



CSU Builder's Risk Program

COVERAGE SUMMARY

QUESTIONS:

Shadi Jalali
(949) 433-8238
shadi.jalali@alliant.com

Amy Lightner
(415) 403-1457
Amy.lightner@alliant.com

Van Rin
(415) 403-1408
vrin@alliant.com



INSURER:
Illinois Union Insurance
Company (Chubb)

POLICY TERM:
July 1, 2020 to
July 1, 2022

POLICY NO:
IMC I20799754 015

HOW TO REPORT A CLAIM:

CSURMAclaims@alliant.com

- OR -

Elaine (Kim) Tizon
(415) 403-1458
elaine.tizon@alliant.com

After Hours Reporting:

Robert Frey
415-403-1445 (Voice)
415-518-8490 (Cell)
rfrey@alliant.com

NAMED INSURED:

The California State University C/O Office of the Chancellor

COVERAGE DESCRIPTION:

Master Builder's Risk Insurance covering direct physical loss to insured projects, subject to the terms, conditions and exclusions in the policy forms. Coverage includes: Property Damage, Property in Transit, Off-Site Storage, Expediting Expense, Flood (including tidal waves), Terrorism*, and Earthquake**

* Terrorism Risk Insurance Program Reauthorization Act, 2015

** CSU maintains a self-fund for losses in excess of the deductible caused by earthquakes as defined in CA Public Contract Code, section 7105(b)(2).

ADDITIONAL INSUREDS: Owners, contractors and subcontractors of every tier, tenants of the Insured Project, and any other individual or entity specified in such contract, are recognized as Additional Insured hereunder to the extent required by any contract or subcontract for the Insured Project, and then only as their respective interests may appear.

Chubb's Construction Risk Coverage Form insures for direct physical loss to Insured Project(s) while in the course of construction, reconstruction or renovation.

Covers CSU construction projects whose:

1. Construction begins within the Policy Period,
2. Project Enrollment form is completed and approved by underwriting, and
3. Notice to Proceed is issued by the CSU to the General Contract,
4. Until completion up to 42 months from start date of construction.

While we believe this Summary of Insurance fairly represents the terms, conditions and exclusions found in your insurance policies, in the event of any differences between the policies themselves and this summary, the policy provision will direct any resolution. This summary is not intended to replace or supersede any of your insurance contracts.

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COVERAGE LIMIT:

\$100,000,000 Each Occurrence

COVERAGE SUB-LIMITS:

See Page Three for a detailed Listing.

SELF-INSURED RETENTION / DEDUCTIBLE:

\$25,000 per Occurrence
\$100,000 per Occurrence - Flood
\$50,000 per Occurrence - Water Damage
\$100,000 per Occurrence - Earth Movement**
30 days Loss of Rents

MAJOR EXCLUSION(S): Including but not limited to:

1. Earth Movement**
 2. Pollution / Contamination
 3. Electronic Data / Cyber Risk
 4. Mold / Fungus
 5. Nuclear, Biological, Chemical
- ** Excluded by carrier, self-funded by CSU

LOSS VALUATION:

1. Replacement Cost if replaced, otherwise
2. Actual Cash Value

SPECIAL TERMS:

1. Projects to be reported quarterly.
2. Projects that are reported during the policy term are held covered for up to 42 months from project start date.
3. Projects whose initial reported value is less than \$5,000,000 are not required to be reported upon completion.
4. Projects whose initial value is \$5,000,000 or more shall report final contract values and term during the next quarterly reporting period following project completion.

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COVERAGE SUB-LIMITS:

Coverage		\$0 to \$25M	Over \$25M to \$100M	Over \$100M
A.	Physical LOSS to the INSURED PROJECT	Various – Please see the Rates and Deductibles Endorsement		
B.	Delay in Opening (per Form ACE0729)	Various – Please see the Rates and Deductibles Endorsement		
C.	EXISTING PROPERTY	No coverage provided		
D.	Damage to EXISTING PROPERTY - Limited	No coverage provided		
E.	Property in Transit Per Conveyance		\$1,000,000	
F.	Temporary Off-Site Storage and Off-Site Areas, Any One Location	\$1,000,000	\$5,000,000	\$10,000,000
G.	Expediting and Extra Expenses (20% of the Insured Loss, or maximum of ...)	\$1,000,000	\$5,000,000	\$10,000,000
H.	Debris Removal (whichever is less – 25% of Insured Loss or..)	\$1,000,000	\$5,000,000	\$25,000,000
I.	Trees, Shrubs and Plants	\$100,000	\$250,000	\$500,000
J.	Protection Service Charges	\$250,000	\$250,000	\$500,000
K.	Fire Protection Equipment Recharge	\$25,000	\$50,000	\$100,000
L.	Valuable Papers and Records	\$10,000	\$50,000	\$100,000
M.	Claim Preparation Expenses	\$100,000	\$250,000	\$500,000
N.	Protection of Insured Property Pre-LOSS	\$250,000	\$250,000	\$500,000
O.	Architects and Engineers Fees	\$100,000	\$250,000	\$1,000,000
P.	Office and Construction Trainers / Semi-trailers and their contents	No coverage provided		
Q.	Ordinance or Law	\$2,500,000	\$5,000,000	\$10,000,000
R.	TESTING	Included		
S.	Business Personal Property	As Reported – Maximum of \$5,000,000		
T.	Contract Penalty	No coverage provided		
U.	TOWER CRANE Re-Erection Expenses	\$100,000	\$100,000	\$250,000
V.	NAMED WINDSTORM	Included		

