



Construction Insurance

Z-PRIME

Zurich Property & Inland Marine Essentials

Binder for

Tmi Coatings Inc
3291 Terminal Dr
Saint Paul, MN 55121-1610

Policy Term

04/01/2025 – 04/01/2026

Submitted to

WILLIS TOWERS WATSON MIDWEST, INC.

Binder for Date

March 21, 2025

Underwriter

Daniel Lampert
847-330-1718
daniel.j.lampert@zurichna.com

If you want to learn more about the compensation Zurich pays agents and brokers, visit: <http://zurichnaproducercompensation.com>
or call the following toll-free number: (866) 903-1192.

This Notice is provided on behalf of Zurich American Insurance Company and its underwriting subsidiaries



Zurich Construction

For over 25 years, Zurich Construction has built a reputation for excellence

When you choose Zurich, you're working with a dedicated team of specialists who truly understand construction risks. Drawing from extensive experience and robust resources, they tailor coverages and services to your business goals.

How we deliver for construction customers

Customer-led. Data-driven. Zurich designs solutions to meet the challenges of your unique business. Our comprehensive coverage forms, underwriting acumen and range of products and services are unmatched. Our customers include:

- General contractors
- Trade contractors
- Developers/owners
- Design professionals
- Environmental contractors and consultants

85 of the top 100 contractors choose Zurich for insurance protection.¹ Why? We listen to their needs and deliver customized solutions.

Zurich: Building blocks of Construction leadership

AA/stable
rating for financial strength⁴

40
points higher than industry average for customer advocacy scores⁶

7,100
Claims professionals in 32 countries

95%
of the Fortune 500 are customers⁵

215,000+
customers

215
countries and territories in Zurich's global network — one of the largest in the insurance industry

Construction coverages at a glance

Property

Master Builders Risk
Project Builders Risk
Mass Timber Builders Risk
Zurich Property & Inland Marine Essentials (Z-PRIME)

- Real and Personal Property
- Riggers Liability
- Installation Floater
- Motor Truck Cargo

Civil Works – Civil Engineering Completed Risks (Operational)

Casualty

Commercial General Liability
Workers' Compensation
Auto Liability
Owner-Controlled Insurance Program (OCIP)
Contractor-Controlled Insurance Program (CCIP)

Environmental Professional and Pollution Liability

Contractor's Pollution Liability (CPL)
Environmental Services Package (ESP)
Professional and Environmental Coverage (PEC)

Professional Liability

Contractor's Protective Professional Indemnity (CPPI)
Owner's Protective Professional Indemnity (OPPI)

Railroad Protective (RRP)

Owner's and Contractor's Protective Liability Insurance (OCP)

Project-Specific Joint Venture

Additional coverages

Lead Umbrella/Excess Casualty
International
Surety
Cyber Insurance
Employment Practices Liability (EPL)
Directors and Officers (D&O)

Our package solutions simplify your protection

Bundling coverages can help prevent coverage gaps, provide better premiums and streamline the customer experience from underwriting to claims.

Wrap-Up/Consolidated Insurance Program (CIP)

Combines Workers' Compensation and General Liability Insurance for owners and contractors who sponsor programs for their enrolled contractors and subcontractors.

- Owner-Controlled Insurance Program (OCIP)
- Contractor-Controlled Insurance Program (CCIP)

Master Builders Risk

Offers broad coverage for damage to or theft of property during construction, including delay in completion. Insured may be a contractor, developer or owner.

Zurich Property & Inland Marine Essentials (Z-PRIME)

Affords coverage for real and personal property and contractor's equipment. The policy can also be extended to cover installation works, as well as motor truck cargo and riggers liability.

Contractor's Professional Indemnity (CPPI)

Protects contractors against losses that stem from performance of professional services the contractor is liable for, whether self-performed or subcontracted.

Owner's Protective Professional Indemnity (OPPI)

Protects the project owner from losses due to the architect's or engineer's negligence.

Construction Weather Parametric insurance

Fills gaps left by traditional insurance. This coverage helps provide financial protection when work days are lost due to extreme weather events such as severe heat, cold, hurricanes, rainstorms and blizzards. While traditional insurance products such as Builders Risk offer coverage for physical property damage due to weather, our Construction Weather Parametric insurance doesn't require physical damage before paying a claim. This customizable parametric solution complements Zurich Builders Risk coverage.



A leader in construction lifecycle solutions

Zurich is a recognized leader in providing solutions to address various phases of a project, from financing to design, build, operation and maintenance. We offer sophisticated risk management solutions such as:

- **Integrated Project Delivery (IPD):** For this coordinated multi-line insurance and risk management program, we can augment traditional liability coverages, such as Professional Liability, with additional protection for the project team.
- **Public-Private Partnerships (P3):** Zurich provides an array of products and services to help manage the risks associated with various stages and activities in the P3 lifecycle.

Risk Engineering: Life-saving insight

During a visit to a customer's worksite, Zurich Senior Construction Property Risk Engineer Bruce Wiesner asked a steel trade worker, tied off to a horizontal lifeline, to come down.

Bruce then asked the worker how far he thought he would drop if he were to fall. The worker estimated six feet. Bruce explained that, based on the equipment he was wearing, the worker would likely fall at least 19 feet — which could have been fatal.

Based on Bruce's recommendation, the Zurich customer decided to conduct fall protection training for the trade contractors, who were also outfitted with the proper fall protection gear.

Two weeks later, Bruce received a call. The same worker had fallen. But because he had proper equipment, he was unharmed. He wanted to thank Bruce for saving his life.

Best-in-class Claims service³

Zurich is known for exceptional construction claims service. One reason is our highly qualified Claims specialists. Our Construction Defect and Professional Liability Claims Specialists, for example, have on average over 25 years of experience, and many hold advanced claims certifications, such as CPCU (Chartered Property Casualty Underwriter®), SCLA (Society of Claim Law Associates) and CRIS (Construction Risk and Insurance Specialist®). Others hold law degrees. Together, our talented team puts our specialized knowledge and experience to work for you.

