Builder's Risk Insurance Program (BRIP)
Coverage Summary

Insurance Policy Information:

Insurance Company	Illinois Union Insurance Company (Chubb)
A.M. Best Rating	A++ XV
Standard & Poor's Rating	AA
State Covered Status	Non-Admitted
Policy/Coverage Term	July 1, 2023 – March 31, 2025
Policy #	IMC I20799754 018

How to Report a Claim:

Alliant Insurance Services
560 Mission Street, 6th Floor
Attn: Elaine Tizon
(415) 403-1458
Toll Free Voice: (877) 725-7695 / Fax: (415) 403-1466
Email: Elaine.tizon@alliant.com

After Hours Reporting:

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

How to Request a Certificate of Insurance:

1. Request a Certificate of Insurance within the Members Only section of www.CSURMA.org … **OR**
2. Email an Alliant staff member directly:

Yvonne Killian (primary)	Michelle Praxmarer (secondary)
yvonne.killian@alliant.com	michelle.praxmarer@alliant.com
916-643-2748	847-271-5955

Named Insured:

The California State University C/O Office of the Chancellor

Coverage Description:

1. 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

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defined in CA Public Contract Code, section 7105(b)(2).

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.
3. Chubb's Construction Risk Coverage Form insures for direct physical loss to Insured Project(s) while in the course of construction, reconstruction, or renovation.
4. Covers CSU construction projects whose:
   a. Construction begins within the Policy Period,
   b. Project Enrollment form is completed and approved by underwriting, and
   c. Notice to Proceed is issued by the CSU to the General Contract,
   d. Until completion up to 42 months from start date of construction.

Covered Limit: $150,000,000 Each Occurrence

Coverage Sub-Limits: See Page Three for a detailed Listing

Self-Insured Retention / Deductible:

1. Per Occurrence – projects up to $10M $15,000
2. Per Occurrence – projects $10M to $50M.. $30,000
3. Per Occurrence – projects $50M to $75M.. $50,000
4. Per Occurrence – projects $75M to $150M.. $75,000
5. Per Occurrence – Flood Hazard Groups 3 and 2 ....$100,000
6. Per Occurrence – Water Damage projects up to $10M $30,000
7. Per Occurrence – Water Damage projects $10M to $50M $50,000
8. Per Occurrence – Water Damage projects $50M to $75M $100,000
9. Per Occurrence – Water Damage projects $75M to $150M $150,000
10. Per Occurrence - Earth Movement** $100,000
11. Loss of Rents..30 days

Major Exclusions (including but not limited to):

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

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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 36 months from project start date. Project terms can be extended upon request with the carrier's written approval.
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.

Coverage Sub-Limits:

Coverage		$0 to $25M	$25M - $100M	Over $100M
1.	Physical LOSS to the INSURED PROJECT	Various – Please see the Rates and Deductibles Endorsement		
2.	Delay in Opening (per Form ACE0729)	Various – Please see the Rates and Deductibles Endorsement		
3.	EXISTING PROPERTY	No coverage provided		
4.	Damage to EXISTING PROPERTY - Limited	No coverage provided		
5.	Property in Transit Per Conveyance		$1,000,000	
6.	Temporary Off-Site Storage and Off-Site Areas, Any One Location	$1,000,000	$5,000,000	$10,000,000
7.	Expediting and Extra Expenses (20% of the Insured Loss, or maximum of …)	$1,000,000	$5,000,000	$10,000,000
8.	Debris Removal (whichever is less – 25% of Insured Loss or..)	$1,000,000	$5,000,000	$25,000,000
9.	Trees, Shrubs and Plants	$100,000	$250,000	$500,000
10.	Protection Service Charges	$250,000	$250,000	$500,000
11.	Fire Protection Equipment Recharge	$25,000	$50,000	$100,000
12.	Valuable Papers and Records	$10,000	$50,000	$100,000
13.	Claim Preparation Expenses	$100,000	$250,000	$500,000
14.	Protection of Insured Property Pre-LOSS	$250,000	$250,000	$500,000
15.	Architects and Engineers Fees	$100,000	$250,000	$1,000,000
16.	Office and Construction Trainers / Semi-trailers and their contents	No coverage provided		

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Coverage		$0 to $25M	$25M - $100M	Over $100M
17.	Ordinance or Law	$2,500,000	$5,000,000	$10,000,000
18.	TESTING	Included		
19.	Business Personal Property	As Reported – Maximum of $5,000,000		
20.	Contract Penalty	No coverage provided		
21.	TOWER CRANE Re-Erection Expenses	$100,000	$100,000	$250,000
22.	NAMED WINDSTORM	Included		
23.	Flood Hazard Groups 3 and 2	$100,000		
24.	Flood Hazard Group 1 – 100 Year Flood	Refer		

Questions:

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