



# Sidewalk Repair Proposal

Presented to: Jamie Clark  
City of Warrentville  
Warrentville Fiscal Year 2025  
February 09, 2026

Philip Sitton • Project Manager • 331.444.4822 • Philip@NoTrippin.com • [www.notrippin.com](http://www.notrippin.com)

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# Introduction

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February 09, 2026

Jamie Clark  
City of Warrenville  
2S346 Mignin Dr  
Warrenville, Illinois 60555

Jamie,

Thank you for the opportunity to present this proposal for sidewalk trip hazard repair based on our survey of your sidewalk area.

## Review

1. The City of Warrenville requested Safe Step LLC evaluate sidewalk segments, identified by the City of Warrenville.
2. The evaluation identified sidewalk and curb defects that presented a tripping hazard and were appropriate for saw-cutting repair.
3. The City of Warrenville selected 5/8" as the minimum vertical height displacement to identify and repair.
4. Safe Step LLC is a regional affiliate of Precision Concrete Cutting based out of Provo, Utah.
5. Precision Concrete Cutting has been awarded lowest bidder for saw-cutting repair thorough the TIPS Purchasing Cooperative Ref. TIPS RCSP 23010402.

## Notable Proposal Contents

- Page 2: Survey Summary and Pricing
- Page 3: Cost Savings Analysis
- Page 6: Proposal Acceptance

Please let me know if you have any questions. We look forward to serving your needs.

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# Survey Summary and Pricing

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## Survey Summary

1. The survey was performed in 2025.
2. **417** total sidewalk defects are remaining and suitable for saw-cutting for a total of **\$45,324.53**.

Based on our discussions and evaluations of your sidewalks, we propose the following for repairing sidewalk defects presenting a trip hazard. Should you need this option modified in any way, please reach out and we will adjust it accordingly.

All repairs made will be done in accordance with "The Safe Step LLC Approach" outlined on page 4 of this proposal.

Breakdown	Price
<p><b>Warrenville Fiscal Year 2025</b></p> <ol style="list-style-type: none"> <li>1. <i>417 total repairs (Including 5 repairs for phase 1 leftovers, 15 repairs for requested address locations, 158 repairs for South of Batavia and 239 repairs for North of Batavia)</i></li> <li>2. <i>Includes mobilization, waste disposal, and reporting</i></li> <li>3. <i>Also includes GIS shape files of defect information</i></li> </ol>	<p><b>\$45,324.53</b></p>

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# Cost Savings Analysis

The survey indicated that 417 trip hazards would require the removal & replacement of approximately 7,827.31 ft<sup>2</sup> of sidewalk.

At an average removal and replacement cost of \$12.74/ft<sup>2</sup>, the total would be \$99,719.93.

The cost of saw cutting using Safe Step LLC would be \$45,324.53, a savings of \$54,395.40.

Total Trip Hazard Repairs:	417
Remove and Replace Cost:	\$ 99,720
Safe Step Cost:	\$ 45,325
Cost Savings:	\$ 54,395

## Saving money is important, but it's not the only thing...

We use a patented system to remove the unwanted concrete and leave behind an ADA compliant (12:1) slope.

In fact, we can repair a trip hazard in about 20 minutes from start to finish.

So there's no need to close off the area or tear up any sidewalks.

And our equipment is lightweight. The whole system fits inside of a 3' sidewalk. This prevents damage to surrounding lawns or landscaping.

Our technicians are experts at repairing sidewalks.

But they're also encouraged to communicate with any residents who have questions.



**ENVIRONMENTAL IMPACT EXAMPLE:** As a member of the U.S. Green Building Council (USGBC) we are proud of the fact that we reduce the impact to landfills and the environment as a result of our service. Removing and replacing 100 panels would result in approximately 118,500 pounds or 59 tons of concrete being removed (average panel weight of 1185 pounds) Using Precision Concrete Cutting for 100 trip hazards results in 0.3 tons of concrete removed and recycled, approximately 141 gallons of gasoline saved, and a reduction of 1.3 metric tons of Co2.

