

Monarch Landscape & Irrigation Service Rates 2018 - 2020

Snow removal Procedures ZERO TOLERANCE:

- 1) Snow plowing operations will commence upon 1” of snowfall. Plow Crews may not be on site until there is more than 1” of actual accumulation on pavement surface.
- 2) A “Push” is defined in this contract as removal of snow with a plow in all accessible areas of the contracted jobsite. There may be more than one “Push” in a single snowfall event due to timing, duration, or amount of snowfall. Snow will be plowed with a truck mounted plow unless specified otherwise in this contract.
- 3) Snow will be plowed as far off the parking surface as possible with the truck mounted plow. In the case of excessive or Back to Back snowfalls, it may become necessary to remove snow from the parking surfaces with a loader to create more space for normal plowing operations to continue. Loader work will be charged on a time and materials basis.
- 4) Snow falls greater than 6” will be charged on an hourly basis or in the incremental “Pushes” that snow was removed. (Example: 7” snowfall may be billed as a 1-4” and a 4-6” Push) In the event larger equipment is used to facilitate excess snow removal, associated hourly rates will apply. Monarch reserves the right to use its’ discretion as to which equipment is used.
- 5) It may be necessary to provide “Lane Running” and/or sidewalk clearing services during ongoing accumulations of snow during the day or during a customer’s “Business Hours”. A truck will pass through periodically for clearing of drive entrances and lanes to allow for access of vehicles and/or a shoveling crew will clear main sidewalks until snow has stopped depending on equipment availability and traffic conditions. This service will be billed hourly.
- 6) Salting will commence after all areas have been cleared of accumulated snow, or during an extended snowfall where it is necessary to provide interim melting between consecutive “pushes”. Effectiveness of ice melting products is dependent on a number of factors, including but not limited to: air and ground temperature, wind, drifting snow, continued snowfall, direct sunlight, etc. Monarch expresses no guarantee of the performance of any ice melting product.
- 7) In the case of accumulations less than 1” of snow salting operations will commence at the discretion of Monarch. Customer hours of operation, ground temperature, amount of accumulation, and overall safety at client’s facility will all be factors in the timing of these operations. There are conditions where plowing snow under 1” may be necessary for Salt to be effective such as extreme cold temps. In these cases Monarch will use its’ discretion in providing the proper method of attempting to provide a clear and safe access to your property.
- 8) Shoveling and snow blowing of walks will take place during plowing operations unless severe weather conditions exist. Calcium applications will commence when all snow is removed

from the sidewalk surface. Shoveling will be billed on an hourly basis unless specified otherwise in this contract

Initials: _____

Snow removal Service Rates:

Rock Salt	\$22.00/bag spread labor included
Calcium Chloride	\$46.00/bag spread labor included
Bulk Salt	\$175 per ton spread
Bulk "Slicer Salt"	\$195 per ton spread
Labor for shoveling	\$50.00/man hour
Snow blower	\$65.00 per hour
ATV with plow or Salter	\$80.00/hour operator included
½ ton to 1 ton pickup or dump truck with driver	\$100.00/hour driver included
Larger 6 wheel dump truck with driver	\$105.00/hour driver included
18 wheel semi dump truck with driver	\$245.00/hour driver included
Skid steer loader with plow blade	\$125.00/hour
Larger 2yd to 4yd capacity loader	\$225.00 to \$245.00/hour respectively

All loader work will be charged for the operator and a delivery fee for the truck and driver to get to the site. Loader work is on a first come first served basis.

Conditions of this agreement:

- 1) Customer (owner, leasing agent, etc.) agrees to provide Monarch unobstructed access to property for snow removal services. Monarch is not responsible for plowing or shoveling areas that are blocked by cars, trucks, dumpsters, locked gates, or other obstructions. If a return visit is required to clear these areas of snow following the removal of obstructions, an hourly rate will apply.
- 2) If Monarch does not receive payment upon receipt of invoice date, snow removal services will be stopped until all invoices and finance charges are paid in full.
- 3) Customer agrees that Monarch does not control the timing or severity of the weather. We ask for your patience while we mobilize our resources and perform the necessary steps to remove snow and ice from your facility. We appreciate the opportunity to help you provide the safest possible conditions during the winter for your employees and tenants.
- 4) Gas and oil price Fluctuations will affect the stated contract price for all snow removal services. Monarch 2018-20 Snow Removal proposal is based on the Department of Energy National Mid-West Average price for Diesel fuel not exceeding \$3.30 per gallon. This price is available 24 hours a day on the DOE Website at http://tonto.eia.doe.gov/dnav/pet/pet_pri_gnd_dcus_r20_w.htm. If the average price for Diesel Fuel rises above \$3.30 cents per gallon a surcharge of 2.5% will be added to any and all charges listed in this contract for a thirty (60) day period. If the price of fuel drops at any point following

