REQUEST FOR QUALIFICATION (RFQ)

FOR ROSWELL AEROSPACE RESEARCH CENTER

BLDG 1947

ROSWELL, NM

Statement of Qualifications Due

October 26, 2026, 6:00am, CST

Roswell Aerospace Research Center

2700 Sylvan Rd

Nebraska City, NE 68410

Telephone: 888.828.7788

2026 ASC REGION IV DESIGN-BUILD PROBLEM STATEMENT – REQUEST FOR QUALIFICATIONS

FOR

ROSWELL AEROSPACE RESEARCH CENTER

ROSWELL, NM

Issue Date: Immediate Release Date

RFP Response Deadline: October 26, 2026, 6:00am, CST

2700 Sylvan Rd

Nebraska City, NE 68410

Telephone: 888.828.7788

Point of Contact: Name: Quinn McLamb

Position: Director of Construction

Phone: (949) 533-3173

Email: QMcLamb@henselphelps.com

Request for Qualifications Instructions

1. Project Overview

Roswell Aerospace Research Center ("Owner") is soliciting responses from qualified Design-Build Teams ("Proposer") for the delivery of a new advanced aerospace research and manufacturing campus located on approximately 35 acres at the southeast corner of W College Boulevard and Moore Avenue in Roswell, New Mexico (33.408371, -104.567398) reference exhibit A.

The project is intended to support the continued growth of New Mexico's aerospace, defense, and advanced manufacturing sectors by creating a flexible building for research, production, prototyping, workforce development, and administrative operations. The facility should be designed as a high-performance, mission-focused development that encourages collaboration between industry, academia, government partners, and the local community.

The design should reflect the innovative nature of the aerospace industry while responding to the desert character, climate, and architectural context of southeastern New Mexico. The building should provide a secure and efficient working environment while maintaining an intentional public-facing identity for workforce training, outreach, and community engagement.

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2. Term of Contract

- Preconstruction services are anticipated to begin in May 2027.
- Substantial Completion shall be achieved by September 2029.
- Final completion shall be achieved by November 1, 2029.
- Overall schedule will be finalized by agreement between the successful Proposer and Owner.

3. Selection Process

The selection process will be conducted in a two-step process, as outlined in the Qualifications & Proposal Content below:

- Step One: Request for Qualifications.
- Step Two: Shortlisted Design-Build Teams will provide proposals and participate in interviews after the evaluation of Qualifications has been completed.

A Selection Committee will evaluate responses based on best value to the Owner, including team qualifications, design approach, cost, schedule, project management methodology risk mitigation, and safety.

4. Minimum Qualifications

- Lead Design-Build Team firm must possess, or demonstrate ability to obtain, the required New Mexico Contractor Licensing applicable to the scope of work.
- Lead Design-Build Team firm must be licensed to work in Roswell, NM.
- Design-Build Team must demonstrate ability to satisfy insurance, bonding, and professional liability requirements laid out in Attachment B. Samples of certificates or proof of ability to do so must be provided.
- Design-Build Team must include an appropriately licensed design professional as lead designer.

5. Project Scope

The project includes design and construction of a multi-building aerospace research and manufacturing building with supporting infrastructure, site development, parking, secure access, and public-facing training/collaboration administration space.

Component	Approx. SF	Primary Uses	Key Considerations
RARC – BLDG 1947	100,000	Advanced manufacturing, assembly bays, equipment staging, QA/QC laboratories,	High-bay areas, specialized utilities, equipment coordination, secure receiving

6. Permits

The Contractor shall be responsible for obtaining all permits.

7. Liquidated Damages

If Design-Build Team fails to achieve Substantial Completion of the Work by the Substantial Completion date, Design-Build Team shall pay Owner, $TBD per calendar day that Substantial Completion is late. This information will be provided to the shortlisted teams in Step 2.

8. Qualifications & Proposal Content

Step One: Qualifications

Qualifications shall be submitted as one complete document. The Qualifications shall be submitted electronically via flash drive. No Respondent shall exceed 17 pages in the full and complete submission of a Qualifications Package.

