

Northbridge Insurance

More than just a policy; a complete solution

CONSTRUCTION PROJECTS

Builders' Choice policy* offers:

- Builder's Risk
- Project Interruption Costs
- Wrap Up Liability (Occurrence Basis)
- Non-Owned Automobile Liability

Ideal for:

- New Infrastructure
- Highway, Street & Road
- Sewer & Watermain
- Commercial, Institutional, Office & Retail Buildings
- Manufacturing Facilities
- Industrial Plazas
- Warehouses
- High Rises, Townhouses, & Apartments

The Northbridge Insurance® Construction Projects Solution

Construction risks are not all equal – they can vary greatly in size and complexity, and evolve throughout the life of the project. That's why it's important to have an insurance partner who understands your diverse risks from day one.

We have extensive experience in insuring large and complex projects, with the ability to move fast like a small company. Our comprehensive **Builders' Choice**® policy includes **Builders' Risk Insurance**, which insures property in the course of construction (COC), including any temporary infrastructure, and **Wrap Up Liability**, which provides owners and contractors with project-specific general liability insurance for the project's duration. Our **Builders' Choice** policy is **CCDC compliant**, balancing the interests of all parties involved in the project.

Need a policy change and fast? We're committed to providing quick response times through our team of construction and contracting experts. We can also customize your policy to include comprehensive coverage for tools, equipment, liability and business vehicles. It's part of our commitment to providing a complete and tailored insurance solution.

Our dedication to your business begins long before the event of a claim. Whether it's performing dedicated project site visits or providing insightful guides and risk bulletins, our in-house Risk Services consultants offer a wealth of tools and services to help prevent potential risks associated with fire, theft, water damage, third party bodily injury and property damage exposures.

Why choose a Northbridge Insurance policy?

With a Northbridge Insurance policy, you get solid coverage from a financially stable Canadian insurer*; one who believes in a close and collaborative partnership with you and your insurance broker to meet all of your needs.

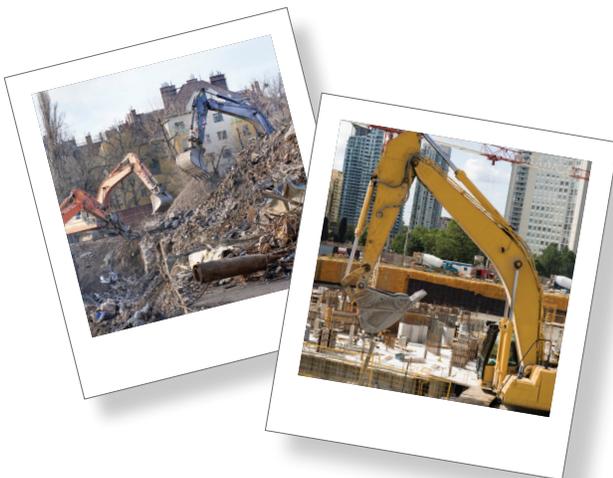
For more information visit www.nbins.com.

Builder's Risk Insurance

Coverages to suit your unique needs

Key coverage	Why you need it	How the coverage may help you
Project Interruption Costs	Project Interruption Costs covers soft costs**, extra expenses, and loss of rents as a result of a delay due to direct physical loss at a project site.	The completion of a new apartment building is delayed due to a fire at the project site. As a result, the scheduled completion date will be missed by three months. Project Interruption Costs will include coverage for the reduction of rental income due to the delay.
Testing of Building Systems	The Testing of Building Systems extension covers mechanical or electrical breakdown during start-up or testing of building systems.	The general contractor turns on the building HVAC system after installation is completed to ensure everything is working. As soon as the system is on, there is an electrical short that damages some of the wiring and HVAC components. The Testing of Building Systems extension covers such damage for up to 30 days.
Sewer & Road Extension	The Sewer & Road Extension provides specific coverages for projects that involve sewer and watermain or road construction.	A sewer installation project site is shut down due to harsh winter weather. Uninstalled sewer piping is moved to a fenced storage area at the project site. Once construction is set to resume, it is discovered that the sewer piping has been stolen. The Sewer & Road Extension provides coverage for up to 180 consecutive days when construction activity has ceased.
Pollution Clean Up & Removal	Pollution Clean Up & Removal covers the expense to clean-up the sudden and accidental release of pollutants at the project site.	A storage area at the project site containing various oils and chemicals is damaged by a fire. As a result, the oils and chemicals seep into the ground. The Pollution Clean-Up & Removal extension will pay for the expense to clean-up the pollutants at the site.

** Includes additional interest expenses, construction loan fees, field overhead, financial costs, leasing & marketing expenses, legal & accounting expenses, miscellaneous carrying costs.



Ask us about other included features:

- No Co-Insurance Clause
- Removal of Property From a Project Site
- Debris Removal
- Interruption by Civil Authority
- Loss of Lease

Wrap Up Liability

Coverages to suit your unique needs

Key coverage	Why you need it	How the coverage may help you
Project-Specific Coverage	Project-Specific Coverage includes the owner, general contractor/project manager, consulting architects and engineers (except for their professional liability), and all subcontractors, eliminating the need to collect individual certificates of insurance.	During the construction of a high rise condominium, a subcontractor drops a brick on a pedestrian. The project's Wrap Up Liability would respond in place of the subcontractor's own policy.
Remedial Work Coverage	Remedial Work Coverage includes up to 365 days for remedial work directly related to the correction of project deficiencies.	The Wrap Up liability on a completed condominium high rise has lapsed (except for Completed Operations coverage) and the condominium is now responsible for the premises liability. One of the unit owners has reported that the hot and cold water faucets in her bathroom were installed in reverse order. The plumbing subcontractor is asked to fix the order of faucets and in the process of welding the pipes, the drywall dust ignites and damages the tile work. Since the wrap up has lapsed, this is covered by the Remedial Work Coverage as it was work directly related to the correction of deficiencies in the project.
Completed Operations Period	The Completed Operations Period for COCs is 12, 24, or 36 months.	18 months after the condominium high rise has been completed, a pipe bursts, flooding numerous floors. The cause was determined to be faulty pipe installation during the original construction of the building. Because the policy has a 24-month Completed Operations coverage, the resulting property damage is covered.
Non-Owned Automobile	The Non-Owned Automobile extension protects contractors against claims arising from employees driving their own vehicles on company business.	The general contractor sends an employee to pick up tools from a contractor's equipment rental company. The employee uses his own vehicle to pick up the tools and en route gets into an accident. His own insurance is insufficient for the bodily injury and damage caused to third party property that he is legally liable for. The Non-Owned Automobile policy is intended to respond in this case.



Please contact your broker for the full list of coverages in our **Builders' Choice** policy.

For more information please visit:

www.nbins.com

3409-010-ed01E

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Insurance