT, FLOOR STRUCTURE, SEC. 44-2, 4.0, WOOD JOISTS AND SHEATHING, 90% LOCAL.
NOTE: TANKS AND PUMPS ARE NOT SCHOOL PROPERTY.



33-01 - Calico Rock School District
33-01 - Elementary - 301 College Street
33-01 - Elementary - 301 College Street
ELEMENTARY AND AUDITORIUM
301 College St. F
Calico Rock 72519

Building Appraisal	Square Footage	Cost Per Unit(sqFT)	Cost To Rebuild	Leased	Building Insured	TC	PC	EZ	ET	FZ	CT	BC
A) ELEMENTARY	51,544	\$125.98	\$6,493,513.12		X	330	05	4	16	X	2	G
B) AUDITORIUM	16,440	\$89.98	\$1,479,271.20									
	0	\$0.00	\$0.00									
	0	\$0.00	\$0.00									
	0	\$0.00	\$0.00									
PORCH	400	\$41.53	\$16,612.00									
	0	\$0.00	\$0.00									
	0	\$0.00	\$0.00									
EQUIPMENT			\$184,517.42									
Total	67,984.00		\$8,173,913.74									

Values Insured							
Replacement Cost-Building				\$8,173,913.74			
Agreed Amount-Building				\$0.00			
Contents				\$1,900,000.00			
Total Insured				\$10,073,913.74			

Number of Levels				2			
Year Built				1966			
Date of Total Renovation							
Date of Addition				2004			

Appraisal Descriptions and Comments			
A) ELEMENTARY (365), CLASS C, SEC. 18-11, 2.0, ACOUSTIC, P. BLOCK, TILE, DED. H.P., ADD PACK HVAC, 10' HT. MOD., 90% LOCAL.			
B) AUDITORIUMS (302), SEC. 16-14, CLASS S, 1.5, PACK HVAC, 14' HT. MOD., ACOUSTIC, CARPET, 90% LOCAL.			
C) EQUIPMENT: THEATER SEATING, SEC. 65-10, NEIGHBORHOOD TYPE, UPHOLSTERED, \$198.50/SEAT, 842 SEATS, \$167,137.			
(1)MAIN OFFICE AT CONTROL PANEL			
COMMENT: UPPER ELEMENTARY - 1980 / CSP-2 - 18,900 S.F., LOWER ELEMENTARY - 1966 / CSP-2 - 17,374 S.F., LOWER ELEMENTARY - 2000 / CSP-3 - 15,270 S.F. AUDITORIUM - 2004 / CSP-3.			

Construction Code		Alarms and Emergency Equipment	
CSP1	0%	Air Duct-Central Station	
CSP2	54%	Air Duct-Local	24%
CSP3	46%	Ansul System	X
CSP4	0%	Auxillary Lights	X
CSP5	0%	Battery Smoke	
CSP6	0%	Burglar-Central Station	
		Burglar-Local	
		Emergency Generator	
		Fire Doors-Automated	X
		Fire Extinguisher	X
		Fire Pump	
		Gaseous Fire Suppression	
		Hardwire Smoke Central Station	
		Hardwire Smoke-Local	1
		Heat- Local	24%
		Heat- Central Station	
		Pull Station-Local	X
		Pull Station-Central Station	
		Sprinklers	
		Sprinklers - Attic	
		Standpipe System	

Roof Covering	
Metal	100%
Wood	0%
Concrete	0%
Composition	0%
Built-Up	0%
Other	

Electrical	
None	
Without Conduit	
With Conduit	X
Unknown	

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

Security Hours
8A-3P, M-F
Occupancy Hours
7A - 5P M-F



33-01 - Calico Rock School District
33-01 - Elementary - 301 College Street
33-01 - Elementary - 301 College Street
MAINTENANCE STORAGE
301 College St. G
Calico Rock 72519

