



**Contract Routing Control Sheet**  
**Engineering**  
Contact: Renee Saul Phone: 2101  
**Expense Contract**

A15-00646

Tracking#: 9565      Date Submitted: 4/16/2015      Date Needed: 4/30/2015  
Contract#: 2014-072C      Date Started: 4/16/2015      Est End Date: 7/31/2016  
Coliseum#:      Change Order#:      Lease#:      Bid#:        
Requisition#: 56207      NCDOT#:      Resolution#: 102-15      Rush: ☒  
Description: South Elm Redevelopment Infrastructure - Other Improvements  
Comments:

Vendor:	Account #	CBR	Amount
Union Square Campus Inc	506-7014-01.6018	A15115	\$516,408.00
Vendor#: 35887	471-4502-25.5410		\$46,867.00
Location:	212-2115-17.5410		\$27,590.00
2901 East Lee Street	543-4530-01.5413	5410	\$24,100.00
Suite 2400	402-4531-02.5410		\$23,433.00
Greensboro, NC 27401			
	<b>Total:</b>		<b>\$638,398.00</b>

**Signatures**

<input checked="" type="checkbox"/> Dept Director	Reviewed By: <u>[Signature]</u>	Date: <u>4/16/15</u>
<input checked="" type="checkbox"/> Finance	Reviewed By: <u>[Signature]</u>	Date: <u>RECEIVED APR 16 2015</u>
<input checked="" type="checkbox"/> Accounting	Reviewed By: <u>[Signature]</u>	Date: <u>4-29-15</u>
<input checked="" type="checkbox"/> Attorney	Reviewed By: <u>[Signature]</u>	Date: <u>5-12-15</u>
<input checked="" type="checkbox"/> City Manager	Reviewed By: <u>[Signature]</u>	Date: <u>5-12-15</u>
<input checked="" type="checkbox"/> Mayor	Reviewed By: <u>Nancy Vaughan</u>	Date: <u>5-14-15</u>
<input checked="" type="checkbox"/> Deputy City Clerk	Attested By: <u>Angela Reed</u>	Date: <u>5-14-15</u>
<input type="checkbox"/> Purchasing	Reviewed By: _____	Date: _____
<input type="checkbox"/> CCD	Reviewed By: _____	Date: _____

**RECEIVED**

**MAY 12 2015**

**City Manager's Office**

9565

**NORTH CAROLINA  
GUILFORD COUNTY**

**CITY OF GREENSBORO**

THIS CONTRACT AND AGREEMENT, made and entered into this 15<sup>th</sup> day of May 2015, between Union Square Campus, Inc. (hereinafter referred to as "USCI"), and the City of Greensboro, a body politic and corporate (hereinafter referred to as the "City").

**WITNESSETH**

WHEREAS, USCI is acting as developer and manager of a public and private joint venture to provide streetscape and temporary parking design for the South Elm Street Brownfields Redevelopment area, which includes the Union Square Campus location at the corner of East Lee and Arlington Streets, and relocate a City of Greensboro storm sewer line from the block bounded by East Lee, South Elm, and Arlington Streets to the City Right-of-Way along South Elm Street; and

WHEREAS, the work contemplated under this agreement will be done within the City of Greensboro right-of-way, on property owned by USCI, and on property owned by the Redevelopment Commission of Greensboro;

WHEREAS, the City's share of this project is 100% of the total cost of this project; and

WHEREAS, this reimbursement will be made pursuant to N.C.G.S. 160A-499, which allows the City to reimburse a developer for the construction of municipal infrastructure that is in the City's capital improvement plan; and

WHEREAS, this design and construction is in the public interest in that it will support future development of the South Elm Street Brownfields Redevelopment area that will benefit the citizens of Greensboro; and

WHEREAS, USCI has agreed to perform or cause to be performed the necessary work to design the streetscape and the temporary parking and relocate the sewer line, and obtain the necessary certifications of completion of such work; and

WHEREAS, USCI has selected Rentenbach Constructors Inc. as Construction Manager-at-Risk utilizing a competitive process, and has selected a design team, which includes JC Waller & Associates, PC providing Civil Engineering Services, utilizing a competitive process;

