

## Sample Contract Language for Snow and Ice Control

If your organization contracts snow removal, it's very important that your removal plan be included as a part of the contract. This may require you to talk to several contractors to find one that will perform the job the way you want. Here's a sample of acceptable scope of service and snow removal guideline language for a snow removal contract or plan:

### SCOPE OF SERVICES:

**Upon start of snow or ice accumulation:** Salt all drive lanes, fire lanes, parking areas, and sidewalks on the Property Snow Control Map as shown in Exhibit B attached hereto. Rock salt shall be used in drive lanes, fire lanes, and parking lots; calcium chloride shall be used on concrete sidewalks.

**Upon ½" accumulation:** Plow drive lanes, fire lanes, and parking lots. Plow or shovel sidewalks and paved courtyards. Snow removal shall be pursuant to the Snow Removal Guidelines attached as Exhibit A.

### Exhibit A SNOW REMOVAL GUIDELINES

1. Contractor will begin plowing at the Property as soon as the snow or ice reaches a depth of ½ inches, regardless of the time of day or night or the day of the week.
2. Contractor shall supply and mechanically spread deicing rock salt at Contractor's own discretion. Contractor shall spread calcium chloride on concrete walkways.
3. For snowfalls of 2"-6" depth, all snow shall be plowed away from the buildings and pushed to the farthest end of the parking lot. No snow shall be piled up and stacked around light posts, or onto islands or landscaping.
4. For snowfalls of more than 6" depth, all snow shall be plowed away from the buildings. Contractor may windrow snow to each island or light post, upon request; windrows will be removed at no additional cost. Contractor will relocate snow that has accumulated during the contract period, if such accumulation begins to impair access to the property entrance, fire lanes, interior roadways or designated parking stalls.
5. Contractor shall return during the day to plow vacant parking stalls, if a majority of the parking stalls are still occupied. Contractor shall return the next day before 7:00am to plow as many stalls as possible.
6. All fire hydrants must be kept free from snow and easily accessible in case of emergencies.
7. When snow begins to fall with heavy and rapid accumulations shortly before or during business hours, Contractor will begin plowing the snow from the parking lot using the fastest method possible. In some cases, this means windowing snow at islands or even light posts, and it is understood the snow will be removed from such places upon request. Stacking snow onto island may also be necessary, depending upon snowfall accumulation and time limitations.
8. Contractor shall not create drifts in front of dumpster enclosures, fire lanes, or entrances, on sidewalks, or blocking walkways, and agrees to remove Contractor-created drifts at no additional cost. If Contractor does not remove the drifts in front of the fire lanes and dumpster enclosures, Contractor agrees to pay any expenses incurred by Owner for removal of said drifts.
9. Contractor shall be responsible for damage to the Property caused by snow removal operations including, but not limited to, buildings, curbs, parking blocks, islands, sidewalks, light poles, signs, landscaping, paving, or striping of the Property or equipment used in connection therewith.
10. Contractor agrees to contact the property manager if, for some reason, the entire property cannot be completely plowed within four (4) hours after snow or ice has stopped falling.
11. Contractor agrees to complete Exhibit C, Snow and Ice Control Log attached, when plowing or salting. To receive payment, this sheet must be attached to the invoice.