Building Appraisal	Square Footage	Cost Per Unit(sqFT)	Cost To Rebuild	Leased	Building Insured	TC	PC	EZ	ET	FZ	CT	BC												
	1,200	\$22.06	\$26,472.00		X	330	05	4	16	X	1	G												
	0	\$0.00	\$0.00	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2">Values Insured</th> </tr> <tr> <td>Replacement Cost-Building</td> <td>\$26,472.00</td> </tr> <tr> <td>Agreed Amount-Building</td> <td>\$0.00</td> </tr> <tr> <td>Contents</td> <td>\$75,000.00</td> </tr> <tr> <td>Total Insured</td> <td>\$101,472.00</td> </tr> <tr> <td colspan="2"> </td> </tr> </table>									Values Insured		Replacement Cost-Building	\$26,472.00	Agreed Amount-Building	\$0.00	Contents	\$75,000.00	Total Insured	\$101,472.00		
Values Insured																								
Replacement Cost-Building	\$26,472.00																							
Agreed Amount-Building	\$0.00																							
Contents	\$75,000.00																							
Total Insured	\$101,472.00																							
	0	\$0.00	\$0.00																					
	0	\$0.00	\$0.00																					
	0	\$0.00	\$0.00																					
	0	\$0.00	\$0.00																					
	0	\$0.00	\$0.00	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Number of Levels</td> <td>1</td> </tr> <tr> <td>Year Built</td> <td>2005</td> </tr> <tr> <td>Date of Total Renovation</td> <td> </td> </tr> <tr> <td>Date of Addition</td> <td> </td> </tr> </table>									Number of Levels	1	Year Built	2005	Date of Total Renovation		Date of Addition					
Number of Levels	1																							
Year Built	2005																							
Date of Total Renovation																								
Date of Addition																								
	0	\$0.00	\$0.00																					
	0	\$0.00	\$0.00	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2">Appraisal Descriptions and Comments</th> </tr> <tr> <td colspan="2">LIGHT COMMERCIAL UTILITY (471), SEC. 17-12, CLASS D, 2.0, EXP. CEILING AND WALLS, SLAB, ADD FORCED SHORT DUCT, 8' HT. MOD., 90% LOCAL.</td> </tr> </table>									Appraisal Descriptions and Comments		LIGHT COMMERCIAL UTILITY (471), SEC. 17-12, CLASS D, 2.0, EXP. CEILING AND WALLS, SLAB, ADD FORCED SHORT DUCT, 8' HT. MOD., 90% LOCAL.									
Appraisal Descriptions and Comments																								
LIGHT COMMERCIAL UTILITY (471), SEC. 17-12, CLASS D, 2.0, EXP. CEILING AND WALLS, SLAB, ADD FORCED SHORT DUCT, 8' HT. MOD., 90% LOCAL.																								
Total	1,200.00		\$26,472.00																					

Construction Code		Alarms and Emergency Equipment	
CSP1	100%	Air Duct-Central Station	
CSP2	0%	Air Duct-Local	
CSP3	0%	Ansul System	
CSP4	0%	Auxillary Lights	
CSP5	0%	Battery Smoke	
CSP6	0%	Burglar-Central Station	
		Burglar-Local	
		Emergency Generator	
		Fire Doors-Automated	
		Fire Extinguisher	X
		Fire Pump	
		Gaseous Fire Suppression	
		Hardwire Smoke Central Station	
		Hardwire Smoke-Local	
		Heat- Local	
		Heat- Central Station	
		Pull Station-Local	
		Pull Station-Central Station	
		Sprinklers	
		Sprinklers - Attic	
		Standpipe System	

Roof Covering	
Metal	100%
Wood	0%
Concrete	0%
Composition	0%
Built-Up	0%
Other	

Electrical	
None	
Without Conduit	X
With Conduit	
Unknown	

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

Security Hours
8A - 3P, M-F
Occupancy Hours
NONE

RISK MANAGEMENT DIVISION, ARKANSAS INSURANCE DEPARTMENT



33-01 - Calico Rock School District
33-01 - Elementary - 301 College Street
33-01 - Elementary - 301 College Street
PAVILION
301 College St. H
Calico Rock 72519

Building Appraisal	Square Footage	Cost Per Unit(sqFT)	Cost To Rebuild	Leased	Building Insured	TC	PC	EZ	ET	FZ	CT	BC	
	400	\$20.29	\$8,116.00		X	330	05	4	16	X	1	E	
	0	\$0.00	\$0.00	Values Insured									
	0	\$0.00	\$0.00	Replacement Cost-Building							\$8,116.00		
	0	\$0.00	\$0.00	Agreed Amount-Building							\$0.00		
	0	\$0.00	\$0.00	Contents							\$1,624.23		
	0	\$0.00	\$0.00	Total Insured							\$9,740.23		
	0	\$0.00	\$0.00										
			\$0.00	Number of Levels								1	
Total	400.00		\$8,116.00	Year Built								2006	

Construction Code		Alarms and Emergency Equipment	
CSP1	100%	Air Duct-Central Station	
CSP2	0%	Air Duct-Local	
CSP3	0%	Ansul System	
CSP4	0%	Auxillary Lights	
CSP5	0%	Battery Smoke	
CSP6	0%	Burglar-Central Station	
		Burglar-Local	

Roof Covering		Burglar Alarm	
Metal	100%	Emergency Generator	
Wood	0%	Fire Doors-Automated	
Concrete	0%	Fire Extinguisher	X
Composition	0%	Fire Pump	
Built-Up	0%	Gaseous Fire Suppression	
Other		Hardwire Smoke Central Station	

Electrical			Heat- Local	
None		X	Heat- Central Station	
Without Conduit			Pull Station-Local	
With Conduit			Pull Station-Central Station	
Unknown			Sprinklers	
			Sprinklers - Attic	
Exposure to Other	CSP	CSP	Standpipe System	