- Full-scope Claims operations to help handle all that comes your way for your workers, your projects, your finished and unfinished work
- For all our LOB tech staff, 42% have more than 15 years' experience
- CSE for construction average more than 15 years of industry experience, especially wrap ups — we act as a liaison for claim — kick off meetings for appropriate set up, direct to right resources internally, loss analysis reviews and recommendations
- Education on construction-related thought leadership is regularly delivered by Staff Legal and Claims to our customers and distributors
- From 24/7 nurse triage through alternative return-to-work recommendations, we help mitigate your losses by providing the right resources early, and finding ways to bring employees back, even with temporary restrictions
- Tools — Claims reporting, RiskIntelligence, ACH payments

Your Zurich Claims specialist can offer real world advice on how to avoid, reduce or eliminate current and future exposures. Their focus: Prompt and appropriate resolution of the claim, as well as reduction of future claims to help you reach your goals.

Zurich Construction Risk Engineers: A key differentiator

Zurich Risk Engineers are committed to supporting quality construction. They know how to run a project because many have been in your shoes. Our Risk Engineers have broad experience in the construction industry, including as contractors, and many are nationally recognized for their industry leadership.

71

Risk Engineers dedicated to construction

Industry associations

active participation in AGC, ASCE and CURT

388

presentations to 15,758 Contractors and Developers at conferences, webinars, etc.⁸

More than 93%

of Zurich US Construction Customers would recommend Zurich's Construction Risk Engineering²

26

years of combined experience on average in the construction and insurance industry

12

years of construction experience (as contractors, etc.) on average

Leading-edge tools to help you

At Zurich, we strive for continuous improvement in both what and how we deliver for customers. We continuously refine our tools and services to help our customers reach their full potential.

RECAT tool (Risk Engineering Claim Analysis Template) delivers analysis of a customer's claim frequency and severity in one report. Easy-to-navigate dashboard summarizes loss trends to identify opportunities to address them.

Toolkits on General Liability, Fleet Management claims and more help you understand and avoid loss drivers so you can take steps to protect your workforce, improve your bottom line and reach your business goals.

Work-based training programs help you address the shortage of skilled labor by providing continuous learning and enhancing workforce development.

Worker health and safety guidance on slip, trip and fall safety; highway worker safety; employee selection and orientation; accident/incident investigation; soft tissue injury prevention; substance abuse programs and more.

My Zurich North America is a new personalized online platform that's being tested among Zurich construction customers with U.S. domestic exposures. It's designed as a one-stop repository of your account contacts, policy information and risk improvement action items based on any assessments.

To learn more about Zurich Construction solutions:
Contact your broker or Zurich representative or visit
www.zurichna.com/construction

1. Results as of September 2021 and based on ENR 2021 Top 400 Contractors list cross-referenced with Zurich customers with a policy in force during the report year. ENR 400 (Engineering News-Record) rankings are based on construction revenue.
2. 93.6% of Zurich Construction Risk Engineering customers would recommend Zurich based on The TNPS surveys run between January 2018 and August 2021.
3. Zurich North America Transactional current Net Promoter Score (Q4 2020): 79. Insurance industry NPS average: 37. Source: Medallia.
4. Rating as of March 31, 2021. S&P Global Ratings are under continuous review and subject to change and/or affirmation. For the latest S&P Global Ratings, visit the S&P Global Ratings website at www.spglobal.com. The rating represents the overall financial status of the individual member companies of Zurich in North America, including Zurich American Insurance Company, and is not a recommendation of the specific policy provisions, rates or practices of each issuing insurance company.
5. Results as of December 2021 and based on Fortune 500 list cross-referenced with Zurich customers with a policy in force during 2021. Fortune 500 rankings are based on total company revenue.
6. Zurich Transactional Net Promoter Score: 75, January 2017-June 2019. Insurance industry NPS average: 35 in 2019. Source: Medallia.
7. "Community impact." Zurich North America. <https://www.zurichna.com/en/about/community>
8. 388 presentations to 15,758 attendees at conferences, webinars, etc. from January 2019 to August 2021

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This is intended as a general description of certain types of insurance and services available to qualified customers through the companies of Zurich in North America, provided solely for informational purposes. Nothing herein should be construed as a solicitation, offer, advice, recommendation, or any other service with regard to any type of insurance product underwritten by individual member companies of Zurich in North America, including Zurich American Insurance Company, 1299 Zurich Way, Schaumburg, IL 60196. Your policy is the contract that specifically and fully describes your coverage, terms and conditions. The description of the policy provisions gives a broad overview of coverages and does not revise or amend the policy. Coverages and rates are subject to individual insured meeting our underwriting qualifications and product availability in applicable states. Some coverages may be written on a nonadmitted basis through licensed surplus lines brokers.

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A1-2019-23E (01/22) P0100381



Zurich Construction Property: Dynamic solutions delivered everyday

We understand that contractors' insurance needs are unique, and we deliver tailored solutions to align with our customers of focus.

Expansive Fixed Assets & Inland Marine Coverages for Contractors

Our Z-PRIME package and monoline Contractor's Inland Marine policies tailor coverage to meet the needs of our construction customers. Many coverage options once requiring policy endorsements (like better green or errors & omissions coverage) are built into our streamlined coverage forms. In addition to traditional fixed and business personal property or contractor's equipment coverage Zurich offers many additional coverage options:

- **Z-PRIME's Business income** covers the actual business income or extra expense incurred due to a necessary suspension of operations from a covered cause of loss
- **Z-PRIME's Crime** provides an array of six coverages, with a form based on discovery rather than loss sustained
- **Contractors' equipment** offers solutions for contractors' owned, non-owned or leased/rented equipment, including boom/jib, waterborne and expediting coverage.

