

Westchase Park Insurance and Indemnity Requirements for Contractors and Vendors

CATEGORY 1 – High Risk / Major Exposure

- General Contractors
- Elevator/Escalator Contractors
- High Rise Curtain Wall Repair
- Electrical Contractors
- Concrete Contractors
- Swimming Pool Management
- New Construction Trades
- Fire and Life Safety
- Armed Security Guards
- Snow Removal Contractors
- Demolition-structural
- Major Renovation Trades
- Roofing and Sky Light Contractors
- High Rise Window Washing and other trades involving scaffolding
- Hot Work

Minimum Limits:

General Liability: \$1,000,000 Per Occurrence/ \$2,000,000 Aggregate

The appropriate Transwestern entity and the owner must be named as additional insureds.

Umbrella Liability: \$5,000,000 Per Occurrence/ \$5,000,000 Aggregate

The appropriate Transwestern entity and the owner must be named as additional insureds.

Automobile Liability: \$1,000,000 combined single limit. Include coverage on all owned, hired and nonowned automobiles.

Workers' Compensation and Employers' Liability Insurance \$1,000,000 each accident for bodily injury by accident; \$1,000,000 bodily injury by disease.

Minimum A.M. Best Rating: A8

A Waiver of Subrogation Endorsement to both the Commercial General Liability insurance policy and the Workers Compensation insurance policy should be furnished in favor of the Owner and Manager.

An Additional Insured Endorsement to both the Commercial General Liability insurance policy and the Auto Liability insurance policy should be furnished in favor of the Owner and Manager.

30 Day Notice of Cancellation Endorsement required.

Location

3600 W Sam Houston Parkway S., Houston, Texas 77042

or

3700 W Sam Houston Parkway S., Houston, Texas 77042

The following names to be listed as ADDITIONALLY INSURED:

Columbia Texas Westchase II Office Properties, LLC,
Columbia Texas Westchase Park Office Properties, LLC
Transwestern Property Company, SW GP, L.L.C. d/b/a Transwestern (Manager)

Certificate Holder Information:

Columbia Texas Westchase II Office Properties, LLC, Columbia Texas
Westchase Park Office Properties, LLC c/o Transwestern Property
Company, SW GP, L.L.C. d/b/a Transwestern
3700 W. Sam Houston Pkwy S., Suite 125
Houston, TX 77042
Attn: Property Manager

Contact Information

Crystal.Aguila@transwestern.com
Phone: 713-782-1884

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CATEGORY 2 – Moderate Risk /Exposure

- HVAC
- Glass Contractors
- Exterminator
- Roofing
- Trash Haulers
- Alarm Systems
- Unarmed Security Guards
- Landscaping
- Security Contractors
- Cleaning Contractors
- Plumbing
- Display Installation
- Painters
- Movers
- Mechanical
- Interior Sprinklers
- Investigation
- Gate/Door Contractors
- Moving Companies
- Stone, Wood, Metal Maintenance
- Demolition-Interior
- Framing/Drywall
- Asphalt
- Carpentry
- Locksmiths
- Security Equipment Installers

Minimum Limits:

General Liability: \$1,000,000 Per Occurrence/ \$2,000,000 Aggregate

The appropriate Transwestern entity and the owner must be named as additional insureds.

Umbrella Liability: \$2,000,000 Per Occurrence/ \$2,000,000 Aggregate

The appropriate Transwestern entity and the owner must be named as additional insureds.

Automobile Liability: \$1,000,000 combined single limit. Include coverage on all owned, hired and nonowned automobiles.

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CATEGORY 3 – Moderate to Low Risk /Exposure

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

Minimum Limits:

General Liability: \$1,000,000 Per Occurrence/ \$1,000,000 Aggregate

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Umbrella Liability: \$1,000,000 Per Occurrence/ \$1,000,000 Aggregate

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CATEGORY 4 – Low Risk /Exposure

- Blinds/Draperies
- Light Cleaning
- Ceramic Tile Walls
- Other Low Risk Goods and Services Vendors & Contractors
- Interior Plant Maintenance
- Temporary Labor
- Interior Painting
- Interior Decorator
- Wallpaper

Minimum Limits:

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