Builders Risk Preferred
Gallagher Client Advantage Program

Application

Applicant **General Contractor** ☐ **Owner** ☐ **Other (specify)** _____

Name of Applicant/Named Insured: _____

Mailing Address: _____

Project Name: _____

Project Term: **Start Date** _____ **End Date** _____ (Term per Project Schedule)

Account Service Manager and Phone Number: _____

Project Information *(Attach engineering or architectural documents if available.)*

Is the project currently under construction? Yes ☐ No ☐

Project Description:

_____

Project Address (or Intersection): _____

Latitude/Longitude if no address has been assigned: _____

General Contractor: _____

GC Years of Experience: _____ GC Website: _____

Architect Name: _____

Number of Buildings: _____ # Stories/Building: _____

Square Footage by Building: _____ # Stories Below Grade: _____

Distance between Buildings/Structures: _____

# of Units (Residential): _____

Current Property Carrier: _____

Construction Type

Frame (Wood)	☐ **
Joisted Masonry	☐
Steel – non-combustible	☐
Masonry non-combustible	☐
Fire-Resistive	☐
Other _____	☐

Build/Occupancy

New Construction	☐
Renovation/Rehab	☐ *
Addition	☐
Residential	☐

Safeguards

Fenced and/or Lighted	☐
Watchman	☐
Sprinklered	☐
Public F.D.	☐
Volunteer F.D.	☐
Electronic Monitoring	☐
Protection Class 01 to 08	☐
Distance to Fire Station _____ mi	
Hot Works Program	☐
Water Mitigation Plan	☐

* Renovation Information Needed:

1. Is existing structure coverage needed? Yes ☐ No ☐
2. Major structural work? Yes ☐ No ☐
   If yes, please describe major works: _____
3. Additional floors being added to existing? Yes ☐ No ☐
4. What is the percentage and/or dollar value of wood? $_____ / _____%
5. What percent of work is related to new construction vs. to the existing structure? _____% new.

** Provide percentage of wood or dollar value of wood with multiple construction types: $_____ / _____% of wood.

Note: The more information provided including percentage of frame construction, if any, the quicker the quote turnaround time and the more competitive the rate per $100.

Policy Limits

A. Hard Cost $ _____ Also include any additional owner provided expenses.

B. Soft Costs $ _____ Be certain to include any additional construction expenses as a result of a delay in completion. Costs correlate to both the length and results of a project delay. Complete the Soft Cost Calculator if needed.

C. Existing Structure (**IF** to be included) $ _____ **DO NOT** include existing structure values if permanent existing property coverage will remain in place.

Total Limits (A + B + C) $ 0

Flood $ _____ Limit Requested Is this project in Flood Zone X or C? _____

Earthquake $ _____ Limit Requested

D. Delay in Opening

Loss of Rents $ _____ **# of Months** _____ (Not greater than project term.)

Business Income/Loss of Profits $ _____ **# of Months** _____ (Not greater than project term.)

Deductibles

Hard Cost $ _____

Soft Cost/Delay In Opening _____ Days Typically 3, 5, or 7 days waiting period.

Flood $ _____

Earthquake $ _____

Windstorm $ _____

Water Damage $ _____

Helpful Additional Information – Provide:

- Construction Budget
- Pro forma Income Statement (BI/RI)
- Renderings and/or Drawings (if available)
- Project Site and/or Plot Plan
- Construction Project Timeline/Barchart/Critical Path
- Soils/Geotechnical Report (if over $25M)
- Project Web Page Address, if any _____
- Additional Named Insureds? Provide info _____
- Is an Architect/Engineer added as ANI? Provide info _____
- Mortgagee's Name, Address, Contact? Provide info _____

Requested Quote Due Date: _____

Special Instructions/Comments:

