

United States Department of the Air Force

Air Combat Command (ACC), Air Force Global Strike Command (AFGSC), Air Force Space Command (AFSPC) and Air Force Center for Engineering and the Environment (AFCEE)



**Privatization of Military Family Housing
Beale, FE Warren, Malmstrom, and Whiteman Air
Force Bases (“Western Group”)**

Solicitation No. AFCEE-09-0002

APPENDIX Q Insurance Requirements

**PROPOSALS ARE DUE NO LATER THAN
5:00 P.M. EST 21 SEPTEMBER 2010 AT:**

ALVAREZ & MARSAL REAL ESTATE ADVISORY SERVICES
C/O EMAX FINANCIAL & REAL ESTATE ADVISORY SERVICES, LLC
60 Broad Street, Suite 3501
New York, NY 10004
Voice: 212.813.3510 Fax: 212.813.3505
Email: western@emaxllc.com
Web site: www.amafpress.com/projects/western

APPENDIX Q. INSURANCE REQUIREMENTS

Insurance Requirements Checklist		
Base Name: _____	Policy Inception: _____	Policy Expiration: _____
Insured:(Project Owner/Other)		
Following items apply to all coverages and should be on all Certificates:		
Additional Insured/Certificate Holder (Interest must be full name without abbreviation)	United States Air Force c/o Portfolio Manager, AFCEE/HDP	
Address (Street, City, State, Zip Code)	2735 Louis Bauer Drive San Antonio, TX 78235-5133	
Insurance Company AM Best Rating	Rating of A/VIII or better	
Notice of Cancellation/ Material Change	60 days/ 10 days for nonpayment	
Verify certificate signed and dated	Signature of Authorized Signatory for SO	
Waiver of Subrogation	Insurer shall have no right of subrogation against the Government.	
Certificates Required:	Limits	
Property Insurance Evidence of Property Insurance Form Acord Form 27	<p>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.</p> <p>Property Insurance/Deductible</p> <p>Earthquake/Deductible</p> <p>Flood/Deductible</p> <p>12 month Business Interruption/ Loss of Rents</p> <p>Boiler and Machinery / Limit</p> <p>Sewer Backup / Limit</p> <p>Terrorism Insurance</p> <p>Notice of Cancellation/ Material Change</p> <p>Bodily injury (including death),</p>	
Commercial General	<p>All risk for full replacement value of the buildings, building improvements, improvements to the land, and personal property belonging to the Property</p> <p>No greater than \$5,000 Limits and deductibles as commercially available</p> <p>Limits and deductibles as commercially available</p> <p>Actual Loss Sustained with ext. period of indemnity of 180 days</p> <p>Limits and deductibles as commercially available</p> <p>Limits and deductibles as commercially available</p> <p>If commercially available at reasonable rates</p> <p>60 days</p> <p>Not less than \$20,000,000 per</p>	

Liability	personal and advertising injury and 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.	occurrence
Certificate of Insurance Acord Form 25		
Business Auto	Bodily injury and property damage combined single limit	Combined Single Limit of \$1,000,000 per accident
Certificate of Insurance Acord Form 25	Any auto (Owned, Hired and Non Owned)	
Environmental Liability or Pollution Legal Liability	Includes coverage for mold	To the extent available. Limits to be determined and approved by Government
Underground Storage Tank Environmental Insurance	If any USTs located on the Property	Limits to be determined and approved by Government
Certificate of Insurance Acord Form 25		
Workers' Compensation	Employees	Statutory limits
Certificate of Insurance Acord Form 25	Employers Liability Fidelity Bond or Commercial Crime Policy	Not less than \$1,000,000 each coverage and policy limit
Crime		
Certificate of Insurance Acord Form 25 or Evidence of Property Insurance Form 27		
Directors and Officers Liability	Claims-Made Policy Form	
Certificate of Insurance Acord Form 25		
Builder's Risk	Completed Value Form at full Replacement	
Evidence of Property Insurance Form Acord Form 27	Fire, if not then covered under the provisions of existing policies, shall be covered by special endorsement	
Tenants Renter's Insurance (Desired) [If proposed, then policy type and value identified herein are required.]	Comprehensive, named-peril replacement cost value policy made available to all active military member tenants.	Replacement cost endorsement valued at no less than \$20,000 per eligible military member and their family
Evidence of Property Insurance Form Acord Form 27	Liability Coverage / Limit per family Deductible / All Claims	\$100,000 \$250
	Covers tenant's personal property in the Premises including, without limitation, any property removable by the tenant under the provisions of this	

Lease, and all leasehold improvements installed in the Premises by or on behalf of the tenant, against loss or damage caused by the following: theft, fire or lightning, windstorm or hail, explosion, riot or civil commotion, aircraft or vehicle damage, smoke damage, vandalism or malicious mischief, loss breakage, glass breakage, falling objects, damage caused by weight of ice, snow or sleet, water damage from an accidental discharge from plumbing or HVAC system, sudden and accidental tearing apart, cracking, burning, or bulging of an HVAC, fire prevention or sprinkler system or an appliance for heating water, freezing damage to plumbing, HVAC or household appliances, and electrical surge damage

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.

All insurance requirements are deal specific and need to be completed in accordance with the transaction.