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# The Safe Step Approach

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## Specifications

1. Repairs will be tapered to a 1:12 slope ratio and taken to a zero point of differential between adjoining sidewalk panels along the full width of the sidewalk, in accordance with ADA standards.
2. Repairs shall have a smooth and uniform finish with a coefficient of friction meeting OSHA requirements and shall not impact adjoining sidewalks, driveways, landscaping, or other objects within the vicinity of the work.
3. In instances where sidewalk conditions do not permit a 1:12 slope ratio, repairs will be made with the shallowest slope possible for the given sidewalk condition.



## Clean-up

1. All saw-cutting will be performed without water-cooling; No slurry will be created eliminating the risk of “tracking” and run-off water contamination.
2. Saw mounted dust abatement systems will be used to minimize airborne dust. Containment systems are designed for fine dust applications.
3. Debris and concrete shall be cleaned from the sidewalk surface as well as surrounding rails, sidewalks, driveways, landscaping, or other objects within the vicinity of the work.



## Reporting

1. Upon completion of the project, Safe Step LLC will provide a detailed and audit-able report. This report will include the street address or location, dimensions, and GPS coordinates of each repair made.
2. An invoice for payment will be provided when the projected has been completed. Payment in full is due **30 days** from the date of invoice. Late payments may be subject to a \$30 re-billing fee.



## Safety and Insurance

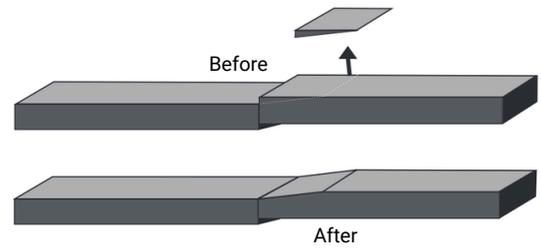
1. Safe Step LLC employees who work directly in slab displacement repair undergo a rigorous training process with emphasis on safe work practices, OSHA-approved personal protection equipment, and quality workmanship. It is not uncommon for our clients to receive unsolicited compliments on our safety practices and the quality of the work performed.
2. Safe Step LLC is fully licensed and insured. Proof of auto, liability, and workers compensation insurance are available upon request.

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# Our Result

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Before



After



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# Proposal Acceptance

## Financial Parameters

### 1. Financial Parameters

1. The total cost of the reporting and saw-cutting repairs will not exceed **\$45,324.53**.
2. Safe Step LLC will accept full responsibility for any project cost overage, provided that the scope of the project is not altered once the project begins. Any requested change in scope will be fully discussed and approved by the City of Warrenton prior to the start of the work on the revised area.

If this proposal is acceptable, please complete and sign below. We will contact you upon receiving this form to schedule your project.

**Cost: \$45,324.53**

**Proposal #: 202394**

Due to the ongoing supply chain issues and labor availability, the pricing in this proposal is only valid until **March 31, 2026**.

Billing Contact Name:

Billing Email Address:

PO Number:  Does this project require prevailing wage?:

Approved by:  Date:

Signed:  SIGNATURE  
Jamie Clark

Title:

### Client Notes:

Use this form to provide us with any other information we may need to know.

*For a valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the above signed hereby agrees to defend, indemnify, and hold contractor harmless with respect to any and all liability whatsoever arising from contractor's activities in attempting to repair concrete sidewalk and other slabs owned by the above signed or within the above signed's dominion and control, and to defend, indemnify, and hold harmless contractor with respect thereto.*

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## TIPS Overview

TIPS Vendor Information		
Vendor	TIPS Contract Number	TIPS Awarded Contract
Precision Concrete Cutting*	200201	Trades, Labor and Materials 2 (JOC)

\*Safe Step LLC is a Precision Concrete Affiliate and has exclusive operating rights in your area

### About TIPS

- TIPS stands for The Interlocal Purchasing System, a national government buying cooperative authorized by the Region 8 Education Service Center in Texas
- They have legislative authority to establish contracts for government and education agencies nationwide
  - Each state has laws that allow for purchasing through a cooperative
- TIPS offers competitively solicited contracts to help save time and money and eliminate purchasing stress for their members
- TIPS vendors meet strict competitive bidding process guidelines established by the ESC 8 administration and the TIPS legal team

### Joining TIPS

- Becoming a TIPS member is free with no obligation to purchase
- After becoming a member, TIPS provides access to competitively procured contracts
- Joining TIPS takes only a few minutes through their online membership form, with notification of membership within a day

