

EXHIBIT "E"
INSURANCE REQUIREMENTS
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1.0 INSURANCE REQUIREMENTS:

- 1.1 All coverage must be in place prior to commencing construction.
- 1.2 JTM Construction shall review and approve the Certificate of Insurance prior to any Subcontractor starting work on job site
- 1.3 Coverage shall be maintained so long as such construction activity is occurring on the Project and for a period of (2) years after completion of the Project.
- 1.4 Insurance shall not be cancelled or reduced in amount or coverage. Should any policy be cancelled before the expiration date, notice shall be delivered in accordance with the policy provisions. If such insurance is cancelled or expires, all work shall stop immediately until reinstated or replaced.
- 1.5 All policies shall be carried by an insurance company that is at all times qualified to do business in the State of Washington where the property is located and at all times have a Best's Key Rating Guide Property-Casualty United States rating of at least an A and a Financial Size Category Rating of not less than VII (based on most current edition). These ratings must be maintained throughout the contract.
- 1.6 Any deductible shall be subject to Contractor and Owner approval and Contractor and Owner shall not be responsible for the payment of any such deductible.
- 1.7 If the insurance policies do not contain the standard ISO separation of insureds provision or a substantially similar clause, Subcontractor shall cause such policies to be endorsed to provide cross liability coverage
- 1.8 Evidence of coverage shall be shown with a Certificate of Insurance followed up with an Additional Insured Endorsement from the insurer.
- 1.9 The **Project Name *must be stated*** on the Certificate.
- 1.10 **Per Project Aggregate *must be noted*** on the Certificate and a **CG2503 Per Project Aggregate Endorsement *must be attached***.
- 1.11 **Washington Stop Gap Coverage is required and *must be noted on the Certificate***. If you do not have employees (i.e.: 1 man operation) you do not need this coverage
- 1.12 **Waiver of Subrogation** endorsement ***must be noted*** on the Certificate and ***attached***.
- 1.13 **Additional Insured** endorsement ***must be noted*** on the Certificate and ***attached***
- 1.14 **Automobile Liability** coverage ***must be noted*** on the Certificate.

2.0 CERTIFICATE HOLDER AND ADDITIONAL INSURED:

Certificate Holder:

JTM Construction, Inc.
800 Maynard Ave., S. Ste. 101
Seattle, WA 98134

Additional Insured:

JTM Construction, Inc.; (Coverage shall be primary and non-contributory. The form of additional insured endorsement shall be at least as broad as CG 2010).

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3.0 PROJECT SPECIFIC INSURANCE COVERAGE:

The types and limits of insurance that the Contractor is required to carry at its expense are:

Worker's Compensation:

Statutory per the Laws of the State where the Project/Property are located

Employers Liability Insurance:

\$100,000 minimum each accident and each employee

\$100,000 minimum policy limit for bodily injury by disease covering all employees of Subcontractor or Subcontractor employee's performing services with respect to the Project.

Commercial General Liability:

(must be written on an occurrence basis)

Premises and Operations

Products and Completed Operations	\$1,000,000
Broad Form Property Damage (including Completed Operations)	\$1,000,000
Bodily Injury	\$1,000,000
Personal Injury Liability	\$1,000,000
Pollution Liability	\$1,000,000
General Aggregate	\$2,000,000
Contractual Liability	must be included
Explosion, Collapse and Underground Hazards	must be included

Automobile Liability Insurance:

(including owned, hired and non-owned automobiles)

Bodily Injury & Property Damage Liability (Combined Single Limit)	\$2,000,000 (CSL)
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Umbrella Liability

\$3,000,000 ea.
Occurrence/Aggreg.

Umbrella Liability Increased Limit – Tier I:

\$5,000,000 ea.
Occurrence/Aggreg.

For the Following Subcontractors:

- Earthwork
- Temporary Earth Shoring
- Concrete Structure
- Metal Stud Framing

Professional Liability Errors & Omissions

(Design/build subcontractors)

\$2,000,000 per Claim
\$2,000,000 Aggregate

Maintenance of insurance by the Subcontractor as specified in this Article shall in no way be interpreted as relieving the Subcontractor of any responsibility and shall not in any manner limit or qualify the liabilities and obligations of the Subcontractor

PM Review

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whatsoever, and the Subcontractor may carry, also at its own expense, such additional insurance as it deems necessary