

Union Market 5th Street North – Washington, DC CONTRACTOR & CONSULTANT LIABILITY INSURANCE REQUIREMENTS

A Certificate of Insurance that includes the following items must be submitted to EDENS ***prior to*** the commencement of any services. Minimum coverage limits cannot be reduced without authorization of the owner's corporate insurance representative.

Required coverage shall consist of Basic Insurance Coverage per Table 1 AND Additional Service Specific Insurance Coverage per Table 2 below.

Table 1: Basic Insurance Coverage

All Contractors and Consultants	
<ol style="list-style-type: none"> 1. Consultant represents, warrants, and covenants that it, its employees, subcontractors, and subconsultants are covered, at a minimum, by the following as provided by an insurance company with an A.M. Best Rating of not less than A+ 2. Consultant, its employees, subcontractors, and subconsultants shall continue to carry such insurance during the Provision of Services under any Order and for a period of three (3) years after the Provisions of Services 3. Owner to be added as Additional Insured, granted waiver of subrogation and primary/non-contributory other insurance clause. 	
Commercial General Liability Insurance	\$1,000,000 each occurrence, \$2,000,000 general aggregate
Workers' Compensation (statutory) and Employer's Liability Insurance	\$500,000 each employee, \$500,000 each accident and \$500,000 policy limit
Automobile Liability Insurance	\$1,000,000 combined single limit including coverage of non-owned and hired vehicles

Table 2: Additional Service Specific Insurance Coverage

General Contractors	
Excess/Umbrella Liability Insurance	Minimum \$5,000,000 each occurrence, \$5,000,000 aggregate

Abatement and Demolition Contractors	
Contractor Pollution Liability Insurance	\$1,000,000 each occurrence, \$2,000,000 general aggregate
Excess/Umbrella Liability	Minimum \$5,000,000 each occurrence, \$5,000,000 aggregate

Consultants (Engineers* and Architects)	
Professional Liability Insurance	\$2,000,000 each occurrence, \$2,000,000 annual aggregate
Excess/Umbrella Liability	\$2,000,000 each occurrence

Consultants (Geotechnical & Environmental)	
Professional Liability Insurance	\$5,000,000 each occurrence, \$5,000,000 annual aggregate
Contractor Pollution Liability Insurance	\$1,000,000 each occurrence, \$2,000,000 general aggregate
Excess/Umbrella Liability	\$5,000,000 each occurrence

*Applies to Engineers who do not provide Geotechnical or Environmental Services

Additional Insureds Required To Be Named

Owner to be added as Additional Insured, granted waiver of subrogation and primary/non-contributory other insurance clause.

- District Grocers Co LLC
- Harrison W H Co LLC
- S Max Wholesale LLC
- Edens Limited Partnership
- Lenders, employees, officers, directors and agents of such companies and other designees of Landlord, It's Successors and/or Assigns, as their interest may appear.

Certificate Holder/Address

Edens Limited Partnership
 c/o Christine Teneralli
 1221 Main Street, Suite 1000
 Columbia, SC 29201

Please e-mail a copy of the certificate to coi-const@edens.com a copy does not need to be mailed.