### Purchasing with TIPS

1. Contact TIPS Vendor for a “TIPS Quote”
2. Issue purchase order payable to TIPS Vendor (and note vendor contract number on PO)
3. Email Purchase Order to TIPS to ensure you’re receiving the products and pricing the contract specifies
4. Receive an email confirmation of the PO approval (both the member and vendor will receive this)
5. Schedule the project

### TIPS National Construction Manager Contact Information

Jensen Mabe

Jensen.mabe@tipsconstruction.com

(903) 438-6237



**MEMBERSHIP**  
B E N E F I T S

# ABOUT TIPS

Purchasing Cooperative

TIPS is a national purchasing cooperative offering competitively solicited contracts to education government and nonprofit agencies, saving them both time and money. TIPS provides a proven, streamlined process that eliminates the purchasing stress for Members.



[www.tips-usa.com](http://www.tips-usa.com)

866-839-8477



## TIPS MEMBERS

are able to save time and money without the delay and expense because TIPS completes the competitive bid process for you

### BENEFITS

#### Full-Line Contract Solutions

- Choose the products & services desired

#### Leveraging Relationships

- Select the Vendor desired to purchase from & work with
- TIPS is always available to assist in the process & confirm pricing

#### Quality Pricing

- Avoid low-bids and low-quality awards.
- Receive national volume, ceiling-based, discounted pricing
- Submit your own RFQ and specs through our Member Portal in one easy step

### WHO CAN JOIN

The benefits of using TIPS are available to Education, Government and Non-Profit Agencies



TIPS is the purchasing cooperative of Region 8 Education Service Center, the **Lead Public Agency**.



TIPS has the **legislative authority** to establish contracts for government and education agencies **nationwide**.



Membership is **FREE** with no purchasing obligation or liability. Members gain immediate access to our competitively procured contracts with **quality vendors**.



# STEP-BY-STEP INSTRUCTIONS FOR ONLINE ACCESS TO TIPS COOPERATIVE PURCHASING

1. Access the TIPS Homepage: <https://www.tips-usa.com/>
2. Click on “MEMBERSHIP” banner at the top of the webpage. There is **NO FEE** to become a member!
3. Click on “Become a Member”.
4. Or Click on “SIGN UP TO BE A MEMBER” banner.



5. Click on “ALL OTHER STATE ENTITIES CLICK HERE” <https://www.tips-usa.com/membershipconditions.cfm>



6. Scroll through and review Membership Agreement.
7. Click **No** or **Yes** for change of venue. You can always change this later. Then click Accept Terms and Conditions.
8. Fill out Membership Form and click Register. You will be notified of your membership with in the day. Congratulations!
9. If you know of vendors/businesses that would like to participate in TIPS Cooperative Purchasing, there is no cost to do so, and, just refer the vendor/business to the website page noted below:





# TIPS Member Purchase Order Processing Procedure

1. Visit the TIPS website at: [www.tips-usa.com](http://www.tips-usa.com) and search "All Contracts" or "All Vendors" to locate a specific Vendor, service, or product.
2. When completing a TIPS purchase, the TIPS Member must request a **TIPS Quote** from the TIPS Vendor with the **TIPS Contract Number referenced on the quote**. You can easily request a quote using the TIPS Member Portal.
3. If the Member decides to proceed with the purchase, the Member must submit the **TIPS Quote & PO (payable to the awarded TIPS Vendor) both referencing the TIPS Contract Number**, to [tipspo@tips-usa.com](mailto:tipspo@tips-usa.com).
4. Please note that all vendor instructions must be included on the PO as vendor instructions detailed in the body of the email to [tipspo@tips-usa.com](mailto:tipspo@tips-usa.com) are not seen by the Vendor.
5. A comprehensive list of "automated vendors" can be found at [www.tips-usa.com/automatedvendors.cfm](http://www.tips-usa.com/automatedvendors.cfm). If the vendor is an "**Automated Vendor**" please send the TIPS Quote & PO directly to the vendor.
6. **Member payment** will be made directly to the Vendor by the Member as agreed by the parties.

In the event a **Member submits PO directly to Vendor that is NOT an "Automated Vendor"**, it must be immediately forwarded to TIPS marked as "confirmation only" within **30 days** of the issue date. Please see the **TIPS Reseller Procedure** when using a Reseller of the primary TIPS Vendor.

