

MEMORANDUM
June 7, 2018

To: Scott Hergenrader, Office of the National Western Center
From: Devron McMillin and Ray Sibley, Risk Management Office
Re: National Western Center Rolling Owner Controlled Insurance Program Recommendation

The Risk Management Office of the City and County of Denver recommends a Rolling Owner Controlled Insurance Program (ROCIP) be purchased to cover exposure of the National Western Center during the course of redevelopment. The ROCIP shall include the following insurance policies:

Coverage	Carrier	Premium	Limit	Deductible	Loss Fund Requirement	Payment Terms
Workers' Compensation & Employers Liability	Zurich	\$891,182	Statutory/ \$200,000,000	\$250,000 *	\$1,870,950	Paid in 16 quarterly installments (\$130k loss control fee paid annually)
Commercial General Liability	Zurich	\$1,207,127	\$2M per occurrence/ \$4M aggregate	\$250,000*	Included in the above	Paid in 16 quarterly installments
Primary Excess	XL	\$999,224	To \$25,000,000	N/A	None	Paid at policy inception
Excess (2 nd Layer)	Ohio Casualty	\$240,040	To \$50,000,000	N/A	None	Paid at policy inception
Excess (3 rd Layer)	Starr Indemnity/Great American	\$250,000	To \$100,000,000	N/A	None	Paid at policy inception
Excess (4 th Layer)	Endurance/ Berkshire Hathaway/ North American Specialty/ Colony Specialty	\$343,400	To \$200,000,000	N/A	None	Paid at policy inception
Builder's Risk	Starr Indemnity	\$952,917	\$465,405,000	\$25,000	None	Paid in annual installments
Contractor's Pollution	Ironshore	\$104,676	\$25,000,000	\$50,000	None	Paid at policy inception

* \$3,650,000 program aggregate

Insurance Policy Premium: \$4,985,166
Loss Fund: \$1,870,950
Total: \$6,859,515.55

Workers' Comp and General Liability deductible aggregate: \$3,650,000
Total premiums, loss fund, Workers' Comp and general liability deductible payments: \$8,638,565.55
(note, this does not include potential Builder's Risk or Contractor's Pollution deductible, which would be paid primarily by the responsible contractor)

Broker: Arthur J. Gallagher
Term: 2018 – 2023; 8 year completed operations (general liability, excess liability, contractor's pollution)