Exposure to Other Structures	CSP 1-2	CSP 3-6	Sprinklers - Attic Standpipe System
0'-50'			Security Hours 8A - 3P, M-F
51'-100'	X		
Over 100'		X	

Security Hours
8A - 3P, M-F
Occupancy Hours
NONE

Leased	Building Insured	TC	PC	EZ	ET	FZ	CT	BC
	X	330	05	4	16	X	1	E
Values Insured								
Replacement Cost-Building						\$8,116.00		
Agreed Amount-Building						\$0.00		
Contents						\$1,624.23		
Total Insured						\$9,740.23		
Number of Levels								1
Year Built								2006
Date of Total Renovation								
Date of Addition								

Appraisal Descriptions and Comments
BOAT STORAGE SHED, (466), SEC. 17-18, CLASS S, 2.0, OPEN ALL SIDES, EXP. TRUSS, SLAB, NO HVAC, 8' HT. MOD., 90% LOCAL.



33-01 - Calico Rock School District
33-01 - Elementary - 301 College Street
33-01 - Elementary - 301 College Street
PRESCHOOL PLAYGROUND SHED (NOT INSURED)
301 College St.
Calico Rock 72519

Building Appraisal	Square Footage	Cost Per Unit(sqFT)	Cost To Rebuild	Leased	Building Insured	TC	PC	EZ	ET	FZ	CT	BC
	200	\$7.83	\$1,566.00			330	05	4	16	X	1	F
			\$0.00	Values Insured								
			\$0.00	Replacement Cost-Building								\$0.00
			\$0.00	Agreed Amount-Building								\$0.00
			\$0.00	Contents								\$0.00
			\$0.00	Total Insured								\$0.00
			\$0.00									
			\$0.00									
			\$0.00									
Total	200.00		\$1,566.00	Number of Levels								1
				Year Built								1990
				Date of Total Renovation								
				Date of Addition								

Construction Code		Alarms and Emergency Equipment	
CSP1	100%	Air Duct-Central Station	
CSP2		Air Duct-Local	
CSP3		Ansul System	
CSP4		Auxillary Lights	
CSP5		Battery Smoke	
CSP6		Burglar-Central Station	
		Burglar-Local	
Roof Covering		Emergency Generator	
Metal	100%	Fire Doors-Automated	
Wood		Fire Extinguisher	
Concrete		Fire Pump	
Composition		Gaseous Fire Suppression	
Built-Up		Hardwire Smoke Central Station	
Other		Hardwire Smoke-Local	
		Heat- Local	
Electrical		Heat- Central Station	
None	X	Pull Station-Local	
Without Conduit		Pull Station-Central Station	
With Conduit		Sprinklers	
Unknown		Sprinklers - Attic	
		Standpipe System	
Exposure to Other Structures	CSP 1-2	CSP 3-6	
0'-50'	X		
51'-100'			
Over 100'		X	
Security Hours			
8A-3P, M-F			
Occupancy Hours			
8A-5P, M-F			

Appraisal Descriptions and Comments
TOOLSHED (456) SEC. 17-12, CLASS D, 1.0, EXP TRUSS, NO WALKS, DIRT BASE, 8' HT, 90% LOC.

RISK MANAGEMENT DIVISION, ARKANSAS INSURANCE DEPARTMENT



33-01 - Calico Rock School District
33-01 - Elementary - 301 College Street
33-01 - Elementary - 301 College Street
SHOP/ STORAGE
301 College St. A
Calico Rock 72519

Building Appraisal	Square Footage	Cost Per Unit(sqFT)	Cost To Rebuild	Leased	Building Insured	TC	PC	EZ	ET	FZ	CT	BC	
	660	\$19.39	\$12,797.40		X	330	05	4	16	X	1	G	
	0	\$0.00	\$0.00	Values Insured									
	0	\$0.00	\$0.00	Replacement Cost-Building							\$12,797.40		
	0	\$0.00	\$0.00	Agreed Amount-Building							\$0.00		
	0	\$0.00	\$0.00	Contents							\$15,000.00		
	0	\$0.00	\$0.00	Total Insured							\$27,797.40		
	0	\$0.00	\$0.00										
			\$0.00	Number of Levels								1	
Total	660.00		\$12,797.40	Year Built								1970	

Construction Code		Alarms and Emergency Equipment	
CSP1	100%	Air Duct-Central Station	
CSP2	0%	Air Duct-Local	
CSP3	0%	Ansul System	
CSP4	0%	Auxillary Lights	
CSP5	0%	Battery Smoke	
CSP6	0%	Burglar-Central Station	
		Burglar-Local	

Roof Covering		Burglar Alarm	
Metal	100%	Emergency Generator	
Wood	0%	Fire Doors-Automated	
Concrete	0%	Fire Extinguisher	X
Composition	0%	Fire Pump	
Built-Up	0%	Gaseous Fire Suppression	
Other		Hardwire Smoke Central Station	

