

**INSURANCE REQUIREMENTS FOR
PENN CENTER EAST
PITTSBURGH, PA**

Prior to commencement of services, contractor shall provide a certificate of insurance evidencing the existence of the insurance coverages set forth below, with the following named as additional insureds on a primary and non-contributory basis under the policies set forth under items 2, 3 and 4:

- (A) M&J Wilkow Properties, LLC, Series NN, as property manager;
- (B) PCE Partners LLC, as owner

The certificate of insurance should evidence the following coverages:

<u>COVERAGE</u>	<u>LIMITS</u>
1) Workmen's Compensation and Employers Liability (covering all employees of the insured and any Subcontractors. Such policy shall include a waiver of subrogation in favor of the Additional Insureds.)	Limit for Employer's Liability-not less than \$500,000 per each Accident or Disease and Limit for Worker's Compensation-Limits per Statutory Requirements - State of Pennsylvania
2) Commercial Automobile Liability Policy (covering all owned, hired and non-owned vehicles, including the loading and unloading thereof, bodily injury and property damage and uninsured/underinsured motorist's.)	\$1,000,000 Per Accident and in the Aggregate, Combined Single Limit,
3) Commercial General Liability Policy (including Premises/Operations, Bodily Injury, Independent Contractors, Contractual Liability, Broad Form Property Damage, and Personal Injury coverages.)	\$1,000,000 Per Occurrence and in the Aggregate, Combined Single Limit,
4) Excess/Umbrella Liability Coverage, in excess of the limits described in 1 (Employers Liability), 2 and 3 above.	\$1,000,000 Per Occurrence and in the Aggregate, Combined Single Limit,

The Additional Insureds shall be named on a primary, non-contributory basis. The insurance companies carrying such coverages must be licensed to do business in the State of Pennsylvania and should carry an A.M. Best's rating of A-:VII or better from Best's Key Rating Guide. The certificate should supply the Additional Insureds with a thirty (30) day prior written notice of non-renewal and cancellation (ten (10) days prior written notice for cancellation for non-payment of premium). Deductibles under any such policies are not to exceed \$10,000.00 per claim and any such deductible amount shall be assumed by vendor or contractor.

Move times: 9am-11:30am, 1pm-4pm, 5pm and later, Monday through Friday