WHEREAS, the City has agreed to reimburse USCI for the expense of this work in an amount not to exceed FIVE HUNDRED FIFTY TWO THOUSAND THREE HUNDRED AND THIRTY DOLLARS (\$552,330.00) plus contingency as needed, and

NOW, THEREFORE, in consideration of the mutual covenants and promises herein, the parties do mutually contract and agree as follows:

1. USCI agrees to:
  - (a) Design streetscape improvements and temporary parking for the South Elm Street Brownfields Redevelopment area. All plans, specifications, and designs are subject to review and approval by the City and the Redevelopment Commission and shall be in a form acceptable to them. USCI shall begin or cause to begin the necessary design work within ninety (90) days from the date of execution of this agreement, or this agreement shall become null and have no effect.

- (b) Develop, manage, administer and relocate a City of Greensboro storm sewer line from the block bounded by East Lee, South Elm, and Arlington Streets to the City Right-of-Way along South Elm Street. All plans, specifications, and designs are subject to review and approval by the City and shall be in a form acceptable to it. USCI shall begin or cause to begin the necessary work relocation of the storm sewer line within ninety (90) days from the date of execution of this agreement, or this agreement shall become null and have no effect.
- (c) Certify that it, through its Construction Manager at Risk, has solicited bids in compliance with N.C.G.S. Chapter 143, Article 8, Public Contracts, and in compliance with the City of Greensboro Minority/Women Business Enterprise Program Plan for Construction, Professional Services, Goods, and Other Services dated January 1, 2014 (the "M/WBE Plan").

2. The City agrees to reimburse USCI as set out in Exhibit A. As noted in Exhibit A, the City shall also maintain a contingency fund in the amount of EIGHTY SIX THOUSAND AND SIXTY-EIGHT DOLLARS (\$86,068.00) (the "Contingency Fund") which may be used for the purpose of unforeseen conditions encountered through the execution of the project. The Contingency Fund shall be maintained and controlled by USCI and the Director of Planning. Joint consent shall be required to use this fund. The entire reimbursement, including the contingency fund shall not exceed SIX HUNDRED THIRTY EIGHT THOUSAND THREE HUNDRED AND NINETY-EIGHT DOLLARS (\$638,398.00.) Any unused portion of the Contingency Fund will be returned to the City.

3. This work shall include, but not be limited to, streetscape and temporary parking design for the South Elm Street Brownfields Redevelopment area, which includes the Union Square Campus location at the corner of East Lee and Arlington Streets, and relocate a City of Greensboro storm sewer line from the block bounded by East Lee, South Elm, and Arlington Streets to the City Right-of-Way along South Elm Street as well as other items required by the consulting Professional Engineer discussed below. In performing all of the above-stated work, USCI and its Construction Manager at Risk shall use best construction practices and shall restore City and Redevelopment Commission property to pre-construction condition unless a lesser condition is accepted by the City and the Redevelopment Commission. This work is more specifically identified in Exhibit A, including the specifications and drawings in and referenced by this exhibit.

4. The commitment of the City of Greensboro to expend the described funds on the construction is based on the factors recited in the Preamble of this Agreement by which the Project will provide a public benefit to the City and its citizens.

5. The storm sewer relocation work shall be inspected by a Professional Engineer properly licensed in the State of North Carolina. Upon completion, this work shall be certified by the Professional Engineer as appropriate.

6. The work contemplated in this agreement must meet the approval of the City and shall be subject to the City's general rights of inspection and supervision to secure the satisfactory completion thereof.

7. Reimbursement will be made within thirty (30) days upon receipt of USCI's cost documentation and receipt of the Professional Engineer's certification in a form acceptable to the Greensboro Department of Planning.

8. USCI does hereby agree to indemnify and save harmless the Redevelopment Commission, the City, their officers, agents and employees against all claims, actions, lawsuits and demands, including reasonable attorney fees for damages, loss or injury, including environmental damages, to the extent caused by the negligent or willful acts or omissions of USCI, its Construction Manager at Risk, and its subcontractors.

9. In the performance of the work contemplated in this agreement, USCI, its Construction Manager at Risk, and subcontractors are independent contractors with the authority to control and direct the performance of the details of the services that are the subject of this contract.

