



GOOSE BAY AIRPORT CORPORATION
SNOW AND ICE CONTROL (SNIC) SERVICES
CONTRACT DOCUMENT

Contract Conditions

NOTE: Ground side and Airside Contracts although contained in the same tender can be awarded separately.

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Conditions

1. Interpretation

A. In this Contract, unless the context requires a different meaning:

- “Contract” means the contract documents referred to in the Offer and Acceptance.
- “The Corporation” means the Goose Bay Airport Corporation.
- “Contractor” means the party of the first part as designated in the Offer and Acceptance.
- “Days” where used in this Contract, unless otherwise specified, means calendar days.
- “Airport Manager” means the officer or employee of the Corporation who is designated pursuant to the Offer and Acceptance and includes a person specially authorized by him to perform, on his behalf, any of his functions under the Contract.
- “Working Supervisor” means the Employee of the Contractor who is designated by the Contractor as being in full charge of Site operations of the Contractor for the purposes of the Contract.
- “Work” includes the whole of the services, materials, matters and things required to be done, furnished and performed by the Contractor under the Contract.
- “Herein”, “hereby”, “hereof”, “hereunder”, and similar expressions, refers to the Contract as a whole and not to any particular subdivision or part thereof.
- “Site” means the location of the work as set out in the Offer and Acceptance.
- “SNIC Season” is the period September 1 to August 31

B. In interpreting the Contract, in the event of discrepancies or conflicts between anything in the Proposal Call and the Conditions, the Conditions shall govern.

2. Successors and Assigns

A. The Contract shall take effect to the benefit of, and be binding upon, the parties hereto and their executors, administrators, successors, lawful heirs, and assigns.

3. Assignment

A. The Contract may not be assigned by the Contractor without prior written consent of the Airport Manager.

4. Amendments

A. No amendment or change in the provisions of the Contract shall have any force or effect unless it is recorded in writing and signed by the parties hereto.

5. No Implied Obligations

No implied obligations by or on behalf of the Corporation shall arise from anything in the Contract. The express covenants and agreements contained in the Contract and made by the Corporation are the only covenants and agreements upon which any rights against the Corporation are to be founded.

B. The Contract supersedes all communications, negotiations, and agreements, either written or oral, relating to the services that were made prior to the date of the Contract.

6. Time of Essence

F. Time is of the essence of this contract.

7. Indemnification by Contractor

A. The Contractor shall indemnify and save harmless the Corporation from and against all claims, demands, losses, costs, damages, actions, suits or proceedings by whomsoever made, brought, or prosecuted in any manner based upon, arising out of, related to, occasioned by, or attributable to the activities of the Contractor in executing the work under the Contract.

B. For the purposes of the prior subclause, “activities” include any act improperly carried out, any omission to carry out an act, and any delay in carrying out an act.

8. Notices

A. A notice, request, direction or other communication desired or required to be given or made hereunder by either party shall be given or made in writing and may be served personally on the Airport Manager or the Contractor or be forwarded by registered mail or by email addressed to the Airport Manager at the address shown in the Offer and Acceptance, respectively, and any notice, request, direction or other communication so given or made shall be deemed to have been effectively given.

A notice, request, direction or other communication shall be deemed to have been effectively given:

- if served personally, on the day it is delivered;
- if forwarded by registered mail, when the postal receipt is acknowledged by the other party;
- if forwarded by email or facsimile, twenty-four (24) hours after it was transmitted.

Either party may designate a change of address or another person or persons to receive notices by notice in writing to the other party served in the manner set out in this clause.

9. Cooperation with Airport Manager

A. The Contractor shall permit the Airport Manager access to the site of the services at all times during the performance of the Contract.

B. The Contractor shall furnish the Airport Manager with such information respecting the performance of the Contract as he may require;

C. The Contractor shall give the Airport Manager every assistance to enable the Airport Manager to carry out his duty to see that the services are performed in accordance with the Contract and to carry out any other duties and exercise any powers specially imposed or conferred by the Airport Manager under the Contract.

D. Upon request, provide a detailed weekly self-inspection report to the Airport Manager for the purpose of assessment and evaluation of the work performed.

