

SUBCONTRACTOR INSURANCE OVERVIEW

IMPORTANT: This overview is a general guide for trade partners and their insurance agents. It does not alter or replace the terms of any executed Master Subcontract Agreement (MSA) or project-specific subcontract. Requirements may vary by tier, scope, and project. Subcontractors must refer to their executed contract documents for binding obligations.

MINIMUM INSURANCE REQUIREMENTS

All subcontractors must maintain insurance at their sole expense meeting the minimum standards below before beginning work and through final completion, with certain coverages extending post-completion. COLAS reserves the right to adjust, require proof of, or reject any insurance policy or carrier.

Coverage Type	Minimum Requirements	
Workers' Compensation	Statutory coverage per project jurisdiction; includes USL&H/Jones Act if applicable.	
Employers' Liability	\$1M per accident / \$1M per employee (disease) / \$1M policy aggregate (disease)	
Commercial General Liability (CGL)	Project-specific occurrence form with: <ul style="list-style-type: none"> • Bodily Injury • Property Damage • Personal Injury • Ongoing and Completed Operations 	Per Tier (COLAS assigned): <ul style="list-style-type: none"> • Tier 1: \$1M / \$2M • Tier 2: \$3M / \$5M • Tier 3: \$5M / \$7M • Tier 4: \$7M / \$9M
Automobile Liability	\$1M combined single limit for all owned, hired, and non-owned vehicles used for the Work.	
Umbrella / Excess Liability	As needed to meet CGL limits. Must be follow-form and non-contributory.	
Pollution Liability	Required for any work involving fuel, chemicals, excavation, or waste. \$2M per claim / \$2M aggregate	
Crane & Riggers Liability	If lifting operations are performed, full value of lifted property; minimum \$5M.	
Professional Liability (E&O)	Required for design, engineering, or delegated professional services. \$2M per claim / \$2M aggregate	
UAV (Drone) Liability	Required for any drone use on-site, \$1M per occurrence and aggregate.	
Installation Floater	Covers all materials and equipment from purchase through installation.	
Inland Marine / Equipment	Required for jobsite tools and equipment; COLAS is not liable for loss or damage.	

KEY COMPLIANCE HIGHLIGHTS

1. Insurer Rating

All carriers must be A.M. Best rated A- IX or higher. For contracts under \$250k, A- VII may be accepted if all other terms are met.

2. Policy Structure

Policies must be written on standard commercial forms. No captive, RRG, or SIR over \$100k unless pre-approved in writing by COLAS.

KEY COMPLIANCE HIGHLIGHTS (CONTINUED)

3. Deductibles & SIRs

Maximum allowed without special approval:

- \$10k (contracts < \$250k)
- \$25k (contracts < \$1M)
- \$50k (contracts > \$1M)

4. Documentation Requirements

Certificates of insurance and all required endorsements must be submitted and approved before site access. Must include 30-day notice of cancellation. Tier 3 & 4 may require full policies upon request.

5. Additional Insureds

Except for workers' comp and professional liability, all policies must name COLAS, Project Owner, and all other parties required by written contract as additional insureds on ISO CG 20 10 (10/01) and CG 20 37 (10/01) or equivalent, including completed operations.

6. Coverage Must Be:

- Primary and non-contributory to COLAS's insurance
- Inclusive of waiver of subrogation
- Maintained through statute of repose, including for completed operations

SPECIAL PROVISIONS

- **Tier Assignments:** COLAS assigns risk tiers (1-4) based on exposure, not trade classification. Tiering dictates minimum required limits for commercial general liability coverage.
- **Lower-Tier Subs:** Subcontractor must enforce compliance for all lower-tier subs. No access until insurance is verified and approved by COLAS. Inform COLAS immediately of tiered subcontractors on applicable contract forms provided by COLAS.
- **Claims-Made Coverage** (e.g., Pollution, E&O): Must inclusive retroactive dates and extended reporting periods as specified in the MSA or Subcontract Documents.
- **Builder's Risk Exclusions:** Subcontractor waives claims against COLAS to the extent property damage is covered or required to be covered under project insurance.

FINAL REMINDERS

- **No Approved Insurance = No Site Access**
- **COLAS approval is required** in writing for non-standard forms or excess exposures.
- Insurance does not limit liability under contract or law.

Please coordinate with your insurance professional to ensure all applicable coverage is obtained, active, and compliant with project-specific obligations. This overview is provided as a resource only and does not modify any binding contract.