

Snow Removal Bid 2016/2017 Winter Session

Sunnyside Ranch Estates Property Owners Association, Inc.

General

Sunnyside Ranch Estate Property Owner's Associate, Inc (SREPOA) includes approximately **1.78 miles** of roads made up of 6 different small roads (see attached road map). Additionally, there are cul-de-sacs, intersections, powered gates and mail houses. Included in this quote will be the snow removal from the entrances of the 3 mail houses, power gates, their motion sensors and control panels. All snow is to be pushed back to the curbing and roads kept wide enough for emergency vehicle travel and to prevent narrowing from frozen windrows. Snow can be piled on cul-de-sacs and open space approved by the property manager and /or marked as such. Road lengths include the length of the cul-de-sac.

1.0 PROPERTY DESCRIPTION

1.1 Pondview Lane

- 24 foot wide road with curbing
- 2.5 tenths of a mile long
- 1 entrance with power gate and mail house.
- 1 cul-de-sac

1.2 Ranch Club Road

- 24 foot wide road with curbing
- 7.4 tenths of a mile long
- 2 entrances with power gates and mail houses
- As a courtesy, snow should not be pushed into or in front of the entrance to the Golf Club parking lot entrance
- Ranch Club Road does not have the final coat of asphalt and many drains are raised approximately 1-3". These must be marked with poles to prevent hitting and damaging the structure

1.3 Gableview Lane

- 24 foot wide road with curbing
- 4.3 tenths of a mile long
- 1 cul-de-sac
- Gableview Lane does not have the final coat of asphalt and many drains are raised approximately 1-3". These must be marked with poles to prevent hitting and damaging the structure

1.4 Overlook & Sugar Maple Lane

- 24 foot wide road with curbing
- 3.5 tenths of a mile long
- 2 cul-de-sacs

1.5 Hickory Ridge (Sunnyside Road)

- 14 foot wide road with no curbing that must be treated as a fire lane
- 1 tenths of a mile long
- One lane road
- Two entrances
- 6 driveways (only if property owner requests plowing)
- As necessary, snow can be moved towards the North entrance where there is a large open space for storage

2.0 SCOPE OF WORK

2.1 Pre-Season Preparation

- Stakes will be placed along all road and curbing edges to allow sufficient identification of areas to be maintained and prevent damage to property (curbing, structures, etc.).
- Specially marked poles will be placed at each raised storm drain on Ranch Club Road and Gableview Lane to prevent the plow from running into the drain and damaging the structure.

2.2 All Roads

- Snow plowing will be done when accumulations reaches 1.5" or greater.
- Storms that end by 3:00 AM will be cleared by 8:00 AM.
- Storms that continue through the day or night will be cleared at 3 to 4 hour intervals or as needed.
- Wind Rows of snow left by the town at the entrances to the development and drifting snow after a storm will be removed as needed.
- Snow will be pushed back to the curbing; cul-de-sacs and gate entrances will be plowed clean to prevent the narrowing of roads and entrances by frozen windrows. Roads must be kept wide enough for use by emergency vehicles.
- Intersections will be pushed back to retain the view of on coming traffic.
- A "Safety Sanding" will be the preferred sanding method. It will be used when the daytime conditions will melt the ice accumulation. A Safety Sanding encompasses the following areas: All entrances and exits from each area and the road surfaces from the Sunnyside entrance of Ranch Club Road up to the Overlook intersection (referred to as "The Hill"). See attached map for a description of the Safety Sanding areas.
- A full sanding will be done when the weather conditions will not allow normal melting of the ice. Note: excessive salting and sanding can possibly damage roads and adjoining property.
- Snow removal and/or piling of snow will be done on an as-needed basis as deemed necessary by the Property Manager and the Contractor. Snow can be piled on cul-de-sacs provided the roads are kept clear.
- The Contractor will have the necessary equipment to handle large snowstorms and for the removal or piling of snow when requested. An appropriate road sander will also be needed for sanding when required.
- Hickory Ridge area includes a narrow one-lane common road (14 ft wide) with few places to push the snow. This road must be treated as a fire lane and plowed clean from side to side. If

the side berms build too high, an appropriate front-end loader may be needed in order for the snow to be pushed and/or placed in the designated storage area.

2.3 Mail Houses & Gates

- Entrances to the mail houses and a path to the rear doors will be hand shoveled and sanded.
- Gates and their electronic eyes must be kept clear of snow at all times.
- Gates will be locked open during snowstorms and when needed.

2.4 Hickory Ridge Driveways

- Hickory Ridge includes 6 properties running along Sunnyside road.
- If the property owner requests annual service, the driveways should be cleared once per storm event (typically at the conclusion of the snow storm). Note: it is anticipated that a portion of the home owners will chose to clear their own driveway and will not request this service.