11. Cooperation with Other Parties

A. The Contractor shall carry out the work with minimum interference to the activities of other parties at the site. The Contractor shall also give a minimum of twenty-four (24) hours' notice to the Airport Manager to be given to airport tenants and users of any interruption to services or interference with their activities.

B. In case of disagreement or dispute with airport tenants or users, the Contractor shall obtain direction from the Airport Manager.

12. Compliance with Airport Rules and Regulations

A. The Contractor will comply with all site rules and regulations provided by the Airport Manager as indicated at the site.

B. The Contractor shall maintain the site of the services in a tidy condition and free from the accumulation of debris resulting from the performance of the work.

13. Contractor's Superintendent and Employees

A. The Contractor shall immediately upon the award of the Contract, designate a competent Working Supervisor.

B. The Contractor shall immediately notify the Airport Manager of the name and the required contact numbers that provide twenty-four-hour communication with the designated Working Supervisor.

C. The Working Supervisor designated pursuant to subclause 13A shall be in charge of the operations of the Contractor in the performance of the work and shall be authorized to accept any notice, consent, order, direction, decision, or other communication on behalf of the Contractor that may be given to the Working Supervisor under the Contract. The Contractor's Working Supervisor shall be able to communicate clearly, orally, and in writing, in English.

D. The Working Supervisor shall remain at the site or have a named representative present, approved by the Airport Manager, during all working hours of Contract performance.

E. The Contractor shall, upon the request of the Airport Manager, remove any Working Supervisor or Employee who, in the opinion of the Airport Manager, is a security risk and shall immediately designate another Working Supervisor or Employee who is acceptable to the Airport Manager. Any Employee so removed may not return to the work site without the prior written permission of the Airport Manager.

F. The Airport Manager will recommend to the Contractor the removal and replacement of any Employee who is incompetent or who has been conducting himself or herself improperly, and may impose whatever remedies are available under this Contract as a result of such incompetence or misconduct.

14. Security

A. The Contractor will comply with all GBAC security requirements and any new requirements that are implemented during the life of the Contract.

15. Signs

A. The Contractor shall not erect or permit the erection of any sign or advertising on the site of the services without prior written consent of the Airport Manager.

16. Canadian Labour

A. The Contractor shall use Canadian labour in the performance of the work to the full extent to which they are procurable, consistent with proper economy and the expeditious carrying out of the work.

B. The Contractor shall, in the performance of the work, employ labour from the locality where the work is being performed to the extent to which it is available.

17. Protection of Site, of Work and Documents

A. The Contractor shall guard or otherwise protect the site of the work, and protect the Contract, specifications, information and real property, whether or not they are supplied by the Corporation to the Contractor, against loss or damage from any cause, and the Contractor shall not use, issue, disclose, or dispose of them without the written consent of the Airport Manager.

19. Safety

A. The Contractor shall, at his/her own expense, do whatever is necessary to ensure that:

- no person, property, right, easement, or privileges is injured, damaged, or infringed by reason of the Contractor's activities under this Contract;
- pedestrian and other traffic at the work site is not unduly impeded, interrupted, or endangered by the execution or existence of the work;
- fire hazards are eliminated and, in the case of a fire in or about the site, that it is promptly extinguished;
- the health of all persons employed for the execution of the work is not endangered;
- adequate medical supervision of all persons employed for the execution of the work is maintained.

B. The Airport Manager may direct the Contractor to do such things that the Airport Manager considers reasonable and necessary to ensure compliance with or to remedy a breach of subclause 19A.

C. The Contractor shall, at his/her own expense, comply with a direction of the Airport Manager made pursuant to subclause 19B.

D. The Contractor shall,

- observe, exercise and use caution to avoid injury to persons or property, or annoyance to, or undue interference with, the public and operations in the building.

20. Insurance

Objective

The Contractor shall, at his/her/its own expense, effect and maintain the following insurance to the extent that such insurance is applicable to the contract to which these conditions are attached.

Automobile Third Party Liability Insurance

Automobile Third Party Liability Insurance in the amount of two million (\$2,000,000) dollars must be provided on any motor vehicle, trailer, or semi-trailer owned by the Contractor and obliged by law to carry a license (other than a special license issued in respect of any motor vehicle, trailer, or semi-trailer chiefly used or operated off highways).

