

PROPERTY INSURANCE

The district shall carry fire, cyclone and tornado insurance upon all buildings.

The term "insurable value" shall mean, as a generality, the replacement cost of the building. However, subject also to such specific inclusions, for simplicity of handling, in the case of building less than ten (10) years old, the board may use the actual cost of construction as the insurable value, or at its option the board may have the insurable value of the building determined by an actual appraisal.

In determining the amount of insurance to be carried, there shall be included in the cost or insurable value thereof the actual cost or value of the building itself (including the foundation), including all built-in, fixed, and attached fixtures and equipment; and including also all water, sewage, and utilities fixtures and equipment located within the confines of the building and above the foundation; and including also all loose or movable furniture, fixtures, and equipment.

All policies shall contain a provision by endorsement or otherwise, specifying that such policy shall also protect the insured for any necessary fees for architects or engineers employed by the insured as a result of loss to the property insured, which provisions may specify that in no case shall the loss and the fees combined exceed the amount of the policy.

The superintendent or his designee shall furnish the State Department of Education, evidence of insurance for buildings constructed in whole, or in part, with state public school buildings funds. In the case of new projects hereafter completed, such evidence shall be filed with the State Department of Education not more than fifteen (15) days after the building is taken over for use and occupancy.

All policies shall provide, by endorsement or otherwise, that the same shall not be cancelled for any cause by either party unless and until ten (10) days written notice thereof shall have been given to the State Department of Education.

When any property covered by school insurance is lost, damaged, or destroyed, a notice concerning the loss shall be sent immediately to all affected companies, or their representatives, carrying insurance policies on said property.

The superintendent or his designee shall act as adjustor for the school district in the settlement of losses. He shall recommend to the board a basis for settlement, including summarized statement with such details as may be necessary as the basis of settlement. The superintendent or designee shall sign Proofs of Loss in connection with the transaction, collect the proper amount, and report the collection to the board.

Insurance on Construction Under Contract

The contractor shall effect and maintain “Builder’s Risk Insurance,” with extended coverage endorsement, upon the entire structure and site equipment on which the work of this contract is to be done, to 100% of the insurable value thereof – including (1) items of labor and materials connected therewith, whether in, or adjacent to, the structure insured; and (2) materials in place or to be used as part of the permanent construction – including surplus materials. Protective fences, temporary structures, miscellaneous material, and supplies incident to the work. The insurance policy, or policies, shall be written by a company, or companies, satisfactory to the owner, and shall provide that any loss shall be payable to the contractor and owner as their respective interest may appear. The contractor shall keep each building fully insured, without cost to the owner, until final inspection and acceptance of all work.

SOURCE: Jackson Public School District, Jackson, Mississippi
LEGAL REF: Section 37-7-303; Mississippi Code of 1972
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