A. DEFINITIONS

“Third-Party Intellectual Property” means any Intellectual Property owned by a party other than BC Housing or the Supplier;

B. INTELLECTUAL PROPERTY

Article 7

1. Ownership of Intellectual Property

All concepts, plans, drawings (including computer generated designs), specifications, designs, models, reports, photographs, computer software, surveys, calculations, construction and other data, graphic representations, specifications documents, processes produced by the Supplier in connection with the Deliverables (the “Instruments of Service”) and the Deliverables, including all copyright and other intellectual property therein, are and shall at all times remain the property of BC Housing.

2. No Restrictive material in Deliverables

The Supplier shall not incorporate into any Deliverables or Instruments of Service anything that would restrict the right of BC Housing to modify, further develop or otherwise use the Deliverables in any way that BC housing deems necessary, or that would prevent BC Housing from entering into any contract with any contractor other than the Supplier for the modification, further development of or other use of the Deliverables or Instruments of Service.

3. Supplier Representations and Warranty Regarding Third Party Intellectual Property

The Supplier represents and warrants that the provision of the Deliverables and Instruments of Service shall not infringe or induce the infringement of any Third-Party Intellectual Property rights. The Supplier further represents and warrants that it has obtained assurances with respect to any Supplier Intellectual Property and Third Party Intellectual Property that any rights of integrity or any other moral rights associated therewith have been waived.
C. INDEMNITIES AND INSURANCE

Article 8

1. Indemnity

The Supplier hereby agrees to indemnify and save harmless BC Housing, its successors, assigns and authorized representatives and each of them from and against losses, claims, damages, actions and causes of action (collectively referred to as “Claims”) that BC Housing may sustain, incur, suffer or be put to at any time either before or after the expiration or termination of this Agreement, that arise out of errors, omissions or negligent acts of the Supplier or their subcontractors, servants, agents or employees under this Agreement, excepting always that this indemnity does not apply to the extent, if any, to which the Claims are caused by errors, omissions or the negligent acts of BC Housing, its other contractors, assigns and authorized representatives or any other person.

2. Professional Liability Insurance

Professional (Errors and Omissions) Liability Insurance protecting the Supplier, and if applicable their insurable Sub-Contractors and their respective servants, agents or employees, against any loss or damage arising out of the professional services rendered by any of them under this Agreement. Such insurance shall be for an adequate amount acceptable to BC Housing and shall in any event be not less than:

i. Contract valued at $0.00 to $2.5 million: $250,000.00
ii. Contract value at $2.5 million to $7.5 million: $500,000;
iii. Contract valued at $7.5 million to $15.0 million: 1,000,000.00;
iv. Contract valued over $15.0 million: as negotiated, not less than $1,000,000.00