General Liability Insurance

Policy limit – minimum \$5,000,000

- The policy will include provisions for:
- Bodily injury and property damage on an occurrence basis.
- Personal injury coverage.
- Contractual or assumed liability under this Contract.
- Broad property damage coverage.

General

- The insurance coverage provided by the Contractor under these insurance conditions shall in no way limit the Contractor's responsibility under Clause 8 of the Conditions of the Contract. Any additional coverage the Contractor may deem necessary to fulfill his/her/its obligations under the aforementioned clause shall also be at his/her/its disposal.
- The insurance required under these insurance conditions shall take effect from the date of Contract award and continue in effect until all risk has ceased.
- Each insurance policy shall contain a provision that thirty (30) days prior written notice shall be given to the Corporation in the event of any material change in, cancellation of, or expiration of coverage.
- Each insurance policy shall insure the Contractor and shall include, as an additional named insured, the Goose Bay Airport Corporation.
- The minimum amount of the policy is to be inclusive, bodily injury and property damage, for any one occurrence or series of occurrences arising out of one clause.
- Immediately following notification of Contract award and preceding the start of any on-site services, the Contractor shall have his/her/its insurance broker or agency provide confirmation by letter or email to the Airport Manager that all insurance required herein is in full force and effect.
- The Contractor shall provide to the Airport Manager certified copies of any or all policies required under these insurance conditions, as a condition precedent to payment.
- The amount of any claim up to any deductible amount shall be borne by the Contractor.

21. Contract Security

A. Acceptable Contract Security is:

- A performance bond and a labour payment bond, each for the full period of the Contract and each in an amount of not less than 50 percent of the Contract amount, or, in the case of a multiple year Contract, the first-year amount of the Contract; or other security accepted by the Corporation.

B. A performance bond and a labour bond referred to in subclause A shall be in a form and be issued by a bonding or surety company approved by the Corporation.

22. Changes in the Work

A. The Airport Manager may, in writing, at any time during the term of the Contract, order additional services, dispense with a portion of the work, and/or change any portion of the work if such changes are, in the opinion of the Airport Manager, consistent with the general intent of the original Contract.

B. The Contractor will comply with such orders and changes as if the same had appeared in and been part of the Proposal.

23. Interpretation of Contract by the Corporation Representative

A. The Airport Manager shall be the sole judge of satisfactory Contract performance, including the quality and quantity of the work performed or supplied by the Contractor. The Airport Manager's decision shall be final and evidenced by his certificate in writing which is a condition precedent to the Contractor's right to payment.

B. At any time before the work has been completed, the Airport Manager shall decide any question that arises as to the doing of anything by the Contractor under the Contract, including:

- the meaning to be given to the Contract documents or any clause contained therein;
- whether the quality or quantity of all workmanship meets the requirements of the Contract;
- whether the employees provided by the Contractor to execute the services and carry out the Contract are adequate to ensure that the work will be executed in accordance with the Contract and that the Contract will be carried out in accordance with its terms;
- the quantity of any kind of work that has been completed by the Contractor;
- the adequacy of the Contractor's timing and scheduling of the various phases of the execution of the work.

C. The Contractor shall perform the work in accordance with the decisions and directions of the Airport Manager given under this clause.

24. Compliance with Governmental Requirements

A. The Contractor shall comply with all laws and regulations relating to the work, whether Federal, Provincial or Municipal, as if the work were for a person other than the Corporation, and shall pay for all permits and certificates required in respect to the work.

B. The Contractor shall comply with all Federal and Provincial legislation affecting conditions of work and wage rates.

25. Non-compliance, Delay or Default by Contractor

A. If the Contractor fails to comply with a decision or direction given by the Airport Manager or fails to complete any of the work satisfactorily in accordance with Clause 25 or fails to undertake specific work items as and when specified pursuant to this Contract, the Airport Manager may employ such methods as he deems advisable to remedy the Contractor's default.

B. The Contractor shall, on demand, pay the Corporation an amount that is equal to the aggregate of all costs, expenses, and damage incurred or sustained by the Corporation by reason of the Contractor's failure to comply with any requirement referred to in subclause 25A, including the cost of any reasonable methods employed by the Airport Manager to remedy the Contractor's default.

