

INSURANCE

Contractor’s required coverages and risk category for Liability Insurance are checked below.

If no boxes on this Exhibit D are checked, then Contractor shall be required to obtain and maintain (i) Commercial General Liability Insurance for Medium Risk undertakings, (ii) Pollution Liability Insurance, (iii) Professional Liability Insurance, (iv) Worker’s Compensation and Employer’s Liability Insurance and (v) Comprehensive Auto Liability Insurance, all as described on this Exhibit D and in the form required by Section 11 of the Agreement to which this Exhibit D is attached.

Commercial General Liability Insurance

Commercial General Liability insurance on a form at least as broad as Insurance Services Office (“ISO”) commercial general liability coverage “occurrence” form CG 00 01 04 13 or another “occurrence” form providing equivalent coverage, including but not limited to contractual liability coverage, independent contractor’s liability, coverage for bodily injury (including death), property damage (including loss of use thereof), ongoing and completed operations, products liability, and personal and advertising injury, in the following amounts:

<u>Risk Category</u>	<u>Total Minimum Coverage</u>	<u>Limits of Liability</u>	
Low	\$1m	\$1m	Each Occurrence
		\$1m	General Aggregate
		Not required	Excess Liability
Intermediate	\$2m	\$1m	Each Occurrence
		\$2m	General Aggregate
		\$1m	Excess Liability
Medium	\$4m	\$1m	Each Occurrence
		\$2m	General Aggregate
		\$3m	Excess Liability
High	\$10m	\$1m	Each Occurrence
		\$2m	General Aggregate
		\$9m	Excess Liability

Low Risk

- Drop-off drycleaners, shoeshine
- “Feet on the ground” window washing
- Food service with liquor ***
- Food service without liquor
- General janitorial services *
- Interior painting
- Interior design services and similar
- Parking surface maintenance
- Temporary office – valets, parking attendants

□ **Intermediate Risk**

- Door, window and glass installation and repair for buildings of 3 or less stories
- Masonry repair (tuck-point, grout replacement and minor brick restoration)
- Plumbing
- Electrical – Repair and maintenance under \$50,000
- HVAC – installation or repair and maintenance under \$50,000
- Burglar Alarm System
- Carpentry and cabinetry work
- Carpet and upholstery cleaners
- Carpet and upholstery installers
- Commercial Moving Companies
- Fireplace repair and maintenance
- Garbage removal and disposal
- Installation of finishes – acoustic, ceramic, lathe, plaster & drywall, resilient floor, paint and vinyl wall
- Lawn care services *
- Locksmiths
- Millwork – wood & plastic
- Office equipment service/delivery
- Modular office installation
- Pest control *
- Sheet metal fabrication
- Tile and marble – installation and repair
- Waterproofing
- Wooden door installation

□ **Medium Risk**

- Any service not specifically listed in the Low, Intermediate or High Risk categories
- Design services, except for those related to High Risk activities
- Door, window and glass installation and repair for buildings greater than 3 stories
- Elevator service and maintenance
- Electrical and Mechanical Sub-contractors
- Electrical – Repair and maintenance over \$50,000
- Fire system inspection, including monitoring and testing
- Installation of insulation
- Septic tank *
- Site work – grading, paving, earthwork and landscaping other than lawn care services
- Site work – minor repairs costing less than \$50,000
- Storage tank installation/repair *
- Tree trimming

- Unarmed security services
- Window washing (greater than 3 stories and no scaffolding)
- General contractors for tenant improvements
- Pool care services
- Snow removal
- HVAC – installation or repair and maintenance over \$50,000

High Risk

- All contracts over \$5 million dollars (National contracts excluded)
- Armed security services
- Asbestos abatement and removal *
- Blasting
- Concrete – Structural repairs related to building foundations or projects over \$50,000
- Crane operations
- Curtain wall – installation
- High Risk Electrical – installation and repair
- Elevators, escalators – design and installation
- Fire system/sprinklers installation
- Roofing/ sheet metal - installation and repair
- Scaffolding, stages, bosun chair
- Site work – demolition, excavation
- Structural steel installation and repair

Pollution Liability Insurance

\$1 million insurance required

Required for any service above marked with: *

Such insurance shall include, but not be limited to, coverage for sudden & accidental and non-sudden pollution conditions, bodily injury (including death), property damage (including its resulting loss of use thereof), clean-up costs, and defense costs. The retroactive insurance date of such insurance shall be no later than the commencement date of the Agreement. Such insurance shall be provided for two years beyond the completion of the work.

Professional Liability Insurance

\$2 million insurance required

Required for any service above marked with: **

The retroactive insurance date of such insurance shall be no later than the commencement date of the contract. Such insurance shall be provided for two years beyond the completion of the work.

Liquor Liability Insurance

\$1 million insurance required

Required for any service above marked with: ***

☐ **Worker's Compensation & Employer's Liability Insurance**

Statutory limits required by applicable Workers' Compensation Law and Employers' Liability Insurance arising under any other applicable Act or governmental enactment for the protection of employees and having minimum liability limits of \$500,000 bodily injury by accident each accident, \$500,000 bodily injury by disease policy limit, and \$500,000 bodily injury each employee.

☐ **Comprehensive Auto Liability Insurance**

Including owned, non-owned, or hired vehicles coverage: \$1,000,000 per occurrence Bodily Injury and Property Damage Liability (Combined Single Limit). Such insurance shall cover injury (or death) and property damage arising out of the ownership, maintenance or use of any private passenger or commercial vehicles and of any other equipment required to be licensed for road use.

The insurance shall include a waiver of subrogation clause as follows:

"It is agreed that in no event shall this insurance company have any right of recovery against Teachers Insurance and Annuity Association of America, a New York corporation, for the benefit of its Real Estate Account ("TIAA") and Jones Lang LaSalle Americas, Inc.,
Landlord's or Landlord's owner's agents or Landlord's Architects or Engineers".

Evidence of the above coverage should be provided to Landlord and Owner Agent by means of a Certificate of Insurance with Landlord and Owner Agent as certificate holders. The Certificate of Insurance should include the following two statements:

1. Teachers Insurance and Annuity Association of America, a New York corporation, for the benefit of its Real Estate Account and Jones Lang LaSalle Americas, Inc., are included as additional insureds on all policies referred to in Part A (other than Worker's Compensation), and that such policies (other than Worker's Compensation) will be primary insurance over any other available insurance to the additional insured for the negligence of the Separate Contractor.
2. With respect to insurance referred to in Part B, a waiver of subrogation as provided above.

Contractor shall also carry such additional insurance as may be required by the law in the District of Columbia. Contractor shall keep the insurance required by this paragraph in full force and effect until acceptance of its Work by the Landlord. If Contractor shall subcontract any of its work, Contractor shall be responsible for seeing that such subcontractor shall have the insurance coverage required by this Attachment and shall furnish Landlord and Owner Agent evidence thereof before the subcontractor commences work on the project. Contractor's obtaining of the insurance required by this Attachment shall in no manner lessen, diminish, or affect Contractor's obligations set forth in any provisions of the Rules of the Site.

The certificate holder should be:

TIAA Real Estate Account
c/o Jones Lang LaSalle Americas, Inc.
1900 K Street NW, Suite 120
Washington DC 20006