

University of Colorado
State Contracts Insurance Requirements Inserts Matrix,
Contract Type Descriptions, and Insurance Definitions.
 Revised 8/30/2011

| State Contract Names/Numbers | Replaces Insurance in Article # | | | Description |
|--|---------------------------------|------------|----|---|
| | [Insert A] | [Insert B] | | |
| Architect/Engineer Agreement, Design/Bid/Build Terms & Conditions SC-5.1(TC) | | X | 8 | Professional services involving design and specification of projects where the product <u>will result</u> in construction or demolition regardless of fee amount. Lead on project. In conjunction with CU, initiates bid for, and oversees work of, SC-6.23 contractor for the project. |
| Architect/Engineer Construction Manager/General Contractor CM/GC SC-5.2 | | X | 8 | Professional services involving design and specification of projects where the product <u>will result</u> in construction or demolition regardless of fee amount. Oversees SC-6.4 project, but each is bid on and hired as separate entities. |
| Consultant Agreement SC-5.3 | | X | 13 | Professional or non-professional services which <u>may or may not result</u> in construction or demolition. Prof. Liability is required if contract is for a professional pre-design services such as: Geotechnical investigation and reporting, environmental assessment or land surveying or for construction administrative services such as material testing. |

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| Standard Insurance Requirements for above contracts. See exceptions in Description. | CGL, AL, WC, PL See Insurance Definitions, below. | | | >Bonds required if over \$100k project. > Sole proprietors may submit a letter in lieu of WC coverage in accordance with WC laws. Refer to URM's "Sample Workers' Compensation Coverage Waiver Letter." |
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| General Conditions of the Construction Contract Design/Bid/Build SC-6.23 (SC-6.21 Agreement) | X | | 25 | Construction contractors for any size of project, strictly in the D/B/B model. Overseen by A/E D/B/B-SC-5.1(TC). |
| Standing Order Contractors (SOC) | X | | See 6.23 above | For Construction Purchases <\$500k. Can be used on an on-going, job-by-job basis. (BR may be waived by Risk Management depending on the project.) |

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| Construction Manager/General Contractor CM/GC SC-6.4 | X | | 11 | CM/GC projects are higher cost and/or so complex that the Contractor's expertise is required throughout the project, not just the construction phase. |
| Design/Build SC-8.0 | X | | 7 | Professional services where an A/E and construction contractor pair up to bid on RFP, as one contractor. Professional Liability is required for SC-8.0 due to the Design component. |
| Standard Insurance Requirements for above contracts. See exceptions in Description. | CGL, AL, WC, Poll, BR (SC-8.0 also includes Prof. Liability) See Insurance Definitions, below. | | | >Bonds required if over \$100k project. > Sole proprietors may submit a letter in lieu of WC coverage if business is not required to cover according to WC laws. |

Note: Special risks may require additional coverages or higher limits. Contact campus Risk Management for review.

| Bonds | | Definitions |
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| Performance Bond | SC-6.22 | All construction projects over \$100k require the Performance Bond and Labor and Materials Bond. |
| Labor and Materials Bond | SC-6.221 | Same as above. |

| Insurance & Bonds* | | Definitions |
|------------------------------------|--|---|
| Commerical General Liability (CGL) | | Designed to protect the insured against liability claims for bodily injury and property damage arising out of premises, operations, products, and completed operation; and advertising and personal injury liability. |
| Auto Liability (AL) | | Coverage for first-party and third-party losses arising out of the business's ownership and use of cars, trucks, and trailers. |
| Workers' Compensation (WC) | | Provides coverage on-the-job injuries for contractor's employees in accordance with WC laws. Sole proprietors may submit a letter in lieu of WC coverage if business is not required to cover according to WC laws. |
| Professional Liability (PL) | | Provides errors and omissions coverage for contractors/consultants providing Professional Services which include any services provided to CU that may be performed legally by a person holding a professional license including, but not limited to, Architects, Engineers, Industrial Hygienists, Surveyors, Landscape Architects, and Geologists performing soil testing. |
| Pollution Liability (Poll) | | Contractors Pollution Liability provides bodily injury, property damage, and cleanup costs coverage for environmental hazards exposures. Any construction project can create a pollution exposure, so this is always recommended. |

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| Builders Risk (BR) | Provides first party (Contractor, Subs, and CU/Owner) property coverage for the construction project, including building materials and highly speciliazed equipment and materials. (CU reserves the right to provide the BR insurance.) |
| BONDS: | |
| Performance Bond | Performance bonds are designed to "assure" the completion of the contracted work if contractor defaults on work. Amount of bond corresponds with the project total. |
| Labor and Materials Bonds | Designed to pay suppliers and subcontractors for materials and labor furnished to the construction contractor in order to assure the public owner that project will be completed free of liens. Amount of bond corresponds with the project total. |

Revised 8-30-11 (TLL)

*Contact URM for definitions of other types of construction related insurances not listed here.