

# **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. EDT 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](mailto:western@emaxllc.com)  
Web site: [www.amafpress.com/projects/western](http://www.amafpress.com/projects/western)

## APPENDIX Q. INSURANCE REQUIREMENTS

<b>Insurance Requirements Checklist</b>		
<b>Base Name:</b> _____ <b>Policy Inception:</b> _____ <b>Policy Expiration:</b> _____ <b>Insured:(Project Owner/Other)</b>		
<b>Following items apply to all coverages and should be on all Certificates:</b>		
<b>Additional Insured/Certificate Holder</b> <small>(Interest must be full name without abbreviation)</small>	Department of Defense AFCEE/HPM 2261 Hughes Ave Ste 155 Lackland AFB, Texas 78236	
<b>Address</b> <small>(Street, City, State, Zip Code)</small>		
<b>Insurance Company A.M. Best Rating or S&amp;P Rating</b>	Rating of A-/IX or better for A.M. Best Rating of A- or better for S&P	
<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 PO	
<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 Evidence of Property Insurance Form Acord Form 27</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>
	Property Insurance/Deductible	<b>No greater than \$50,000</b>
	Earthquake/Deductible	<b>Limits and deductibles as commercially available</b>
	Flood/Deductible	<b>Limits and deductibles as commercially available</b>
	Windstorm	<b>Limits and deductibles as commercially available</b>
	12 month Business Interruption/ 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 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>Not less than \$20,000,000 per occurrence</b>
<b>Certificate of Insurance Acord Form 25</b>		
<b>Business Auto</b>	Bodily injury and property damage combined single limit	<b>Combined Single Limit of \$1,000,000 per accident</b>
<b>Certificate of Insurance Acord Form 25</b>	Any auto (Owned, Hired and Non Owned)	
<b>Environmental Liability or Pollution Legal Liability</b>	Includes coverage for mold	<b>To the extent available. Limits to be determined and approved by Government</b>
<b>Underground Storage Tank Environmental Insurance</b>	If any USTs located on the Property	<b>Limits to be determined and approved by Government</b>
<b>Certificate of Insurance Acord Form 25</b>		
<b>Workers' Compensation</b>	Employees	<b>Statutory limits</b>
<b>Certificate of Insurance Acord Form 25</b>	Employers Liability	<b>Not less than \$1,000,000 each coverage and policy limit</b>
<b>Crime</b>	Fidelity Bond or Commercial Crime Policy	
<b>Certificate of Insurance Acord Form 25 or Evidence of Property Insurance Form 27</b>		
<b>Directors and Officers Liability</b>	Claims-Made Policy Form	
<b>Certificate of Insurance Acord Form 25</b>		
<b>Builder's Risk</b>	Completed Value Form at full Replacement	
<b>Evidence of Property Insurance Form Acord Form 27</b>	Fire, if not then covered under the provisions of existing policies, shall be covered by special endorsement	
<b>Renter's Insurance (Desired)</b>	Comprehensive, named-peril replacement cost value policy made available to all active military member tenants.	<b>Replacement cost endorsement valued at no less than \$20,000 per eligible military member and their family</b>
<b>Evidence of Property Insurance Form Acord Form 27</b>	Liability Coverage / Limit per family	<b>\$100,000</b>
	Deductible / All Claims	<b>Deductible of \$250 per occurrence</b>
	Covers tenant's personal property in the Premises including, without	

	<p>limitation, any property removable by the tenant under the provisions of its tenant 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</p>	
<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> <b>All insurance requirements are transaction-specific and need to be completed in accordance with the transaction. Deviations from these coverage amounts and deductibles are permitted only if approved by the Government.</b></p>		