Submissions shall be formatted to include the following sections with title pages. Each page shall contain a footer that includes the page number and section call out.

- **Table of Contents**
  1. **Cover Letter:**
     a. Cover Letter addressed to 2027 ASC Region IV - Design-Build Division RESPONSE TO RFQ, Attn: Competition Judges, 2700 Sylvan Road, Nebraska City, NE 68410
     b. Letter shall be signed by the project team leader and list an email address where they can be reached during the RFP phase of the competition.
  2. **Company Information (5 Pages Max)**
     a. History of company
     b. Description of regions or area offices
     c. Types of services provided by your firm
     d. Scopes of work self-performed by your firm
     e. Professional Liability, General Liability, Auto Liability, and Umbrella Liability Insurance Limits
     f. Bonding Capacity
     g. Number of employees
     h. Annual volume of work for the last 3 years (provide designation of Design-Build projects)
     i. Safety policies and EMR for each of the last 5 years.
     j. Quality approach
     k. Current and projected backlog up to 4th quarter of 2027
  3. **Relevant Experience**
     a. Provide previous experience on a minimum of two comparable projects completed or substantially completed within the last five years. The narrative and project information must be limited to two pages per project and provide the following information:
        i. Project Description: Total cost, location, schedule narrative, and square footage
        ii. Description of design partners and key trade partners
        iii. Lessons learned
        iv. Total Owner change order value and description of reasons
        v. References from Project Owner and Architect
  4. **Expertise and Experience of Team / Key Staff**
     a. Submit a teaming chart of the proposed structure identifying the contract relationships of the Design-Build partners including all consultants and key trade partners that are proposed at this time. Teaming chart shall be on 11”x17” sized paper.
     b. Staffing organization chart indicating key staff members, roles, and responsibilities. Staff organization chart shall be on 11”x17” sized paper.
     c. Detailed description of your firm’s experience working as a team with design firms, engineers, owners, and subcontractors being proposed (1 page max)
     d. A further in-depth description of each team member’s position within their firm, role on the project team, qualifications, and any applicable experience that would relate to this project (2 team member descriptions per page)

9. Deadline and Procedures for Submitting RFQ Response

The RFQ response is to be hand delivered to the Contact Person at the designated room at the Leid Lodge and Conference Center for the Design-Build Competition.

The Owner will not accept submittals that are not received by the date and time set forth below. Note that times are subject times. Final times will be in accordance with the 2026 ASC Region 4 Student Competition Schedule.

Qualifications Due: October 26, 2026, 6:00am (CST)
RFP Issue Date: October 26, 2026, 6:30am (CST)
Proposals Due: October 27, 2026, 12:00am (CST)
Presentations / Interviews: October 27, 2026. Times TBD
Contractor Selection: October 28, 2026
Contractor Notice to Proceed: October 30, 2026

9. Request for Proposal Information

After RFQ submissions are evaluated, RFP documents will be issued to shortlisted firms. Each shortlisted firm will receive a flash drive that contains the RFP documents in PDF Format.

One (1) set of 11"x17" conceptual level drawings based on program requirements will be required in your proposal. The drawings will need, at minimum, to include:

Site Layout
Floor Plans
Two Building Elevations

Other Requirements of the RFP will include a demonstration of your firm's knowledge of the following items:

- Management of the design and construction processes relates to design solutions, schedule, and cost.
  - CPM Scheduling utilizing Oracle Primavera Cloud (OPC), or similar, scheduling software.
  - Demonstration of Design-Build schedule sequences and durations including strategies for buyout, design document issuance, permitting, submittal management, etc.
- Determining the value of the work at a conceptual level.
- Subcontracting, including budget pricing and bid packaging.
- Identification of risks and risk management.

