

# Murray & Stafford, Inc.

## Insurance Requirements:

Subcontractor shall, prior to start of work, provide Murray & Stafford with a Certificate of Insurance evidencing that the following insurance coverage is maintained and in full force. Coverage should be written through insurance companies holding a Best Rating of A or better. Endorsement shall specify that the insurance evidenced shall not be cancelled, terminated, or materially changed without at least 30 days prior written notice given to the Contractor. The Cancellation Endorsement must be sent to Murray & Stafford, Inc. **Certificates will include at least 4 endorsements as attachments – see below. Wording in the description box is not sufficient to meet these insurance requirements. Endorsements must reference Subcontractor's name and Policy #. Fax to (303) 420-7666 or email [ykrone@murrayandstafford.net](mailto:ykrone@murrayandstafford.net).**

### **COMPREHENSIVE GENERAL LIABILITY (CGL) INSURANCE:**

Including coverage for bodily injury, property damage, personal and advertising injury, products and completed operations, broad form property damage (including completed operations), blanket, contractual, independent contractors. Coverage shall include explosion, collapse and underground hazards. Minimum limits of liability are:

\$1,000,000 - Limit of Liability Each Occurrence

\$2,000,000 - Limit of Liability General Aggregate

Murray & Stafford, Inc., Owner and all other parties required of the General Contractor are to be added as additional insured to this policy and such coverage shall be primary to any coverage carried by the additional insured(s). This insurance for the additional insured(s) shall be as broad as the coverage provided for the named subcontractor. Policy shall also contain a waiver of subrogation in favor of the additional insured(s). **Copies of Additional Insured Endorsement must be forwarded to Murray & Stafford, Inc.** Subcontractor shall maintain CGL coverage for itself and all additional insureds for the duration of the project and maintain Completed Operations Coverage for itself and each additional insured for at least the length of the State Statute of Repose. **Copies of Completed Operations Endorsement must be submitted to Murray & Stafford, Inc.**

### **COMMERCIAL AUTOMOBILE LIABILITY INSURANCE:**

To cover all owned, hired and non-owned vehicles with a minimum limit of liability of \$1,000,000 combined single limit.

**UMBRELLA COVERAGE** can be used in order to reach these minimum required limits of liability. Umbrella coverage must include as insureds all entities that are additional insureds on the CGL. Umbrella coverage for such additional insureds shall apply as primary before any other insurance or self-insurance, including any deductible, maintained by, or provided to, the additional insureds other than the CGL, Auto Liability, and Employer's Liability coverages maintained by the Subcontractor.

### **PROPERTY INSURANCE COVERING TOOLS, EQUIPMENT, MATERIALS:**

Subcontractor shall purchase and maintain "all risk" property insurance necessary to protect Subcontractor's owned, leased, borrowed tools, equipment, machinery and materials during the full course of the project and shall waive all rights of subrogation against Murray & Stafford, Inc. for loss to these items.

### **WAIVERS OF SUBROGATION FOR CGL, AUTO, and WORKERS COMPENSATION:**

Subcontractor waives all rights against Contractor, Owner, and Architect and their agents, officers, directors and employees for recovery of damages to the extent these damages are covered by commercial general liability, commercial umbrella liability, business auto liability or workers compensation and employers liability insurance maintained per requirements stated above. Subcontractor waives all rights against Contractor, Owner, and Architect and their agents, officers, directors and employees for damages caused by fire or other perils that were not a direct result of the negligent misconduct of the Contractor, Subcontractor or agents or employees of any of them, to the extent covered by Property Insurance obtained, except such rights as they may have to the proceeds of such insurance held by the Owner as fiduciary. **Copies of all Waivers of Subrogation must be submitted to Murray & Stafford, Inc.**

### **WORKERS' COMPENSATION INSURANCE:**

As required by statute in the State of Colorado or the state in which the project takes place, including Employer's Liability with minimal limits of:

\$100,000 - Each Accident

\$100,000 - Disease – Each Employee

\$500,000 - Disease – Policy Limit