26. Taking the Work Out of the Contractor's Hands

A. The Corporation may, at its sole discretion, take all or any part of the work out of the Contractor's hands and may employ such means as it sees fit to have the work completed:

- where the Contractor has defaulted or delayed in commencing or in executing the work or any portion thereof to the satisfaction of the Airport Manager, and the Airport Manager has given notice thereof to the Contractor and has by such notice required the Contractor to put an end to such default or delay, and such default or delay continues after such notice was communicated;
- where the Contractor has repeatedly been assessed liquidated damages for default or non-performance in accordance with Clause 26;
- where the Contractor has defaulted in the completion of the work, or any portion thereof, within the time limit for such completion required by the Contract;
- where the Contractor has become insolvent;
- where the Contractor has committed an act of bankruptcy;
- where the Contractor has abandoned the work;
- where the Contractor has made an assignment of the Contract without the required consent; or
- where the Contractor has otherwise failed to observe or perform any of the provisions of the Contract.

27. Financial Consequences of Taking Work Out of the Contractor's Hands

A. Where the work or any portion thereof is taken out of the Contractor's hands under subclause 26:

- (1) The obligation of the Corporation to make payment to the Contractor shall cease and no further payments shall be made to the Contractor unless any amount is due to the Contractor at the conclusion of the term of the Contract, at which time such amount, after any applicable deductions or set-offs, shall be paid to the Contractor;
- (2) The Contractor shall not be relieved of any legal or contractual obligations other than the physical execution of that portion of work so taken out of his/her/its hands;
- (3) The amount of all loss and damage suffered by the Corporation by reason of the non-completion of such work shall be payable by the Contractor to the Corporation.

28. Effect of Taking the Work Out of the Contractor's Hands

A. The taking of the work or any part thereof out of the Contractor's hands pursuant to Clause 26 does not relieve or discharge him/her/it from any obligation under the Contract or imposed upon him/her/it by law, except from the obligation to complete the performance of that part of the work taken out of his/her/its hands.

B. If the services, or any part thereof, are taken out of the Contractor's hands pursuant to Clause 26, all interest of the Contractor in licenses, powers, and privileges acquired, used, or provided by the

Contractor under the Contract shall continue to be available to the Corporation without compensation to the Contractor.

C. When the Airport Manager certifies that any interest of the Contractor referred to in subclause 28B is no longer required for the purposes of the work, or that it is not in the interests of the Corporation to retain that interest, it shall revert to the Contractor.

29. Suspension of the Work

A. The Airport Manager may, when in his opinion it is in the public interest to do so, require the Contractor to suspend execution of the work either for a specified or unspecified period by communicating notice to that effect to the Contractor.

B. The Contractor, upon receiving notice pursuant to subclause 29A, shall suspend all work except any part which, in the opinion of the Airport Manager, is deemed necessary.

C. If the period of suspension is thirty (30) days or less, the Contractor, upon the expiration of the period of suspension, shall resume the execution of the work and he/she/it is entitled to be paid the cost, agreed upon between the Airport Manager and the Contractor, of any labour necessarily involved in complying with the suspension.

D. If the period of suspension is more than thirty (30) days and if, upon the expiration of the period of suspension, the Airport Manager and the Contractor agree that the work be resumed by the Contractor, the Contractor shall resume operations and complete the execution of the work in accordance with any terms and conditions agreed upon by the Airport Manager and the Contractor.

E. If, upon the expiration of a period of suspension of more than thirty (30) days, the Airport Manager and the Contractor do not agree that the work will be completed by the Contractor or they are unable to agree upon the terms and conditions under which the Contractor will complete the work, the Contract will be subject to termination pursuant to subclause 30A.

30. Termination of Contract

A. The Corporation may, forthwith, as contemplated in subclause 29E or otherwise on sixty (60) days' notice terminate the Contract.

B. The Contractor will, upon receipt of a notice pursuant to subclause 30A, cease all operations forthwith.

C. If the Contract is terminated pursuant to subclause 30A, the Corporation will pay to the Contractor an amount equal to the cost as certified by the Airport Manager of all labour supplied by the Contractor as at the date of termination, less all amounts already paid to the Contractor by the Corporation and less all amounts that the Contractor is liable to pay to the Corporation in accordance with the Contract.

31. Security Deposit Return or Forfeiture

A. Upon completion of the Contract, the Corporation will return to the Contractor that part of the security deposit not required to fulfill the Contractor's obligations under the Contract.