9. Oral Presentation Focus Areas

- Budget: design cost, major scopes of work, contingency, self-performed work, fees, and general conditions
- Project Schedule: design milestones, procurement strategy, construction milestones, and critical dates
- Design: owner requirements, constructability, campus identity, drawing package structure, and review of deliverables, OFCI management.
- Project Risks: key risks and opportunities related to design, schedule, budget, security, utilities, phasing, and market conditions
- Owner Relations: communication process, decision-making structure, and owner involvement throughout the project

9. Scoring Criteria

Evaluation Category	Points
Qualifications (RFQ) Response	10
RFP - Written Supplement	10
RFP - Project Budget / Cost Information	10
RFP - Project Schedule	15
RFP - Design Concept	15
RFP - Project Management / Delivery Methods / Processes	15
Oral Presentation	20
Selection Committee Discretionary Evaluation Bonus	5
Overall Evaluation Score	**100**

(End of Document)

AIA® Document A102® – 2017 Exhibit B

Insurance and Bonds

This Insurance and Bonds Exhibit is part of the Agreement, between the Owner and the Contractor, dated the «» day of « » in the year «»
(In words, indicate day, month and year.)

for the following **PROJECT**:
(Name and location or address)

THE OWNER:
(Name, legal status and address)

THE CONTRACTOR:
(Name, legal status and address)

ADDITIONS AND DELETIONS:
The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

This document is intended to be used in conjunction with AIA Document A201™–2017, General Conditions of the Contract for Construction. Article 11 of A201™–2017 contains additional insurance provisions.

TABLE OF ARTICLES

ARTICLE A.1 GENERAL
The Owner and Contractor shall purchase and maintain insurance, and provide bonds, as set forth in this Exhibit. As used in this Exhibit, the term General Conditions refers to AIA Document A201™–2017, General Conditions of the Contract for Construction.

ARTICLE A.2 OWNER'S INSURANCE
§ A.2.1 General
Prior to commencement of the Work, the Owner shall secure the insurance, and provide evidence of the coverage, required under this Article A.2 and, upon the Contractor's request, provide a copy of the property insurance policy or policies required by Section A.2.3. The copy of the policy or policies provided shall contain all applicable conditions, definitions, exclusions, and endorsements.

§ A.2.2 Liability Insurance
The Owner shall be responsible for purchasing and maintaining the Owner's usual general liability insurance.

§ A.2.3 Required Property Insurance
§ A.2.3.1 Unless this obligation is placed on the Contractor pursuant to Section A.3.3.2.1, the Owner shall purchase and maintain, from an insurance company or insurance companies lawfully authorized to issue insurance in the jurisdiction where the Project is located, property insurance written on a builder's risk ("all-risks") Open Perils/Special

completed value policy form and sufficient to cover the total value of the entire Project on a replacement cost basis. The Owner's property insurance coverage shall be no less than the amount of the initial Contract Sum, plus the value of subsequent Modifications and labor performed and materials or equipment supplied by others. The property insurance shall be maintained until Substantial Completion and thereafter as provided in Section A.2.3.1.3, unless otherwise provided in the Contract Documents or otherwise agreed in writing by the parties to this Agreement. This insurance shall include the interests of the Owner, Contractor, Subcontractors, and Sub-subcontractors in the Project as insureds. This insurance shall include the interests of mortgagees as loss payees.

NOTE: If the Owner provides Builders Risk coverage, Owner must provide written confirmation of required coverages and policy form to the Contractor prior to the start of any construction work on the job site. Written confirmation of required coverages and policy form must be in the form of a bound Builders Risk policy, Builders Risk coverage binder, or an ACORD Certificate Form #28 showing all sub-limited coverage. If the required confirmation of coverage is not provided, Contractor reserves the right to obtain the required coverage solely at the Owner's expense. Owner's policy and certificate must show Contractors and all tiers of subcontractors as a Named Insured, Additional Insured, or Insured depending upon the insurance carrier's policy form. Finally, Owner shall be responsible for all deductible losses and excess of coverage limits losses for Quake, Flood and Named Windstorm.

