

Michigan Hill Owners Association (MHOA)
Jefferson, CO 80456

MHOA 2026-2028 Road Snow Plowing Scope of Work

General scope of work involves using properly sized snow plow equipment and additional equipment for removal of snow drifts to clear 10.7 miles of unpaved roads. In the past, MHOA found that a 25,000# or larger loader with a hydraulic plow and bucket was the single piece of equipment that could efficiently handle the strong winter storms and wind created drifts. Areas with biggest drifting issues Glacier Peak View and the North Entrance due to the strong winter winds. The primary goal is to ensure residents and emergency equipment have access throughout the winter months of November through April. MHOA is looking for a two-year proposal that includes a two-year option extension. Contractor proposal shall be submitted to secretary@MHHA.com no later than August 14, 2026.

MHOA Scope of Work Breakdown:

Site Inspection: Inspection of the roads for exposed rocks and locating the 50 cross-road culverts in order to minimize damage while plowing.

Snow Plowing & Drift Mitigation: Use proper safety at all times. There are three primary roads (Michigan Hill Road – 3.0 miles, Georgia Pass Lookout – 1.6 miles and Glacier Peak View – 1.2 miles) and eight secondary roads (Selkirk Lane – 1.0 mile, Fremont Knoll Lane – 1.0 mile, French Pass Circle – 0.9 mile, Guyot Circle – 0.8 mile, Deadman Gulch Lane – 0.3 mile, Deadman End – 0.4 mile, Ohler Court – 0.2 mile and Swandyke Court – 0.3 mile). The primary roads have more use and are required to be plowed and cleared first so residents and emergency equipment have access in and off MHOA roads.

Contractor will provide snow removal after a single snowfall exceeds 6 inches. Drift mitigation shall be at the discretion of MHOA and contractor.

When snow fall exceeds 12 inches of snow in a single snowfall/storm or high winds exist, Contractor's ability to keep up with snow removal may be exceeded or impeded until the snowfall has stopped. In such event, snow removal will continue as soon as possible after the snow has stopped falling. The north entrance may be closed temporarily during major storms and wind events with the approval from MHOA board of directors as long as south entrance access is passable.

Obstacles: For safety reasons, snowplows will not approach vehicles any closer than 36 inches. If vehicles or other obstacles impede snow removal operations, Contractor will remove the snow around them to the best of its ability. Contractor shall inform MHOA of any obstacles/vehicles in roadway.

Private Property: Snow plowing on private property is not provided through this Contract. Snow removal and drift mitigation on private property is available only by individual agreements between Contractor and property owner. Contractor shall minimize snow piles at residential driveways.

Contractor shall attempt to minimize loss of road base material by keeping plow off road until road snow pack solid to support direct snow plow contact. Contractor is not liable for damage to road base or other surfaces contracted for plowing of snow or drift mitigation. Damage can occur, but Contractor will make every effort to avoid any damage. Depressed areas in roads may accumulate snow that may not be able to be removed as well as snow that has been packed down by vehicles; Contractor is not responsible for these accumulations that cannot be removed but will do its best to remove them.

Icy or slippery conditions may exist even after work is completed.

Cross-Road Culverts: Pre-snow plowing inspection to note any previous culvert damage. Post snow plow season, culvert inspection and repair of any damage caused during snow plowing or drift mitigation.

MHOA Common Snow Plowing Requirements:

Equipment: Properly-sized and well-maintained snow plowing and drift clearing equipment. Equipment list required in contractor proposal. MHOA will give preference to contractor that has snow removal equipment stationed on Michigan Hill. Note any backup equipment, contractor or 3rd party available should any of the main equipment breaks down in order to continue contractor obligations in contractor proposal. Contractor shall provide its own employees, equipment and supplies necessary to complete the services described herein. Contractor is responsible to maintain its own equipment as part of this work.

Liability Insurance: Contractor shall have proper insurance, Commercial General Liability (CGL) with minimum limits of \$1 million per occurrence/\$2 million aggregate to cover third-party bodily injury and property damage. Contractor shall have insurance company list Michigan Hill Owners Association as also insured on contractor's policies and provide COI prior to start of work. Contractor shall have Workers' compensation and liability insurance part B \$100K for employees (mandatory in Colorado) and have commercial auto insurance \$100K/\$200K/\$100K for trucks and equipment transporting equipment.

Operator Qualifications: Contractor proposal shall include operator snow plowing experience. Operator shall wear appropriate safety gear (e.g., steel-toe boots, Class 2 Safety Vests).