Now included within our Contractor's Equipment forms:

- Extended Warranties
- Hauling Equipment of Others
- Spare Parts and Fuel
- Unintended Errors or Omissions
- Unmanned Aircraft
- Theft deductible waiver if an insured's equipment is GPS equipped

New Contractor's Equipment Coverage Options:

- Business Income and Extra Expense
- Rental Income Coverage
- Moving Property of Others ("Goodwill Rigging")
- Mechanical and Electrical Breakdown
- Contingent Coverage
- Ability to tailor Nat Cat coverage

Zurich now offers an entire suite of *stand-alone Inland Marine coverages* via our **Zurich Contractor's Inland Marine** insurance product!

Installation property provides expanded and tailorable coverage for insured property installed by the contractor. In keeping with Zurich's broad approach to terms and conditions, coverage extends to the project site, a temporary location, or in transit.

Riggers' liability offers specialized coverage for Rigging Contractors, covering property of others in their care, custody or control. An enhancement endorsement is also available for Millwrights to provide expanded coverage for mechanical breakdown, testing and connection or alignment works.

Zurich's Z-PRIME package policy offers a number of built in features

- **Broad definition of real property** (e.g., foundations) results in broader coverage at full limits
- **Ordinance or law coverage** reduces concern for frequently changing local codes by offering automatic coverage
- **Equipment breakdown** coverage is built in, providing more seamless coverage and lower administrative costs
- **No margin clause** reducing full payment based on excessive loss amounts at a single location
- **No vacancy clause** that limits payment for reduced occupancy at the time of loss
- **No coinsurance clause** eliminates reduced claim payments due to a percentage penalty for under-insurance
- **Continuous enhancements** like a built-in liberalization clause allow for policy improvements on a 'real-time' basis

IMPORTANT NOTES

Throughout this document the terms "the Company", "the Insured", and "the Producer" are used. These terms refer to the following entities:

The Company:

Zurich American Insurance Company, American Guarantee and Liability Insurance Company, American Zurich Insurance Company and/or Zurich American Insurance Company of Illinois, and Steadfast Insurance Company.

The Insured Tmi Coatings Inc

The Producer: WILLIS TOWERS WATSON MIDWEST, INC.

The program structure and pricing components were designed using data provided by the Producer. Any errors, omissions, or alterations to the Producer specifications may result in a change or withdrawal of this binder or confirmation.

Zurich has prepared this binder in response to your submission requesting insurance coverage for specific lines of business. This binder is based only on the lines of insurance included in this binder. In the event you seek a binder for lines of business that differs from those included in this binder, Zurich reserves the right to review and revise the terms and pricing of this binder.

No changes to the terms, conditions, or pricing reflected in this document may be made without written authorization from the Company.

This is a binder for insurance coverage and is not an insurance policy. Any coverage description shown in this binder may be an abbreviated title and does not indicate insurance policy language. Only the insurance policy itself provides coverage. This binder is not part of and is not incorporated into the insurance policy. If there is any conflict between the coverage descriptions shown in this binder and the actual insurance policy, the insurance policy will prevail and supersede this binder. This binder describes the coverages, terms, and conditions offered by the Company. Please review them carefully as they may differ from the expiring program or from the specifications requested in the submission.

This binder is presented to the Insured with the understanding that neither Zurich nor any of its subsidiaries, affiliates, or employees, offer, or purport to offer, advice to the Insured concerning the proper financial, accounting, or tax treatment for the policy(ies) of insurance referenced herein and nothing herein should be considered to constitute such advice. If accounting advice, tax advice, or other expert professional assistance is required, the Insured should consult with their own accountant, adviser, counsel, or other similar competent professional with expertise in the required area.

In the United States of America, risk services are available to qualified customers through Zurich Services Corporation.

TERMS AND CONDITIONS

QUOTE IS SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS
(APPLIES IF CHECKED)

- ☐ Statement of Values (SOV) including construction, occupancy, protection and exposure (COPE)
- ☐ Business income and extra expense worksheets
- ☐ Schedule of contractor's equipment
- ☐ Details on high hazard contractor's equipment (e.g. cranes)
- ☐ Anticipated annual expenditures for unscheduled leased and/or rented equipment
- ☐ Anticipated annual installation receipts
- ☐ Five years of loss history, valued within 120 days
- ☐ Current audited financial statement and favorable review of the statement
- ☐ Favorable risk engineering analysis
- ☐ Verification of adequate insurable values
- ☐ Written confirmation the insured is requiring all subcontractors to provide certificates of insurance and to add them as an additional insured

ADDITIONAL TERMS AND CONDITIONS

- ☐ Insurance offered through Steadfast Insurance Company (Steadfast) or, for insureds domiciled in Delaware, Zurich American Insurance Company of Illinois (ZAI) must be placed by a surplus lines producer licensed in the jurisdiction where the policy is issued. The surplus lines producer must be responsible for complying with all applicable regulatory requirements including the remittance of the premium tax.
- ☐ Policy is Subject to Audit
- ☐ Satisfactory compliance with risk engineering recommendations
- ☐ Signed New York Fraud Statement (see attached form U-GU-670)



INSTALLMENT PREMIUM SCHEDULE

The total premium shown in the Declarations of this policy is made payable in installments, on the dates and in the amounts shown below.

