

## PROVINCIAL OWNER CONTROLLED CONSTRUCTION INSURANCE PROJECTS

Insurance, contract security and indemnity risk provisions to be included in Supplementary General Conditions to the CCDC 17 – 2010 Contracts for Health projects insured by the Owner with estimated construction values of:

- Five Million (\$5,000,000) up to Thirty-Five Million Dollars (\$35,000,000) for combustible risks such as wood frame and mass timber (i.e., engineered wood products); and,
- Five Million (\$5,000,000) up to Seventy-Five Million Dollars (\$75,000,000) for non-combustible risks such as steel and concrete.

**\*\*\*PROJECTS WITH ESTIMATED VALUES IN EXCESS OF THESE AMOUNTS MUST BE REFERRED TO HCPP DURING THE PLANNING PHASE FOR THE APPROPRIATE RISK PROVISIONS\*\*\***

### MODIFICATIONS TO ARTICLES OF THE AGREEMENT

ARTICLE A-5 PAYMENT, 5.2 is deleted in its entirety.

### MODIFICATIONS TO GENERAL CONDITIONS

GC 11.1 INSURANCE, replace entirely with the following:

#### GC 11.1 - INSURANCE

Without restricting the generality of GC 12.1—INDEMNIFICATION, insurance and coverage will be arranged and paid for as under-noted:

11.1.1 For the period when the *Owner's* Commercial General Liability – Wrap up Insurance is not in force, the *Trade Contractor* shall, without limiting its obligations or liabilities herein and at its own expense, provide and maintain the following insurance with insurers licensed in British Columbia:

(a) **Commercial General Liability Insurance** with a limit of not less than FIVE MILLION DOLLARS (\$5,000,000), inclusive per occurrence against bodily injury and property damage, and the *Owner* is to be added as an additional insured and include a cross liability clause. This insurance shall be primary and not require the sharing of any loss by any insurer of the *Owner*.

11.1.2 **The *Trade Contractor* shall, without limiting its obligations or liabilities herein and at its own expense, provide and maintain the following insurance with insurers licensed in British Columbia and in forms and amounts acceptable to the *Owner*:**

(a) **Automobile Liability Insurance** in respect of each owned or leased vehicle if used directly or indirectly in the performance of the *Work*, subject to limits of not less than TWO MILLION DOLLARS (\$2,000,000) inclusive per occurrence. This insurance shall be maintained continuously from commencement of the *Work* and kept in force until the *Project* is ready for use or is being used for the purpose intended, whichever occurs first, and is so confirmed in writing by the *Consultant* in consultation with the *Construction Manager* and the *Owner*.

- (b) **Owned or Non-Owned Aircraft (including Unmanned Aircraft Vehicles) Liability Insurance** if used directly or indirectly in the performance of the *Work*, subject to limits of not less than TWO MILLION DOLLARS (\$2,000,000) inclusive per occurrence for bodily injury, death, and damage to property including loss of use thereof and including aircraft passenger hazard where applicable. The insurance will name the *Owner* as an additional insured and include a cross liability clause. This insurance shall be maintained continuously from commencement of the work involving aircraft (including unmanned aircraft vehicles) until such work is completed.
- (c) **Owned or Non-Owned Watercraft Liability Insurance** if used directly or indirectly in the performance of the *Work*, subject to limits of not less than TWO MILLION DOLLARS (\$2,000,000) inclusive per occurrence for bodily injury, death, and damage to property including loss of use thereof. The insurance will name the *Owner* as an additional insured and include a cross liability clause. This insurance shall be maintained continuously from commencement of the work involving watercraft until such work is completed.
- (d) **Contractors Pollution Liability Insurance**, where the *Trade Contractor's* performance or the *Trade Subcontractor's* performance of the work is associated with hazardous materials clean up, removal and/or containment, transit or disposal. This insurance must have a limit of liability not less than TWO MILLION DOLLARS (\$2,000,000) inclusive per occurrence insuring against bodily injury, death, and damage to property including loss of use thereof.