Electrical		Heat- Local	
None	X	Heat- Central Station	
Without Conduit		Pull Station-Local	
With Conduit		Pull Station-Central Station	
Unknown		Sprinklers	

Exposure to Other Structures	CSP 1-2	CSP 3-6	Sprinklers - Attic Standpipe System
	0'-50'	X	
	51'-100'		X
	Over 100'		

Security Hours
8A - 3P, M-F
Occupancy Hours
NONE

Leased	Building Insured	TC	PC	EZ	ET	FZ	CT	BC
	X	330	05	4	16	X	1	G
Values Insured								
Replacement Cost-Building						\$12,797.40		
Agreed Amount-Building						\$0.00		
Contents						\$15,000.00		
Total Insured						\$27,797.40		
Number of Levels								1
Year Built								1970
Date of Total Renovation								
Date of Addition								

Appraisal Descriptions and Comments
FARM UTILITY BLDG. (477), SEC. 17-26, CLASS D, 3.0, SLAB, EXP. CEILING AND WALL, 8' HT. MOD., 90% LOCAL.

RISK MANAGEMENT DIVISION, ARKANSAS INSURANCE DEPARTMENT



33-01 - Calico Rock School District
33-01 - Elementary - 301 College Street
33-01 - Elementary - 301 College Street
WHITE RIVER PRESCHOOL
301 College St. B
Calico Rock 72519

Building Appraisal	Square Footage	Cost Per Unit(sqFT)	Cost To Rebuild	Leased	Building Insured	TC	PC	EZ	ET	FZ	CT	BC	
	3,808	\$116.51	\$443,670.08		X	330	05	4	16	X	2	F	
	0	\$0.00	\$0.00	Values Insured									
	0	\$0.00	\$0.00	Replacement Cost-Building						\$454,294.88			
	0	\$0.00	\$0.00	Agreed Amount-Building						\$0.00			
PORCH	304	\$34.95	\$10,624.80	Contents						\$88,740.26			
	0	\$0.00	\$0.00	Total Insured						\$543,035.14			
	0	\$0.00	\$0.00										
			\$0.00	Number of Levels								1	
Total	3,808.00		\$454,294.88	Year Built								1954	

Construction Code				Alarms and Emergency Equipment		
CSP1	0%			Air Duct-Central Station		
CSP2	100%			Air Duct-Local		
CSP3	0%			Ansul System		
CSP4	0%			Auxillary Lights		
CSP5	0%			Battery Smoke		X
CSP6	0%			Burglar-Central Station		
Roof Covering				Burglar-Local		
Metal	100%			Emergency Generator		
Wood	0%			Fire Doors-Automated		
Concrete	0%			Fire Extinguisher		X
Composition	0%			Fire Pump		
Built-Up	0%			Gaseous Fire Suppression		
Other				Hardwire Smoke Central Station		
				Hardwire Smoke-Local		X
Electrical				Heat- Local		
None				Heat- Central Station		
Without Conduit				Pull Station-Local		X
With Conduit	X			Pull Station-Central Station		
Unknown				Sprinklers		
				Sprinklers - Attic		
Exposure to Other Structures		CSP 1-2	CSP 3-6	Standpipe System		
0'-50'				Security Hours		
51'-100'	X			8 A - 3P, M-F		
Over 100'		X		Occupancy Hours		
				NONE		

Appraisal Descriptions and Comments
CAFETERIA (530), SEC. 13-15, CLASS C, 2.5, ACOUSTIC, P. BLOCK, TILE, T.W.H.P., ADD FORCED, 9' HT, 90% LOCAL.

COMMENT: WAS REMODELED FOR DAYCARE OPERATION.

RISK MANAGEMENT DIVISION, ARKANSAS INSURANCE DEPARTMENT



33-01 - Calico Rock School District	
33-01 - Senior High - No. 1 Pirates Place	
33-01 - Senior High - No. 1 Pirates Place	
AGRI STORAGE	
No. 1 Pirates Place F	
Calico Rock	72519

Building Appraisal	Square Footage	Cost Per Unit(sqFT)	Cost To Rebuild	Leased	Building Insured	TC	PC	EZ	ET	FZ	CT	BC	
A)	360	\$19.39	\$6,980.40		X	330	05	4	16	X	1	VG	
B) SHED	270	\$8.77	\$2,367.90	Values Insured									
	0	\$0.00	\$0.00	Replacement Cost-Building						\$9,348.30			
	0	\$0.00	\$0.00	Agreed Amount-Building						\$0.00			
	0	\$0.00	\$0.00	Contents						\$15,000.00			
	0	\$0.00	\$0.00	Total Insured						\$24,348.30			
	0	\$0.00	\$0.00										
			\$0.00	Number of Levels								1	
Total	630.00		\$9,348.30	Year Built								2005	

