

## **Snow Removal Tender and Contract**

Please provide your quotation for snow removal services for the properties noted in "Schedule A", based on the following specifications:

**Quotes to be provided by 12:00pm on Friday, September 27th, 2024 to:**

Katie Ekroth (hereinafter called the Manager)  
2020 Management  
#215, 8520 Manning Ave  
Fort McMurray, Alberta T9H 5G2  
Phone: 780-714-0812

Or by Email: [dispatch@2020management.ca](mailto:dispatch@2020management.ca)

The Corporation reserves the right to accept their choice of tender, not necessarily the lowest bid.

Payment for the contracted services will be made as follows: 5 payments to be paid monthly beginning with the 15<sup>th</sup> of the first month following service.

The Snow Removal Provider, hereinafter called the contractor, is to provide all equipment and supplies necessary to complete the following contract services, hereinafter called the work, for the period November 1<sup>st</sup>, 2024, to March 31, 2025.

### **Expectations & Frequency**

1. Sidewalks and entrances to be inspected daily to ensure they are safe.
2. Sidewalks, right up to doorways (including side/exit doors) to be cleared within 12hrs of snowfall accumulating 1" or more.
3. Parking lots and roadways to be cleared within 24hrs of snowfall accumulating 2" or more.
4. Fire hydrants, emergency entrances, and postal mailbox locations to be clear always. There may be additional of the above noted fixtures on site, over and above what is outlined on the map provided.
5. Parkade ramps must be clear always. Heated (sloped) portion of parkade ramps are to be monitored at every visit and cleared in the event of heating system failure or as needed. Areas with ground level parkade overhead doors require area around door cleared to ensure proper function of overhead door.

6. Garbage enclosures and areas in front of enclosure must be clear always.
7. Bus routes where applicable to be deemed priority for clearing (see Schedule A and Property maps)
8. Roads inspected every 24hrs and sanded as required, except during extreme conditions in which this will increase to every 12hrs.
9. Hauling when designated stockpiles are full (as per schedule A). Snow shall be hauled to city snow dumpsite. Designated stockpiles are not to impede safe view of exits, or encroach on roadways/access points etc. Stockpile must be hauled prior to becoming a safety hazard, and maximum heights are at the manager's discretion.
10. Sanding & De-Icing to be completed as required to prevent slip and fall incidents (products used to be pet friendly).
11. Submission of routine inspection reports through form provided by 20|20 Management
12. Exit doors that do not discharge to a standard walkway should have a 15' radius cleared around the door for safe exit.

## **Spring Clean up**

1. Clean up and remove all debris, including road gravel from **walkways, roadways & parking lots (including individual stalls)** that accumulated over the winter.  
**This must be completed By May 1, 2025**
2. Any sand boxes delivered shall be picked up by May 1<sup>st</sup>, 2025, to ensure grass underneath does not die.

Work may be required outside of the contract dates for the removal of snow, depending on weather. Please provide your hourly or daily charge for work required outside of contract dates.

## **Contractor Responsibility**

Contractor shall furnish qualified supervision to oversee all operations and coordination with sub-contractors.

Contractor shall furnish all equipment necessary to perform the work in accordance with these specifications. Contractor undertakes and ensures that all employees will abide by the codes and safety standard requirements of Occupational Health and Safety and those of any other government agency which may apply to this contract. Contractor warrants that all equipment will be of such type as to cause no hazard or danger reasonably foreseeable.

All materials used by the contractor shall either conform to these work specifications or shall otherwise receive approval for any change from the Manager.

Contractor shall be responsible for the repairs of any property damage caused by his employees and or his operations.

Contractor shall repair any grass damaged as a result of piling snow outside of designated areas.

The Manager will be inspecting all work at regular intervals.

Contractor shall provide proof of comprehensive general liability insurance in an amount not less than \$2,000,000.00 per occurrence. Contractor to provide evidence of Workers Compensation coverage being in good standing.

Contractor to notify the Manager in writing of any items that need attention that are not included in these specifications. The contractor is to provide the price and/or hourly rate to be charged for such extras.

Employees of the contractor are always to be properly attired while on site.

The contractor is to provide a simple checklist report of his activities to the address of the manager on site each week, indicating what work has been done and identifying any problems.

Any unapproved deviations from specifications will be done solely at the cost of the contractor.

If a sub-contractor is to be used by the contractor, the sub-contracting firm must be named, and details provided prior to the commencement of any work.

The corporation reserves the right to cancel this contract on 30 days notice if expectations are not being met.

Signed on this day \_\_\_\_\_ of \_\_\_\_\_, 2024 (signed by the Contractor and Corporation)

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Contractor

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Corporation

**“Schedule A”**  
**Condominium Property List**  
**20|20 Management - Managed Properties**

<b>Property Name</b>	<b>Property Address</b>	<b>Special Instructions</b>
380 MacKenzie Blvd	380 Mackenzie Blvd	Pile – Haul as required Sidewalks cleared prior to businesses opening.
Bear Ridge II	Kodiak Crescent	Pile – Haul as required
Bear Ridge V	Grizzly Bay, Polar Bay, Bear Paw	Haul – Same day removal. No piles to remain on site
Camden Forest	234/236 Stony Mountain Rd	Pile – Haul as required
Cartier Park	Multiple Addresses	Haul - Same day removal. No piles to remain on site snow poles for curbs and drains
Century Court North	253 Gregoire Drive	Haul – Same day removal. No piles to remain on site
Century Court South/West	243/249 Gregoire Drive	Haul – Same day removal. No piles to remain on site
CIBC Bank	8553 Manning Ave	Pile – Haul as required. Sidewalks need done prior to businesses opening.
Clearwater Cortona	118/112 Millennium Drive	Pile – Haul as required. Sidewalks need done prior to businesses opening.
Creekside Village	200 Arabian Drive	Haul – Same day removal. No piles to remain on site
Delaney Square	193 O’Coffey Crescent	Haul – Same day removal. No piles to remain on site
Eagle Ridge Garden	400 Sparrowhawk Dr	Roadway to be cleared on request and hauled with same day removal. No piles to remain on site. All other areas to be cleared as per the scope outlined above.