10. USCI assumes full responsibility for the payment of all assessments, payroll taxes, or contributions, whether State or Federal, as to all employees engaged in the performance of work under this contract. In addition, USCI agrees to pay any and all gross receipts, compensation, transaction, sales, use, or other taxes and assessments of whatever nature and kind levied or assessed as a consequence of the work performed or on the compensation paid under this contract to the extent required by law.

11. During the performance of the services under this Agreement, USCI and its Construction Manager at Risk shall maintain the following insurance, to the extent applicable:

- (a) General Liability Insurance, including but not limited to coverage for all premises and non-premises operations, independent contractors, broad form property damage coverage, including explosion, collapse and underground property damage hazards, personal injury liability protection including coverage relating to employment of persons, contractual liability protection, and products and completed operations coverage. This insurance shall provide bodily injury limits of not less than \$1,000,000 for each occurrence and not less than \$2,000,000 in the aggregate, and with property damage limits of not less than \$500,000 for each occurrence and not less than \$500,000 in the aggregate.
- (b) Automobile Liability Insurance, covering owned, non-owned, hired vehicles and trailers using in connection with this project. This insurance shall provide bodily injury and property damages limits of not less than \$1,000,000 combined single limit/aggregate.
- (c) Worker's Compensation Insurance in accordance with statutory requirements and Employer's Liability Insurance with limits of not less than \$100,000 for each occurrence. In case any work is subcontracted under this Agreement, the Developer shall require the subcontractor similarly to provide Worker's Compensation and Employer's Liability Insurance for all of the subcontractor's employees to be engaged in such work.

USCI shall furnish certificates of insurance for all of the insurance coverages described herein within ten (10) days after this Agreement is ratified and certified copies of any amendments and/or renewals to the policies which occur thereafter. At least thirty (30) days written notice shall be given to the City prior to any cancellation, modification or non-renewal of any insurance required under this Agreement.

All project contractors shall be required to include the City, Redevelopment Commission of Greensboro, and USCI as additional insureds on their General Liability insurance policies.

12. Alterations, deletions, and/or additions to the terms and conditions of this Agreement may only be made by the mutual written consent of the parties.

13. Should USCI fail to comply with the terms of this Agreement, USCI, upon written notice of the default shall have thirty (30) days to remedy the default. Should USCI fail to remedy the default, the Agreement may be terminated by the City immediately upon the expiration of the thirty (30) days.

14. This Agreement may be cancelled by either party upon sixty (60) days written notice of such cancellation by either party given to the other party. In the event of cancellation of this Agreement pursuant to this paragraph, USCI shall be entitled to reimbursement for work completed and expenses

incurred as of the date of cancellation, together with the reasonable costs of demobilization incurred on account of such cancellation.

15. In hiring, contracting, and all other acts, USCI shall abide by all local, State and federal laws and regulations relevant to Minority/Women's Business Enterprises and shall not discriminate on the basis of sex, race, gender, color, ethnicity, national origin, age, familial status, marital status, military status, political affiliation, religion, physical or mental disability, genetic information, sexual orientation, gender expression, or gender identity.

16. Any term or condition of the Agreement which by operation or existence is in conflict with applicable Local, State, or Federal Law shall be rendered void and inoperative. The City and USCI agree to accept the remaining terms and conditions.

17. Should any part of this Agreement be declared unenforceable, all remaining sections remain in force.

18. This Agreement is made under, and in all respects shall be interpreted, construed, and governed by and in accordance with, the laws of the State of North Carolina. Venue for any legal action resulting from this Agreement shall lie in Guilford County.

19. This Agreement is intended by the parties hereto to be the final expression of their agreements regarding the matters addressed in this Agreement, and it constitutes the full and entire understanding between the parties with respect to the subject hereof, notwithstanding any representations, statements, or agreements to the contrary heretofore made.

