REQUEST FOR PROPOSAL (RFP)

Grounds Maintenance and Snow Removal Services

Redevelopment Authority of the City of York
101 South George Street
York, PA 17401

1. Introduction

The Redevelopment Authority of the City of York (RDA) is soliciting proposals from qualified contractors to provide seasonal grounds maintenance (spring/summer/fall) and winter snow and ice management services for various properties located throughout the City of York, Pennsylvania.

The selected contractor(s) will be responsible for maintaining safe, professional, and attractive conditions at all designated properties. Contractors may submit proposals for:

- Mowing and grounds maintenance services only
- Snow and Ice Removal services only
- Both service categories

2. Property Locations

Proposals shall include pricing for the following properties: See Appendix A

3. Scope of Services

A. Grounds Maintenance (Spring/Summer/Fall)

The Contractor shall perform routine grounds maintenance services including, but not limited to:

Mowing

- Mow turf areas as necessary to maintain grass height between 2.5 and 4 inches
- Trim around signs, fences, trees, buildings, curbs, and other obstacles
- Edge sidewalks, walkways, and curbed areas as needed
- Blow grass clippings from sidewalks, parking lots, and entrances

General Grounds Maintenance

- Remove litter and debris before each mowing service
- Maintain weed-free sidewalks and fence lines
- Report unsafe conditions or significant property damage
- Remove minor vegetative debris resulting from normal mowing operations
- Remove and dispose of any large trash items

Additional Requirements

- Contractor shall immediately notify the RDA of any property damage, vandalism, or other conditions that present an immediate threat to public safety.
- Weed-eat around immovable obstructions and acceptable plantings, trimming closely to fences, buildings, and sidewalks. Prevent vegetation growth and roots from damaging concrete walks and masonry walls.
- Mowing shall be performed carefully and uniformly with overlapping passes as necessary to ensure complete and even cutting. Mower blades shall be maintained in sharp operating condition.
- Where necessary, bag and remove brush, clippings, and vegetative debris in accordance with applicable municipal collection requirements.
- Notify the RDA of significant accumulations of trash, junk, abandoned materials, or other debris requiring removal.
- Advise the RDA of unmanageable site conditions including trees, shrubs, vines, weeds, or other vegetation that cannot be maintained through normal operations.
- Upon completion of each maintenance service visit, provide a clear photograph documenting the condition of each property. A Google Drive link will be provided to the awarded contractor.

Service Frequency

- Anticipated mowing season: April through October
- Service frequency: Generally biweekly, depending upon weather conditions and growth rates, or as otherwise directed by the RDA
- Contractor shall adjust service schedules as needed to maintain vegetation between two (2) and four (4) inches in height

B. Snow and Ice Management (Winter)

The Contractor shall provide snow and ice management services for parking lots, drive lanes, sidewalks, walkways, entrances, and other designated areas.

Snow Removal

- Plow all parking lots and access drives
- Clear a 32" path minimum for sidewalks, walkways, ramps, and building entrances
- Stack snow in designated areas that do not impede traffic, visibility, or pedestrian access

Additional Requirements

- Contractor shall clear sidewalks and pedestrian access routes within four (4) hours after snowfall has ended.
- Row properties shall be cleared from property line to property line.
- Street-corner properties shall be cleared from front and/or rear property lines to adjoining side property lines, including walks leading to intersecting curbs.
- Corner properties adjoining alleyways shall be cleared at public walk areas only.
- Contractor shall clear snow and ice around fire hydrants and postal mailboxes located within the property right-of-way.

Ice Control

- Apply rock salt, calcium chloride, or approved deicing materials as needed.
- Treat areas for refreeze conditions as necessary.
- Under icing conditions and falling temperatures, snow will first be removed, and contractor will then apply approved ice melting compounds and anti-skid material as necessary. Such materials will be used sparingly and not as the sole means of snow removal.
- Labor and equipment costs to apply ice melter and anti-skid materials are to be included in your minimum price for each property.

Trigger Depth

- Contractor shall specify proposed trigger depth and response procedures

Response Time

- Contractor shall commence services within four (4) hours after the snow stops.
- Priority shall be given to maintaining safe access to occupied facilities.

Emergency Service

- Contractor shall provide 24-hour emergency contact information and response capability.

4. Contractor Qualifications

Respondents shall provide:

1. Company overview and years in business
2. Experience performing similar work
3. At least three references from comparable clients
4. Description of equipment available for mowing and snow removal operations
5. Staffing plan and supervision structure
6. Proof of applicable licenses and certifications

5. Insurance Requirements

The successful contractor shall provide certificates of insurance evidencing:

- Naming both the City of York & the Redevelopment Authority of the City of York as additional insured
- General Liability Insurance: Minimum $1,000,000 per occurrence
- Automobile Liability Insurance
- Workers' Compensation Insurance as required by Pennsylvania law

6. Proposal Requirements

Proposals shall include:

Company Information

- Company name
- Address

- Contact person
- Phone number
- Email address

Service Plan

- Description of proposed service approach
- Equipment list
- Staffing plan
- Emergency response procedures

Pricing (to be completed by Contractor)

Grounds Maintenance Pricing

Address	Cost per Mow	Seasonal Cost

Snow Removal Pricing

Address	Cost per Plow	Seasonal Cost

Alternatively, contractors may submit annual fixed-fee pricing with details of included services.

Property List Adjustments

The RDA reserves the right, upon written notice, to add or remove properties from the scope of services during the contract term. Contractors shall provide unit pricing sufficient to accommodate such adjustments.

7. Evaluation Criteria

Proposals will be evaluated based on:

- Relevant experience and qualifications
- References and past performance
- Equipment and staffing capacity
- Responsiveness and service approach
- Pricing and overall value
- Ability to serve multiple locations efficiently

The RDA reserves the right to reject any or all proposals and to negotiate with one or more respondents.

