

EXHIBIT A SCOPE OF WORK

PRIOR TO SEASON

- Contractor shall meet with Facility Manager on site. Contractor and Facility Manager will mark up a site plan to outline snow placement at each site.
- Contractor shall become familiar with function and operation of each facility to maximize his efforts and minimize any negative effect on daily operation at each facility.
- Contractor shall make off-site arrangements for salt storage.
- Prior to November 1st, subject property plow areas shall be properly staked to mark curbs, fire hydrants and precautionary areas in an attempt to minimize contractor's damage. Contractor shall be responsible to repair any damage if it is determined that damage is a result of contractor's snow removal procedures. Property damage by the contractor and its representative shall be repaired at the contractor's expense.
- Contractor and Facility Manager must inspect each facility prior to commencement of snow removal to mutually agree upon any damage that might exist prior to the snow removal season. All damage is to be listed and signed off on by both parties.
- Contractor must provide a list of available equipment to be used on this project.

WARRANTY

- Contractor agrees to perform pursuant to the terms and conditions of this agreement and perform all work in a competent, workmanlike, and timely manner. Contractor understands that timely and complete performance is of the essence with regard to this agreement.
- Wherever and whenever possible, i.e. night-time snowfalls, it shall be a primary goal to perform all required services prior to each facility's opening for business. In all other circumstances, services shall be performed with minimal disruption.
- Contractor understands that **"TIME IS OF THE ESSENCE"** regarding all services, and that it is of supreme importance that all parking lots, driveways, sidewalks, entrances, and walkways be cleared of snow and ice as soon as possible after each snow/ice fall occurrence.

PARKING LOTS, DRIVEWAYS AND SIDEWALKS

- Plowing is to begin at one-inch of snowfall without regard to time of day unless alternative agreements have been agreed upon with the Facility Manager. All surfaces shall be cleared of snow from curb to curb and/or edge to edge, or as specifically outlined by the Facility Manager. This includes all service areas, interior roads, parking lots and sidewalks. If snowfall occurs during business hours, ample passageway will be maintained and the lot will be clear-plowed again immediately following the close of each facility. Salt will be provided by the contractor as required to best prevent the build-up of snow and ice and further facilitate the melting of snow and ice.
- In the event of an early morning snowfall or blizzard conditions during normal facility operating hours, Contractor shall open and maintain all roadways, parking lots, and aisles so that traffic may exit and enter the facility. This will be followed immediately by a complete plow of all areas as soon as traffic permits or after the facility closes. The enclosed site plan (**Exhibit F**) outlines the areas to be plowed and snow storage for each facility. Parking lots are to be win rowed or clear plowed as determined by prior walk-through with Contractor and Facility Manager. Contractor will not create new stock pile location without prior consent from Facility Manager.
- All parking spots adjacent to the buildings will be completely cleared. Under no circumstances will snow be pushed toward the building.
- All fire hydrants must be kept accessible for emergency use.

SIDEWALKS

- Sidewalks are a very important part of this agreement. Snow removal is to begin at one-inch of snowfall and is to be completed as part of the initial snow removal program. This will require adequate manpower and equipment with each snow removal procedure. Sidewalks and service doors are to be completely cleared from snow and ice.
- **Only Calcium Chloride or Peladow may be used on sidewalks.**

EQUIPMENT/MANPOWER

- Adequate levels of equipment and trained operators shall be maintained at all times.
- If conditions dictate, additional equipment will be enlisted to assist with hauling snow off-site, in the event that the Facility manager finds this service necessary.

END OF SECTION