

**DATE:**

6/16/2023

**AGENDA ITEM (ACTION ITEM):**

Consider / Approve the builder's risk insurance policy with Hanover for the new Support Operations Center.

**APPLICABLE BOARD POLICY:**

702 KAR 4:160

**HISTORY/BACKGROUND:**

It is necessary to obtain Builder's Risk Insurance on all construction projects. The term of the policy will be for the duration of construction of the new Support Operations Center at 11800 Taylor Mill Road. Approval of this policy will be retroactive to June 6, 2023 when site-work began on this project based on the Board's approval of the bid award to Morel Construction on June 5, 2023.

**FISCAL/BUDGETARY IMPACT:**

\$35,206.84 funded from the bond sale associated with the Support Operations Center.

**RECOMMENDATION:**

Approve the builder's risk insurance policy with Hanover for the new Support Operations Center.

**CONTACT PERSON:**

Matt Rigg, Chief Operations Officer

\_\_\_\_\_  
*Principal/Administrator*

  
\_\_\_\_\_  
*District Administrator*

  
\_\_\_\_\_  
*Superintendent*

**Kenton County**  
**Builders Risk for Old Twenhofel Building**  
**Construction dates and coverage dates 7/1/2023 - 12/2/2024**

	<b>Hanover</b>	<b>C N A</b>	<b>Chubb</b>	<b>Liberty Mutual</b>
<b>Premium</b>	<b>\$33,214 plus tax</b>	<b>\$47,164 plus tax</b>	<b>\$36,091 including tax</b>	<b>\$46,736 plus tax</b>
Limit	\$29,703,000	\$29,703,000	\$29,703,000	\$29,703,000
Deductible	\$10,000	\$10,000	\$10,000/\$100,000 for water damage	\$10,000
Earthquake	\$10mil/\$25k deductible	\$2,500,000/\$50,000 deductible	\$10mil/\$10k deductible	\$10mil/\$25k deductible
Flood	\$10mil/\$25k deductible	\$2,500,000/\$50,000 deductible	\$10mil/\$10k deductible	\$10mil/\$25k deductible
Transit	\$1,000,000	\$1,000,000	\$1,000,000	\$500,000
Temporary Storage	\$1,000,000	\$1,000,000	\$1,000,000	\$500,000
Soft costs	\$2,297,851	\$1,000,000	\$2,297,851	\$2,297,851
Debris Removal	\$75,000	\$250,000	25% or \$5mil-whichever is less	\$250,000
Ordinance or Law	\$1,000,000	\$250,000	\$100,000	\$500,000
Pollution Cleanup	\$50,000	\$25,000	\$100,000	\$100,000
Replacement Cost	yes	yes	yes	yes
Minimum Earned Premium	\$22,401	\$10,000	\$8,203	\$1,000
<b>Subjectivities</b>	<b>Site Perimeter Fencing</b>	<b>Construction Budget &amp; Schedule</b>	<b>Construction Budget &amp; schedule</b>	<b>Detailed Site Plan w/construction codes</b>
	<b>Site lighting</b>	<b>Site Security</b>		<b>detailed budget</b>
	<b>Fire Extinguishers per OSHA standard (every 3000sf)</b>			<b>detailed Gantt chart plan</b>
	<b>Hot Work Program with 30 minute Firewatch</b>			<b>hot/wet works procedures</b>
	<b>Wet Works or Water Mitigation Program</b>			<b>insurance contract requirements between GC &amp; their subs</b>



## Builders' Risk Application

New Construction and Renovation

(Link to eCLIQ)

Application Date: 6/2/2023  
Agency: AssuredPartners NL  
Agency Code: \_\_\_\_\_  
Applicant Name: Kenton County BOE

Agent's Name: Steve Crawford  
Phone Number: (859) 581-2088  
Email Address: steve.crawford@assuredpartners.com  
Address: 1055 Eaton Dr Fort Wright, KY 41017

Applicant is: ☐ Individual ☐ Corporation ☐ LLC  
☐ Partnership ☐ Joint Venture ☐ Other: \_\_\_\_\_  
Interest of Applicant: ☒ Owner ☐ Contractor ☐ Other: \_\_\_\_\_  
Mortgagee / Loss Payee: \_\_\_\_\_ Address: \_\_\_\_\_  
Inspection Contact: \_\_\_\_\_ Contact Phone: \_\_\_\_\_

Policy Term – From: 6/15/2023 To: 12/2/2024 Quote Needed By: 6/7/2023

Location of Project: 11800 Taylor Mill Rd Independence, KY 41051

Description of Project: Demo of old bus garage, old board office, and two single family dwellings - new construction for transportation/maintenance/technology facility

Limits of Insurance: Jobsite Limit: \$ 29,703,000 Deductible: ☐ \$1,000  
Temporary Storage Limit: \_\_\_\_\_ ☐ \$2,500  
Transit Limit: \_\_\_\_\_ ☐ \$5,000  
☒ \$10,000  
☐ Other: \_\_\_\_\_

### Soft Costs (Extra Expense and Rental Income):

Is soft cost coverage desired? ☒ Yes ☐ No

Extra Expense	Amount	Rental Income
Advertising	_____	Total Rental Income Limit Requested _____
Design Fees	<u>\$ 1,589,110</u>	
Professional Fees	<u>\$ 661,150</u>	
Interest	_____	
Lease Administration	_____	
Realty Taxes	_____	
Other: <u>Bank Fees</u>	<u>\$ 47,591</u>	
Total Extra Expense Limit Requested:	<u>\$ 2,297,851</u>	