8. Contract Term

The anticipated contract term shall be:

- Grounds Maintenance: April 1 through October 31
- Snow Removal: November 1 through March 31

The contract may be renewed annually upon mutual agreement.

9. Site Visits

Interested contractors are strongly encouraged to inspect all properties prior to submitting proposals. ***All questions MUST be submitted in writing via email by Monday, November 16, 2026.***

Questions regarding this RFP should be directed to:

David Tavarez, Redevelopment Authority Specialist
Redevelopment Authority of the City of York
DTavarez@yorkcity.org

All Q&A will be posted on the website by Wednesday, November 18, 2026.

10. Submission Instructions

Proposals must be received electronically no later than:

Date: Wednesday, November 25, 2026
Time: 4:00 p.m.
Contact: David Tavarez, DTavarez@yorkcity.org

Anticipated award announcement by December 20, 2026 for contract starting January 1, 2027.

Exhibit A

#	Property Address	Maintenance Type
1	440 N Beaver St	Grass, Snow, Trash Removal
2	15 W Charles Ln	Grass, Trash Removal
3	17 W Charles Ln	Grass, Trash Removal
4	559 W Clarke Ave	Grass, Trash Removal
5	457 W College Ave	Grass, Snow, Trash Removal
6	725 S Court St	Grass, Trash Removal
7	727 S Court St	Grass, Trash Removal
8	729 S Court St	Grass, Trash Removal
9	731 S Court St	Grass, Trash Removal
10	733 S Court St	Grass, Trash Removal
11	735 S Court St	Grass, Trash Removal
12	741 S Court St	Grass, Trash Removal
13	743 S Court St	Grass, Trash Removal
14	745 S Court St	Grass, Trash Removal
15	747 S Court St	Grass, Trash Removal
16	433 S Duke St	Grass, Snow, Trash Removal
17	353 S George St	Grass, Snow, Trash Removal
18	212 Green St	Grass, Trash Removal
19	214 Green St	Grass, Trash Removal
20	218 Green St	Grass, Trash Removal
21	220 Green St	Grass, Trash Removal
22	224 Green St	Grass, Trash Removal
23	226 Green St	Grass, Trash Removal
24	228 Green St	Grass, Trash Removal
25	230 Green St	Grass, Trash Removal
26	211 S Howard St	Grass, Trash Removal
27	213 S Howard St	Grass, Trash Removal
28	225 S Howard St	Grass, Trash Removal
29	315 E Locust St	Grass, Snow, Trash Removal
30	13 E Maple St	Grass, Trash Removal
31	15 E Maple St	Grass, Trash Removal
32	17 E Maple St	Grass, Trash Removal
33	19 E Maple St	Grass, Trash Removal
34	21 E Maple St	Grass, Trash Removal
35	23 E Maple St	Grass, Trash Removal
36	25 E Maple St	Grass, Trash Removal
37	27 E Maple St	Grass, Trash Removal
38	29 E Maple St	Grass, Trash Removal
39	132 E Maple St	Grass, Snow, Trash Removal
40	150 E Maple St	Grass, Trash Removal

41	152 E Maple St	Grass, Trash Removal
42	154 E Maple St	Grass, Trash Removal
43	156 E Maple St	Grass, Trash Removal
44	402 W Mason Ave	Trash Only
45	404 W Mason Ave	Trash Only
46	553 Mckenzie St	Grass, Trash Removal
47	225 S Mill Ln	Grass, Trash Removal
48	227 S Mill Ln	Grass, Trash Removal
49	229 S Mill Ln	Grass, Trash Removal
50	352 N Newberry St	Grass, Trash Removal
52	147 S Newberry St	Grass, Snow, Trash Removal
53	151 S Newberry St	Grass, Snow, Trash Removal
54	153 S Newberry St	Grass, Snow, Trash Removal
55	155 S Newberry St	Grass, Snow, Trash Removal
56	157 S Newberry St	Grass, Snow, Trash Removal
58	367 Oak Ln	Grass, Snow, Trash Removal
59	236 S Penn St	Grass, Snow, Trash Removal
60	238 S Penn St	Grass, Snow, Trash Removal
61	231 N Pine St	Grass, Trash Removal
62	218 N Pine St	Grass, Snow, Trash Removal
63	220 N Pine St	Grass, Snow, Trash Removal
64	134 E Princess St	Grass, Snow, Trash Removal
65	136 E Princess St	Grass, Snow, Trash Removal
66	138 E Princess St	Grass, Snow, Trash Removal
67	140 E Princess St	Grass, Snow, Trash Removal
68	300 S Queen St	Grass, Snow, Trash Removal
69	332 S Queen St	Grass, Snow, Trash Removal
70	334 S Queen St	Grass, Snow, Trash Removal
71	500 S Queen St	Grass, Snow, Trash Removal
72	632 S Queen St	Grass, Snow, Trash Removal
73	316 E South St	Grass, Snow, Trash Removal
74	613 Susquehanna Ave	Grass, Trash Removal
75	615 Susquehanna Ave	Grass, Trash Removal
76	617 Susquehanna Ave	Grass, Trash Removal
77	450 Wallace St	Grass, Snow, Trash Removal
78	452 Wallace St	Grass, Snow, Trash Removal
79	454 Wallace St	Grass, Snow, Trash Removal
83	310 Walnut St	Grass, Snow, Trash Removal
84	312 Walnut St	Grass, Snow, Trash Removal
85	506 Walnut St	Grass, Snow, Trash Removal
86	512 Walnut St	Grass, Snow, Trash Removal