

UNIVERSITY OF CALIFORNIA - INSURANCE REQUIREMENTS FOR CONSTRUCTION-RELATED CONTRACTS / SERVICE AGREEMENTS

Note to User: The following matrix is intended to provide **guidelines** to those who have responsibility for the award of contracts to contractors or facility-related consultants as it relates to the insurance requirements. Each contract is different, and therefore, great care must be given to the identification and analysis of risks associated therewith. These guidelines are meant to provide a basis for that process but in no way should this matrix be construed as a "one-size-fits-all." When in doubt, call Campus Risk Management Services for advice and counsel.

Contact [Campus Risk Management Services](#) before establishing limits for:

1. **ALL MAJOR CAPITAL CONSTRUCTION PROJECTS (projects over \$750,000), and;**
2. **All HIGH RISK construction projects (see chart below for examples), and;**
3. **Projects having unique exposures (working in and around non-University-owned utilities, environmentally challenged sites, etc.).**

HIGH RISK	MODERATE RISK	LOW RISK
<p><u>All projects over \$5 million</u></p> <ul style="list-style-type: none"> • New construction (4 or more stories) • Airport/Heliport Construction • Boilers and Steam Generators • Boring or Tunneling • Bridges • Demolition (major) • Elevators • Heavy Construction Equipment Required • High Voltage Electrical – including any work involving Electrical Substations, Cogeneration Facilities and/or Central Utility Plants • Install Hi-Tech Equipment • Kitchen/Lab Work (in which work is performed near or adjacent to high-valued equipment) • Power Lines & Poles • Renovation/Remodeling – major or in high risk areas (patient care, art, etc.) • Towers • Trenching/Excavation – below ground • Steel Erection • Underground Work/Utilities (in which work is near or adjacent to high voltage or major utilities) • all projects have unique exposures • Contracts over \$25,000,000 must be enrolled in UCIP 	<p><u>Projects over \$750,000 but less than \$5 million with scope of work as follows:</u></p> <ul style="list-style-type: none"> • New construction (2 or more stories) • Bleachers/Raised Seating • Cold Rooms • Concrete (major or if in traffic area) • Demolition (minor) • Electrical – (3-phase or panels) • Framing • Fume Hoods • Gas Leak & Cathodic Protection Survey • Heating, Ventilation, Air Conditioning • Interior Renovation/Remodeling - minor, non-structural, no environmental hazard exposures, and NOT in high-risk area • Kitchen/Lab Work (in which work is NOT near or adjacent to high-valued equipment) • Painting Exterior • Paving, Asphalt • Roofing (major) • Scaffolding • Stucco/Plastering • Structural Repairs • Underground Work/Utilities • Welding, Torch Cutting, etc. 	<p><u>Projects less than \$1,000,000 with scope of work as follows:</u></p> <ul style="list-style-type: none"> • Acoustical Ceiling Tile • Alarm Systems (fire & security) • Blinds, Drapes, Film • Canopies, Awnings • Carpeting • Casework (cabinets, counters) • Concrete (minor and trailer pads) • Electrical (minor) • Fencing • Flooring • Furniture Repair • Glass • Landscaping (no electric, no excavation) • Locksmith • Moving Non-Leased, High-Tech Equipment • Painting Interior • Pavement Sealing • Plumbing (minor) • Remodeling (minor) • Roofing Minor (small or isolated buildings; or repairs) • Sewer • Signs (no welding) • Trailer renovations • Wallpaper/Wall coverings