B. The Corporation may convert the security deposit, if any, to its own use, if:

- the services are taken out of the Contractor's hands pursuant to Clause 26;
- the Contract is terminated pursuant to Clause 30;
- the Contractor is in breach of or in default under the Contract.

C. If the Corporation converts the Contract security pursuant to subclause 31A, the amount realized shall be deemed to be an amount due from the Corporation to the Contractor under the Contract.

D. Any balance of an amount referred to in subclause 31B that remains after payment of all losses, damage, and claims of the Corporation and others shall be paid by the Corporation to the Contractor if, in the opinion of the Airport Manager, it is not required to fulfill the Contractor's obligations under the Contract.

32. Records to be Kept by the Contractor

A. The Contractor shall maintain during the term of the Contract and for two years thereafter, full records and accounts of all transactions, invoices, receipts, vouchers, correspondence, payroll records of all persons employed in performance of the Contract, and other records of work performed, which are required to substantiate the payment claims submitted to the Airport Manager under this Contract. He shall make them available to audit and inspection by the Corporation, or by persons acting on its behalf, allowing them to furnish these persons with any information that they may require from time to time in connection with such records.

33. Labour Disputes

A. "Labour Dispute" shall mean any strike, boycott, picketing, work stoppage, slow down, or any other type of labour activity whatsoever that is directed against the Contractor at the Airport.

B. The Contractor shall be responsible for performing the work to the satisfaction of the Airport Manager at all times, notwithstanding any Labour Dispute.

C. Upon request by the Airport Manager in the event of an anticipated Labour Dispute, the Contractor shall promptly provide, in writing, a contingency plan setting out the manner and degree in which he/she/it proposes to fulfill his/her/its Contract obligations during such Labour Dispute.

D. In the event that the Contractor fails to perform the work to the satisfaction of the Airport Manager, whether the performance of the work by the Contractor be curtailed, or discontinued in

total during any Labour Dispute, the Corporation shall have the right to take any or all of the following steps:

- to perform any part or all of the work of the Contractor through the service of the Corporation's employees or by any third person or persons.
- to exercise any right of termination provided for in this Contract.

34. Default or Waiver

A. No condoning, excusing or overlooking by the Corporation, or any person acting on behalf of the Corporation, on previous occasions, of breaches or defaults similar to that for which any action is taken or power exercised, or forfeiture is claimed or enforced against the Contractor, shall be taken to operate as a waiver of any provision of this Contract, nor to defeat, affect or prejudice in any way the rights of the Corporation hereunder.

35. Payment

1. Payment

A. The Corporation shall pay the Contractor the amount owing to the Contractor as properly invoiced and approved by the Corporation as being due hereunder, after set-off of any amounts due from the Contractor to the Corporation, such invoices to be presented not more frequently than monthly.

B. The Contractor shall accept such amount as payment in full satisfaction for the services furnished by him/her/it under the terms of this Contract.

2. Increase or Decrease in Services

A. The Corporation Representative may, at any time during the period of the Contract, in accordance with Clause 22 of these Conditions, order changes in the work.

B. Where the total of such changes result in a decrease or increase greater than 15% of the total Contract price for the period of the Contract, the amounts payable to the Contractor will be adjusted to an amount agreed upon by the Contractor and the Corporation Representative to allow for the change in labour and to maintain the proportionate contributions to overhead and profit in place prior to the change. Failing negotiated agreement, the amount of increase or decrease shall be reasonable and proper costs paid or legally payable by the Contractor that are directly attributable to the additional or decreased work plus 10% of the total of such costs being an allowance for general overhead, administration charges (including finance and interest charges), and profit.

3. Failure to Perform

A. When the proposal is made on the basis of an hourly wage, any hours of work called for under SNIC Services which are not provided by the Contractor will not be paid.

B. Where the Corporation incurs any cost to do work which should be done by the Contractor under the Contract hereunder, the Contractor will reimburse the Corporation forthwith for the full cost of

such work, whether or not such costs are greater than the amount which would have been payable hereunder or greater than the reasonable cost of doing the said work in the circumstances.

4. Unit Price Adjustments

A. When the proposal is made on the basis of an hourly rate, the Contractor agrees that the unit or hourly charges tendered shall be used in determining price adjustment for increases or decreases in Services as provided for under the Conditions.