NAMED INSURED	POLICY NUMBER	ENDORSEMENT NUMBER
Tmi Coatings Inc	Binder	

<u>PAYMENT DUE</u>	<u>STANDARD PREMIUM</u>	<u>TAXES</u>	<u>TOTAL PREMIUM</u>
04/01/25	\$17,878.78	\$248.07	\$18,126.85
05/01/25	\$5,959.58		\$5,959.58
06/01/25	\$5,959.58		\$5,959.58
07/01/25	\$5,959.58		\$5,959.58
08/01/25	\$5,959.58		\$5,959.58
09/01/25	\$5,959.58		\$5,959.58
10/01/25	\$5,959.58		\$5,959.58
11/01/25	\$5,959.58		\$5,959.58
12/01/25	\$5,959.58		\$5,959.58
01/01/26	\$5,959.58		\$5,959.58
TOTAL	\$71,515.00	\$248.07	\$71,763.07

Failure to pay the installment Premium by the Due Date shown shall constitute non-payment of premium for which we may cancel this policy.

Zurich Construction Premium Summary

Property Coverage Part			
	Rate/\$100	Declared Values	Premium
Real Property, Personal Property, Business Income, Extra Expense, And Equipment Breakdown	Various	\$9,120,000.00	\$31,112.00
Total Property Coverage Part Premium			\$31,112.00

Contractor's Inland Marine Coverage Part			
Contractor's Equipment Coverage	Rate / \$100	Declared Values	Premium
All Equipment	0.7500	\$2,440,113.00	\$18,301.00
<input checked="" type="checkbox"/> Premium Subject To Adjustment		Premium	\$18,301.00
Unscheduled Leased Rented and Borrowed From Others	1.4445	\$400,000.00	\$5,778.00
<input checked="" type="checkbox"/> Premium Subject To Adjustment <input type="checkbox"/> Flat Charge			
Total Contractor's Equipment Premium			\$24,079.00

Installation Property Coverage	Rate / \$100	Declared Values	Premium
Installation Property Coverage	0.0583	\$28,000,000.00	\$16,324.00
<input checked="" type="checkbox"/> Premium Subject To Adjustment		Premium	\$16,324.00
Total Installation Property Premium			\$16,324.00

Total Inland Marine Coverage Part Premium			\$40,403.00
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Total Z-PRIME Policy Premium		
Annual Policy Premium		\$71,515.00
Surcharges, Taxes and Assessments		\$248.07
Terrorism Premium		\$0.00
Total Policy Premium		\$71,763.07

ADDITIONAL CONDITIONS

COVERAGE	COMMISSION
Z-PRIME	0.00%

PAYMENT OPTIONS	PAYMENT TERMS
<input checked="" type="checkbox"/> Agency Bill	<input type="checkbox"/> Annual pre-pay
<input type="checkbox"/> Special Bill	<input type="checkbox"/> Quarterly
<input type="checkbox"/> Direct Bill	<input checked="" type="checkbox"/> 25% pre-pay and 9 monthly
	<input type="checkbox"/> Monthly

NAMED INSUREDS – PROPERTY AND INLAND MARINE



Company	Property	Inland Marine
Tmi Coatings Inc	X	X

COMMON POLICY FORMS



Schedule of Forms and Endorsements

Form Number	Edition Date	Form Title	Fill-In Wording / Comments
U-GU-630-E CW	01/20	Disclosure of Important Information Relating to Terrorism Risk Insurance Act	
U-GU-D-310-A	01/93	Common Policy Declarations	
U-GU-406-B	07/15	Installment Premium Schedule	
U-GU-616-A CW	10/02	Schedule of Taxes, Surcharges or Fees	
U-GU-619-A CW	10/02	Schedule of Forms and Endorsements	
U-GU-319-F	01/09	Important Notice - In Witness Clause	
U-GU-618-A CW	10/02	Schedule of Locations	
IL 00 17	11/98	Common Policy Conditions	
IL 02 45	09/08	Minnesota Changes - Cancellation And Nonrenewal	
PPP-0507	08/22	Coordination of Deductibles	
U-GU-298-B CW	04/94	Cancellation By Us	NUMBER OF DAYS' NOTICE: 90
IL 00 03	09/08	Calculation Of Premium	
U-GU-1191-A CW	03/15	Sanctions Exclusion Endorsement	
U-CP-693	1002	Manuscript - Installation Property - Contractual Penalties	
U-CP-693	1002	Manuscript - Scheduled Contractor's Equipment--Special Valuation	
U-CP-693	1002	Manuscript - Broad Named Insured	
U-CP-693	1002	Manuscript - Blanket Loss Payable Provisions	

*Note: The most recently approved edition date will be used, unless otherwise noted.
Various state mandatory forms will be included as required.*

PROPERTY

Program Structure, Coverage and Premium Overview



Issuing Company: Zurich American Insurance Company

Policy Period: 04/01/2025 – 04/01/2026

Policy Number: CPP 4307807 - 04

Blanket Limits of Insurance

Real Property and Personal Property Blanket Limit of Insurance	\$8,160,000
Business Income and Extra Expense Blanket Limit of Insurance	\$960,000

Additional Coverage – Limits of Insurance

*The Limits of Insurance shown below are the most we will pay for the Additional Coverage indicated in any one **occurrence** unless otherwise shown. If a more specific Limit of Insurance applies to an Additional Coverage at a specific **premises**, that Additional Coverage Limit of Insurance will be shown on the Schedule of Premises for that **premises**. That specific Limit of Insurance will replace and is not in addition to the Limits of Insurance shown below for that specified **premises**. If any Additional Coverage is shown as **NCP**, then no coverage is available for that Additional Coverage.*

