

CERTIFICATE OF LIABILITY REQUIREMENTS

MINIMUM CONTRACTOR/SUBCONTRACTOR INSURANCE REQUIREMENTS

The following Minimum Contractor/Subcontractor Insurance Requirements are based on risk exposure and scope of work.

CATEGORY 1 -High Risk/Major Exposure

General Contractor	New Construction Trades	Armed Security Guards
Major Renovation Trades	Demolition	High Rise Window Washing
Swimming Pool Management	High Rise Curtain Wall Repair	

Minimum General Liability: \$1,000,000 Combined Single Limit/ \$2,000,000 Aggregate -
Milbank must be named as additional insured,

Minimum Umbrella Liability: \$5,000,000 Combined Single Limit/ \$55,000,000 Aggregate -
Milbank must be named as additional insured.

Minimum Automobile Liability: \$1,000,000 Combined Single Limit

Workers' Compensation Insurance

Minimum A.M. Best Rating: A

CATEGORY 2 - Moderate to Risk/Exposure

HVAC	Plumbing	Elevators and Mechanical
Electrical	Concrete	Demolition
Roofing	Movers	Framing/Drywall
Trash Hauler	Mechanical	Asphalt
Alarm Systems	Interior Sprinklers	Carpentry
Unarmed Security Guards	Investigation	Locksmiths

Minimum General Liability: \$1,000,000 Combined Single Limit/ \$2,000,000 Aggregate -

Minimum Umbrella Liability: \$1,000,000 Combined Single Limit/ \$2,000,000 Aggregate

Minimum Automobile Liability: \$1,000,000 Combined Single Limit

Workers' Compensation Insurance

Minimum A.M. Best Rating: A8

CATEGORY 3 - Moderate to Low Risk/Exposure

Exterior Painting	Landscaping	Computer Cabling
Masonry	Phone Cabling	Glass
Flooring (all types)	Insulation	Snow Removal
Millwork/Cabinetry	Exterior Sprinklers	Carpeting
Pest Control	Waterways Management	Commercial Cleaning

Minimum General Liability: \$1,000,000 Combined Single Limit/ \$2,000,000 Aggregate -

Minimum Umbrella Liability: \$1,000,000 Combined Single Limit/ \$2,000,000 Aggregate

Minimum Automobile Liability: \$500,000 Combined Single Limit

Workers Compensation Insurance

Minimum A.M. Best Rating: A

CATEGORY 4 - Low Risk/Exposure

Blinds/Draperies	Interior Decorator	Light Cleaning
Temporary Labor	Wallpaper	Ceramic Tile Walls
Interior Painting	Interior Plant Maintenance	

Minimum General Liability: \$500,000 Combined Single Limit/ \$1,000,000 Aggregate -

Minimum Automobile Liability: \$300,000 Combined Single Limit

Workers' Compensation Insurance

Minimum A.M. Best Rating: A

CATEGORY 5 -Temporary Labor (any non-Milbank employee)

Temporary Services Agencies	Valets
Parking Attendants	Temporary Office Staff

An "Alternative Employer Endorsement" is required for any temporary agency naming Milbank Real Estate Services, Inc. as manager and Figueroa Tower I, LP; Figueroa tower II, LP; Figueroa Tower III, LP, as owner and as additional insured. "Occupational Accident Coverage" is not sufficient. An appellate court decision has ruled that an employer of temporary employees is in reality directing, supervising and controlling temporary employees. Therefore, the property owner could be classified as a direct employer in some claims. The "Alternative Employer Endorsement" helps protect the interests of both the owner and the managing agent and is available without extra premium cost.

Minimum General Liability: \$500,000 Combined Single Limit/ \$1,000,000 Aggregate

Workers' Compensation Insurance Minimum A.M. Best Rating: A

CATEGORY 6 - Specialty Firms

Architects and Engineers must also carry Professional Liability Insurance,

Technical Consultants must carry Errors and Omissions Insurance.

Environmental Firms must carry specialized coverage's such as asbestos or pollution insurance.

Minimum General Liability: \$1,000,000 Combined Single Limit/ \$2,000,000 Aggregate -
Workers' Compensation Insurance Minimum A.M. Best Rating: A