COVERAGE TYPE	TYPE OF CONTRACTS COVERAGE APPLICABLE TO	EXTENT OF REQUIREMENT	MINIMUM LIMITS (To determine recommended limits for a specific project, contact the Campus Risk Manager)	FORM & REQUIRED ENDORSEMENTS
Workers' Compensation/ Employer's Liability	All Contracts	Mandatory for All	<p>Workers' Compensation: Statutory</p> <p>Employer's Liability: \$1,000,000 Each Employee \$1,000,000 Each Accident \$1,000,000 Policy Limit</p> <p>Contracts over \$25,000,000 should be enrolled in UCIP. For contractors enrolled in UCIP, certificates evidencing Workers' Compensation Limits are still required for their off-site operations.</p>	<p>FORM: As required in the state where work performed</p> <p>ENDORSEMENTS:</p> <ul style="list-style-type: none"> • Waiver of Subrogation • Primary & Non-Contributory Clause
General Liability	Professional Services	Mandatory for All	<p>Facility-Related Consultants except Design Professionals and Geotechnical Consultants:</p> <p>\$1,000,000 per Occurrence \$1,000,000 Annual Aggregate \$1,000,000 Products/Completed Operations \$1,000,000 Annual Aggregate Per Location/Per Project</p> <p>Completed Operations term – Minimum 10 years unless outside of California</p> <hr/> <p>Design Professionals and Geotechnical Consultants:</p> <p>\$1,000,000 per Occurrence \$2,000,000 Annual Aggregate \$2,000,000 Products/Completed Operations</p>	<p>FORM: Per Occurrence (ISO Form CG or its equivalent)</p> <p>ENDORSEMENTS:</p> <ul style="list-style-type: none"> • Additional Insured ISO Form CG2010 (11/85) or CG2010 (10/01) and CG2037 (10/01) or CG2010 (07/04) and CG2037 (07/04) or their equivalents • Waiver of Subrogation • Primary & Non-Contributory Clause • Severability of Interest Clause • Separation of Insureds • No Cross Suits Exclusion • Aggregate limit to apply Per Location/Per Project

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	Construction	Mandatory for All	<p>LOW RISK: \$1,000,000 per Occurrence \$1,000,000 Annual Aggregate \$1,000,000 Personal & Advertising Injury \$1,000,000 Products/Completed Operations</p> <p>MODERATE RISK: \$1,000,000 per Occurrence \$2,000,000 Annual Aggregate \$1,000,000 Personal & Advertising Injury \$2,000,000 Products/Completed Operations</p> <p>HIGH RISK: Projects over \$25,000,000 should be enrolled in UCIP. For contractors enrolled in UCIP, certificates evidencing GL Limits are still required for off-site operations. If Enrolled in UCIP: \$2,000,000 per Occurrence \$2,000,000 Annual Aggregate \$1,000,000 Personal & Advertising Injury \$2,000,000 Products/Completed Operations If Excluded from UCIP: \$2,000,000 per Occurrence \$4,000,000 Annual Aggregate \$2,000,000 Personal & Advertising Injury \$4,000,000 Products/Completed Operations Both sets of limits above may be adjusted upward in increments of \$5,000,000 and \$10,000,000 depending on scope and contract size. Following form Umbrella and/or Excess Liability may satisfy the required limits.</p>	<p>Same Coverage and Endorsements as stated in General Liability above plus:</p> <ul style="list-style-type: none"> Completed Operations term – Minimum 10 years unless outside of California <p>IF HAZ MAT REMEDIATION: For work involving Sections 13280 Hazardous Materials Management-Asbestos, 13281 Hazardous Materials Management-Lead and 13282 Mold Clean-Up approved by Campus Asbestos/Lead Coordinator</p> <p>In addition to other endorsements listed in chart above, specific limits for General Liability coverage (see also Business Auto coverage below):</p> <p><u>For Work > \$100,000</u> \$5M per Occurrence \$5M Products/Completed Operations \$5M Personal & Advertising Injury \$10M General Aggregate</p> <p><u>For Work < \$100,000</u> \$2M per Occurrence \$2M Products/Completed Operations \$2M Personal & Advertising Injury \$2M General Aggregate</p>

