



Insurance Requirements
Foundry Square II – 405 Howard Street, San Francisco CA 94105
Office (415) 495-8181 ext. 1

Ownership allows for four levels of liability requirements based on the scope of work you will be performing in the building. Lower risks require less coverage. The different levels (low, intermediate, medium, high), including scope of work examples, and corresponding liability requirements are listed on the following pages.

All certificates of insurance should name the Certificate Holder as:

T-C Foundry Square II Owner LLC
c/o Jones Lang LaSalle Americas, Inc.
405 Howard Street, Suite 416
San Francisco, CA 94105
Phone: 415.495.8181

Additional Insureds (endorsement required):

Teachers Insurance and Annuity Association of America for the benefit of Real Estate Fund T-C Foundry Square II Owner, LLC and Jones Lang LaSalle Americas, Inc.

Waiver of Subrogation (endorsement required)

This policy must not be cancelled or changed so as to affect insurance described by the certificate until thirty (30) days after written notice of such cancellation or change has been delivered to 405 Howard Street, San Francisco, CA 94105.



LOW

If your scope of work includes:

- Drop off drycleaners, shoeshine
- “Feet on the ground” window washing (no ladders, scaffolding)
- Food service with liquor***
- Food service without liquor
- General janitorial services*
- Interior painting
- Interior design and similar services
- Parking surface maintenance
- Temporary office- valets, parking attendants

Required liability limits:

Commercial General Liability:

Each occurrence: \$1,000,000

General Aggregate: \$2,000,000

Worker’s Compensation:

Disability Benefits: Statutory Amount

Employer’s Liability: \$1,000,000 per occurrence

Commercial Automotive and General Liability:

\$1,000,000 per accident combined single limit bodily injury and property damage.

*Pollution liability preferred - \$1 million

**Professional liability insurance required - \$2 million

*** Liquor liability insurance required - \$1 million



INTERMEDIATE

If your scope of work includes:

- Door, window and glass installation and repair for buildings of 3 or less stories
- Masonry repair (tuck-point, grout replacement and minor brick restoration)
- Plumbing
- Electrical- repair and maintenance under \$50k
- HVAC- installation, repair or maintenance under \$50k
- Burglar alarm system
- Carpentry and cabinetry work
- Carpet and upholstery installers
- Commercial moving companies
- Fireplace repair and maintenance
- Garbage removal and disposal
- Installation of finishes- acoustic, ceramic, lathe, plaster and drywall, resilient floor, paint and vinyl walls
- Lawn care services*
- Locksmiths
- Millwork- wood and plastic
- Office equipment service/delivery
- Modular office installation
- Pest control*
- Sheet metal fabrication
- Tile and marble- installation and repair
- Waterproofing
- Wooden door installation

Required liability limits:

Commercial General Liability:

Each occurrence: \$1,000,000
General Aggregate: \$2,000,000

Excess Liability:

Each occurrence: \$1,000,000

Worker's Compensation:

Disability Benefits: Statutory Amount
Employer's Liability: \$1,000,000 per occurrence

Commercial Automotive and General Liability:

\$1,000,000 per accident combined single limit bodily injury and property damage.

- *Pollution liability preferred - \$1 million
- **Professional liability insurance required - \$2 million
- *** Liquor liability insurance required - \$1 million



MEDIUM

If your scope of work includes:

- Any service not specifically listed in the low, intermediate or high risk categories
- Design services, except for those related to high risk activities
- Door, window and glass installation and repair for building greater than 3 stories
- Elevator service and maintenance
- Electrical and mechanical subcontractors
- Electrical- repair and maintenance over \$50k
- Fire system inspection, including monitoring and testing
- Installation of insulation
- Septic tank*
- Site work- grading, paving, earthwork and landscaping other than lawn care services
- Site work- minor repairs costing less than \$50k
- Storage tank installation/repair*
- Tree Trimming
- Unarmed security services
- Window washing (greater than 3 stories and no scaffolding)
- General contractors for tenant improvements
- Pool care services
- Snow removal
- HVAC- installation, repair or maintenance over \$50k

Required liability limits:

Commercial General Liability:

Each occurrence: \$1,000,000

General Aggregate: \$2,000,000

Excess Liability:

Each occurrence: \$3,000,000

Worker's Compensation:

Disability Benefits: Statutory Amount

Employer's Liability: \$1,000,000 per occurrence

Commercial Automotive and General Liability:

\$1,000,000 per accident combined single limit bodily injury and property damage.

*Pollution liability preferred - \$1 million

**Professional liability insurance required - \$2 million

*** Liquor liability insurance required - \$1 million



- **HIGH**

If your scope of work includes:

- All contracts over \$5 million (national contracts excluded)
- Armed security services
- Asbestos abatement and removal*
- Blasting
- Concrete- structural repairs related to the building foundations or projects over \$50k
- Crane operations
- Curtain wall installation
- High risk electrical- installation and repair
- Elevators, escalators design and installation
- Fire system/sprinklers installation
- Roofing/sheet metal installation and repair
- Scaffolding or stages
- Site work demolition or excavation
- Structural steel installation and repair

Required liability limits:

Commercial General Liability:

Each occurrence: \$1,000,000

General Aggregate: \$2,000,000

Excess Liability:

Each occurrence: \$9,000,000

Worker's Compensation:

Disability Benefits: Statutory Amount

Employer's Liability: \$1,000,000 per occurrence

Commercial Automotive and General Liability:

\$1,000,000 per accident combined single limit bodily injury and property damage.

*Pollution liability preferred - \$1 million

**Professional liability insurance required - \$2 million

*** Liquor liability insurance required - \$1 million