### Equipment Breakdown:

Is equipment breakdown coverage desired? ☐ Yes ☒ No

Total Equipment Breakdown Limit Requested \_\_\_\_\_

Contractor Name: Morel Construction Address: 2801 Alexandria Way, Highland Heights, KY 41076

Website: morelconstruction.net

Contractor Lic #: N/A in the state of Kentucky

Has contractor engaged in this type of work before? ☒ Yes ☐ No For how many years? 25

**Construction:**

- ☐ Frame ☒ Joisted Masonry ☐ Non-Combustible  
☐ Masonry Non-Combustible ☐ Fire Resistive / Modified Fire Resistive

Type of Project: ☒ New Construction☐ Renovation / Expansion (Please complete renovation section)Roof Type: standing seam metal and SBS modified bitum rSupport / Framing Studs: metalNumber of Structures: 1Number of floors above ground: 2Total Square Feet: 60,000Number of floors below ground: 0Estimated completion date: 12/2/2024

Is construction lift slab, tilt-up or prototype?

☐ Yes ☒ No

Is the project on filled land?

☐ Yes ☒ NoIf yes, are pilings used? ☒ Yes ☐ NoIntended Occupancy: transportation, maintenance and technology departments**Protection:**Public Protection Class: Class 3Distance to fire hydrant (ft): 150Fire Department: ☒ Paid☐ Volunteer

Describe jobsite security (such as lighting, fencing, locks, cameras, watchman, etc):

fencing and locking gatesWill sprinklers be activated during construction? ☐ Yes ☒ No If yes, at what % of completion \_\_\_\_\_

Rating # of hours: \_\_\_\_\_

Exposures – Describe exposure from surrounding structures within 120 feet:

not applicable

If Applicable:

**Flood:**Is flood coverage desired? ☐ Yes ☒ No

Flood limit: \_\_\_\_\_ Flood Deductible: \_\_\_\_\_

Is jobsite location in a National Flood Insurance Program Special Flood Hazard Area? ☐ Yes ☐ No**Earthquake:**Is earthquake coverage desired? ☐ Yes ☒ No

Earthquake limit: \_\_\_\_\_ Earthquake Deductible: \_\_\_\_\_



## Renovation / Expansion Questionnaire

Please describe, in detail, the scope of work to be performed:

**complete demo of old bus garage and old board office as well as two single family dwellings**

Is Permission to Occupy desired? ☒ Yes ☐ No (Vacant) If vacant, how long? \_\_\_\_\_

Is coverage for the existing structure desired? ☐ Yes ☒ No

If yes, in what year was the existing structure constructed? \_\_\_\_\_

Is this a historical building? ☐ Yes ☒ No

If yes, please describe: \_\_\_\_\_

ACV Limit for existing structure: \_\_\_\_\_

RCV Limit for building materials: \$ 9,184,213

Has the existing structure been damaged by fire, wind, earthquake, collapse, or another peril? ☐ Yes ☒ No

If yes, please explain: \_\_\_\_\_

Renovations may be described as rehabs, renovations, or rebuilding. They usually involve some structural changes that may impact the structural integrity of the building. Examples are as follows:

- Removal or replacement of floors or structural roof members
- Removal, strengthening, or repositioning of load-bearing walls
- Addition of floors
- Expansion of below grade space
- Installation of elevators and/or new stairwells
- Demolition of part of the structure
- Roof replacement

Is this type of work to be performed? ☐ Yes ☒ No

If yes, please describe in detail: \_\_\_\_\_

Will the renovation involve gutting the building? ☐ Yes ☒ No

If yes, please describe in detail: \_\_\_\_\_

Plumbing system Age: \_\_\_\_\_ Type: \_\_\_\_\_

Heating system Age: \_\_\_\_\_ Type: \_\_\_\_\_

Roof Age: \_\_\_\_\_ Type: \_\_\_\_\_

Electrical System Age of System: \_\_\_\_\_

Is any Aluminum Wiring or Knob & Tube Wiring Present? ☐ Yes ☐ No

If yes, please explain: \_\_\_\_\_

Date: \_\_\_\_\_

Agent's Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Insured's Signature: \_\_\_\_\_

# Construction Types

## **ISO-1. Frame (Combustible Walls or Roof)**

Buildings where the exterior walls are wood or other combustible materials including construction where combustible materials are combined with other materials such as brick veneer, stone veneer, wood iron-clad, stucco on wood.

## **ISO-2. Joisted Masonry (JM)**

Buildings where the exterior walls are constructed of masonry materials such as adobe, brick, concrete, gypsum block, hollow concrete block, stone, tile, or similar materials and where the floors and roof are combustible.

## **ISO-3. Non-Combustible (NC)**

Buildings where the exterior walls and the floors and roof are constructed of, and supported by metal, asbestos, gypsum or other non-combustible materials.

## **ISO-4. Masonry Non-Combustible**

Buildings where the exterior walls are constructed of masonry materials as described in Code 2, with the floors and roof of metal or other non-combustible materials.

## **ISO-5. Modified Fire Resistive**

Buildings where the exterior walls and the floors are constructed of masonry or fire resistive material with a fire resistance rating of one hour or more but less than two hours.

## **ISO-6. Fire Resistive**

Buildings where the exterior walls and the floors and roof are constructed of masonry or fire resistive materials having a fire resistance rating of not less than two hours.