Construction Code				Alarms and Emergency Equipment		
CSP1	100%			Air Duct-Central Station		
CSP2	0%			Air Duct-Local		
CSP3	0%			Ansul System		
CSP4	0%			Auxillary Lights		
CSP5	0%			Battery Smoke		
CSP6	0%			Burglar-Central Station		
Roof Covering				Burglar-Local		
Metal	100%			Emergency Generator		
Wood	0%			Fire Doors-Automated		
Concrete	0%			Fire Extinguisher		
Composition	0%			Fire Pump		
Built-Up	0%			Gaseous Fire Suppression		
Other				Hardwire Smoke Central Station		
				Hardwire Smoke-Local		
Electrical				Heat- Local		
None		X		Heat- Central Station		
Without Conduit				Pull Station-Local		
With Conduit				Pull Station-Central Station		
Unknown				Sprinklers		
				Sprinklers - Attic		
Exposure to Other Structures		CSP 1-2	CSP 3-6	Standpipe System		
0'-50'						
51'-100'		X		Security Hours		
Over 100'			X	8A - 3P, M-F		
				Occupancy Hours		
				NONE		

Leased	Building Insured	TC	PC	EZ	ET	FZ	CT	BC
	X	330	05	4	16	X	1	VG
Values Insured								
Replacement Cost-Building						\$9,348.30		
Agreed Amount-Building						\$0.00		
Contents						\$15,000.00		
Total Insured						\$24,348.30		
Number of Levels								1
Year Built								2005
Date of Total Renovation								
Date of Addition								

Appraisal Descriptions and Comments

**A) FARM UTILITY BLDG. (477), SEC. 17-26,
CLASS D, METAL CLAD, 2.0, EXP. CEILING
AND WALLS, SLAB, NO HVAC, 7' HT. MOD.,
90% LOCAL.**

**B) UTILITY STORAGE SHED (479), SEC. 17-27,
CLASS D, 3.0, 8' HT., 90% LOC.**



33-01 - Calico Rock School District
33-01 - Senior High - No. 1 Pirates Place
33-01 - Senior High - No. 1 Pirates Place
BASEBALL COMPLEX
No. 1 Pirates Place G
Calico Rock 72519

Building Appraisal				Square Footage	Cost Per Unit(sqFT)	Cost To Rebuild	Leased	Building Insured	TC	PC	EZ	ET	FZ	CT	BC
A) CONCESSION STAND				504	\$71.74	\$36,156.96		X	330	05	4	16	X	1	G
B) STORAGE BLDG.				380	\$50.27	\$19,102.60	<div>Values Insured</div> <div>Replacement Cost-Building</div> <div>\$194,299.56</div> <div>Agreed Amount-Building</div> <div>\$0.00</div> <div>Contents</div> <div>\$28,329.75</div> <div>Total Insured</div> <div>\$222,629.31</div>								
C) DUGOUTS				280	\$10.70	\$2,996.00									
				0	\$0.00	\$0.00									
				0	\$0.00	\$0.00									
				0	\$0.00	\$0.00									
				0	\$0.00	\$0.00									
				0	\$0.00	\$0.00									
D) COMPLEX						\$136,044.00	<div>Number of Levels</div> <div>1</div> <div>Year Built</div> <div></div> <div>Date of Total Renovation</div> <div></div> <div>Date of Addition</div> <div></div>								
Total				1,164.00		\$194,299.56									
Construction Code			Alarms and Emergency Equipment				<div>Appraisal Descriptions and Comments</div> <div>A) RESTROOM BLDG. (432), SEC. 18-21, CLASS D, .5, METAL EXTERIOR, PLYWOOD INTERIOR, 8' HT, 90% LOC.</div> <div>B) MAINTENANCE STORAGE (157), SEC. 18-21, CLASS C, 2.0, P.B. & SLAB, NO HVAC, 8' HT, 90% LOC.</div> <div>C) MATERIAL COMMODITY SHELTER (473), SEC. 17-11, CLASS S, 2.0, SLAB, NO WALLS, 8' HT, 90% LOC.</div> <div>D) COMPLEX: RECREATIONAL FACILITIES, 67-4, OLDER PARK, MIN. FACILITIES, 1.0, STRUCTURAL IMPROVEMENTS, 90% LOC., LOW RANGE, COMPLEX TO INCLUDE: (2) SETS LIGHT BLEACHERS; 168 SEATS; (6) 45' WOOD LIGHT POLES; (20) 1500 WATT M.H. LAMPS; NON L.E.D. SCOREBOARD; CHAIN LINK FENCING, 4', 6', 8', & 20' HEIGHTS, WITH & WITHOUT CAP.</div>								
CSP1	100%	Air Duct-Central Station													
CSP2	0%	Air Duct-Local													
CSP3	0%	Ansul System													
CSP4	0%	Auxillary Lights													
CSP5	0%	Battery Smoke													
CSP6	0%	Burglar-Central Station													
Roof Covering			Burglar-Local												
Metal	0%	Emergency Generator													
Wood	0%	Fire Doors-Automated													
Concrete	0%	Fire Extinguisher													
Composition	0%	Fire Pump													
Built-Up	0%	Gaseous Fire Suppression													
Other	100	Hardwire Smoke Central Station													
Electrical			Hardwire Smoke-Local												
None			Heat- Local												
Without Conduit		X	Heat- Central Station												
With Conduit			Pull Station-Local												
Unknown			Pull Station-Central Station												
Exposure to Other Structures		CSP 1-2	CSP 3-6	Sprinklers											
0'-50'				Sprinklers - Attic											
51'-100'	X	X		Standpipe System											
Over 100'															
				Security Hours											
				8A - 3P, M-F											
				Occupancy Hours											
				SEASONAL											

