**Standard Indemnity Language**

The Architect shall indemnify and hold the Owner and the Owner’s officers and employees harmless from and against damages, losses and judgments, including reasonable attorneys’ fees and expenses recoverable under applicable law, to the extent they are caused by the negligent acts or omissions of the Architect, its employees and its consultants in the performance of professional services under this Agreement. The Architect’s duty to indemnify the Owner under this provision shall be limited to the available proceeds of insurance coverage.

**Standard ADA/FHA Language**

Consultant will comply with all applicable laws, rules, and regulations including but not limited to those related to i) health, safety, environmental protection, quality assurance and quality control requirements, ii) federal and state Equal Employment Opportunity laws, rules and regulations, and iii) procurement integrity, and ethical business practices.

VERSUS

This Agreement is subject to laws and regulations concerning the rights of otherwise qualified individuals with handicaps for equal participation in, and benefit from federally assisted programs and activities, including but not limited to:

1. Nondiscrimination on the Basis of Disabilities (28 C.F.R. 35). Title II, Subpart A of the Americans with Disabilities Act of 1990 applies to all publicly funded activities and programs. Architect/Engineer shall also comply with the public accommodations requirements of Title III of the ADA, as applicable.
2. Nondiscrimination on the Basis of Handicap (24 C.F.R. 8). These regulations implement Section 504 of the Rehabilitation Act of 1973, as amended, as cited in Section 109 of the Housing and Community Development Act.

Any federally-assisted alteration to a facility, its permanent fixtures or equipment but not including normal maintenance or repairs, roofing, interior decoration or changes to its mechanical systems, shall comply with the Uniform Federal Accessibility Standards, 1984 (41 C.F.R. 3) and with paragraph (3) immediately below.

1. Architectural Barrier Act of 1968. Any building or facility, excluding privately owned residential structures, designed, constructed, or altered with federal funds, shall comply with the Uniform Federal Accessibility Standards, 1984 (41 C.F.R. 3) and the Handicapped Accessibility Requirements of the of California Title 24. The Consultant, Engineer or Architect responsible for such design, construction or alteration shall certify compliance with the above standards.
2. In resolving any conflict between the accessibility standards cited in paragraphs (1), (2) and (3) above, the more stringent standard shall apply.