3.0 CONTRACTOR'S RESPONSIBILITY

3.1 Plowing

The Contractor will provide his own labor, tools, equipment, transportation, etc. The snow must be cleared as specified above or as directed by the Property Manager. Plowing of snow will begin after the accumulation of 1" to 1.5" under normal conditions, but will be subject to the Property Managers discretion (i.e. a minor dusting that wind and temperature will take care of without the need to plow would be an exception). The Contractor must provide a sand/salt mix at the time of plowing or in place of plowing and shall be at his discretion.

The visibility of oncoming cars must be maintained at road intersections while plowing and at the completion of the storm. Care must be taken when piling snow on cul-de-sacs or other locations with curbing to prevent damage to the curbs. Roads must be plowed clean with no "Snow Balls" left behind.

Snow piling / storage of snow will be in pre-marked areas or as specified by the Property Manager. As a courtesy to The Ranch Golf Course, the entrance to their parking lot should be kept clear while plowing.

3.2 Sanding / Salting

Due to the high cost of salt and the possible property damage caused by excessive salting to the Golf Course, HOA and Property Owner's landscaping, over salting is discouraged. The Contractor shall be responsible for addressing all melting/refreezing conditions.

Your quotes must show how many pounds of salt you estimate to use when using a sand and salt mixture. Invoicing must show how many pounds of salt were used. If there are multiple sanding / salting operations in the course of one day, the invoices must detail each time of day the property was sanded or salted.

3.3 Professional Responsibility

All work will be performed in a professional like manner. The Contractor will be responsible for any damages or losses suffered because of his operations on the property. This responsibility shall include, but not limited to, property belonging to SREPOA owners, co-owner or residents, buildings, security gates, window glass, doors, motor vehicles, blacktop & curbing, storm drains, mailboxes, irrigation, trees and other landscaping. The cost of repair or replacement will be deducted from the Contractor's payments.

3.4 Insurance

Before commencement of work under this agreement, the contractor shall furnish to SREPOA satisfactory evidence of insurance in the form of a certificate of insurance issued by the carrying company. It should state that the policy is a primary policy and should name Sunnyside Ranch Estate Property Owner's Associate, Inc as an additional insured on the policy.

4.0 CONTRACT TERMS

4.1 Indemnifications

The Contractor agrees to hold harmless and indemnify Sunnyside Ranch Estate Property Owner's Associate, Inc (SREPOA) and residences against any and all claims, suits, damages and cost of legal expenses as a result of bodily injury or property damage resulting from negligent, reckless or intentional acts or omissions of the Contractor in rendering services pursuant to this agreement.

4.2 Terms and Billing Requirements

Note: The Associations management may amend, add, delete or change any requirements without notice. The Contractor must specify how storm totals will be obtained. This must be approved by the Property Manager. A hard copy of the total snow accumulation must accompany each billing.

4.3 Service Term

The quoted pricing is guaranteed for the period of 11/01/2016 thru 6/30/2017.

4.4 Cancellation

SREPOA reserves the right to cancel the contract by giving 30-day written notice.

4.5 Contacting the Property Manager or Designate

The Property Manager will be available via cell phone and should be contacted at any time needed during any snow removal operation. He will also be available for general questions during with weekday. A designate will be made available if the property manager cannot be available.

5.0 SNOW REMOVAL PRICING

5.1 Option 1 - Pricing per Event

| Item | Price | Item | Price |
|--------------------|-------|--------------------------------|-------|
| 1" to 3" Event | | Safety Sanding/Salting | |
| 3.1"to to 6" Event | | Full Sanding/Salting | |
| 6.1" to 9" Event | | Front End Loader Work per Hour | |
| 9.1" to 12" Event | | | |
| 12.1" to 18" | | | |
| 18.1" to 24" | | | |
| Greater than 24" | | | |

5.2 Option 2 - Annual Set Pricing

All-inclusive pricing offered for an annual set total. Payments would be paid in 5 equal instalments to be billed beginning December 1st. A calculated +/- 25% upper and lower cap will apply to the annual payments. Example as follows:

- Set Price: \$23,000
- 25% Upper/Lower Cap Swing = $\$23,000 \times 25\% = \$5,750$
- Upper Limit (based on per event price plus cap swing): $\$23,000 + \$5,750 = \$28,750$
- Lower Limit (based on set price minus cap swing): $\$23,000 - \$5,750 = \$17,250$

This method protects both parties as follows:

Any expenses over \$28,750 (based on the per event model) are paid in addition to the Set Price. Any expenses under \$17,250 (based on the per event model) are not charged.

