

Title: Contractor Insurance Requirements

Contractors working for the Council Bluffs Community School District shall purchase and maintain such insurance as will protect the Contractor from claims set forth below which may arise out of, or result from the Contractor’s operations under the contract, whether such operation be by the Contractor or by any subcontractor or by anyone directly or indirectly employed by any of them, or by anyone whose acts any of them may be liable. The insurance to be maintained by the Contractor shall be written as follow:

1. **Workers’ Compensation and Employers Liability Insurance** as prescribed by Iowa law or the minimum limits shown below;

- a. Iowa Benefits- Statutory
- b. Employers Liability
 - Bodily Injury by Accident \$500,000 Each Accident
 - Bodily Injury by Disease \$500,000 Each Accident
 - Bodily Injury by Disease \$500,000 Each Employee

The Workers’ Compensation policy shall include a waiver of subrogation clause in favor of the owner.

2. **Commercial General Liability Insurance** combined single limits shown below covering Bodily Injury, Property Damage and Personal Injury:

General Aggregate Limit	\$2,000,000
Products-Completed Operations Aggregate Limit	\$2,000,000
Personal & Advertising Injury Limit	\$1,000,000
Each Occurrence Limit	
\$1,000,000	
Fire Damage Limit (for any one fire)	\$ 100,000
Medical Damage Limit (any one person)	\$ 5,000

This insurance must include the following features:

- a. Coverage for all premises and operations. The policy shall be endorsed to provide the aggregate Per Project Endorsement.

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- b. Personal and Advertising Injury
 - c. Operations by independent contractors.
 - d. Contractual Liability Coverage
 - e. Coverage for property damage underground or damage by explosion or collapse (XCU).
3. **Automobile Liability Insurance** covering all owned, non-owned, hired and leased vehicles with a minimum combined single limit for Bodily Injury and Property Damage of \$1,000,000 per accident. Insurance must include Contractual Liability.
4. **Umbrella/Excess Liability Insurance** at Contractor's option, the limits specified may be satisfied with a combination of Primary and Umbrella/Excess Insurance.
5. **Additional Insured** The Contractor will include the District as additional Insured on all policies except Workers' Compensation as respects all work performed.
6. **Insurance Certificates** Each policy noted above shall be issued by an insurance company authorized to write such insurance in the State of Iowa and shall be reasonably acceptable to the District. These insurance policies shall not be cancelled without at least 30 days prior written notice to the District. A properly executed Certificate of Insurance showing evidence of these insurance requirements shall be delivered to the District prior to the commencement of this lease.
7. **Government Immunity** The following clauses will be added to all liability coverages:
 - a. The company and the insured expressly agree and state that the purchase of this policy of insurance by the insured does not waive any of the defenses of governmental immunity available to the insured under Iowa Code Section 670.4 as it now exists and as it may be amended from time to time.

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- b. The company and the insured further agree that this policy of insurance shall cover only those claims no subject to the defense of governmental immunity under Iowa Code Section 670.4 as it now exists and as it may be amended from time to time.
8. **Subrogation,** To the extent that such insurance is in force and collectible and to the extent permitted by law, the District and Contractor each hereby releases and waives all right of recovery against the other or anyone claiming through or under each of them by way of subrogation or otherwise. The forgoing release and waiver shall apply to damage to contractor’s equipment, tools and other personal property as well as automobiles.

Approved: June 23, 2020

Reviewed: _____

Revised: _____