Appraisal Descriptions and Comments

A) RESTROOM BLDG. (432), SEC. 18-21, CLASS D, .5, METAL EXTERIOR, PLYWOOD INTERIOR, 8' HT, 90% LOC.

B) MAINTENANCE STORAGE (157), SEC. 18-21, CLASS C, 2.0, P.B. & SLAB, NO HVAC, 8' HT, 90% LOC.

C) MATERIAL COMMODITY SHELTER (473), SEC. 17-11, CLASS S, 2.0, SLAB, NO WALLS, 8' HT, 90% LOC.

D) COMPLEX: RECREATIONAL FACILITIES, 67-4, OLDER PARK, MIN. FACILITIES, 1.0, STRUCTURAL IMPROVEMENTS, 90% LOC., LOW RANGE, COMPLEX TO INCLUDE: (2) SETS LIGHT BLEACHERS; 168 SEATS; (6) 45' WOOD LIGHT POLES; (20) 1500 WATT M.H. LAMPS; NON L.E.D. SCOREBOARD; CHAIN LINK FENCING, 4', 6', 8', & 20' HEIGHTS, WITH & WITHOUT CAP.

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33-01 - Calico Rock School District
33-01 - Senior High - No. 1 Pirates Place
33-01 - Senior High - No. 1 Pirates Place
GREENHOUSE
No. 1 Pirates Place C
Calico Rock 72519

Building Appraisal	Square Footage	Cost Per Unit(sqFT)	Cost To Rebuild	Leased	Building Insured	TC	PC	EZ	ET	FZ	CT	BC
	1,200	\$11.73	\$14,076.00		X	330	05	4	16	X	1	G
	0	\$0.00	\$0.00									
	0	\$0.00	\$0.00									
	0	\$0.00	\$0.00									
	0	\$0.00	\$0.00									
	0	\$0.00	\$0.00									
	0	\$0.00	\$0.00									
	0	\$0.00	\$0.00									
	0	\$0.00	\$0.00									
Total	1,200.00		\$14,076.00									

Construction Code	Percentage	Alarms and Emergency Equipment	
CSP1	100%	Air Duct-Central Station	
CSP2	0%	Air Duct-Local	
CSP3	0%	Ansul System	
CSP4	0%	Auxillary Lights	
CSP5	0%	Battery Smoke	
CSP6	0%	Burglar-Central Station	
		Burglar-Local	
Roof Covering		Emergency Generator	
Metal	0%	Fire Doors-Automated	
Wood	0%	Fire Extinguisher	
Concrete	0%	Fire Pump	
Composition	0%	Gaseous Fire Suppression	
Built-Up	0%	Hardwire Smoke Central Station	
Other	100	Hardwire Smoke-Local	
		Heat- Local	
Electrical		Heat- Central Station	
None		Pull Station-Local	
Without Conduit		Pull Station-Central Station	
With Conduit	X	Sprinklers	
Unknown		Sprinklers - Attic	
		Standpipe System	
Exposure to Other Structures	CSP 1-2	CSP 3-6	
0'-50'	X		
51'-100'			
Over 100'		X	

Appraisal Descriptions and Comments
GREENHOUSE, (135), ARCH-RIB, LIGHT TUBULAR, CLASS S, 2.5, SEC. 17-22, DOUBLE POLYETHYLENE, GRAVEL BASE, (2) UP-FLOW GAS FURNACE- SHORT DUCT, FANS, NO HUM-PAD, ADD SHADE CURTAIN, ADD 12' HT. MOD., 90% LOCAL.