§ A.2.3.1.1 Causes of Loss. The insurance required by this Section A.2.3.1 shall provide coverage for direct physical loss or damage, and shall not exclude the risks of fire, explosion, theft, vandalism, malicious mischief, collapse, earthquake, flood, or windstorm. The insurance shall also provide coverage for ensuing loss or resulting damage from error, omission, or deficiency in construction methods, design, specifications, workmanship, or materials. Sub-limits, if any, are as follows:
(Indicate below the cause of loss and any applicable sub-limit.)

Causes of Loss	Sub-Limit
Quake	$2,500,000
Flood	$5,000,000

§ A.2.3.1.2 Specific Required Coverages. The insurance required by this Section A.2.3.1 shall provide coverage for loss or damage to falsework and other temporary structures, and to building systems from testing and startup. The insurance shall also cover debris removal, including demolition occasioned by enforcement of any applicable legal requirements, and reasonable compensation for the Architect's and Contractor's services and expenses required as a result of such insured loss, including claim preparation expenses. Sub-limits, if any, are as follows:
(Indicate below type of coverage and any applicable sub-limit for specific required coverages.)

Coverage	Sub-Limit
Debris Removal	25% of limit + $100,000

§ A.2.3.1.3 Unless the parties agree otherwise, upon Substantial Completion, the Owner shall continue the insurance required by Section A.2.3.1 or, if necessary, replace the insurance policy required under Section A.2.3.1 with property insurance written for the total value of the Project that shall remain in effect until expiration of the period for correction of the Work set forth in Section 12.2.2 of the General Conditions.

§ A.2.3.1.4 Deductibles and Self-Insured Retentions. If the insurance required by this Section A.2.3 is subject to deductibles or self-insured retentions, the Owner shall be responsible for all loss not covered because of such deductibles or retentions.

§ A.2.3.2 Occupancy or Use Prior to Substantial Completion. The Owner's occupancy or use of any completed or partially completed portion of the Work prior to Substantial Completion shall not commence until the insurance company or companies providing the insurance under Section A.2.3.1 have consented in writing to the continuance of coverage. The Owner and the Contractor shall take no action with respect to partial occupancy or use that would cause cancellation, lapse, or reduction of insurance, unless they agree otherwise in writing.

§ A.2.3.3 Insurance for Existing Structures
If the Work involves remodeling an existing structure or constructing an addition to an existing structure, the Owner shall purchase and maintain, until the expiration of the period for correction of Work as set forth in Section 12.2.2 of

the General Conditions, “all-risks” property insurance, on a replacement cost basis, protecting the existing structure against direct physical loss or damage from the causes of loss identified in Section A.2.3.1, notwithstanding the undertaking of the Work. The Owner shall be responsible for all co-insurance penalties.

§ A.2.4 Optional Extended Property Insurance.
The Owner shall purchase and maintain the insurance selected and described below.
(Select the types of insurance the Owner is required to purchase and maintain by placing an X in the box(es) next to the description(s) of selected insurance. For each type of insurance selected, indicate applicable limits of coverage or other conditions in the fill point below the selected item.)

[« »] **§ A.2.4.1 Loss of Use, Business Interruption, and Delay in Completion Insurance**, to reimburse the Owner for loss of use of the Owner’s property, or the inability to conduct normal operations due to a covered cause of loss.

« »

[« X »] **§ A.2.4.2 Ordinance or Law Insurance**, for the reasonable and necessary costs to satisfy the minimum requirements of the enforcement of any law or ordinance regulating the demolition, construction, repair, replacement or use of the Project.

« Undamaged portions of the building or structure including in building limit demolition costs and increased cost of construction $1,000,000 »

[« X »] **§ A.2.4.3 Expediting Cost Insurance**, for the reasonable and necessary costs for the temporary repair of damage to insured property, and to expedite the permanent repair or replacement of the damaged property.

« $1,000,000 »

[«X »] **§ A.2.4.4 Extra Expense Insurance**, to provide reimbursement of the reasonable and necessary excess costs incurred during the period of restoration or repair of the damaged property that are over and above the total costs that would normally have been incurred during the same period of time had no loss or damage occurred.

