

CONTRACTOR INSURANCE REQUIREMENTS

Prior to the commencement of work on NSU campuses, and for the duration of the project the following minimum insurance coverage shall be maintained by the Contractor and any Subcontractor working on the project. Nova Southeastern University, Inc. is exposed to a financial risk from potential negligent acts when hiring Contractors and construction-related services involving new construction, renovation, remodeling or general maintenance of all properties owned by the University.

Prior to the commencement of any work, the Contractor must provide a Certificate of Insurance evidencing coverage in compliance with NSU's insurance requirements and name Nova Southeastern University, Inc. as additional insured. The scope of coverage and deductible shall be shown on the certificate of insurance. The certificates of insurance and endorsements shall provide for no cancellation or modification of coverage without thirty days written notice to the University.

To reduce this potential financial exposure, all Contractors and Subcontractors are required to maintain a comprehensive insurance program as follows:

4.1 Worker's Compensation Insurance

Insurance for the benefit of injured employees as required by the law with the requirements of the statutes of the jurisdiction(s) in which the operations will be performed, covering all employees.

- (i) Statutory Worker's Compensation limits
- (ii) Employer's Liability limits of \$1,000,000 bodily injury by accident, each accident, \$1,000,000 bodily injury by disease, policy limits, and \$1,000,000 bodily injury by disease, each employee per occurrence

4.2 Comprehensive General Liability Insurance

The Contractor's Commercial General Liability (CGL) shall be in the amount of \$2,000,000 for Annual Aggregate per project and for Bodily Injury, death and Property Damage in the amount of \$1,000,000 for each occurrence, including without limitation, contractual liability, product, and completed operations, with \$5,000,000 Umbrella coverage per occurrence and \$5,000,000 annual aggregate. The coverage must include:

- Fire Legal Liability
- Medical Expense Coverage
- Underground, explosions, and collapse hazard
- Products/Completed Operations
- Contractual Liability Insurance

4.3 Comprehensive Automobile Liability Insurance

Applicable to all automobiles owned, hired, rented or used by the Contractor, in addition all automobiles not owned by but used on behalf of the Contractor. The required insurance must

be written by insurance companies licensed to do business in the jurisdiction(s) where the work is being performed. A copy of the policy shall be provided if request by NSU. All applicable deductibles shall be the responsibility of the Contractor to pay in the event of a loss. The policy will provide the following minimum limits:

Combined Single Limit \$1,000,000 per occurrence and \$2,000,000 annual aggregate for death, bodily injury and property damage, covering any automobile or other vehicle including, without limitation, owned, non-owned, leased and hired vehicles.

Contractor shall name Nova Southeastern University, Inc., its officers, trustees, agents, and employees as additional insured under its commercial general liability and auto liability policies. Contractor's insurer shall have a Best rating of no less than AIX. Contractor shall notify NSU at least thirty (30) days prior to any cancellation, reduction or material change in coverage.

4.4 Indemnification

The Contractor shall defend, indemnify and hold NSU harmless from any and all suits, actions or claims by the contractor's employees who suffer personal injury while on the premises of NSU provided the injuries are not caused by the sole negligence of NSU. The Contractor shall be responsible for any damage to and for:

- 1) The Contractor's property while on NSU campuses.
- 2) NSU property/campuses under construction by the Contractor.
- 3) NSU property caused by the negligence or fault of the Contractor, their employees and/or the subcontractor.