SUBCONTRACTOR PRE-QUALIFICATION FORM

This form must be submitted for your company to be considered eligible to bid on or perform work on any **AmGen Builders** project. Upon completion of the pre-qualification review, qualified companies will be added to the AmGen Builders Subcontractor Database and may be invited to bid on future projects and participate in work with AmGen Builders and its affiliated entities.

This information is a requirement to be considered for any project.

This package includes:

- Subcontractor Pre-Qualification Form
- AmGen Builders General Insurance Requirements — **Insurance certificates are NOT required to be submitted at this time.** They will be requested upon contract award.

Please return the completed form to:
AmGen Builders — American General Corporation
Email: **admin@amgencorp.com**
Website: amgencorp.com

SUBCONTRACTOR PRE-QUALIFICATION FORM

COMPANY INFORMATION

Company Name ______________________

DBA (Doing Business As) ______________________

Street Address ______________________

Suite ______________________ City ______________________

State ______________________ Zip Code ______________________

Is the Company Street Address above also your shipping/mailing address?

Yes ☐ No ☐

If not, please fill in your shipping address below:

This address is (check one): ☐ Commercial ☐ Residential

Shipping Street Address ______________________

Suite ______________________ City ______________________

State ______________________ Zip Code ______________________

P.O. Box Address ______________________

P.O. Box City ______________________ P.O. Box State / Zip ______________________

Company Phone ______________________ Company Fax ______________________

Company Website ______________________

Federal ID # (EIN) ______________________ Dun & Bradstreet # ______________________

COMPANY FUNCTION

Check all that apply:

☐ Subcontractor ☐ Engineer ☐ Supplier
☐ Manufacturer ☐ Architect ☐ General Contractor

If Other, please list: ______

LICENSING

License Type	State	License Number

If no license is held, please list the reason: ______

MINORITY & BUSINESS QUALIFICATION

Check all that apply:

☐ MBE ☐ DBE ☐ SBE ☐ DVBE
☐ WBE ☐ HUBZone ☐ N/A — No minority affiliations

Federal ID # ____________________ Dun & Bradstreet # ____________________

Union Status: ☐ Union ☐ Non-Union
Prevailing Wage: ☐ Yes ☐ No
Bondable: ☐ Yes ☐ No

SERVICE AREA

List any specific cities, counties, or states your company performs work in:

Service Area ____________________

Does your company work in all 50 states? ☐ Yes ☐ No
Does your company perform international work? ☐ Yes ☐ No

TRADES & DIVISION / CSI INFORMATION

Please list all trades your company is licensed to perform *(use trade names, not CSI codes)*:

Trades / Scope of Work ____________________

SAFETY & COMPLIANCE INFORMATION

Experience Modification Rate (EMR): ____________________

Does your company have a written Injury Illness Prevention Program (IIPP)? ☐ Yes ☐ No

Does your company have written safety programs to mitigate risk in high hazard operations? ☐ Yes ☐ No

OSHA 10/30 Certification — Is anyone at your company certified?
If yes, list names and certifications below or on an attachment. ☐ Yes ☐ No

Does your company have a DOSH Annual Permit?
Applicable only to Demolition, Excavation, Structural, Scaffold. ☐ Yes ☐ No ☐ N/A

Has OSHA cited your company in the last 5 years?
If yes, explain on an attachment. ☐ Yes ☐ No

AmGen Builders' policy is to withhold 5% retention from all monthly progress payments. Do you agree?
If you do not agree, please explain below or on an attachment.
☐ Yes ☐ No

Are you currently involved in any lawsuits related to work in progress or completed work?
If yes, explain on an attachment.
☐ Yes ☐ No

Does your company use temporary labor?
☐ Yes ☐ No

If so, what percent of the time are they used?
☐ Yes ☐ No

For contracts over $150,000, AmGen Builders may require certified financial statements. Do you agree?
☐ Yes ☐ No

INSURANCE

AmGen Builders' minimum insurance requirements are provided as an informational attachment to this form. All subcontractors working on AmGen Builders projects will be required to provide copies of certificates of insurance as proof of coverage at the time of any contract award. Please review the attached requirements and forward them to your insurance company for verification that the required coverages can be supplied and maintained.

Can your company comply with the attached insurance requirements? ☐ Yes ☐ No

If you cannot meet these requirements, please explain here or attach a letter from your insurance company explaining why: ____________

CONTACT INFORMATION

Please list the person to receive bid invitations and project correspondence from AmGen Builders:

First Name ____________ Last Name ____________

Title ____________

Contact Phone (if different from Company Phone) ____________ Mobile Phone ____________

Fax (if different from Company Fax) ____________ Email Address ____________

Your email will be used solely for bid invitations and project correspondence from AmGen Builders. We do not send advertisements or share your information with third parties.

CERTIFICATION & SIGNATURE

The undersigned certifies that the information provided herein is true and sufficiently complete so as not to be misleading. Any material misrepresentation may result in disqualification from the AmGen Builders subcontractor program.

