

United States Department of the Air Force

Air Force Materiel Command Air Force Real Property Agency (AFRPA)



Enhanced Use Leasing Kirtland Air Force Base

RFQ No. AFRPA-07-0002

REQUEST FOR QUALIFICATIONS APPENDIX M Insurance Requirements

**PROPOSALS ARE DUE NO LATER THAN
5:00 P.M. ET 24 April 2007 AT:**

JONES LANG LASALLE
200 E. Randolph Drive, 46th Flr.
Chicago, IL 60601
Voice: (312) 228-2309 Fax: (312) 416-8106
Email: Warren.Durbin@am.jll.com
Web site: www.jllpress.com

APPENDIX M. INSURANCE REQUIREMENTS

Insurance Requirements Checklist		
Base Name: _____		
Policy Inception: _____ Policy Expiration: _____		
Insured:(Project Owner)		
Following items apply to all coverages and should be on all Certificates:		
Additional Insured/Certificate Holder <small>(Interest must be full name without abbreviation)</small>	United States Air Force	
Address <small>(Street, City, State, Zip Code)</small>	c/o Portfolio Manager, AFRPA/COO 1700 N. Moore St., Suite 2300 Arlington, VA 22209	
Insurance Company AM Best Rating	Rating of BBB- / Baa3 or better	
Notice of Cancellation/ Material Change	60 days/ 10 days for nonpayment	
Verify certificate signed and dated	Signature of Authorized Signatory for Lessee	
Waiver of Subrogation	Insurer shall have no right of subrogation against the Government.	
Certificates Required:		Limits
Property Insurance	All Risk, including loss of rents for actual loss sustained with an extended period of indemnity of 180 days, on a replacement cost basis, with no coinsurance.	All risk for full replacement value of the buildings, building improvements, improvements to the land, and personal property belonging to the Property
Evidence of Property Insurance Form Acord Form 27		
	Property Insurance/Deductible	No greater than \$10,000
	Earthquake/Deductible	Limits and deductibles as commercially available
	Flood/Deductible	Limits and deductibles as commercially available
	Loss of Rents	Actual Loss Sustained with ext. period of indemnity of 180 days
	Boiler and Machinery / Limit	Limits and deductibles as commercially available
	Sewer Backup / Limit	Limits and deductibles as commercially available
	Terrorism Insurance	If commercially available at reasonable rates
	Notice of Cancellation/ Material Change	60 days
Commercial General Liability	Bodily injury (including death), personal and advertising injury and	Not less than \$_____ per occurrence

	property damage, to include coverage for fire, legal liability, and medical payments. Primary and non-contributory to any insurance maintained by the Government or Approved Mortgagee.	
Certificate of Insurance Acord Form 25		
Business Auto Certificate of Insurance Acord Form 25	Bodily injury and property damage combined single limit	Combined Single Limit of \$1,000,000 per accident
	Any auto (Owned, Hired and Non Owned)	
Environmental Liability or Pollution Legal Liability Underground Storage Tank Environmental Insurance Certificate of Insurance Acord Form 25	Includes coverage for mold	To the extent available. Limits to be determined and approved by Government
	If any USTs located on the Property	Limits to be determined and approved by Government
Workers' Compensation Certificate of Insurance Acord Form 25	Employees	Statutory limits
	Employers Liability	Limit of \$1,000,000 each coverage and policy limit
Builder's Risk Evidence of Property Insurance Form Acord Form 27	Completed Value Form at full Replacement	
	Fire, if not then covered under the provisions of existing policies, shall be covered by special endorsement	
<p>Note: Acord Form References are typically standard forms used. Some insurance companies have their own version of these forms. Declarations pages from policies are not considered acceptable evidence of coverage.</p> <p>All insurance requirements are deal specific and need to be completed in accordance with the transaction.</p>		