_____

Date: _____ **Applicant Signature:** _____

Applicant Title: _____

Builders Risk Preferred – Soft Cost / Delay in Start-up Calculator

Soft Costs Worksheet	Value
Soft Costs/Additional Construction Expenses are specific non-direct expenses relating to the construction, erection, or fabrication of a building or structure that result from a delay in the completion beyond the expected completion date.	
1. **Advertising** – additional advertising, public relations, and promotional expenses.	$
2. **Design Fees** – additional fees for architects, interior designers, consultants, and other technical advisors and engineers.	$
3. **Professional Fees** – additional fees for accountants and attorneys to prepare revised contracts/documents.	$
4. **Financing** – additional cost of relating to financing. A. Interest on money borrowed to finance construction, remodeling, renovation, or repair. B. Fees for letters of credit and trusts. C. Commissions and loan fees incurred in rearranging financing for the project.	
Total A + B + C	$
5. **Administration** – General Administrative expenses, and overhead for the cost of administrative expenses and commissions from the renegotiation of leases, contracts and construction loans.	$
6. **Realty Taxes** – additional realty taxes and other assessments incurred for the period of time that construction has been extended beyond the projected completion date.	$
7. **Lease Expenses** – additional cost to extend leases for construction equipment and temporary office space.	$
8. **Permit and Inspection Fees** – additional fees for renewing or replacing construction permits or other licenses and permits necessary to continue construction.	$
9. **Insurance Premiums** – additional cost of insurance premiums necessary to renew or extend insurance coverage.	$
10. **Extra Expenses/Additional Construction Expenses** – Any extra expenses associated with the prospect.	$
Total Estimated Soft Costs – Soft Costs are typically +/- 10% to 15% of the project's Hard Costs.	$ 0

Business Interruption	Value
Annual Gross Earnings Total Limit Requested AKA delay in start-up (DSU), delay opening or Advance Loss of Profits (ALOP).	$
Indemnity Period if other than 365 days:	

Loss of Rental Income	Value
Actual loss of rental income that arises out of a "delay" resulting from a covered cause of loss to a covered building/structure.	$
Total Loss of Rents Limit Requested – Number of Months _____	$

Construction Type Definitions

FRAME:

Frame construction is where the exterior walls, bearing walls, and partitions and the structural floors, roof, and their supports are wholly or partly of wood or other combustible materials. The exterior walls may have a metal or vinyl siding.

JOISTED MASONRY:

Combustible Floors and Roofs: Combustible floors and roofs on non-combustible, slow burning, or combustible supports, or non-combustible or slow-burning floors and roofs on combustible supports.

STEEL/NON-COMBUSTIBLE:

In metal, non-combustible construction, a system of prefabricated steel framing metals is used. The roof is usually constructed of metal panels. The exterior walls may be of metal siding, sandwich panels, masonry metals, corrugated metal, corrugated plastic, or insulated metal panels.

MASONRY NON-COMBUSTIBLE:

Comprised of non-combustible materials that either fail to meet the full requirements for fire-resistive construction or are without fireproofing protection for structural steel elements. Some combustible materials may be used in buildings classed as non-combustible roof construction. These include corrugated sheet metal, precast concrete and gypsum plank, tile, poured gypsum lightweight concrete, and insulated metal deck of the type that will not contribute to an interior fire. Floors are made of concrete on cellular, corrugated metal panels, or reinforced concrete. Typical materials used for walls of non-combustible buildings include brick and cinder blocks.

FIRE-RESISTIVE:

Exterior Walls or Exterior Structural Frame

- Solid masonry, including reinforced concrete
- Hollow masonry less than 12 inches, but not less than 8 inches in thickness, with a listed fire-resistance rating of not less than two hours
- Assemblies with a fire-resistance rating of not less than two hours

Floors and Roof

- Monolithic floors and roofs (massive, solid and uniform) of reinforced concrete with slabs not less than 4 inches in thickness
- Construction known as “Joist Systems” with slabs supported by concrete joists spaced not more than 36 inches on centers with a slab thickness of not less than 2 3/4 inches
- Floor and roof assemblies with a fire-resistance rating of not less than two hours

Structural Metal Supports

- Horizontal and vertical load-bearing protected metal supports (including pre-stressed concrete units with a fire resistance rating of not less than two hours

MODIFIED FIRE-RESISTIVE:

Buildings with exterior walls, floors, and roof constructed of masonry materials described above, but deficient in thickness; or fire-resistive materials described above with a fire-resistive rating of less than two hours, but not less than one hour.