« Included in delay in completion limit »

[« X »] **§ A.2.4.5 Civil Authority Insurance**, for losses or costs arising from an order of a civil authority prohibiting access to the Project, provided such order is the direct result of physical damage covered under the required property insurance.

« Included in delay in completion limit »

[« X »] **§ A.2.4.6 Ingress/Egress Insurance**, for loss due to the necessary interruption of the insured’s business due to physical prevention of ingress to, or egress from, the Project as a direct result of physical damage.

« included »

[« »] **§ A.2.4.7 Soft Costs Insurance**, to reimburse the Owner for costs due to the delay of completion of the Work, arising out of physical loss or damage covered by the required property insurance: including construction loan fees; leasing and marketing expenses; additional fees, including those of architects, engineers, consultants, attorneys and accountants, needed for the completion of the construction, repairs, or reconstruction; and carrying costs such as property taxes, building permits, additional interest on loans, realty taxes, and insurance premiums over and above normal expenses.

« »

§ A.2.5 Other Optional Insurance.
The Owner shall purchase and maintain the insurance selected below.
(Select the types of insurance the Owner is required to purchase and maintain by placing an X in the box(es) next to the description(s) of selected insurance.)

[« »] **§ A.2.5.1 Cyber Security Insurance** for loss to the Owner due to data security and privacy breach, including costs of investigating a potential or actual breach of confidential or private information.
(Indicate applicable limits of coverage or other conditions in the fill point below.)

« »

[« »] **§ A.2.5.2 Other Insurance**
(List below any other insurance coverage to be provided by the Owner and any applicable limits.)

Coverage	Limits

ARTICLE A.3 CONTRACTOR'S INSURANCE AND BONDS
§ A.3.1 General
§ A.3.1.1 Certificates of Insurance. The Contractor shall provide certificates of insurance acceptable to the Owner evidencing compliance with the requirements in this Article A.3 at the following times: (1) prior to commencement of the Work; (2) upon renewal or replacement of each required policy of insurance; and (3) upon the Owner's written request. An additional certificate evidencing continuation of commercial liability coverage, including coverage for completed operations, shall be submitted with the final Application for Payment and thereafter upon renewal or replacement of such coverage until the expiration of the periods required by Section A.3.2.1 and Section A.3.3.1. The certificates will show the Owner as an additional insured on the Contractor's Commercial General Liability and excess or umbrella liability policy or policies.

§ A.3.1.2 Deductibles and Self-Insured Retentions. The Contractor shall disclose to the Owner any deductible or self-insured retentions applicable to any insurance required to be provided by the Contractor.

§ A.3.1.3 Additional Insured Obligations. To the fullest extent permitted by law, the Contractor shall cause the commercial general liability coverage to include (1) the Owner as an additional insured for claims caused in whole or in part by the Contractor's negligent acts or omissions for which loss occurs during Contractor's operations and completed operations. The additional insured coverage shall be primary and non-contributory to any of the Owner's general liability insurance policies and shall apply to both ongoing and completed operations. To the extent commercially available, the additional insured coverage shall be no less than that provided by Insurance Services Office, Inc. (ISO) forms CG 20 10, CG 20 37

§ A.3.2 Contractor's Required Insurance Coverage
§ A.3.2.1 The Contractor shall purchase and maintain the following types and limits of insurance from an insurance company or insurance companies lawfully authorized to issue insurance in the jurisdiction where the Project is located. The Contractor shall maintain the required insurance until the expiration of the period for correction of Work as set forth in Section 12.2.2 of the General Conditions, unless a different duration is stated below:
(If the Contractor is required to maintain insurance for a duration other than the expiration of the period for correction of Work, state the duration.)