Security Hours
NONE

Occupancy Hours
NONE



33-01 - Calico Rock School District
33-01 - Senior High - No. 1 Pirates Place
33-01 - Senior High - No. 1 Pirates Place
HIGH SCHOOL COMPLEX
No. 1 Pirates Place D
Calico Rock 72519

Building Appraisal	Square Footage	Cost Per Unit(sqFT)	Cost To Rebuild	Leased	Building Insured	TC	PC	EZ	ET	FZ	CT	BC
A)	67,416	\$137.46	\$9,267,003.36		X	330	05	4	16	X	4	E
	0	\$0.00	\$0.00									
	0	\$0.00	\$0.00									
	0	\$0.00	\$0.00									
PORCHES	950	\$45.29	\$43,025.50									
	0	\$0.00	\$0.00									
	0	\$0.00	\$0.00									
B) BLEACHERS	2,000	\$56.75	\$113,500.00									
C) EQUIPMENT			\$64,608.93									
Total	67,416.00		\$9,488,137.79									

Construction Code	Percentage	Alarms and Emergency Equipment
CSP1	0%	Air Duct-Central Station
CSP2	0%	Air Duct-Local
CSP3	0%	Ansul System
CSP4	100%	Auxillary Lights
CSP5	0%	Battery Smoke
CSP6	0%	Burglar-Central Station
		Burglar-Local
		Emergency Generator
		Fire Doors-Automated
		Fire Extinguisher
		Fire Pump
		Gaseous Fire Suppression
		Hardwire Smoke Central Station
		Hardwire Smoke-Local
		Heat- Local
		Heat- Central Station
		Pull Station-Local
		Pull Station-Central Station
		Sprinklers
		Sprinklers - Attic
		Standpipe System

Roof Covering	Percentage
Metal	100%
Wood	0%
Concrete	0%
Composition	0%
Built-Up	0%
Other	

Electrical	Percentage
None	
Without Conduit	
With Conduit	X
Unknown	

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

Security Hours
NONE

Occupancy Hours
7A - 5P M-F

Values Insured	
Replacement Cost-Building	\$9,488,137.79
Agreed Amount-Building	\$0.00
Contents	\$1,897,545.81
Total Insured	\$11,385,683.60

Appraisal Descriptions and Comments	
A) HIGH SCHOOL (484), SEC. 18-9, CLASS C, 2.0, DED. HEAT PUMP HVAC, ADD PACK HVAC, WALL MOUNT, PAINTED BLOCK, ACOUSTIC, TILE, 11' HT. MOD., 90% LOCAL, ADD (1) WHEELCHAIR LIFT.	
B) BLEACHERS, SEC. 67-4, FIXED SEATING, 18 X 103, CHAIRS AND BENCH, 909 SEATS, OVER 600 RANGE, \$89.75/SEAT = \$81,582.	
C) GYMNASIUM BLEACHERS, STEEL FRAME, TELESCOPING, POWER OPS, 607 SEATS 10R X 92 @ \$76.50/SEAT = \$46,435.	

COMMENTS: (1) MAINT. ONLY.

RISK MANAGEMENT DIVISION, ARKANSAS INSURANCE DEPARTMENT



33-01 - Calico Rock School District
33-01 - Senior High - No. 1 Pirates Place
33-01 - Senior High - No. 1 Pirates Place
HOG BARN
No. 1 Pirates Place B
Calico Rock 72519

Building Appraisal	Square Footage	Cost Per Unit(sqFT)	Cost To Rebuild	Leased	Building Insured	TC	PC	EZ	ET	FZ	CT	BC	
	1,248	\$25.32	\$31,599.36		X	330	05	4	16	X	1	G	
	0	\$0.00	\$0.00	Values Insured									
	0	\$0.00	\$0.00	Replacement Cost-Building							\$31,599.36		
	0	\$0.00	\$0.00	Agreed Amount-Building							\$0.00		
	0	\$0.00	\$0.00	Contents							\$3,492.97		
	0	\$0.00	\$0.00	Total Insured							\$35,092.33		
	0	\$0.00	\$0.00										
			\$0.00	Number of Levels								1	
Total	1,248.00		\$31,599.36	Year Built								1999	

Construction Code		Alarms and Emergency Equipment	
CSP1	100%	Air Duct-Central Station	
CSP2	0%	Air Duct-Local	
CSP3	0%	Ansul System	
CSP4	0%	Auxiliary Lights	
CSP5	0%	Battery Smoke	
CSP6	0%	Burglar-Central Station	
		Burglar-Local	

Roof Covering		Burglar Alarm	
Metal	100%	Emergency Generator	
Wood	0%	Fire Doors-Automated	
Concrete	0%	Fire Extinguisher	
Composition	0%	Fire Pump	
Built-Up	0%	Gaseous Fire Suppression	
Other		Hardwire Smoke Central Station	

Electrical		Heat- Local	
None		Heat- Central Station	
Without Conduit	X	Pull Station-Local	
With Conduit		Pull Station-Central Station	
Unknown		Sprinklers	

Exposure to Other Structures	CSP 1-2	CSP 3-6	Sprinklers - Attic Standpipe System
0'-50'	X		Security Hours
51'-100'			NONE
Over 100'		X	Emergency Hours

Security Hours
NONE
Occupancy Hours
NONE

Values Insured	
Replacement Cost-Building	\$31,599.36
Agreed Amount-Building	\$0.00
Contents	\$3,492.97
Total Insured	\$35,092.33

Number of Levels	1
Year Built	1999
Date of Total Renovation	
Date of Addition	2000

Appraisal Descriptions and Comments

HOG BARN (110), SEC. 17-41, CLASS D, 1.0,
MIN CODE, SLAB, 8' HT., 90% LOC.

