

INSURANCE

Any contract with the Agency shall require the Developer, or Developer's contractors, to carry Worker's Compensation and General Liability, and, when applicable, Professional Liability (Errors and Omissions) and Automobile Liability insurance coverages in limits to be determined at a later time.

1. Worker's Compensation

In accordance with State compensation laws, the developer shall carry Worker's Compensation in statutory limits and employer's liability insurance of not less than one million dollars covering illness, injuries and disease for all persons employed in the performance of services under the contract.

2. General Liability (Bodily Injury and Property Damage)

Developer shall carry Commercial General Liability Insurance (bodily injury and property damage) in an amount to be determined prior to awarding of any contract. Such policy shall name the Agency and the City of Los Angeles as Additional Insured followed by endorsement and require thirty (30) days notice to the Agency in writing prior to cancellation, termination or expiration of any kind.

3. Professional Liability (Errors and Omissions)

Developer shall cause architects and engineers providing services to the development to carry Professional Liability Insurance covering the Errors and Omissions exposure in an amount not less than \$1,000,000. Prior to the commencement of construction on the Site, the developer shall furnish or cause to be furnished to the Agency duplicate originals or appropriate certificates of such coverage.

4. Automobile Liability

Developer may be required to carry Automobile Liability Insurance in an amount to be determined prior to awarding of any contract. Such policy shall require thirty (30) days notice to the Agency in writing prior to cancellation, termination or expiration of any kind.

Developer will be required to provide the Agency with a certificate verifying such coverage.

5. Self Insurance

If self insured, the developer will be required to provide the Agency with a letter certifying their self-insured status along with a financial statement certified by a CPA documenting the developer's reserve account established for the specific insurance program. Such insurance and/or retention programs must provide the Agency with at least the same amount of protection from liability and defense of suits as would be afforded by first dollar insurance. All self-insurance programs shall be approved in advance by the Agency's Risk Management Unit.

6. Evidence of Insurance

The Developer will be required to provide the Agency with a certificate verifying such coverage and endorsements acceptable to the Agency before commencing services under any contract awarded by the Agency.

7. Modifications to Insurance Coverage

The Agency reserves the right throughout the term of any contract awarded by the Agency to change the amounts and types of insurance required hereunder by giving the developer ninety (90) days written advance notice of such change. If such change(s) should result in substantial additional cost to the developer, the Agency agrees to negotiate additional compensation proportional to the increased benefit to the Agency and City of Los Angeles.