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Business Auto Liability	Professional Services	Mandatory for All	\$1,000,000 Combined Single Limit	<p>FORM: Per Occurrence Coverage to be applicable to Owned, Non-Owned & Hired Autos</p> <p>ENDORSEMENTS:</p> <ul style="list-style-type: none"> • Waiver of Subrogation • Primary & Non-Contributory Clause • Severability of Interest Clause <p>IF HAZ MAT REMEDIATION: MCS-90 Endorsement to be included with the amendments to the Endorsement to reflect that the reimbursement provisions be specifically limited to the Named Insured.</p> <p>In addition to other Endorsements listed in chart above, specific limits to Business Auto coverage (see also General Liability coverage above):</p> <p><u>For Work > \$100,000</u> \$5M Combined Single Limit if hauling and/or disposing with MCS-90 Endorsement</p> <p><u>For Work < \$100,000</u> \$2M Combined Single Limit, if hauling and/or disposing, with MCS-90 Endorsement</p>
	Construction	Mandatory for All	\$1,000,000 Combined Single Limit Limits can be adjusted up to \$5,000,000 (MODERATE) or \$10,000,000 (HIGH) depending upon scope and contract size, including proximity of construction activities and traffic routes to campus general public.	

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Contractor's Pollution Liability	Construction	Mandatory for Moderate Risk and High Risk, and All if Mold and Haz Mat Work	<p>LOW RISK \$1,000,000 Each Loss \$1,000,000 Aggregate</p> <p>MEDIUM RISK \$5,000,000 Each Loss \$5,000,000 Aggregate</p> <p>HIGH RISK \$10,000,000 Each Loss \$10,000,000 Aggregate</p>	<p>FORM: Per Occurrence (ISO Form CG or its equivalent)</p> <p>COVERAGES TO INCLUDE:</p> <ul style="list-style-type: none"> • Transportation of Materials • Non-Owned Disposal Sites • MOLD where exposure may exist for interior work (especially residential and healthcare) <p>ENDORSEMENTS:</p> <ul style="list-style-type: none"> • Additional Insured ISO Form CG2010 (11/85) or CG2010 (10/01) and CG2037 (10/01) or CG2010 (07/04) and CG2037 (07/04) or their equivalents • Waiver of Subrogation • Primary & Non-Contributory Clause • Severability of Interest Clause <p>PROJECT POLICIES: Requirements may be waived if UC procures a project CPL policy.</p>
	Professional Services	Not Applicable	Not Applicable	Not Applicable
Professional Liability	Construction	Mandatory for CM at Risk and Design Build Contracts Only	<p>}\${Limit as provided by Risk Management} Each Claim }\${Limit as provided by Risk Management} Aggregate</p>	<p>FORM: Claims-Made</p> <p>TERM: Extended Reporting Period/maintain policy for 3-5 years from end of contract services, depending on scope of work</p> <p>ENDORSEMENTS:</p> <ul style="list-style-type: none"> • UC as Indemnified Party for Vicarious Liability • Primary & Non-Contributory Clause • Severability of Interest Clause • Separation of Insureds • No Cross Suits Exclusion

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Professional Liability	Professional Services	Facility-Related Consultants other than Design Professionals and Geotechnical Consultants	\$1,000,000 Each Claim \$1,000,000 Aggregate Limits may be adjusted upward in increments of \$1,000,000 or \$5,000,000, depending on scope of work and contract size.	FORM: Claims-Made TERM: Extended Reporting Period/maintain policy for 3-5 years from end of contract services, depending upon scope of work ENDORSEMENTS: <ul style="list-style-type: none"> • UC as Indemnified Party for Vicarious Liability • Primary & Non-Contributory Clause • Severability of Interest Clause • Separation of Insureds • No Cross Suits Exclusion
		Design Professionals and Geotechnical Consultants	\${Limit as provided by Risk Management} Each Claim \${Limit as provided by Risk Management} Aggregate Limits may be adjusted upward in increments of \$5,000,000 or \$10,000,000, depending on scope of work and contract size	