Hangingstone	7901 King Street	Pile – Haul as required
Heritage Landing	111 & 115 Denholm Gate	Haul – Same day removal. No piles to remain on site.
Heritage Glen	141A- 161D Dickens Drive	Pile – Haul as required
King St	8219 Fraser Ave	Parking lot to be cleared on request and hauled with same day removal. No piles to remain on site. All other areas to be cleared as per the scope outlined above. Sidewalks cleared prior to businesses opening.
Kuusamo Business Park	400 Mackenzie Blvd	Pile - Haul as required. Sidewalks cleared prior to businesses opening. Piles must not obstruct view of traffic for safe access to/from parking.
MNP Building	9707 Main St	Pile – Haul as required. Clearing to be completed at night/prior to businesses opening
Nelson Ridge	105 Loutitt Rd	Haul – Same day removal. No piles to remain on site
Paull Place	9919 Gordan Ave	Parking lot to be cleared on request and hauled with same day removal. No piles to remain on site. All other areas to be cleared as per the scope outlined above.
Pinnacle Ridge	1095 Timberline Drive	Haul – Same day removal. No piles to remain on site
Queen St	10217 Queen St	Pile – Haul as required. Sidewalks cleared prior to businesses opening.

Radium Scout	8106 Fraser Avenue	Pile – Haul as required. Sidewalks cleared prior to businesses opening.
River Ridge Estates	8535 Clearwater Dr	Haul – Same day removal. No piles to remain on site. Sidewalks cleared prior to businesses opening.
Riverstone Villas	180 Riverstone Ridge	Haul – Same day removal. No piles to remain on site
Riverwalk Villa's	38 Riedel St	Pile – Haul as required
Royal Village	9918 Gordon Ave	Parking lot to be cleared on request and hauled with same day removal. No piles to remain on site. All other areas to be cleared as per the scope outlined above.
Ridge at Wood Buffalo	921 Thickwood Blvd	Pile –Haul as required
Rundlestone Estates	9604 Manning Ave	Haul – Same day removal. No piles to remain on site
River Ridge Executive	8528 Manning Ave	Haul – Same day removal. No piles to remain on site. Sidewalks cleared prior to businesses opening.
The Currents	Multiple Addresses	Haul – Same day removal. No piles to remain on site
The Docks	136 & 137 Fontaine Crescent	Haul – Same day removal. No piles to remain on site
The Lincoln	208 Sparrow Hawk Drive	Haul – Same day removal. No piles to remain on site. Driveways are not to be blocked at any point with piles
The Summits	135 Sandpiper Road	Pile –Haul as required. Piles not to extend out of contractor stalls towards ramps.

The Warehouse	8026 Franklin Ave	Parking lot to be cleared on request and hauled with same day removal. No piles to remain on site. All other areas to be cleared as per the scope outlined above. Sidewalks cleared prior to businesses opening.
Trilogy @ Abasand	100 Albion Drive	Pile – Haul as required.
Westborough Place	Harpe Wy, Hunter St, Hoehne St, Hall Cr.	Haul – Same day removal. No piles to remain on site
Winchester Greens	290 Plamondon Way	Pile – Haul as requested
Winchester on the Park	300 Sparrowhawk Dr	Haul – Same day removal. No piles to remain on site
Wood Meadow Estates	97 Wilson Drive	Pile – Haul as required
Wood Meadow Estates North	98 Wilson Drive	Pile – Haul as required

Specified Bid Form for Snow Removal

Please feel free to quote on any or all, of the properties outlined in "Schedule A". If you choose to bid on more than one of the properties, **please make a copy of this form for EACH property and return to the attention of Katie Ekroth along with copy of your Insurance and WCB Certificate.**

[Email to: dispatch@2020management.ca](mailto:dispatch@2020management.ca)

Property Name: \_\_\_\_\_

Term: Five (5) months – November 1, 2024 to March 31, 2025  
October 2024 – On call basis  
April 2025 – On call basis

Term Price: \_\_\_\_\_ per month

**Sidewalks to be cleared automatically after one (1) inch snowfall, including city sidewalks, within 24hrs of snowfall ceasing. To include sanding/de-icing as required.**

Cost: Per call cost outside of term \$ \_\_\_\_\_

**Clear Common Roadways and/or Parking Areas (including fire lane if applicable). To include sanding/de-icing as required.**

Cost: Per call cost outside of term \$ \_\_\_\_\_

**Sanding Box – quality sand box on site and fully stocked**

Cost: Total Cost per Season \$ \_\_\_\_\_

Quotation submitted this \_\_\_\_\_ day of \_\_\_\_\_, 2024 in the city of Fort McMurray, AB.

\_\_\_\_\_  
Contractor (Print Name)

\_\_\_\_\_  
Contractor (Signature)

Company Name: \_\_\_\_\_