Any insurance required under this clause 11.1.2 (d) must name the *Owner* as an additional insured, but only with respect to liability arising out of the *Trade Contractor* or the *Trade Subcontractor's* performance of the *Work*. Such insurance must include sudden and accidental and gradual pollution events for third party liability including ongoing and completed operations and shall not be impaired by any, biological contaminants (without limitation, mould and bacteria), asbestos, or lead exclusions. Any 'insured vs. insured' exclusion shall not prejudice coverage for the *Owner* and shall not affect the *Owner's* ability to bring suit against the *Trade Contractor* as a third party.

This insurance shall be maintained continuously from commencement of the work involving hazardous materials clean-up, removal and/or containment, transit and disposal until such work is completed and including a twenty-four (24) month extended reporting period if any such insurance is provided on a claims-made basis.

- (e) **Hot Roofing or Installation of Hot Membranes**  
If the project is a renovation involving hot roofing work or installation of hot membranes, the contractor will provide, maintain and pay for a liability policy insuring hot roofing or installation of hot membrane operations with a limit of not less than TWO MILLION DOLLARS (\$2,000,000) inclusive per occurrence against bodily injury and property damage. The *Owner* shall be added as an additional insured. This policy will be treated as primary coverage and the *Owner's* Commercial General Liability - Wrap up Insurance will be treated as excess coverage.

Such insurance shall include, but not be limited to:

- .01 Premises and Operations Liability;
- .02 Products and Completed Operations;
- .03 Owner's and Contractor's Protective Liability;
- .04 Contractual Liability;
- .05 Contingent Employer's Liability;

- .06 Personal Injury Liability;
- .07 Non-Owned Automobile Liability;
- .08 Cross Liability;
- .09 Employees as Additional Insureds; and
- .10 Broad Form Property Damage.

This insurance shall be maintained continuously from commencement of hot roofing or installation of hot membrane work until such work is completed.

11.1.3 Any insurance required under clauses 11.1.1 (a) and 11.1.2 (b), (c), (d) and (e) must be endorsed to provide the *Owner* with 30 days' advance written notice of cancellation.

11.1.4 As may be applicable, the *Trade Contractor* must cause all *Trade Subcontractors* to comply with the insurance requirements outlined in clauses 11.1.2 (a) (b), (c), (d) and (e).

11.1.5 **The *Owner* shall, without limiting its obligations or liabilities herein and at its own expense, provide and maintain the following insurance and coverages:**

**(a) Commercial General Liability – Wrap Up Insurance** with a limit of not less than TEN MILLION DOLLARS (\$10,000,000) inclusive per occurrence, TWENTY MILLION DOLLARS (\$20,000,000) general aggregate for third party bodily injury, death, and damage to property including loss of use thereof, product/completed operations liability with a limit of not less than TEN MILLION DOLLARS (\$10,000,000) aggregate.

This insurance will cover the *Owner*, the *Trade Contractor*, *Trade Subcontractors*, *Consultant*, sub-consultants and anyone employed by them to perform a part or parts of the *Work* but excludes all professional services and excluding suppliers whose only function is to supply and/or transport products to the project site, or security protection persons or organizations providing project site protection on or at the insured project. The insurance does not extend to any activities, works, jobs or undertakings of the insureds other than those directly related to the *Work* of this *Contract*.

The insurance will contain a waiver of the *Owner's* rights of subrogation against all protected entities except where a loss is deemed to have been caused by or resulting from any error in design or any other professional error or omission.

Such insurance shall include, but not be limited to:

- .01 Premises and Operations Liability;
- .02 Products and Completed Operations Liability (24 months);
- .03 Contractual Liability;
- .04 Cross Liability and/or Severability of Interests;
- .05 Contingent Employer's Liability;
- .06 Personal Injury Liability;
- .07 Shoring, Blasting, Excavating, Underpinning, Demolition, Piledriving, Subsurface and Grading, as applicable;
- .08 Limited Pollution Liability (TWO MILLION DOLLARS (\$2,000,000))
- .09 Broad Form Tenants Legal Liability (ONE MILLION DOLLARS (\$1,000,000))
- .10 Operation of Attached Machinery
- .11 Forest Fire Fighting Expenses (ONE MILLION DOLLARS (\$1,000,000))

There will be a deductible not exceeding FIFTY THOUSAND DOLLARS (\$50,000) per occurrence except with respect to completed operations, to which a deductible not exceeding ONE HUNDRED THOUSAND DOLLARS (\$100,000) per occurrence will apply.