| Item | Amount |
|---------------------------|--------|
| Annual Set Pricing Amount | |

5.3 Multi-Year Contract Discount

| Item | Amount |
|--------------------------------------|--------|
| Percent Discount for 2 Year Contract | |
| Percent Discount for 3 Year Contract | |

6.0 OFFEROR AND REVIEW SIGNATURES

Offeror:

Company Name: _____

Contact Person: _____

Signature: _____ **Date:** _____

Accepted:

**SREPOA Property Manager
Name:** _____

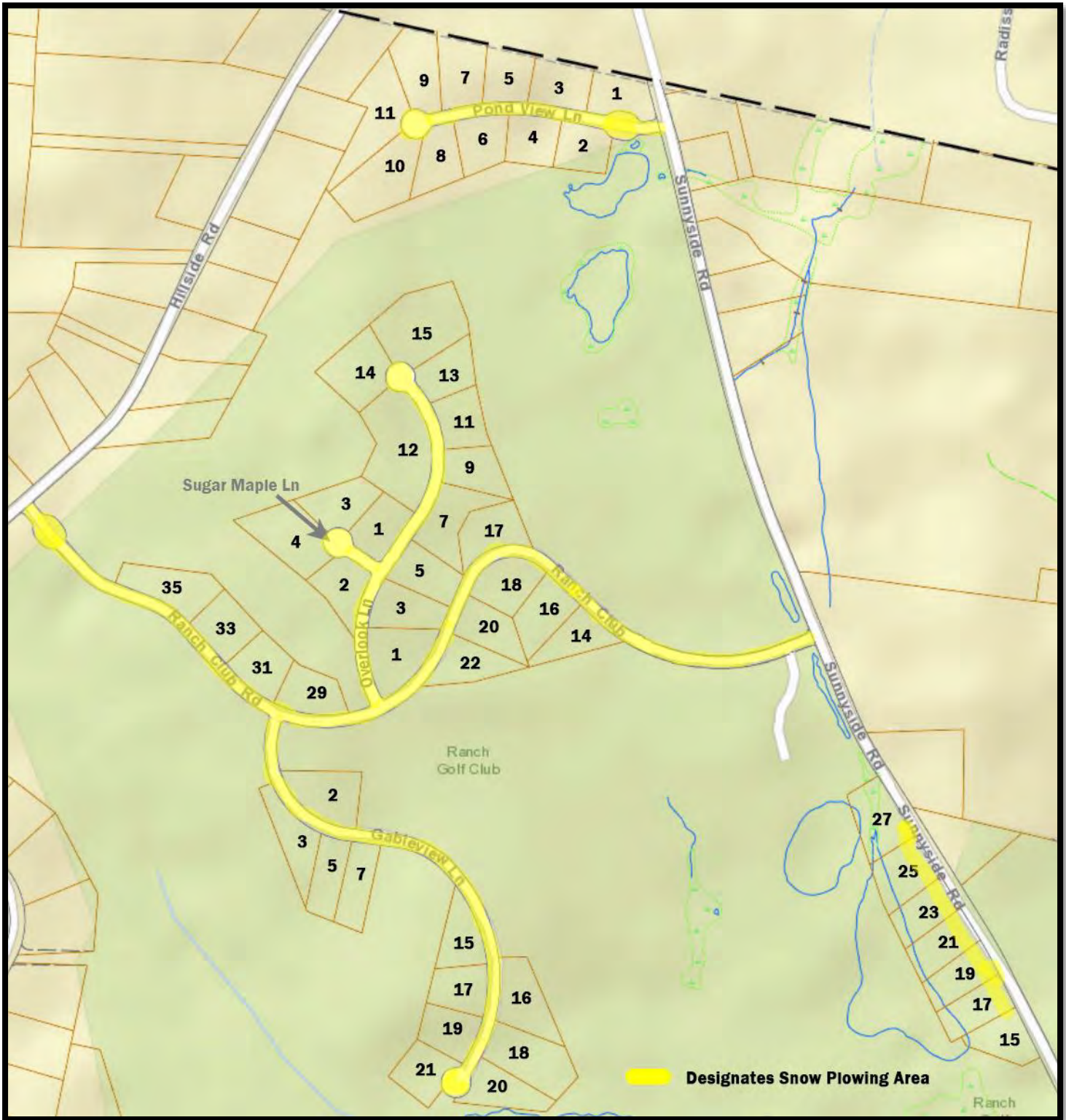
Signature: _____ **Date:** _____

SREPOA President Name: _____

Signature: _____ **Date:** _____

Sunnyside Ranch Estates

Snow Plowing Plan



Sunnyside Ranch Estates

Safety Sanding Plan

