

SUBCONTRACTOR INSURANCE REQUIREMENTS

PDG Construction Services, Inc., requires all Subcontractors to provide a Certificate of Insurance for each project they are working on prior to commencement of any work, and as a precedent of payment. Insurance requirements are as follows:

1. Prior to starting work, Subcontractor, at its own expense, shall procure, pay for and maintain General Liability insurance on an Occurrence form at the minimum limits and for the duration set forth below, issued by a Carrier acceptable to the Contractor and licensed in the state where the work is to be performed. Such insurance shall protect against claims for bodily injury or death and for property damage and/or loss of use of property which may arise out of operations or completed operations by Subcontractor or by any sub-Subcontractor or by anyone employed by any of them or by anyone for whose acts any of them may be liable. Policy Limits shall be provided in amounts not less than the following.

General Liability:

\$1,000,000	Each Occurrence
\$1,000,000	Personal/Advertising Injury
\$2,000,000	General Aggregate
\$2,000,000	Products / Completed Operations Aggregate

Certificates of Insurance evidencing existence of coverage required shall be maintained from the date work commences until two (2) years after the work has been completed. Certificates shall evidence existence of endorsement CG2010 (1185) or the equivalent, which must provide primary and non-contributory coverage for Contractor and Owner as additional insureds for loss arising out of Subcontractor's work in process and completed work. Subcontractor shall disclose all amendatory exclusions and restrictive endorsements.

2. Prior to starting work, Subcontractor, at its own expense, shall procure, pay for and maintain Commercial Automobile Liability Insurance issued by a Carrier acceptable to the Contractor and licensed in the state where the work is to be performed. Such insurance shall protect against claims for bodily injury and property damage including pollution incidents arising out of use or maintenance of owned, non-owned, rented and hired automobiles. Policy limits shall be provided in an amount not less than the following.

Commercial Automobile Liability:

\$1,000,000	Combined Single Limit Each Accident
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3. Prior to starting work, Subcontractor, at its own expense, shall procure, pay for and maintain Worker's Compensation and Employer Liability coverage. Any policy providing coverage required under this paragraph shall contain a Waiver of Subrogation endorsement. Policy limits shall be provided in amounts not less than the following.

Worker's Compensation:

\$500,000	Statutory Limit
\$500,000	Employer Liability Each Accident
\$500,000	Employer Liability Disease - Each Employee
\$500,000	Employer Liability Disease - Policy Limit

Certificates of Insurance evidencing existence of coverage required under this paragraph shall be maintained from start of the work through work completion and at any time corrective work may be in process thereafter.



Insurance Requirements, Continued:

4. The general liability policy shall include an Additional Insured Endorsement naming Contractor and Owner as additional insured under the policy. It is agreed that Subcontractor's general liability policy shall be the primary policy insuring for Subcontractor's fault or liability arising out of Subcontractor's work and for any claim, loss, or other liability arising out of Subcontractor's operations or completed operations. Any other insurance maintained by the Contractor and Owner shall be excess and non-contributory. It is further understood that the insurance coverage provided by the additional insured endorsement shall be in conformance with and be limited by Subcontractor's indemnity obligations under this Agreement, and in conformance with law.
5. All such insurance certificates shall be endorsed as follows:

PDG Construction Services, Inc., its subsidiaries, their officers, directors, sureties, agents, and employees and the project owner are named as additional insured's with respects to all operations or completed operations of the insured. Coverage shall be primary with respect to the interests of the additional insured and all insurance maintained by the additionally insured shall be excess and non-contributory."
6. All such insurance coverage shall remain in effect for the full period of time for which Subcontractor may be held legally liable for its work under all applicable laws. In the State of Oregon a period of not less than ten (10) years from the date of substantial completion for residential projects, or not less than two (2) years from the date of substantial completion for commercial projects.
7. Certificates shall further provide that insurance will not be cancelled, non-renewed, reduced or altered without 30 days prior written notice to Contractor. It is the responsibility of the Subcontractor to provide Contractor certificates with in force policy terms in such case whereby the policy has expired during the scheduled performance of the Subcontractor's work for the Contractor, and in no case will final payment be made without required certificates and endorsements.
8. Professional Liability

If the Subcontractor's scope of work includes Design/Build requirements, insurance coverage must include Professional Liability Insurance coverage with a policy limit of \$1,000,000 per claim and must allow for the reporting of claims for 2 years following substantial completion of the project.
9. Mail or fax Certificates and Endorsements to:

PDG Construction Services, Inc.
27600 SW 95th Ave., Suite 100
Wilsonville, OR 97070
Fax: 503-582-8725