



Certificate of Insurance Requirements

Building: 200 West Madison Street

Manager: Transwestern Commercial Services, LLC, Agent for 200 West Madison

Owner: **MEPT 200 West Madison LLC**

Additional Insured: **MEPT 200 West Madison LLC**

MEPT Edgemoor REIT LLC

Bentall Kennedy (US) Limited Partnership

NewTower Trust Company

Transwestern Commercial Services, LLC

Transwestern Commercial Services Illinois, LLC

The Prudential Insurance Company of America and their successors, agents, members, officers, directors, and employees.

Certificate holder is to read: **Transwestern Commercial Services Illinois, LLC**
Transwestern
200 West Madison, Suite 1130
Chicago, Illinois 60606

Certificate shall state: "Such policies are primary and any insurance carried by **MEPT 200 West Madison, LLC.** and **Transwestern Commercial Services Illinois, LLC,** is secondary and non-contributing with such policies.

MINIMUM CONTRACTORS/SUBCONTRACTORS INSURANCE REQUIREMENTS

All contractors and subcontractors doing any kind of work on the property are required to provide evidence of insurance. The limits set forth in this section are based on the degree of risk and the scope of work involved in the services to be provided. The actual dollar amount of a contract has no bearing on the potential risk. From time to time, you may come across exceptions to these recommendations.

****NO CONSTRUCTION OR SERVICE OPERATION IS TO BEGIN PRIOR TO RECEIPT OF REQUIRED CERTIFICATES OF INSURANCE****

CATEGORY I – High Risk /Major Exposure

- General Contractors
- New Construction
- Major Renovations
- Armed Security Guards
- Demolition-Structural
- High Rise Curtain Wall Repair
- Hot Water Management

Minimum Limits Category I:

General Liability: \$1,000,000 Per Occurrence/ \$1,000,000 Aggregate

Umbrella Liability: \$5,000,000 Per Occurrence/ \$5,000,000 Aggregate

Automobile Liability: \$1,000,000 combined single limit. Include coverage on all owned, hired and nonowned automobiles.

Workers' Compensation and Employers' Liability Insurance \$1,000,000 each accident for bodily injury by accident; \$1,000,000 bodily injury by disease.

CATEGORY 2 – Moderate Risk /Exposure

- HVAC
- Electrical
- Roofing
- Trash Haulers
- Alarm Systems
- Unarmed Security Guards
- Plumbing
- Concrete
- Movers
- Mechanical
- Interior Sprinklers
- Investigation
- Elevators and Mechanical
- Demolition-Interior
- Framing/Drywall
- Asphalt
- Carpentry
- Locksmiths

Minimum Limits Category 2:

General Liability: \$1,000,000 Per Occurrence/ \$1,000,000 Aggregate

Umbrella Liability: \$1,000,000 Per Occurrence/ \$1,000,000 Aggregate

Automobile Liability: \$1,000,000 combined single limit. Include coverage on all owned, hired and nonowned automobiles.

Workers' Compensation and Employers' Liability Insurance \$1,000,000 each accident for bodily injury by accident; \$1,000,000 bodily injury by disease.

CATEGORY 3 - Moderate to Low Risk/ Exposure

- Exterior Painting
- Masonry
- Flooring (all types)
- Millwork/Cabinetry
- Landscaping
- Phone Cabling
- Insulation
- Exterior Sprinklers
- Computer Cabling
- Glass
- Pest Control
- Carpeting

Minimum Limits Category 3:

General Liability: \$1,000,000 Per Occurrence/ \$1,000,000 Aggregate

Umbrella Liability: Attempt to obtain \$1,000,000 Per Occurrence/ \$1,000,000 Aggregate Umbrella

Automobile Liability: \$1,000,000 combined single limit. Include coverage on all owned, hired and nonowned automobiles.

Workers' Compensation and Employers' Liability Insurance \$1,000,000 each accident for bodily injury by accident; \$1,000,000 bodily injury by disease.

CATEGORY 4 – Low Risk/Exposure

- Blinds/Draperies
- Light Cleaning
- Ceramic Tile Walls
- Other Low Risk Goods and Services Vendors & Contractors
- Commercial Cleaning
- Temporary Labor
- Interior Painting
- Interior Decorator
- Wallpaper
- Interior Plant Maintenance

Minimum Limits Category 4:

General Liability: \$500,000 Per Occurrence/\$500,000 Aggregate

Automobile Liability: \$500,000 combined single limit. Include coverage on all owned, hired and nonowned automobiles.

Workers' Compensation and Employers' Liability Insurance \$1,000,000 each accident for bodily injury by accident; \$1,000,000 bodily injury by disease.

Additional Requirements:

Architects and Engineers

Professional Liability Insurance

Requirement:

Project Cost	Prof. Liability Limit Requirement
Under \$5 million	\$1 million
\$5 million to \$25 million	\$2 million
\$25 million to \$50 million	\$3 million to \$5 million
Over \$50 million	\$5 million or higher