

Guidelines for Contractor Insurance Limits

Limits Required ⁽¹⁾

Property Coverages	Projects ≤ \$500K	Projects > \$500K ≤ \$10M	Projects > \$10M
Builders' Risk and Installation Floater ⁽²⁾	Full Construction Cost	Full Construction Cost	Full Construction Cost
Personal Property & any tools, equipment, scaffolding, staging, towers, and forms owned or rented by Contractor	Full Coverage at Contractor's Cost	Full Coverage at Contractor's Cost	Full Coverage at Contractor's Cost
Commercial General Liability ^{(3) (4)}			
General Aggregate	\$ 1,000,000	\$ 2,000,000	\$ 2,000,000
Products/Completed Operations Aggregate	\$ 1,000,000	\$ 2,000,000	\$ 2,000,000
Each Occurrence Limit	\$ 1,000,000	\$ 1,000,000	\$ 2,000,000
Personal/Advertising Injury	\$ 1,000,000	\$ 1,000,000	\$ 2,000,000
Automobile Liability ⁽⁵⁾			
Bodily Injury/Property Damage (Each Accident)	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000
Workers' Compensation ⁽⁶⁾			
Coverage A (Workers' Compensation)	Statutory	Statutory	Statutory
Coverage B (Employers Liability)			
Per Accident	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000
Per Disease Policy Limit	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000
Per Disease per Employee	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000
Umbrella Liability			
Each Occurrence Limit	\$ 1,000,000	\$ 5,000,000	\$ 20,000,000
General Aggregate Limit	\$ 1,000,000	\$ 5,000,000	\$ 20,000,000
Products/Completed Operations Aggregate ⁽³⁾	\$ 1,000,000	\$ 5,000,000	\$ 20,000,000

⁽¹⁾ These limits shall be considered minimum requirements. All insurance coverage is subject to the approval of Washington University and shall be issued by an insurance company authorized to do business in the State of Missouri and which maintains an A.M. Best rating of A-X or better.

⁽²⁾ Builders risk shall be on an all risk form and insure against loss from the perils of fire and physical loss or damage including theft, vandalism, malicious mischief, collapse, flood, earthquake, windstorm, and debris removal. Installation floater shall include coverage for start up and testing and ensuing loss resulting from defective design, workmanship or material and shall cover reasonable compensation for Architect's and Contractor's services and expenses required as a result of such insured loss. The deductible amount applicable to the Project is \$25,000.00 and shall be paid by Contractor.

⁽³⁾ Products and completed operations insurance will be maintained for a minimum period of five (5) years after final payment on the last element of the Work to be completed.

⁽⁴⁾ Owner will be included as additional insured on Contractor's General Liability Policy. Contractor's Insurance shall be primary.

⁽⁵⁾ Coverage shall be for all owned, non-owned or hired motor vehicles.

⁽⁶⁾ WC to include broad form all states endorsement.

Limits Required (Continued)

Professional Liability ⁽⁷⁾ (Required when Contractor provides Professional Services)	Projects ≤ \$500K	Projects > \$500K ≤ \$10M	Projects > \$10M
Each Occurrence/Incident/Claim	\$ 1,000,000	\$ 1,000,000	\$ 5,000,000
Aggregate	\$ 1,000,000	\$ 2,000,000	\$ 5,000,000
Contractors Pollution Liability ⁽⁸⁾			
Per Loss	\$ 1,000,000	\$ 1,000,000	\$ 10,000,000
Aggregate	\$ 1,000,000	\$ 1,000,000	\$ 10,000,000

⁽⁷⁾ (If required for project) Contractor is required to keep this policy in effect for up to five (5) years after completion of the project.

⁽⁸⁾ Institution may request higher limits if project involves: abatement, remediation, hazardous waste management or recycling. Contractor is required to keep this policy in effect for up to five (5) years after completion of the project if the policy contains a "claims made" coverage trigger.