« »

§ A.3.2.2 Commercial General Liability
§ A.3.2.2.1 Commercial General Liability insurance for the Project written on an occurrence form with policy limits of not less than «One million » ($ «1,000,000.00 ») each occurrence, «two million » ($ « 2,000,000.00 ») general aggregate, and « » ($ « ») aggregate for products-completed operations hazard, providing coverage for claims including

.1 damages because of bodily injury, sickness or disease, including occupational sickness or disease, and death of any person;
.2 personal injury and advertising injury;
.3 damages because of physical damage to or destruction of tangible property, including the loss of use of such property;
.4 bodily injury or property damage arising out of completed operations; and
.5 the Contractor's indemnity obligations under Section 3.18 of the General Conditions.

§ A.3.2.2.2 The Contractor's Commercial General Liability policy under this Section A.3.2.2 shall not contain an exclusion or restriction of coverage for the following:

.1 Claims by one insured against another insured, if the exclusion or restriction is based solely on the fact that the claimant is an insured, and there would otherwise be coverage for the claim.
.2 Claims for property damage to the Contractor's Work arising out of the products-completed operations hazard where the damaged Work or the Work out of which the damage arises was performed by a Subcontractor.
.3 Claims for bodily injury other than to employees of the insured.
.4 Claims for indemnity under Section 3.18 of the General Conditions arising out of injury to employees of the insured.
.5 Claims or loss excluded under a prior work endorsement or other similar exclusionary language.
.6 Claims or loss due to physical damage under a prior injury endorsement or similar exclusionary language.
.7 Claims related to residential, multi-family, or other habitational projects, if the Work is to be performed on such a project.
.8 Claims related to roofing, if the Work involves roofing.
.9 Claims related to exterior insulation finish systems (EIFS), synthetic stucco or similar exterior coatings or surfaces, if the Work involves such coatings or surfaces.
.10 Claims related to earth subsidence or movement, where the Work involves such hazards.
.11 Claims related to explosion, collapse and underground hazards, where the Work involves such hazards.

§ A.3.2.3 Automobile Liability covering vehicles owned, and non-owned vehicles used, by the Contractor, with policy limits of not less than «One million» ($ «1,000,000.00») per accident, for bodily injury, death of any person, and property damage arising out of the ownership, maintenance and use of those motor vehicles along with any other statutorily required automobile coverage.

§ A.3.2.4 The Contractor may achieve the required limits and coverage for Commercial General Liability and Automobile Liability through a combination of primary and excess or umbrella liability insurance, provided such primary and excess or umbrella insurance policies result in the same or greater coverage as the coverages required under Section A.3.2.2 and A.3.2.3, and in no event shall any excess or umbrella liability insurance provide narrower coverage than the primary policy. The excess policy shall not require the exhaustion of the underlying limits only through the actual payment by the underlying insurers.

§ A.3.2.5 Workers' Compensation at statutory limits.

§ A.3.2.6 Employers' Liability with policy limits not less than « one million » ($ «1,000,000.00 ») each accident, « one million » ($ «1,000,000.00 ») each employee, and «one million » ($ « 1,000,000.00 ») policy limit.

§ A.3.2.7 Jones Act, and the Longshore & Harbor Workers' Compensation Act, as required, if the Work involves hazards arising from work on or near navigable waterways, including vessels and docks

§ A.3.2.8 If the Contractor is required to furnish professional services as part of the Work, the Contractor shall procure Professional Liability insurance covering performance of the professional services, with policy limits of not less than « five million » ($ « 5,000,000.00 ») per claim and «five million » ($ « 5,000,000.00 ») in the aggregate.

§ A.3.2.9 If the Work involves the transport, dissemination, use, or release of pollutants, the Contractor shall procure Pollution Liability insurance, with policy limits of not less than « One million » ($ « 1,000,000.00 ») per claim and «one million » ($ « 1,000,000.00 ») in the aggregate.

§ A.3.2.10 Coverage under Sections A.3.2.8 and A.3.2.9 may be procured through a Combined Professional Liability and Pollution Liability insurance policy, with combined policy limits of not less than «five million » ($ «5,000,000.00 ») per claim and «five million » ($ «5,000,000.00 ») in the aggregate.