This insurance will be maintained continuously from commencement of the *Work* and kept in force until the *Project* is ready for use or is being used for the purpose intended, whichever occurs first, and is so confirmed in writing by the *Consultant*, in consultation with the *Construction Manager* and the *Owner*, plus with respect to completed operations cover a further period of twenty-four (24) months.

**(b) Course of Construction** (Builders Risk) coverage, against “All Risks” of direct physical loss or damage including the peril of equipment breakdown, and will cover all materials, property, structures and equipment purchased for, entering into, or forming part of the *Work* while located anywhere within Canada and continental United States of America during construction, erection, installation and testing and commissioning, but such coverage may be subject to off-site storage and transit exposure sub-limits and shall not include coverage for the *Trade Contractor* and *Trade Subcontractors’* equipment of any description.

There will be a deductible of TWENTY THOUSAND DOLLARS (\$20,000) for each and every occurrence where the project value is TEN MILLION DOLLARS (\$10,000,000) or less and a deductible not exceeding FIFTY THOUSAND DOLLARS (\$50,000) for each and every occurrence where the project value exceeds TEN MILLION (\$10,000,000) except for the following:

**Earthquake** with a deductible not exceeding FIVE PERCENT (5%) of the total project value at the time of the loss, subject to a minimum TWO HUNDRED FIFTY THOUSAND DOLLARS (\$250,000);

**Water Damage perils (includes Flood and Sewer and Drain Back Up)** with a deductible not exceeding ONE HUNDRED THOUSAND DOLLARS (\$100,000);

**Soft Costs** with a one day waiting period for each month of the estimated project term subject to a minimum waiting period of 30 days will apply with respect to soft costs.

The coverage will include as a protected entity, the *Owner*, the *Trade Contractor*, *Consultant* and each *Trade Subcontractor* who is engaged in the *Project*.

The coverage will contain a waiver of the *Owner’s* rights of subrogation against all protected entities except where a loss is deemed to have been caused by or resulting from any error in design or any other professional error or omissions, or manufacturers (not employees of a protected entity).

The *Trade Contractor* will, at its own expense, take precautions to prevent fires occurring in or about the *Work* and will observe, and comply with, all insurance policy warranties and all laws and regulations in force respecting fires.

This insurance will be maintained continuously from commencement of the *Work* and will be kept in force until the *Project* is ready for use or is being used for the purpose intended, whichever occurs first, and is so confirmed in writing by the *Consultant* in consultation with the *Construction Manager* and the *Owner*.

11.1.6 The description of the *Owner* arranged insurance described herein is provided on a summary basis only and is not a statement of the actual policy terms and conditions. The *Owner* does not represent or warrant that the *Owner* arranged insurance contains

insurance for any and all losses. It is the *Trade Contractor's* responsibility to ascertain the exact nature and extent of coverage provided by the *Owner* arranged insurance, to review all policies pertaining thereto and to obtain any other insurance that it may be prudent for the *Trade Contractor* to obtain.

