



Certificate of Insurance Requirements for Vendors

All Vendors who perform work within 980 North Michigan Avenue are required to provide a current certificate of insurance to the building management office no less than 48 hours prior to the scheduled delivery or scheduled work to be performed.

Please note all service providers (i.e. plumbers, electricians, carpenters, painters, movers, etc...) **must be union.** All non-union service providers will be denied access to the building. The insurance certificate and corresponding endorsement should contain the specifications as noted below:

- Commercial General Liability (per occurrence) \$3,000,000
- Annual Aggregate (per location or project) \$3,000,000
- Auto Liability \$2,000,000
- Workers Compensation Statutory Limits
- Employer Liability \$1,000,000
- Property Insurance (if applicable) All Risk

Additional Insureds, covering general and auto liability:

- Franklin Partners, LLC
- Franklin Management, LLC
- Sheffield Properties of IL, Inc.
- Sheffield Management Company, Inc.
- Chicago Title Land Trust Company as Successor Trustee to LaSalle Bank National Association, not personally but as Trustee under Trust Agreement dated 9/14/78 and known as Trust #100049
- Consolidated Electrical Distributors, Inc.
- Blackfriars Corporation

Certificate Holder:

Sheffield Properties of IL, Inc.
980 North Michigan Avenue
Suite 600
Chicago, IL 60611

Primary Endorsement Wording: The insurance afforded by this policy for the benefit of the additional insured's shown above shall be primary insurance, but only with respect to any claims, loss or liability arising out of the named insured's ongoing operations, and completed work. Any other insurance maintained by or available to the additional insured's is non-contributing.

Please include which company/tenant you are working for in the description section.

Please email certificates to OMMOffice@franklinpartners.net. **Attached to the email should be the contact person, address, email address and phone number of the vendor.** If you have any questions, 312.664.7777, extension 16.