§ A.3.2.12 Insurance for the use or operation of manned or unmanned aircraft, if the Work requires such activities, with policy limits of not less than «one million » ($ «1,000,000.00 ») per claim and «one million » ($ «1,000,000.00 ») in the aggregate.

§ A.3.3 Contractor's Other Insurance Coverage

§ A.3.3.1 Insurance selected and described in this Section A.3.3 shall be purchased from an insurance company or insurance companies lawfully authorized to issue insurance in the jurisdiction where the Project is located. The Contractor shall maintain the required insurance until the expiration of the period for correction of Work as set forth in Section 12.2.2 of the General Conditions, unless a different duration is stated below:
(If the Contractor is required to maintain any of the types of insurance selected below for a duration other than the expiration of the period for correction of Work, state the duration.)

«GC to provide Umbrella/Excess insurance limits of $30,000,000 per occurrence and in the aggregate. »

§ A.3.3.2 The Contractor shall purchase and maintain the following types and limits of insurance in accordance with Section A.3.3.1.
(Select the types of insurance the Contractor is required to purchase and maintain by placing an X in the box(es) next to the description(s) of selected insurance. Where policy limits are provided, include the policy limit in the appropriate fill point.)

[« »] **§ A.3.3.2.1** Property insurance of the same type and scope satisfying the requirements identified in Section A.2.3, which, if selected in this section A.3.3.2.1, relieves the Owner of the responsibility to purchase and maintain such insurance except insurance required by Section A.2.3.1.3 and Section A.2.3.3. The Contractor shall comply with all obligations of the Owner under Section A.2.3 except to the extent provided below. The Contractor shall disclose to the Owner the amount of any deductible, and the Owner shall be responsible for losses within the deductible. Upon request, the Contractor shall provide the Owner with a copy of the property insurance policy or policies required. The Owner shall adjust and settle the loss with the insurer and be the trustee of the proceeds of the property insurance in accordance with Article 11 of the General Conditions unless otherwise set forth below:
(Where the Contractor's obligation to provide property insurance differs from the Owner's obligations as described under Section A.2.3, indicate such differences in the space below. Additionally, if a party other than the Owner will be responsible for adjusting and settling a loss with the insurer and acting as the trustee of the proceeds of property insurance in accordance with Article 11 of the General Conditions, indicate the responsible party below.)

« »

[« »] **§ A.3.3.2.2 Railroad Protective Liability Insurance**, with policy limits of not less than « » ($ « ») per claim and « » ($ « ») in the aggregate, for Work within fifty (50) feet of railroad property.

[« »] **§ A.3.3.2.3 Asbestos Abatement Liability Insurance**, with policy limits of not less than « » ($ « ») per claim and « » ($ « ») in the aggregate, for liability arising from the encapsulation, removal, handling, storage, transportation, and disposal of asbestos-containing materials.

[« »] **§ A.3.3.2.4** Insurance for physical damage to property while it is in storage and in transit to the construction site on an "all-risks" completed value form.

[« »] **§ A.3.3.2.5** Property insurance on an "all-risks" completed value form, covering property owned by the Contractor and used on the Project, including scaffolding and other equipment.

[« »] **§ A.3.3.2.6 Other Insurance**
(List below any other insurance coverage to be provided by the Contractor and any applicable limits.)

Coverage	Limits

§ A.3.4 Performance Bond and Payment Bond
The Contractor shall provide surety bonds, from a company or companies lawfully authorized to issue surety bonds in the jurisdiction where the Project is located, as follows:
(Specify type and penal sum of bonds.)

Type	Penal Sum ($0.00)
Payment Bond	
Performance Bond	

Payment and Performance Bonds shall be AIA Document A312™, Payment Bond and Performance Bond, or contain provisions identical to AIA Document A312™, current as of the date of this Agreement.

ARTICLE A.4 SPECIAL TERMS AND CONDITIONS
Special terms and conditions that modify this Insurance and Bonds Exhibit, if any, are as follows:

« »