- 11.1.7 The *Trade Contractor* will also provide, maintain and pay for any other insurance that the *Trade Contractor* is required by law to carry, or which the *Trade Contractor* considers necessary.
- 11.1.8 The *Trade Contractor* and/or its *Trade Subcontractors*, the *Consultant* and sub-consultants as may be applicable, will be responsible for any deductible amounts under the policies of coverage and insurance except for the perils of flood and earthquake.
- 11.1.9 The *Owner* will, upon request, provide the *Trade Contractor* with proof of insurance of those coverages and insurances required to be provided by the *Owner* prior to commencement of the *Work* and subsequent certified copy of policies within a reasonable time period thereafter.
- 11.1.10 The *Trade Contractor* will provide the *Owner* with proof of insurance for those insurances required to be provided by the *Trade Contractor* prior to the commencement of the *Work* in the form of a completed Certificate of Insurance and will also provide a certified copy of any required policies upon request.
- 11.1.11 The *Owner* will not be responsible for injury to the *Trade Contractor's* employees or for loss or damage to the *Trade Contractor's* or to the *Trade Contractor's* employees' machinery, equipment, tools or supplies which may be temporarily used or stored in, on or about the project site during construction and which may, from time to time, or at the termination of this *Contract*, be removed from the project site. The *Trade Contractor* hereby waives all rights of recourse against the *Owner* with regard to damage to the *Trade Contractor's* property.
- 11.1.12 If the *Trade Contractor* fails to provide, maintain and pay for insurance as required by this schedule, other than automobile liability insurance, the *Owner* may obtain and pay for the required insurance, the cost of which will be payable on demand by the *Owner*. The *Owner* may offset such amounts from any monies due to the *Trade Contractor* if not paid within 15 days.

**GC 11.2 CONTRACT SECURITY**, delete entirely and replace with the following:

**GC 11.2 – CONTRACT SECURITY**

- 11.2.1 The *Trade Contractor* shall prior to commencement of the *Work* furnish performance and labour and material payment bonds within fourteen (14) days of the date of this *Contract*. Each bond must be in a sum equal to 50% of the total *Contract* price. The bonds must be issued on the latest CCDC-221 or CCDC-222 approved forms or other such forms approved by the Surety Association of Canada and issued by a surety company registered in the Province of British Columbia or another surety company acceptable to the *Owner*. The *Trade Contractor* must maintain the bonds in good standing until the fulfilment of the *Contract*.

**GC 12.1 INDEMNIFICATION, delete GC 12.1.1 and 12.1.2 and replace with the following:**

**GC 12.1 – INDEMNIFICATION**

12.1.1 Without restricting the parties' obligation to indemnify as described in paragraphs 12.1.3 and 12.1.4, and excepting always losses caused or contributed to by the acts of the party for whom indemnification is sought, the *Owner* and the *Trade Contractor* shall each indemnify and hold harmless the other from and against all claims, demands, losses, costs, damages, actions, suits, or proceedings whether in respect to losses suffered by them or in respect to claims by third parties that arise out of, or are attributable in any respect to their involvement as parties to this *Contract*, provided such claims are:

- .1 caused by:
  - (1) the acts or omissions of the party from whom indemnification is sought or anyone for whose acts or omissions that party is liable, or;
  - (2) a failure of the party to the *Contract* from whom indemnification is sought to fulfill its terms or conditions; and
- .2 made by *Notice in Writing* within such periods as prescribed by the *Limitation Act* of the Province of British Columbia.

12.1.2 The obligation of either party to indemnify as set forth in paragraph 12.1.1 shall be limited as follows:

- .1 In respect to losses suffered by the *Owner* and the *Trade Contractor* for which insurance is to be provided by either party pursuant to GC 11.1 – INSURANCE, the limit of:
  - (1) Commercial General Liability coverage – GC 11.1.1(a)
  - (2) Commercial General Liability – Wrap Up Insurance – GC 11.1.5 (a); or
  - (3) Course of Construction (Builders Risk) – GC 11.1.5 (b)whichever is pertinent to the loss.
- .2 In respect to losses suffered by the *Owner* and the *Trade Contractor* for which insurance is not required to be provided by either party in accordance with GC 11.1 – INSURANCE, the greater of:
  - (1) the *Contract Price* as recorded in Article A-4 – CONTRACT PRICE or;
  - (2) TWO MILLION DOLLARS (\$2,000,000.00),but in no event shall the sum be greater than TWENTY MILLION DOLLARS (\$20,000,000.00).
- .3 In respect to claims by third parties for direct loss resulting from bodily injury, sickness, disease or death, or to injury to or destruction of tangible property, the obligation to indemnify is without limit. In respect to all other claims for indemnity as a result of claims advanced by third parties, the limits of indemnity set forth in paragraphs 12.1.2.1 and 12.1.2.2 shall apply.