Signature ____________

Signed By (Please print) ____________ Title (Please print) ____________

Date Signed ____________

INSURANCE REQUIREMENTS

Exhibit F — General Insurance Requirements Sample

Insurance is not required to be submitted at this time. This section is for informational purposes only. Certificates of Insurance will be requested upon contract award.

Certificate Holder for All Projects:

American General Corporation d.b.a. AmGen Builders
admin@amgencorp.com | amgencorp.com

Please supply Certificate Holder a Certificate of Insurance showing evidence of:

- Commercial General Liability
- Umbrella / Excess Liability
- Workers' Compensation
- Contractor's Pollution Liability
- Automobile Liability
- Professional Liability (E&O;)

Additional Insureds for All Projects:

- American General Corporation d.b.a. AmGen Builders, including their affiliates, directors, officers, agents, and employees

Please supply Additional Insured Endorsements for:

- Commercial General Liability
- Umbrella / Excess Liability
- Automobile Liability
- Contractor's Pollution Liability

Please supply Waiver of Subrogation Endorsements for:

- Commercial General Liability
- Workers' Compensation
- Automobile Liability

Prior to commencement of work, Subcontractor shall provide and maintain Certificates of Insurance, Additional Insured Endorsement forms, and Waiver of Subrogation forms throughout the life of this agreement, including the duration of the Warranty period.

- All Coverages — Deductible should not exceed $25,000 and should be clearly declared on the Subcontract Insurance Certificate.
- "Blanket wording" is acceptable in lieu of listing each Additional Insured entity.
- Should Subcontractor's scope involve the use of cranes, Subcontractor shall provide AmGen Builders with proof of liability insurance from the entity providing crane services, naming the Owner and AmGen Builders as additional insureds.
- If multiple Certificate Holders are required, please provide AmGen Builders with copies of all certificates issued to other Certificate Holders.
- Project name and project address must be listed on each certificate.

- If Subcontractors hire sub-tier subcontractors to perform any portion of the Work, Subcontractor must ensure they obtain and maintain the insurance listed herein prior to commencing any work. Provide copies of all such insurance documents to AmGen Builders. Failure to provide fully conforming certificates and endorsements shall serve as grounds for withholding payment until the requirement is met.
- Subcontractor is responsible for giving **thirty (30) days' written notice** of cancellation, non-renewal, or reduction in coverage to all Additional Insureds.
- All policies must be with carriers having an A.M. Best Rating of AVII (Article 7) or better, or from an insurer acceptable to AmGen Builders.
- Subcontractor is responsible for its construction trailers, machinery, tools, equipment, and similar property located on the project site or "in transit." The policy will contain a waiver of subrogation endorsement in favor of AmGen Builders.

INSURANCE REQUIREMENTS — MINIMUM COVERAGE LIMITS

Commercial General Liability

The minimum limits are:

- $1,000,000 each occurrence
- $2,000,000 general aggregate per project
- $2,000,000 products/completed operations aggregate
- Comprehensive or Commercial Form General Liability Insurance **on an occurrence basis**
- No Subsidence Exclusion or XCU coverage for explosion, collapse, and underground hazards
- Severability of Interests — The insurance afforded by this policy applies separately to each insured against whom a claim is made or a suit is brought, except with respect to the company's limit of liability

Commercial General Liability — Additional Insured Endorsement Form

Form(s) must include:

- Products/Completed Operations wording
  - Products and Completed Operations to be maintained for **ten (10) years** following completion of the work and acceptance by the owner
- Premises and Operation Coverage wording
- Primary/Non-Contributory wording that applies to Completed Operations as well as during construction
- General Liability Insurance equivalent to ISO Occurrence Form that is primary for all occurrences at the site
- Contractual Liability insuring the obligations assumed by the Subcontractor in this subcontract
- Broad Form Property Damage Liability

Commercial General Liability — Waiver of Subrogation Endorsement Form

Required on all Commercial General Liability policies.

Contractor's Pollution Liability (CPL)

The minimum limits are:

- $1,000,000 each occurrence and in the aggregate
- If your General Liability policy excludes mold, a minimum limit of $1,000,000 is required via a Contractor's Pollution Liability policy, with **no exclusion for mold or EIFS**
- Pollution Liability coverage must be carried for a **3-year period** past the completion of the project
- Policy form must be on an occurrence, not claims-made, basis
- If Pollution Liability coverage is on a claims-made basis, the retroactive date must be shown and must be before contractual work begins. If coverage is canceled and not replaced with another claims-made policy with a retroactive date prior to the contract date, the Subcontractor must purchase "extended reporting" coverage for a minimum of one (1) year after Certificate of Occupancy

Contractor's Pollution Liability — Additional Insured Endorsement Form

- Form(s) must include coverage for liability arising out of the Covered Operations performed by or on behalf of Subcontractor
- Please include a copy of your Contractor's Pollution Liability Policy's Declarations Page

Commercial Umbrella / Excess Liability

The minimum limits are:

- $1,000,000 each occurrence and in the aggregate
- Limits must be at least $1,000,000 and sit over the General Liability, Auto Liability, and Employer's Liability coverages
- Coverage must include as insureds all entities that are additional insureds on the Commercial General Liability policy
- Coverage for such additional insureds shall apply as primary before any other insurance or self-insurance, including any deductible, maintained by, or provided to, the additional insured other than the CGL, Auto Liability, and Employer's Liability coverages maintained by the Subcontractor

Commercial Umbrella / Excess Liability — Additional Insured Endorsement Form

- If an endorsement form is not available and this policy follows-form, an email from your broker stating so or a comment added to the Certificate of Insurance Description of Operations will suffice (please add wording to ALL required Certificates of Insurance)

Professional Liability (Errors & Omissions)

The minimum limits are:

- $1,000,000 each claim and all claims
- This requirement applies to all architects, engineers, surveyors, subcontractors of all tiers performing design-build services, and any other paid consultants
- Also applies to the extent any portion of Subcontractor's scope of services or work involves Design/Build responsibility or otherwise requires the services of licensed professionals to furnish proper designs, calculations, drawings, or services

INSURANCE REQUIREMENTS — CONTINUED

Automobile Liability

The minimum limits are:

- $1,000,000 combined single limit — bodily injury and property damage each occurrence
- Must include Owned, Non-Owned, and Hired Autos OR "Any Autos" (Symbol 1) wording
- If Subcontractor is responsible for the transport of any hazardous materials, the following endorsements are required:
  - Endorsement CA 99 48 10 13 (Pollution Liability — Broadened Coverage for Covered Auto)
  - MCS 90 (Endorsement for Motor Carrier Policies of Insurance for Public Liability under Sections 29 and 30 of The Motor Carrier Act of 1980)

Automobile Liability — Additional Insured Endorsement

- Primary/Non-Contributory wording required

Auto Liability — Waiver of Subrogation Endorsement

Required on all Automobile Liability policies.

Workers' Compensation

The minimum limits are:

- Coverage A: California statutory limits
- Coverage B — Employer's Liability:
  - Bodily injury by accident — $1,000,000 each accident
  - Bodily injury by disease — $1,000,000 policy limit
  - Bodily injury by disease — $1,000,000 each employee

Workers' Compensation — Waiver of Subrogation Endorsement

Required on all Workers' Compensation policies.

WHY IS CONTRACTOR'S POLLUTION LIABILITY (CPL) REQUIRED?

What is Contractor's Pollution Liability (CPL)?

A Contractor's Pollution Liability (CPL) policy pays for third-party bodily injury and property damage claims as well as remediation costs to clean up after a covered pollution event. The CPL policy is designed to prevent gaps in coverage due to pollution-related exclusions on standard commercial general liability programs.

Why is it required?

This coverage is needed to satisfy contractual requirements. Project owners require that AmGen Builders and all subcontractors provide coverage for pollution losses arising out of contracting activities.

What are some examples of a "pollution event"?

- Water intrusion (from improperly installed windows/doors or defective building envelope) leading to growth of "toxic" mold

- "Toxic" mold exposure caused by water entering a building's basement or substructure due to improper grading or excavation
- Generation of dust containing multiple hazards (e.g., asbestos, PCBs, silica) during demolition activities
- Impacting existing utility lines such as gas or fuel, leading to product discharge into soil or groundwater
- HVAC construction errors causing release of airborne bacteria, mold, or carbon monoxide build-up
- Paint waste entering storm drains from runoff or improper disposal
- Fumes, emissions, and spills from chemicals (VOCs) applied during construction — finishers, sealants, curing compounds, floor coatings, roofing adhesives — resulting in respiratory hazards

Higher-risk trades that commonly trigger CPL requirements:

- HVAC, Plumbers, Painters, Drywall Installation, Demolition & Blasters, Insulation, Roofers, Landscape Contractors
- Exterior Envelope Trades (Framing, Curtain Wall, Storefront, Skylights, Plaster/EIFS, Precast Concrete, Exterior Windows/Doors, Sheet Metal) — *No exclusion for EIFS*
- Shower Doors / Shower & Tub Surrounds / Shower Pans
- Waterproofing & Sealants / Vapor Barriers
- Fire Sprinklers & Fireproofing
- Concrete & Masonry
- Wet & Dry Utilities / Grading / Excavating / Irrigation
- Flooring / Carpet / Tile / Countertops — anything with adhesive products
- SWPPP

Isn't this covered by my Commercial General Liability (CGL) policy?

Most CGL policies contain broad pollution exclusions that eliminate coverage for the majority of pollution exposures. Do not assume your CGL covers pollution events.

What if my insurance agent says I don't have any pollution exposures?

Virtually any contaminant can trigger a pollution exclusion in a CGL policy, depending on case law in individual states. AmGen Builders requires that you provide pollution coverage regardless.

SUBCONTRACTOR INITIALS: ___________

AmGen Builders — American General Corporation | Subcontractor Pre-Qualification Package