ANNEX A

SNOW CLEARING SPECIFICATIONS

1. SUPERVISION

The operation will be under the direction of the Airport Manager, telephone number (709) 896-5445, or their designate.

2. WINTER MAINTENANCE

For the purpose of this Contract, the winter period will be from **October 15 to May 15**. This does not restrict other activities being performed outside this period as directed by Goose Bay Airport Corporation (GBAC).

GBAC requires winter maintenance for the areas identified on Site Plans 1, 2 and 3 (**SNIC 2026-27, 2027-28, 2028-29 and 2029-30 and 2030-31**). GBAC has the option to extend up to 2 years based on a performance review.

Winter maintenance contracts (Groundside and Airside) will be awarded based on the total seasonal rate, including all equipment, labour, materials, supervision, transportation, and incidental costs required to perform the work.

Snow clearing shall be completed using equipment suitable for the requirements of the tender. The Contractor shall submit an equipment list and operations plan with the tender for approval by the Airport Manager.

The Contractor shall maintain the necessary equipment in operational condition at all times.

The Contractor shall obtain approval from GBAC before removing snow clearing equipment from the premises due to adverse weather and shall continuously monitor weather and road conditions to determine when snow clearing and/or ice control activities are required.

3. DURATION OF THE CONTRACT

The duration of the contract shall be from the date of award in **October 15th 2026 until October 31st, 2031**. GBAC has the option to extend the contract up to 2 years based on a performance review completed by the Airport Manager.

ANNEX B

Air Terminal Building – Snow Clearing Requirements

Major Snow Clearing Operations

Major snow clearing operations shall be conducted during periods when the Air Terminal Building is closed (between 00:00 and 05:00 hours) or at another time approved by the Airport Manager. The Contractor shall provide continuous Snow and Ice Control (SNIC) maintenance throughout Air Terminal Building operating hours whenever weather conditions warrant, in accordance with the established priority areas and the required levels of service identified within this Contract.

Terminal Access and Public Areas

The Contractor shall ensure that all terminal access roads, parking lots, sidewalks, building entrances, pedestrian crossings, fire hydrants, fence lines, emergency exits, and doorways are cleared of snow and treated for ice by 05:00 hours daily. These areas shall be maintained in a safe condition throughout the day as weather conditions require.

Parking Lots

The parking lot entrance and exit lanes, driving aisles, parking stalls, accessible parking spaces, and pedestrian routes shall be maintained to provide safe and unrestricted access during all terminal operating hours, in accordance with Site Plan No. 1.

Vacant Parking Stalls

All vacant parking stalls shall be cleared of accumulated snow on a daily basis to maximize parking availability for the travelling public.

Snow Removal Equipment

The Contractor shall utilize equipment that is appropriately sized and suitable for operating safely within the confined areas of the terminal parking lots and surrounding infrastructure. Equipment shall be operated in a manner that minimizes damage to curbs, sidewalks, landscaping, signs, and other airport property.

Snow and Ice Build-Up

The Contractor shall remove all snow and ice accumulations that interfere with the safe operation of the terminal or public access areas. Removal of these accumulations shall be included in the contract price and shall not result in additional charges to Goose Bay Airport Corporation.

Site Familiarization and Marking

Prior to the commencement of winter operations, the Contractor shall familiarize themselves with the site, review all applicable site plans, and install all necessary snow markers at their own expense to protect curbs, guardrails, catch basins, fire hydrants, utility infrastructure, landscaped

areas, light standards, signage, and other fixed assets. The proposed marking plan shall be submitted to and approved by the Airport Manager prior to installation.

Terminal Window Ledges

The Contractor shall remove accumulated snow beneath the terminal windows whenever the snow level reaches the top of the concrete window ledge or the bottom of the window glazing to prevent damage, ice buildup, and visibility concerns.

Sidewalks and Pedestrian Areas

All sidewalks, pedestrian walkways, curb ramps, crosswalks, and accessible routes shall be maintained in a safe, snow-free, and ice-free condition during all terminal operating hours. Sanding or approved de-icing materials shall be applied as necessary to maintain safe footing.