Monarch Landscape & Irrigation P.O.
Box 342
Gilberts, IL 60136 snmonarch@comcast.net
vlmonarch@comcast.net

the introduction of a fuel surcharge the Price will revert to the contract price at the end of the thirty (60) day period.

Initials: _____

5) Fluctuations in availability of salt will cause the price of certain ice-melting products to be unstable. Monarch has secured a reserve of material to provide salting services for our clients in an average winter. The rates stated in this contract reflect the cost increases over the past season. In the event salt becomes unavailable or shortages occur beyond Monarch's control, salt and other deicing material usage will be at the discretion of Monarch Landscape & Irrigation Inc. Customers will be notified within five (5) days of this situation by phone to coordinate possible alternatives. Pricing of snow and ice melting materials will increase by a factor equal to the increase cost incurred by Monarch Landscape & Irrigation Inc.

6) Monarch will use reasonable care to avoid damage to customers' property. Customer agrees to not hold Monarch responsible for the following:

A: damage to landscaping caused by piling of snow or chemical applications done in the process of snow removal.

B: damage to objects that are covered with snow or otherwise not visible. C: personal injuries due to slip and fall accidents, or personal injuries due to vehicular accidents not involving a Monarch snow plow vehicle.

7) Either party may terminate this agreement upon thirty (30) days prior written notice to either party. Any monies owed Monarch must be paid prior to termination.

8) If a multiple year contract was offered, the listed Push rates on the contract will be honored for the time period stated. All other conditions in the above Procedures and Service Rates will apply for the time period stated in the offered contract. However, pricing for services, labor, and materials listed in the Procedures and Service Rates may change from one season to the next. If account for that customer becomes more than 30 days past due, snow removal rates from that point forward will increase by 3% for the remainder of the contract.

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Initials: _____

Customer: **DOC-1710 North Randall Road MOB, LLC** Property
Mgr: **Waveland Property Group, Inc.**
Contact: **Jonathan Swindle**
Address: **117 W Willow Ave.**
City, State Zip: **Wheaton, IL 60187**
Phone: **(630) 230-1220**

Jobsite:
1710 N. Randall Road
Elgin, IL 60123

Zero Tolerance

Monarch Landscape & Irrigation Snow Removal Services Contract will be as follows:

Contract is in effect from 11/1/18 to 3/31/20 *** (2yr option also includes 11/1/18 to 3/31/20)

1-3" Push	\$300.00
3-6" Push	\$485.00
6" and over	Hourly

- | | |
|--|---------------|
| | Initial below |
| I elect to have salt applied to parking and drives at Customer's request only. | _____ |
| I elect to have Shoveling of walks and entryways at the rates listed. | _____ |
| I elect to have Calcium Chloride applied to walks at the rates listed. | _____ |

All service requests and post storm refreeze servicing will be billed on a time and material basis due to the lack of necessity for full mobilization of resources.

This is a zero tolerance account. Monarch will salt and plow as necessary to meet the zero tolerance requirement. Charges for these services will follow the push and salting prices within this proposal.

I agree to the above terms and the accompanying procedures, conditions, and rates on the following pages. Customer must initial following pages and return to Monarch Landscape & Irrigation for contract to be valid.

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I agree to a two (3) year contract at the same rates listed above _____

Please enter contact phone number (____)_____

Customer Representative Date Monarch Landscape & Irrigation Date

Payment is required 30 days from invoice date or finance charges of 1 ½% per month will begin to accrue
Please sign and return white copy to address below. This proposal is valid for 30 days.

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