Coverage	Limit of Insurance
Accounts Receivable	\$250,000 Per Occurrence
Better Green™	
Better Green™ Upgrade Property Damage and Time Element	\$100,000 Per Premises
Pre-Certified Better Green™ Enhancement Property Damage and Time Element	\$100,000 Per Premises
Brands And Labels	Covered
Civil Authority	\$1,000,000 30 Days - 1 Miles
Contaminant Clean Up And Removal – Land And Water	\$100,000 Per Premises Annual Aggregate
Contractual Penalties	\$25,000 Per Occurrence
Debris Removal	
Debris Removal – Covered Property	Covered
Debris Removal – Supplemental Limit	\$250,000 Per Occurrence
Debris Removal – Uncovered Property	\$2,500 Per Occurrence
Decontamination Expense	\$50,000 Per Premises
Deferred Payments	\$50,000 Per Occurrence
Dependent Premises Business Income And Extra Expense – Unscheduled Locations	\$250,000 Per Occurrence
Equipment Breakdown	Covered
Expediting Expense	\$100,000 Per Premises
Expense To Reduce Loss	Covered
Extended Period Of Indemnity	180 Days
Fairs Or Exhibitions	

PROPERTY

Program Structure, Coverage and Premium Overview



Coverage	Limit of Insurance
Personal Property	\$50,000 Per Occurrence
Business Income And Extra Expense	\$10,000 Per Occurrence
Fine Arts	\$50,000 Per Occurrence
Fire Department Service Charge	\$250,000 Per Premises
Fire Protective Equipment Refills	Covered
Fungus, Wet Rot or Dry Rot	
Direct Damage	\$100,000 Annual Aggregate
Business Income and Extra Expense	\$25,000 Annual Aggregate
Inflation Guard	
Real Property	4 % Annual
Personal Property	4 % Annual
Ingress/Egress	\$1,000,000 30 Days - 1 Miles
Installation or Service Property	
Stock	"NCP"
Tools And Equipment	"NCP"
	"NCP"
Leasehold Interest	\$25,000 Per Premises
Lock And Key Replacement	\$25,000 Per Premises
Loss Prevention Expense	\$250,000 Annual Aggregate after \$1,000 Per Occurrence
Mobile Communication Property – Worldwide – Property Damage And Time Element	\$25,000 Per Occurrence
Newly Acquired Premises	
Real Property	\$2,500,000 360 Days Per Premises
Personal Property	\$2,500,000 360 Days Per Premises
Business Income	\$250,000 360 Days Per Premises
Newly Acquired Property	
Real Property	\$1,000,000 360 Days Per Premises
Personal Property	\$1,000,000 360 Days Per Premises
Ordinance or Law	
Undamaged	Covered
Demolition	Covered
Increased Cost Of Construction	Covered
Increased Period Of Restoration	Covered
Outdoor Trees, Shrubs, Plants or Lawns	\$250,000 Per Premises
	\$5,000 Any one Tree, Shrub or Plant

PROPERTY

Program Structure, Coverage and Premium Overview



Coverage	Limit of Insurance
Pair Or Set	\$250,000 Per Premises
Preservation Of Property	\$250,000 Per Occurrence
Professional Fees	\$100,000 Per Occurrence
Release Of Refrigerant	\$25,000 Per Premises
Reported Unscheduled Premises	
Real Property	"NCP"
Personal Property	"NCP"
Business Income	"NCP"
Reward Payments	\$25,000 Per Occurrence
Salesperson Samples	\$25,000 Per Occurrence
Sewer, Drain Or Sump Non-Flood Related	Covered
Spoilage – Equipment Breakdown	\$100,000 Per Premises
Theft Damage To Buildings	Covered
Transit	
Personal Property	\$250,000 Per Occurrence
Business Income And Extra Expense	\$25,000 Per Occurrence
Undamaged Improvements and Betterments	\$250,000 Per Premises
Unintentional Errors and Omissions – Property Damage And Time Element Combined	\$1,000,000 Per Occurrence
Unreported Premises	
Real Property	\$250,000 Per Unreported Premises
Personal Property	\$250,000 Per Unreported Premises
Business Income And Extra Expense	\$10,000 Per Unreported Premises
Utility Service Interruption	
Property Damage	\$250,000 Per Occurrence
Business Income And Extra Expense	\$25,000 Per Occurrence
Valuable Papers And Records	\$250,000 Per Occurrence

Where used "NCP" means **NCP**.

PROPERTY

Program Structure, Coverage and Premium Overview



Catastrophe Coverage – Limits of Insurance and Deductibles

The Limits of Insurance shown below are the most we will pay for direct physical loss of or damage in any one **occurrence** for the peril described. It will only apply to property at a **premises** for which a Limit of Insurance for the following Catastrophe Coverage is shown on the Schedule of Premises for any specific **premises**. That Limit of Insurance is the most we will pay for that specific **premises**. If you have **reported unscheduled premises** coverage, the Limits of Insurance below apply.

If coverage does not apply at any specific **premises**, the Limit of Insurance will show as **NCP** for those **premises**.

Coverage	Limit Of Insurance
Earth Movement (Schedule A)	
Premises	See Property Schedule Of Premises
Occurrence	\$9,120,000
Annual Aggregate	\$9,120,000
Deductible	See Property Schedule Of Premises
Flood Annual Aggregate	\$9,120,000
Flood (Schedule I)	
Premises	See Property Schedule Of Premises
Occurrence	\$9,120,000
Annual Aggregate	\$9,120,000
Deductible	See Property Schedule Of Premises



Property Schedule of Premises

Real Property	Personal Property	Business Income including Extra Expense	Extra Expense	Earth Movement Schedule - Limit	Flood Schedule - Limit		
Premises 1 - Address : 3291 Terminal Dr Saint Paul MN US 55121-1610							
Blanket	Blanket	Blanket		A - \$4,705,000	I - \$4,705,000		
Premises 2 - Address : 3245 Terminal Dr Saint Paul MN US 55121-1610							
Blanket	Blanket	Blanket		A - \$1,155,000	I - \$1,155,000		
Premises 3 - Address : 21225 Hamburg Ave Lakeville MN US 55044-8069							
Blanket	Blanket	Blanket		A - \$1,155,000	I - \$1,155,000		
Premises 4 - Address : 21229 Hamburg Ave Lakeville MN US 55044-9033							
Blanket	Blanket	Blanket		A - \$2,105,000	I - \$2,105,000		

This Property Schedule of Premises is considered to be physically attached to the policy and is deemed incorporated therein. The information that is physically attached and incorporated into the policy includes but is not limited to Limits of Insurance, Deductibles and coverage.