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STANDARD COVERAGE					
CATEGORY	CLASSIFICATION	RATE	DEDUCTIBLE	SUBLIMIT	
Site Work	Non-vertical building construction	0.03691	Per Standard Coverage	Per Standard Coverage	
Building NOC <i>(All parts of project with maximum unsupported roof span less than 100 feet)</i>	Fire Resistive	0.05355	Per Standard Coverage	Per Standard Coverage	
	Non-Combustible	0.05355	Per Standard Coverage	Per Standard Coverage	
	Tilt-Up	0.06983	Per Standard Coverage	Per Standard Coverage	
	Masonry Non-Combustible	0.07382	Per Standard Coverage	Per Standard Coverage	
	Joisted Masonry, with completed value of...	Up to \$24,999,999	0.15960	Per Standard Coverage	Per Standard Coverage
		\$25,000,000 and greater	Refer	Refer	Refer
	Hybrid, with completed value of...	Up to \$9,999,999	0.21945	Per Standard Coverage	Per Standard Coverage
		\$10,000,000 and greater.	Refer	Refer	Refer
Frame, with Completed Value of...	Up to \$9,999,999	0.27930	Per Standard Coverage	Per Standard Coverage	
	\$10,000,000 and greater.	Refer	Refer	Refer	
Building Renovation <i>(Refer to separate category for Existing Structures)</i>	Renovations	Non-Structural and Structural Non-Seismic, all types	Per Standard Coverage	Per Standard Coverage	
		Structural Seismic, Frame, up to \$9,999,999 CV	0.36309	Per Standard Coverage	
		Structural Seismic, Frame, \$10,000,000 to \$25,000,000 CV	Refer	Per Standard Coverage	
		Structural Seismic, All other types	Refer	Refer	
		Non Structural - Finish work	0.03491	Per Standard Coverage	
All Other Project Types and Categories Not Listed Above	All Other Project Types and Categories Not Listed Above	Refer	Refer	Refer	

COVERAGE OPTIONS				
CATEGORY	CLASSIFICATION	RATE	DEDUCTIBLE	SUBLIMIT
Water Damage	All Building Projects	Included	Per Standard Coverage	Per Standard Coverage
TESTING	All Building Projects	Included	Per Standard Coverage	Per Standard Coverage
Delay in Opening ^{Note 1}	SOFT COSTS/ADDITIONAL EXPENSES	Per Standard Coverage	7 Calendar Days	\$1,000,000 (see Terms & Conditions)
	Loss of RENTAL INCOME	0.36908	7 Calendar Days	As Reported
	Loss of BUSINESS INCOME	NCP	NCP	NCP

For all Delay Coverage, the 100% exposure numbers must be submitted including the Applicable Period of Indemnity.

CATASTROPHE PERILS

(Rates are in Addition To Standard Coverage Rates and are applied per \$100 OF TOTAL PROJECT VALUE)*

CATEGORY	CLASSIFICATION	RATE	DEDUCTIBLE	SUBLIMIT
Named Windstorm	All locations	Included	Per Standard Coverage	\$50,000,000
Earth Movement	All locations	Refer	Refer	Refer
Flood	Level 1	0.0525	\$100,000	\$10,000,000
	Level 2	Included	\$100,000	Per Standard Coverage
	Level 3	Included	\$100,000	Per Standard Coverage
Terrorism ^{Note 2}	All locations	5% (Included)	Per Standard Coverage	Per Standard Coverage

Where a percentage amount is shown in the above deductibles, the deductible amount shall be the greater of the dollar amount shown or the stated percentage of the total insured values at risk at time of loss.

Terms	<p>Note 1: Combined rate for Delay In Opening calculation sums together Standard Coverage, FLOOD, EARTH MOVEMENT, and NAMED WINDSTORM rates then multiplies.</p> <p>Note 2: TRIPRA surcharge is applied against the final term premium.</p> <p>Note 3: Rates shown are only valid for projects whose initial contract term is 36 months or less.</p> <p>Note 4: Projects having an initial Contract Cost of less than \$5,000,000 shall not be subject to adjustment at the end of the Project. Projects with an initial Contract Cost of \$5,000,00 or greater shall be subject to audit at the end of the project term.</p> <p>CV: Completed Value</p> <p>Included: Coverage is included in Standard Coverage Rate. No additional charge applies.</p> <p>MP: Minimum premium.</p> <p>NCP: No coverage provided</p> <p>Rate: Rates above are annual and minimum rates per \$100 OF TOTAL PROJECT VALUE.</p> <p>Per Standard Coverage The Rate, Deductible or Sublimit shown above for the applicable NOC Building Classification shall apply.</p> <p>Refer: The Insured must refer such risks to the Company for prior approval and determination of coverage terms and conditions.</p>
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