20. All notices and other communications pursuant to this Agreement shall be in writing and shall be delivered by hand, fax or mail as follows:

To the CITY:

Dyan Arkin`  
Planning Department  
PO Box 3136  
Greensboro, NC 27402-3136  
Phone: 336.433.7377  
Fax: 336.412.6315  
Email: [Dyan.Arkin@greensboro-nc.gov](mailto:Dyan.Arkin@greensboro-nc.gov)

To the DEVELOPER:

Union Square Campus, Inc.  
ATTN: John Merrill  
2901 East Lee Street, Suite 2400  
Greensboro, NC 27401  
Phone: 336.375.9232  
Fax: 336.375.9661  
Email: [JohnM@GatewayURP.com](mailto:JohnM@GatewayURP.com)

IN WITNESS WHEREOF, the City and USCI have executed this Agreement as of the day and year first above written.

UNION SQUARE CAMPUS, INC.:

J. Patrick Murphy  
Title: Chairman

ATTEST:

Robin Witherspoon  
Title: Executive Assistant

ATTEST:

CITY OF GREENSBORO

Angela Reed  
City Clerk  
Deputy

By: Nancy M. Vaughan  
Nancy M. Vaughn, Mayor

Recommended by: David Paul  
City Manager

for [Signature]  
Director of Planning

This instrument has been preaudited in the manner required by the Local Government Budget and Fiscal Control Act.

[Signature]  
Deputy Finance Officer

Approved as to form:

[Signature]  
City Attorney (Assistant)

### Exhibit A - Storm Sewer Re-Routing Scope of Work

<i>Description</i>	<i>Quantity</i>
Concrete Sidewalk Demolition	535 SY
Demolish Asphalt Pavement	1234 SY
Demolish Curb and Gutter	691 LF
Demolish Existing Storm Sewer Manhole	5 EA
Demolish Existing Service Water Line	170 LF
Demolish Existing Storm Sewer Line	572 LF
Demolish Trees	4 EA
Demolish Existing Fencing	480 LF
F&I 1.5" SF 9.5A	115 TONS
F&I 5" I 19.0B	385 TONS
F&I 6" CABC Stone	460 TONS
F&I 24" Std. Curb and Gutter	691 LF
F&I 4" Pavement Striping	1583 LF
F&I 4" Pavement Symbols	3 EA
F&I Concrete Sidewalk	85 CY
F&I Handicap Ramp	1 LF
F&I 6' Diameter Storm Sewer Manhole	11 EA
F&I 10' x 10' Storm Sewer Manhole	1 LS
F&I 24" RCP	82 LF
F&I 36" RCP	815 LF
F&I 68" x 43" Elliptical RCP	50 LF
Remove & Replace Ex. Ped Signal & Cabinet	1 LS
Erosion Control@7%	1 LS
Contingency @ 20%	1 LS





April 14, 2015

**PLEASE EXPEDITE SIGNATURES**

**TO:** Renee Saul

**FROM:** Dyan Arkin, AICP

**SUBJECT:** South Elm Street Redevelopment Area – Reimbursement Agreement with Union Square Campus Inc.

At their April 7, 2015 meeting, City Council approved a Reimbursement Agreement between the City and Union Square Campus, Inc. for public improvements associated with the South Elm Street Redevelopment area. I have attached the resolution as back-up.

This project is being fast-tracked in order to meet schedule for opening of the Union Square Campus. Please expedite routing of the attached contracts for signatures. Thank you.

**Vendor:** Union Square Campus, Inc.  
2901 East Lee Street  
Greensboro, NC 27401  
Attn: John Merrill

**Vendor #:** Form Attached

**Contract Amount:** \$638,398.00

**Encumbrance Amounts:**

\$516,408 Account #: 506-7014-01.6018  
\$46,867 Account #: 471-4502-25.5410  
\$27,590 Account #: 212-2115-17.5410  
\$24,100 Account # 543-4530-01.5413 5410  
\$23,433 Account #: 402-4531-02.5410

ID 15-0287  
0102-15

RESOLUTION AUTHORIZING A REIMBURSEMENT AGREEMENT BETWEEN THE CITY OF  
GREENSBORO AND UNION SQUARE CAMPUS INC. FOR CONSTRUCTION OF PUBLIC  
IMPROVEMENTS IN SOUTH ELM REDEVELOPMENT PROJECT

WHEREAS the City and the Redevelopment Commission have made significant investments in an approximately seven-acre site on the south side of East Lee Street at its intersection with South Elm Street for the purposes of redevelopment;