Where used "NCP" means **NCP**.

Property Schedule of Premises Deductibles

Wind/Hail	Earth Movement	Flood								
Premises 1 - Address : 3291 Terminal Dr Saint Paul MN US 55121-1610										
\$25,000	\$25,000	\$25,000								
Premises 2 - Address : 3245 Terminal Dr Saint Paul MN US 55121-1610										
\$25,000	\$25,000	\$25,000								
Premises 3 - Address : 21225 Hamburg Ave Lakeville MN US 55044-8069										
\$25,000	\$25,000	\$25,000								
Premises 4 - Address : 21229 Hamburg Ave Lakeville MN US 55044-9033										
\$25,000	\$25,000	\$25,000								

If there is not a premises specific deductible appearing at a **premises** above, the applicable policy deductible shown on the Declarations applies.

PROPERTY

Program Structure, Coverage and Premium Overview



Application of Multiple Deductibles

Unless otherwise stated in a Coverage Form or endorsement, if more than one deductible applies, we will apply each deductible separately. Except for covered loss or damage due to "earth movement", "flood", or "named storm", or to wind or hail when a separate Wind Deductible or Wind and Hail Deductible is applicable, the total of all deductible amounts applied will not exceed the highest applicable deductible for loss or damage to Covered Property and the highest applicable deductible for loss under "time element coverage".

General Deductibles

Property Deductible

This deductible applies to all loss, damage, cost or expense covered by this Commercial Property Coverage Part, unless a specific coverage deductible is shown elsewhere on this Declarations, the Property Schedule of Premises Deductibles or an endorsement.

\$10,000 Per Occurrence

Business Income Waiting Period

This waiting period applies to all loss, damage, cost or expense covered by Business Income Coverage, unless a more specific deductible is shown on the Property Schedule of Premises or an endorsement.

24 Hours

Transit

This deductible applies to all loss or damage to **covered property** in Transit, unless a specific coverage deductible is shown elsewhere in this declarations or in an endorsement.

\$10,000 Per Occurrence

Utility Service Interruption Waiting Period

This waiting period applies to all loss, damage, cost or expense covered by Utility Service Interruption- Time Element Coverage unless a more specific deductible is shown on the Property Schedule of Premises or an endorsement.

72 Hours

Water Damage

This deductible applies to all loss or damage to **covered property** caused by **certain water** unless a specific water damage or coverage deductible is shown elsewhere on the Property Schedule of Premises Deductibles or an endorsement.

\$25,000 Per Occurrence

PROPERTY

Program Structure, Coverage and Premium Overview



Catastrophe Peril Deductibles

Percentage Deductibles

When a deductible applies to **covered property** on a percentage basis at a **premises**, we will determine the amount of the deductible by applying the percentage shown on the Declarations against the value of the **covered property at that premises**. The value will be based on:

When a deductible applies to **time element coverage** on a percentage bases at a **premises**, we will determine the amount of the deductible by applying the percentage shown on the Declarations against the full 12 months **business income** value that would have been earned following the **occurrence** at the **premises** where the direct physical loss or damage occurred

Earth Movement Deductibles

Loss or damage to Covered Property caused by **earth movement** is subject to separate deductible amounts. The deductibles applicable to **earth movement** are stated in the Property Schedule of Premises for that specific premises.

Flood Deductibles

Loss or damage to Covered Property caused by **flood** is subject to separate deductible amounts. The deductibles applicable to **flood** are stated in the Property Schedule of Premises for that specific **premises**

Wind And Hail Deductibles

Loss or damage to Covered Property caused by wind or hail is subject to separate deductible amounts. The deductibles applicable to wind and hail are stated in the Property Schedule of Premises for that specific **premises**. If the Wind and Hail Deductibles apply to loss or damage at **reported unscheduled premises**, the deductible amounts for **reported unscheduled premises** are stated on the Catastrophe Coverage – Limits of Insurance and Deductibles section of this Declarations.

PROPERTY

Program Structure, Coverage and Premium Overview



Premium Details	
Estimated Premium	\$31,112.00
Estimated Terrorism	\$0.00
Estimated Taxes, Surcharges & Assessments	\$248.07
Estimated Total	\$31,360.07

Schedule of Forms and Endorsements			
Form Number	Edition Date	Form Title	Fill-In Wording / Comments
U-GU-681-C CW	01/15	Exclusion of Certified Acts of Terrorism	
PPP-0001	06/06	Commercial Property Coverage Part Declarations	
PPP-D-1000	08/22	Property Schedule Of Premises	
PPP-0102	08/22	Commercial Property Conditions	
PPP-0103	08/22	Commercial Property Definitions	
PPP-0110	08/22	Real and Personal Property Coverage Form	
PPP-0130	08/22	Business Income Coverage Form (Including Extra Expense)	
PPP-0226	08/22	Wind/Hail Deductible	
PPP-0304	08/22	Earth Movement Coverage	
PPP-0308	08/22	Enabling Endorsement	
PPP-0310	08/22	Flood Coverage	
U-GU-2123-A	12/24	Important Notice-Contractually Required Deductible	
PPP-1221	08/22	Minnesota Changes	

*Note: The most recently approved edition date will be used, unless otherwise noted.
Various state mandatory forms will be included as required.*

INLAND MARINE COVERAGE PART

Program Structure, Coverage and Premium Overview



Insuring Company: Zurich American Insurance Company

Policy Period: 04/01/2025 – 04/01/2026

Policy Number: CPP 4307807 - 04

CONTRACTOR'S INLAND MARINE COVERAGE PART

The following Coverage Forms and any applicable endorsements are part of this Contractor's Inland Marine Coverage Part.