Generator and Electrical Infrastructure

The Contractor shall maintain snow removal around the emergency backup generator enclosure, transformer area, electrical equipment, utility cabinets, and other critical infrastructure located in front of the terminal to ensure unrestricted access for maintenance personnel and emergency response.

Snow Storage Areas

Snow shall only be placed in designated snow storage locations approved by Goose Bay Airport Corporation. Snow shall not obstruct visibility, parking areas, pedestrian routes, fire hydrants, drainage systems, emergency exits, aircraft operational areas, or access to airport infrastructure.

Damage to Airport Property

The Contractor shall immediately report any damage caused to airport infrastructure, utilities, signs, curbs, landscaping, lighting, fencing, or other property during snow clearing operations. All repairs resulting from contractor negligence shall be completed at the Contractor's expense.

Quality of Service

The Contractor shall maintain the Air Terminal Building grounds in a safe, clean, and operational condition at all times. If Goose Bay Airport Corporation determines that snow clearing or ice control activities are not meeting the required standard, the Contractor shall respond immediately and correct the deficiencies at no additional cost to GBAC.

ANNEX C

Priority Snow Clearing Requirements

To ensure the continued safe operation of the Goose Bay Airport Air Terminal Building (ATB), the Contractor shall prioritize snow clearing and ice control operations in accordance with the following priority classifications.

15. Priority 1 – Critical Operational Areas

Priority 1 areas are considered essential to airport operations and public safety and shall be maintained continuously throughout all snowfall and winter weather events. The Contractor shall assign sufficient personnel and equipment to ensure these areas remain safe and operational at all times.

Priority 1 areas include:

- Airside passenger apron.
- Airside terminal entrances, exits, and passenger doorways.
- Groundside terminal access roadway.
- Passenger drop-off and pick-up areas.
- All public sidewalks surrounding the Air Terminal Building.
- All terminal entrances, exits, emergency exits, and doorways.
- Pedestrian walkways between the Long-Term Parking Lot and the Air Terminal Building.
- Accessible routes and designated accessible parking access.
- Picton Lane to Building 166.

The Contractor shall continuously monitor these areas during snow events and perform snow removal, sanding, and ice control as required.

If Goose Bay Airport Corporation identifies a deficiency within any Priority 1 area, the Contractor shall commence corrective action within one (1) hour of receiving notification from GBAC. Failure to meet the required response time may constitute a failure to meet the Contractor's contractual obligations.

16. Priority 2 – Operational Support Areas

Priority 2 areas shall be serviced once Priority 1 areas have been stabilized and maintained.

- Vacant parking spaces within the Long-Term Parking Lot.
- Rental vehicle parking areas.
- Temporary snow storage (snow dump) areas.

- Snow bank reduction and relocation.
- Snow removal along perimeter fence lines to maintain Transport Canada regulatory clearance requirements and ensure fence integrity and accessibility.
- Additional parking lot widening following storm events.

Following the end of a continuous or heavy snowfall event, all Priority 2 areas shall be restored to normal operating condition within twelve (24) hours unless otherwise directed by the Airport Manager. Snow storage shall not obstruct sightlines, drainage systems, parking areas, emergency access routes, pedestrian walkways, or airport operations.

17. Priority 3 – General Maintenance Areas

Priority 3 work shall commence once all Priority 1 and Priority 2 obligations have been completed and maintained.

- Snow removal around the emergency backup generator.
- Snow removal away from the Air Terminal Building (once it has met the bottom of the window ledges) on both the airside and groundside.
- Roadway access to Building 104 (Travis Street).
- Snow removal from Building 166 as directed by the Airport Manager.
- Other secondary maintenance areas as directed by the Airport Manager.

Priority 3 work shall be completed as operational conditions permit or within 72 hrs or in accordance with instructions provided by Goose Bay Airport Corporation.

18. Priority of Work

The Contractor shall maintain Priority 1 service levels at all times during winter weather events. Personnel and equipment shall not be reassigned to Priority 2 or Priority 3 work if doing so would negatively affect the maintenance of Priority 1 areas.

The Airport Manager reserves the right to alter or reprioritize snow clearing operations at any time based on operational requirements, aircraft movements, weather conditions, emergency situations, or public safety concerns. The Contractor shall immediately comply with any revised priorities issued by Goose Bay Airport Corporation.