WHEREAS Union Square Campus, Inc. (USCI) selected the South Elm Street Redevelopment project site for the Union Square Campus and is currently in the process of designing/constructing an 83,000 square foot facility;

WHEREAS In February 2014, City Council passed a resolution of support for the Union Square Campus;

WHEREAS In November 2014, the Redevelopment Commission approved a Sale/Development Agreement with USCI for construction of the first building at the corner of East Lee and Arlington Streets and an option for USCI to acquire an additional parcel at the corner of Lee and South Elm Streets for future construction of a second building;

WHEREAS site-related infrastructure improvements need to be performed in order for the Campus to be constructed;

WHEREAS USCI has selected Rentenbach Constructors Inc. as Construction Manager-at-Risk and a design team that includes JC Waller & Associates, PC for Civil Engineering Services utilizing a competitive process;

WHEREAS construction of the building is scheduled to begin the week of April 13, 2015 and needs to be completed by July 2016 in time for the 2016 academic year;

WHEREAS in an effort to assure that critical infrastructure improvements be completed in time for the opening of the Union Square Campus building, Union Square Campus, Inc. has proposed that the City of Greensboro enter into a Reimbursement Agreement with USCI to coordinate the design and construction of these improvements in conjunction with its ongoing construction.

WHEREAS the total contract amount will be \$638,398: \$430,340 for construction, \$86,068 contingency, and \$121,990 for design. Funding will be provided by the Water Resources, Planning, and Transportation Departments as shown below:

\$516,408	Pipe System Improvements FY15	506-7014-01.6018
\$46,867	Transportation Bond Funds	471-4502-25.5410
\$27,590	Community Development Block Grant	212-2115-17.5410
\$24,100	Parking Funds	543-4530-01.5415
\$23,433	State Highway Allocation Capital Project Fund	402-4531-02.5410

WHEREAS budget adjustments will be necessary to use these funds.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

That the City Council approve the Reimbursement Agreement with Union Square Campus Inc. in an amount not to exceed \$638,398.00 and the associated Budget Adjustments.

THE FOREGOING RESOLUTION WAS ADOPTED  
BY THE CITY COUNCIL OF THE CITY OF  
GREENSBORO ON THE 7TH DAY  
OF APRIL, 2015.

  
\_\_\_\_\_  
CITY CLERK

APPROVED AS TO FORM

  
\_\_\_\_\_  
CITY ATTORNEY





# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

5/5/2015

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Craft Insurance Center 823 North Elm Street PO Box 14946 Greensboro NC 27415		<b>CONTACT NAME:</b> Mark McLamb, CIC <b>PHONE (A/C, No, Ext):</b> (336) 375-0600 <b>E-MAIL ADDRESS:</b> mmclamb@craftinsurance.com <b>FAX (A/C, No):</b> (336) 375-7004	
<b>INSURED</b> Union Square Campus Inc 2901 E Lee St Greensboro NC 27401-4898		<b>INSURER(S) AFFORDING COVERAGE</b> <b>INSURER A:</b> Auto Owners Insurance Company <b>INSURER B:</b> <b>INSURER C:</b> <b>INSURER D:</b> <b>INSURER E:</b> <b>INSURER F:</b>	
		<b>NAIC #</b> 18988	

**COVERAGES****CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATION MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:	<input checked="" type="checkbox"/>	35329143	4/17/2015	4/17/2016	EACH OCCURRENCE \$ 1,000,000
	DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000					
	MED EXP (Any one person) \$ 10,000					
	PERSONAL & ADV INJURY \$ 1,000,000					
						GENERAL AGGREGATE \$ 2,000,000
						PRODUCTS - COMP/OP AGG \$ 2,000,000
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS					COMBINED SINGLE LIMIT (Ea accident) \$
						BODILY INJURY (Per person) \$
						BODILY INJURY (Per accident) \$
						PROPERTY DAMAGE (Per accident) \$
	<b>UMBRELLA LIAB</b> <b>EXCESS LIAB</b> DED <input type="checkbox"/> RETENTION \$					EACH OCCURRENCE \$
						AGGREGATE \$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N/A				PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/>
						E.L. EACH ACCIDENT \$
						E.L. DISEASE - EA EMPLOYEE \$
						E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

City of Greensboro are Additional Insureds on the General Liability policy if required by written contract, agreement or permits only as respects to operations of the Named Insured.