Contractor's Equipment Coverage Form

Installation Property Coverage Form

Contractor's Inland Marine Additional Coverages Form

Contractor's Inland Marine Coverage Part

Contractor's Equipment Coverage Form – Limits of Insurance

	Limits of Insurance	
Maximum Occurrence Limit of Insurance	\$2,500,000	Per Occurrence
The most we will pay for loss or damage in any one occurrence to any one item is as follows:		
Scheduled Equipment	Per Schedule on File	
Unscheduled Equipment	\$25,000	Maximum Any One Item
Unscheduled Leased, Rented or Borrowed	\$500,000	Maximum Any One Item

Contractor's Equipment Coverage Form – Additional Coverages – Limits of Insurance

Coverage	Limit of Insurance	
Continuing Lease or Rental Payments	\$250,000	Per Occurrence
Contractor's Employees' Property	\$10,000	Maximum Any One Employee
Expediting Expense	\$100,000	Per Occurrence
Extended Warranties	\$25,000	Per Occurrence
Hauling Equipment of Others	\$100,000	Per Occurrence
Newly Acquired Contractor's Equipment	\$500,000	Any One Item
	365	Number of Days
Rental Reimbursement and Continuing Expenses	\$100,000	Per Occurrence
Spare Parts and Fuel	\$25,000	Per Occurrence
Unintentional Errors or Omissions	\$250,000	Per Occurrence
Unscheduled Unmanned Aircraft	\$5,000	Per Occurrence

Contractor's Equipment Coverage Form – Valuation

☒ Replacement Cost

☒ Number of Years 5

☐ Actual Cash Value

Installation Property Coverage Form – Limits of Insurance

Any One Project Site	\$2,000,000	Per Occurrence
Temporary Offsite Locations	\$2,000,000	Per Occurrence
In Transit	\$2,000,000	Per Occurrence

Installation Property Coverage Form – Additional Coverages – Limits of Insurance

Fungus, Wet Rot or Dry Rot	\$25,000	Annual Aggregate
Installation Additional Expenses	\$50,000	Per Occurrence
Landscaping Materials	\$2,500	Any One Item
	\$10,000	Per Occurrence

Installation Property Coverage Form – Catastrophe Coverage – Limits of Insurance

Earth Movement - Locations Within Zone 1 as described In Appendix A	\$100,000 NCP	Per Occurrence
Earth Movement - Locations Within Zone 2 as described In Appendix A	\$50,000 NCP	Per Occurrence
Earth Movement - All Other	\$25,000 NCP	Per Occurrence
Flood – High Hazard Zone	\$100,000 NCP	Per Occurrence
Flood – Moderate Hazard Zone	\$50,000 NCP	Per Occurrence
Flood – All Other Zone	\$25,000 NCP	Per Occurrence

Installation Property – Project Specific

Contractor's Inland Marine Additional Coverages Form – Limits of Insurance

Coverage	Limit of Insurance	
Business Personal Property In Construction Trailers	\$50,000	Per Occurrence
Claim Preparation Expense	\$25,000	Per Occurrence
Construction Documentation and Records	\$250,000	Per Occurrence
Construction Trailers	\$100,000	Per Occurrence
Contaminant Clean Up and Removal – Land and Water	\$100,000	Annual Aggregate
Contract Penalties	\$25,000	Per Occurrence
Debris Removal – Additional Limit	\$250,000	Per Occurrence
Fire Protective Equipment Refills	Covered	
Governmental Authority Service Charge	\$250,000	Per Occurrence
Loss Prevention Expense	\$100,000	Per Occurrence
Rewards Payments	\$25,000	Per Occurrence
Temporary Works	\$100,000	Per Occurrence
Test Samples	\$25,000	Per Occurrence
Waterborne Property	\$250,000	Per Occurrence

Contractor's Inland Marine Coverage Part – Deductibles

The following deductibles apply in any one occurrence.

GENERAL DEDUCTIBLE

Property Damage Deductible \$10,000

The above deductible applies to all loss, damage, cost, or expense covered by this Contractor's Inland Marine Coverage Part, unless a more specific coverage deductible is shown below or in an endorsement.

CONTRACTOR'S EQUIPMENT COVERAGE

Contractor's Equipment, unless a more specific deductible applies \$10,000

Rental Reimbursement and Continuing Expenses Waiting Period 24 Hours

INSTALLATION PROPERTY COVERAGE

Installation Property, unless a more specific deductible applies. \$10,000

As Respects Earth Movement – Zone 1 \$100,000

As Respects Earth Movement – Zone 2 \$50,000

As Respects Earth Movement – All Other \$25,000

As Respects Flood – High Hazard Zone \$100,000

As Respects Flood – All Other Zone \$25,000

ADDITIONAL COVERAGES

As Respects Waterborne Property \$25,000

Schedule of Forms and Endorsements

Form Number	Edition Date	Form Title	Fill-In Wording / Comments
U-GU-682-C CW	01/15	Exclusion of Certified Acts of Terrorism	
U-IM-D-4056-A CW	11/02	Commercial Inland Marine Coverage Part Supplemental Declarations	
U-ZIM-D-0100	08/22	Contractor's Inland Marine Coverage Part Supplemental Declarations	
U-ZIM-D-0101	08/22	Contractor's Inland Marine Coverage Part Schedule	
U-ZIM-1000	08/22	Contractor's Inland Marine Definitions	
U-ZIM-1001	08/22	Contractor's Inland Marine Additional Coverages Form	
U-ZIM-1100	08/22	Contractor's Equipment Coverage Form	
U-ZIM-1200	08/22	Installation Property Coverage Form	
U-ZIM-1600	08/22	Appendix A – High & Moderate Hazard Earth Movement/Earthquake Zones	
CM 00 01	09/04	COMMERCIAL INLAND MARINE CONDITIONS	
CM 01 17	05/20	Minnesota Changes	

*Note: The most recently approved edition date will be used, unless otherwise noted.
Various state mandatory forms will be included as required.*

Policy Number

Binder

SCHEDULE OF LOCATIONS

Named Insured Tmi Coatings Inc

Effective Date: 04/01/2025
12:01 A.M., Standard Time

Agent Name WILLIS TOWERS WATSON MIDWEST, INC.