Arkansas Insurance Department

Asa Hutchinson
Governor



Alan Kerr
Commissioner

INSPECTION REPORT TERMINOLOGY

The inspection report utilizes various Insurance Services Office (ISO) and Marshall & Swift criteria for property inspection and valuation. Following are brief explanations of the report components.

TC (Territory Code) a number assigned by ISO to identify each county.

PC (Protection Class) an ISO rating on a one to ten scale reflecting proximity and fire fighting capability of fire department services, with a rating of "1" being most desirable.

EZ (Earthquake Zone) indicates probable earthquake activity on a scale of two to five, with "2" being of greatest probability. Zones are assigned by ISO.

ET (Earthquake Territory) established by ISO and correlates to the zip code.

FZ (Flood Zone) indicates a location within a probable flood hazard area identified using the current Flood Insurance Rate Map (FIRM), as prepared by Federal Emergency Management Agency (FEMA). Refer to the applicable (FIRM) for the explanation of the zone designation.

CT (Construction Type) also known as **CSP** (Commercial Statistical Plan) refers to six (6) types of construction in Building Inspection Reports. The following are abbreviated descriptions of the CT or CSP ratings:

"6" Fire Resistive Construction-generally defined as that which will withstand a fire of not less than two hours duration, including buildings with structural I-beams cast in at least two inches of concrete, or otherwise protected. Exterior walls may be masonry with a fire resistance rating of not less than two hours. Floors and roof decks may be monolithic poured reinforced concrete of a minimum thickness of four inches. Joist system construction with slabs supported by concrete joist must be on at least 36" centers with a slab thickness of not less than 2 ¾".

"5" Modified Fire Resistive-includes buildings with exterior walls, floors, and roof, constructed of masonry materials as in "6" above but deficient in thickness. Buildings which have a fire resistance rating of less than two hours, but not less than one hour.

"4" Masonry Non-Combustible-includes buildings with exterior walls of fire resistive construction (not less than one hour), or of masonry, and with non-combustible or slow

burning floors and roof. Generally, these have hollow concrete block or brick, with floors and roof decks constructed of steel materials which is not insulated against heat damage.

“3” Non-Combustible-is defined as those buildings with exterior walls, floors, and roof, of non-combustible or slow burning materials supported by non-combustible or slow burning supports. In general, this category of construction will primarily encompass pre-engineered metal buildings.

“2” Joisted Masonry-is defined as buildings with exterior walls of fire resistive construction (not less than one hour), or of masonry which have combustible floors and/or roof.

“1” Frame-are buildings with exterior walls, floors, and roof of combustible construction; or those with exterior walls of non-combustible or slow burning construction, with combustible floors and roof. Frame construction is that similar to most home construction and consists mostly of wood. Also, included will be buildings that have wood-joisted walls, brick exterior which is also described as “brick veneer”.

BC (Building Condition) is assigned according to the following scale:

“E” Excellent-or new or like new construction. Superior maintenance and upkeep.

“VG” Very Good-above average maintenance and upkeep.

“G” Good-sound construction; maintenance and upkeep are adequate.

“F” Fair-functionally sound; could use additional upkeep and/or maintenance.

“P” Poor-in need of repair, upkeep and maintenance.

“VP” Very Poor-run down; evidence of maintenance and upkeep is non-existent. Possibly unsafe for occupancy.

APPRAISAL STATEMENT

The replacement cost values indicated in the appraisal, are based on current construction cost and are estimates of the cost to replace the structure as of the date of this report. We have inspected the structure described and to the best of our knowledge and belief, the information contained in this report is correct. We have referred to the Marshall and Swift Valuation Service in arriving at our estimates of values, and thereby find the value to be as stated on the inspection forms.

The estimates of values do not include furniture, fixtures or other facilities that are ordinarily deemed personal property, necessary to the operation of this building. Such “contents” are insured by a separate amount indicated on the form. We rely heavily on agency input in determining the amount of contents coverage.

Under the APPRAISAL DESCRIPTION section of the inspection report for each building, we have indicated the Marshall Valuation Service class of construction. Very briefly:

Class “A” buildings have fire-resistive structural steel frames with reinforced concrete or masonry.

Class “B” buildings have reinforced concrete frames and concrete or masonry floors and roofs.

Class “C” buildings have masonry or concrete exterior walls, and wood or steel roof and floor components.

Class “D” buildings generally have wood frame, floor, and roof components.

Class “S” buildings have frames, roofs, and walls of incombustible metal. This class generally includes the pre-engineered metal buildings.

The class of construction is subdivided by a Marshall & Swift Valuation quality rating. You will often see quality ratings in quarter point increments to more specifically assign building cost.

“1” Low Cost

“2” Average Cost

“3” Good Quality

“4” Excellent Quality