



CityCenterDC

Certificate of Insurance Requirements

Required Insurance Limits:

Contractor shall carry at all times during the Term the following insurance coverage:

- Employers Liability \$ 500,000
- Commercial General Liability \$1,000,000
- Commercial Automobile Liability \$1,000,000
- Workers Compensation
[In kind and amount as prescribed by statute]

Additional Coverage Required:

1. If Contractor provides any of the following services, Contractor shall also carry Commercial Crime Coverage with a limit not less than \$500,000 per occurrence:

- Janitorial - Security - Parking Garage Operators
- Carpet Cleaning

2. If Contractor provides any of the following services, Contractor shall also carry Umbrella Liability Coverage with a combined single limit of not less than \$5,000,000, per occurrence, for bodily injury and property damage :

- Elevator/Escalator - Janitorial - Metal Refinishing
- Security - Window Washing

** Contractor may obtain \$6M in General Liability alone **or any combination of** General Liability and Umbrella Liability coverage amounts totaling \$6M per occurrence.

All insurance policies required above are subject to Owner's approval and shall be written with solvent insurance companies authorized to do business in the state in which the Project is located.

The insurance coverage noted above shall include:

- Commercial General Liability insurance with a combined single limit of not less than that indicated above, per occurrence, applying to bodily injury and property damage, with Broad Form Liability Endorsement on an occurrence basis and including coverage for the hazards of operation, independent contractors, products and completed operations (for two (2) years after the date of final acceptance of the Services by Owner) and contractual liability specifically covering the indemnification provisions in the Hold Harmless Paragraph below. Such insurance shall include an endorsement providing that the insurance afforded under Contractor's policy is primary insurance as respects Owner, and that any other insurance maintained by Owner is excess and non-contributing with the insurance required hereunder.

- Commercial Automobile Liability insurance covering all owned, non-owned and hired automobiles with a combined single limit of not less than that indicated on page 2 hereof, per occurrence, for bodily injury and property damage.
- Umbrella Liability insurance with a combined single limit of not less than that indicated above, per occurrence, for bodily injury and property damage (if applicable).
- Commercial Crime Coverage with a limit not less than \$500,000 per occurrence (if applicable).

At all times during the term of this Contract, Contractor shall, at Contractor's expense, procure the insurance coverage hereinafter described. **All such policies (except workers compensation and employers' liability) shall name Owner and Manager as additional insureds.** Further, each policy shall contain an endorsement requiring the insurer to provide Owner with thirty (30) days written notice prior to cancellation of the policy. Such policies shall contain a waiver of subrogation in favor of Owner and Owner's indemnities and designees.

Certificate Holder

CCDC Office LLC
800 Tenth Street, N.W., Suite 350
Washington, D.C. 20001

Additional Insureds for CityCenterDC are as follows:

CCDC Office LLC,
CCDC Common Area Association,
CCDC Garage Board,
CCDC PBW Garage Board
CCDC Retail LLC,
CCDC Retail Parcel-B, LLC
CCDC Residential Rental LLC,
CCDC Hotel LLC
Bozzuto Management Company,
Conrad Management, LLC
CityCenterDC REA Manager, Inc.,
The Unit Owners Association of H Street Condominium,
The Unit Owners Association of I Street Condominium,
Hines Interests Limited Partnership

Please list **ALL** entities above as Additional Insureds for Certificates of Insurance at CityCenterDC.