**CERTIFICATE HOLDER****CANCELLATION**

City of Greensboro  
300 West Washington Street  
Greensboro, NC 27401

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Mark McLamb, CIC/KMM



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

5/5/2015

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**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Craft Insurance Center 823 North Elm Street PO Box 14946 Greensboro NC 27415		<b>CONTACT NAME:</b> Mark McLamb, CIC <b>PHONE (A/C, No, Ext):</b> (336) 375-0600 <b>E-MAIL ADDRESS:</b> mmclamb@craftinsurance.com <b>FAX (A/C, No):</b> (336) 375-7004	
<b>INSURED</b> Union Square Campus Inc 2901 E Lee St Greensboro NC 27401-4898		<b>INSURER(S) AFFORDING COVERAGE</b> <b>INSURER A:</b> Auto Owners Insurance Company <b>INSURER B:</b> <b>INSURER C:</b> <b>INSURER D:</b> <b>INSURER E:</b> <b>INSURER F:</b>	
		<b>NAIC #</b> 18988	

**COVERAGES****CERTIFICATE NUMBER:****REVISION NUMBER:**

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INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b>	X		35329143	4/17/2015	4/17/2016	EACH OCCURRENCE \$ 1,000,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000
							MED EXP (Any one person) \$ 10,000
							PERSONAL & ADV INJURY \$ 1,000,000
							GENERAL AGGREGATE \$ 2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						PRODUCTS - COMP/OP AGG \$ 2,000,000
	OTHER:						
	<b>AUTOMOBILE LIABILITY</b>						COMBINED SINGLE LIMIT (Ea accident) \$
	<input type="checkbox"/> ANY AUTO						BODILY INJURY (Per person) \$
	<input type="checkbox"/> ALL OWNED AUTOS						BODILY INJURY (Per accident) \$
	<input type="checkbox"/> HIRED AUTOS						PROPERTY DAMAGE (Per accident) \$
	<input type="checkbox"/> SCHEDULED AUTOS						
	<input type="checkbox"/> NON-OWNED AUTOS						
	<b>UMBRELLA LIAB</b>						EACH OCCURRENCE \$
	<input type="checkbox"/> OCCUR						AGGREGATE \$
	<b>EXCESS LIAB</b>						
	<input type="checkbox"/> CLAIMS-MADE						
	DED <input type="checkbox"/> RETENTION \$						
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b>						PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/>
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	Y/N					E.L. EACH ACCIDENT \$
	If yes, describe under DESCRIPTION OF OPERATIONS below	N/A					E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Greensboro Redevelopment Commission are Additional Insureds on the General Liability policy if required by written contract, agreement or permits only as respects to operations of the Named Insured.

**CERTIFICATE HOLDER****CANCELLATION**

Greensboro Redevelopment Commission  
300 West Washington Street  
Greensboro, NC 27401

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Mark McLamb, CIC/KMM

**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

## **ADDITIONAL INSURED**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART.

### **SCHEDULE**

**Name of Person or Organization (Additional Insured):**

(If no entry appears above, information required to complete this endorsement will be shown in the Declarations as applicable to this endorsement.)

- A. Under SECTION II - WHO IS AN INSURED**, the following is added:

The person or organization shown in the above Schedule is an Additional Insured, but only with respect to liability arising out of "your work" for that insured by or for you.

- B. Under SECTION III - LIMITS OF INSURANCE**, the following is added:

The limits of liability for the Additional Insured are those specified in the written contract or agreement between the insured and the owner, lessee or contractor, not to exceed the limits provided in this policy. These limits are inclusive of and not in ad-

dition to the limits of insurance shown in the Declarations.

- C. Under SECTION IV - COMMERCIAL GENERAL LIABILITY CONDITIONS, 4. Other Insurance**, the following is added:

This insurance is primary for the person or organization shown in the Schedule, but only with respect to liability arising out of "your work" for that person or organization by or for you. Other insurance available to the person or organization shown in the Schedule will apply as excess insurance and not contribute as primary insurance to the insurance provided by this endorsement.