Agent No. 34937000

Loc. No.	Bldg. No.	Designated Locations (Address, City, State, ZIP Code)	Occupancy
001		3291 Terminal Dr Saint Paul, MN 55121-1610	
001	001	3291 Terminal Dr Saint Paul, MN 55121-1610	
002		3245 Terminal Dr Saint Paul, MN 55121-1610	
002	001	3245 Terminal Dr Saint Paul, MN 55121-1610	
003		21225 Hamburg Ave Lakeville, MN 55044-8069	
003	001	21225 Hamburg Ave Lakeville, MN 55044-8069	
004		21229 Hamburg Ave Lakeville, MN 55044-9033	
004	001	21229 Hamburg Ave Lakeville, MN 55044-9033	

Manuscript – Blanket Loss Payable Provisions

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

This endorsement modifies the following:

COMMERCIAL PROPERTY CONDITIONS

Any individual or organization having a valid financial interest in Covered Property will be considered a Loss Payee (Loss Payable) for the purposes of this policy; providing, however, and as a condition precedent to qualification hereunder as Loss Payee, that financial interest existed prior to any loss to such Covered Property.

Additionally, any such Loss Payee interest in Covered Property must be reported to us no later than the time the Proof of Loss is submitted to us.

For Covered Property in which both you and the Loss Payee have an insurable interest, we will:

- a.** Adjust losses with you; and
- b.** Pay any claim for covered loss or damage jointly to you and the Loss Payee, as interests may appear.

All other terms, conditions, provisions and exclusions of this policy remain the same.



Manuscript – Broad Named Insured

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

This endorsement modifies the following:

COMMERCIAL PROPERTY COVERAGE PART DECLARATIONS

The Named Insured, as reflected on the **Commercial Property Coverage Part Declarations**, is considered the First Named Insured. Any wholly-owned or majority controlled subsidiaries of the First Named Insured are also included as Named Insureds as their respective interests may appear.

Manuscript - Scheduled Contractor's Equipment --Special Valuation

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

This endorsement modifies insurance provided under the following:

SCHEDULE

REPLACEMENT COST	Within	5	Years
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CONTRACTOR'S EQUIPMENT COVERAGE FORM

Section G., Valuation, is replaced by the following:

We will determine the amount of covered loss or damage as follows:

1. Except as provided in 2., 3., 4., and 5. below, the lesser of the following amounts:
 - a. The total payments you make to an entity you do not own or operate at the time of loss or damage to repair or rebuild the **"contractor's equipment"** with new materials of the same kind and quality;
 - b. For repairing or rebuilding **"contractor's equipment"** provided by an entity you own or operate at the time of loss or damage:
 - 1) Direct payroll cost for labor directly chargeable to the repair or rebuilding of the damaged **"contractor's equipment"**;
 - 2) The proper proportion of your overhead charges, calculated in accordance with principles of Direct Costing;
 - 3) Expenses for the dismantling, transportation, and reassembly; and
 - 4) Materials at your cost;
 - c. The amount you are legally obligated to pay for direct physical loss of or damage to **"contractor's equipment"** by reason of your assumption of liability in a written contract or written agreement executed prior to the loss or damage for **"contractor's equipment"** that you lease or rent; or
 - d. The **"actual cash value"** for lost or damaged **"contractor's equipment"** you own.
2. Scheduled **"contractor's equipment"** that has an original manufacture date within the number of years stated in the **Schedule** of the date the loss or damage occurred, at the cost to repair, rebuild, or replace the **"contractor's equipment"** at the time of the direct physical loss or damage with new materials of like kind and quality and for the same use. **"Contractor's equipment"** that is not repaired, rebuilt, or replaced will be valued at the **"actual cash value"** at the time and place of loss or damage. If you commence the repair, rebuilding, or replacement of the lost or damaged **"contractor's equipment"** within 24 months from the date the loss or damage occurred, upon completion of the repair, rebuilding, or replacement, we will pay you the difference between the **"actual cash value"** previously paid and the cost to repair, rebuild, or replace.

For **"contractor's equipment"** which is repaired, rebuilt, or replaced, this valuation includes the cost you paid for non-refundable or non-transferable extended warranties, maintenance contracts, or service contracts which were still in force at the time of loss or damage and are no longer valid as a result of loss of or damage to **"contractor's equipment"**.

3. **"Contractor's employees' property"** at **"actual cash value"**.
4. Your legal liability for borrowed **"contractor's equipment"** in your care, custody, or control.
5. Subject to 1., 2., and 4. above, the most we will pay for any one item of scheduled **"contractor's equipment"** is the value of that item shown on the schedule on file with us.

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Page 1 of 1

ZURICH'S QUALIFICATIONS & EXPERIENCE

Our account management philosophy allows us to work with you to tailor services to meet your needs and our service approach brings together into one cohesive team the disciplines of underwriting, claims, risk engineering and premium audit. This team effort results in efficient and effective communications and enhanced customer service.

Account Service Team

Responsibility	Contact	Email Address	Phone
Underwriter	Daniel Lampert	daniel.j.lampert@zurichna.com	847-330-1718
Underwriter Assistant	Shawn Weddel	shawn.weddel@zurichna.com	800-382-2150
Risk Engineer			
Customer Service Executive(CSE)			

Comments