

Facts regarding Property Under Construction Coverage:

1) Property Coverage applies to Real Property owned by the college and includes Property Under Construction. However, the college should normally look to the contractor to this coverage.

2) Coverage applies to college owned property wherever located. Coverage applies to personal property held in trust or on commission or on consignment for which the college may be held legally liability while in due course of transit. The property of the contractor and/or their employees such as tools, equipment, sheds, machinery, is NOT covered.

3) Any loss experienced by the college will be limited to the ultimate net economic loss, which means the loss sustained by the college after making deductions for all recoveries and salvages.

4) Coverage does include Law and Ordinance Coverage--see Item #7 under Section I-Property

5) The contract between the college and contractor will define who is responsible for securing the Builder's Risk Coverage and what coverage's are required. Also, when securing Certificates of Insurance from the Contractors, we strongly recommend:

1) You require Contractor's insurance carrier show college as Additional Insured under General Liability, Automobile (owned, non-owned & hired) and Excess/Umbrella coverage's with Minimum limits of \$1 million adding the Per Project/Per Location endorsement on the General Liability policy.

2) Have them add "Waiver of Subrogation" endorsement to their Workers' Compensation coverage stating same on Certificate.

3) Require the Contractor's insurance carrier be Best Rating of an A or better.

6) The College has \$10,000 per occurrence deductible

7) All covered perils such as windstorm, hail, fire, lightning, vandalism, theft, flood, etc. are subject to \$10,000 deductible

8) No coverage is afforded unless damage is result of a covered peril and exceeds the deductible of \$10,000.

9) Valuation of claim: The cost to repair, rebuild or replace the destroyed or damaged property in a condition equal to but not superior to or more extensive than its original, new condition --not to exceed amount reported to us.

10) Property excluded from coverage includes animals, aircraft, standing timber, growing crops, accounts, bills, currency, money, notes, securities, deeds, evidence of debt, valuable papers, roads and land.