

# United States Department of the Air Force

## AETC Air Force Real Property Agency (AFRPA)



## Enhanced Use Leasing Luke AFB/Barry M. Goldwater Range

RFQ No. AFRPA-08-R-0007

# REQUEST FOR QUALIFICATIONS APPENDIX M Insurance Requirements

**PROPOSALS ARE DUE NO LATER THAN  
5:00 P.M. EST March 31, 2008 AT:**

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## APPENDIX M. INSURANCE REQUIREMENTS

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

|   |   |  |
|---|---|--|
|   | 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. |  |
| <b>Certificate of Insurance<br/>Acord Form 25</b>   |   |  |
| <b>Business Auto<br/>Certificate of Insurance<br/>Acord Form 25</b>   | Bodily injury and property damage combined single limit   | <b>Combined Single Limit of \$1,000,000 per accident</b>                           |
|   | Any auto (Owned, Hired and Non Owned)   |  |
| <b>Environmental Liability or Pollution Legal Liability<br/>Underground Storage Tank Environmental Insurance<br/>Certificate of Insurance<br/>Acord Form 25</b>   | Includes coverage for mold  | <b>To the extent available. Limits to be determined and approved by Government</b> |
|   | If any USTs located on the Property   | <b>Limits to be determined and approved by Government</b>                          |
|   |   |  |
| <b>Workers' Compensation<br/>Certificate of Insurance<br/>Acord Form 25</b>   | Employees   | <b>Statutory limits</b>  |
|   | Employers Liability   | <b>Limit of \$1,000,000 each coverage and policy limit</b>                         |
| <b>Builder's Risk<br/>Evidence of Property Insurance Form Acord Form 27</b>   | Completed Value Form at full Replacement  |  |
|   | Fire, if not then covered under the provisions of existing policies, shall be covered by special endorsement  |  |
| <p><b>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.</b><br/> <b>All insurance requirements are deal specific and need to be completed in accordance with the transaction.</b></p> |   |  |