**Need Assistance? 866-839-8477**

SAR200306



# TIPS Contact Information

The Interlocal Purchasing System, Region 8 Education Service Center

## TIPS ADMINISTRATION

Dr. David Fitts	Executive Director of Region 8 ESC	dfitts@reg8.net	(903) 575-2607
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## TIPS MANAGEMENT

Meredith Barton	Chief Operating Officer	meredith.barton@tips-usa.com	(903) 575-2791
Rick Powell	General Counsel/Procurement Compliance Officer	rick.powell@tips-usa.com	(903) 575-2726
Sarah Reynolds	Deputy General Counsel/Contract Management	sarah.reynolds@tips-usa.com	(903) 575-2673
David Mabe	Vice-President of Construction	david.mabe@tips-usa.com	(903) 243-4759
Miguel Kenedy	Business Intelligence	miguelk.bacallao@tips-usa.com	(903) 575-2685

## TIPS OFFICE STAFF

Karen Walton	Purchase Order Compliance	karen.walton@tips-usa.com	(903) 575-2761
Victoria Walston	Purchase Order Compliance	victoria.walston@tips-usa.com	(903) 575-2767
Jaci Merritt	Accountant	jaci.merritt@tips-usa.com	(903) 575-2734
Reid Williams	Customer Solutions & Membership Services	reid.williams@tips-usa.com	(903) 575-2689
Joni Elms	Conference Coordinator	joni.elms@tips-usa.com	(903) 575-2674
Aide Vallejo	Customer Relations and Accounting	aide.vallejo@tips-usa.com	(903) 575-2644
Gabriel Gaytan	Customer Relations and Accounting	gabriel.gaytan@tips-usa.com	(903) 575-2660
Kristie Collins	Contracts Support	kristie.collins@tips-usa.com	(903) 575-2714
Chandie Randle	Contracts Support	chandie.randle@tips-usa.com	(903) 575-2608
Shelley Black	Contracts Support	shelley.black@tips-usa.com	(903) 575-2732

## TIPS FIELD TEAM

Whitley Allen	East Texas	Regions 7, 8, 9, 12, 16	whitley.allen@tips-usa.com	(903) 277-5531
Javier Farias	South Texas	Regions 1, 2, 3, 19, 20	javier.farias@tips-usa.com	(956) 802-5677
Bill Herries	Dallas/Ft. Worth	Regions 10, 11	bill.herries@tips-usa.com	(817) 239-5293
Heath Hinton	Construction Compliance	National	heath.hinton@tips-usa.com	(903) 573-4901
Jensen Mabe	National Construction	National	jensen.mabe@tips-usa.com	(903) 438-6237
Charlie Martin	Central US	AZ-CO-KS-ND-NE-NM-MT-OK-SD-WY	charlie.martin@tips-usa.com	(903) 739-0736
Gene Hawk	Construction Representative		gene.hawk@tips-usa.com	(479) 234-7639
Mickey McFatridge	Southeast	AR-LA-MO-MS-TN	mickey.mcfatridge@tips-usa.com	(870) 926-9250
Frank Meyran	East Coast	AL-CT-DE-FL-GA-MA-MD-ME-NC-NH-NJ-NY-PA-RI-SC-VA-VT-WV	frank.meyran@tips-usa.com	(706) 372-0359
Randy Ramey	Mid-West	IA-IL-IN-KY-MI-MN-OH-WI	randy.ramey@tips-usa.com	(630) 802-1518
Lyndsey Rieth	Austin/Houston	Regions 4, 5, 6, 13	lyndsey.rieth@tips-usa.com	(713) 585-5069
Michael Tucker	West Coast	TX Regions 14, 15, 17, 18 CA-ID-NV-OR-UT-WA	michael.tucker@tips-usa.com	(903) 824-6371

## CONTACT US:

	<b>TIPS website:</b>	www.tips-usa.com	
	<b>TIPS eBid site:</b>	https://tips.ionwave.net	
	<b>General Inquiries:</b>	tips@tips-usa.com	<b>Bid Inquiries:</b> bids@tips-usa.com
	<b>Purchase Orders:</b>	tipspo@tips-usa.com	<b>Construction:</b> estimator@tips-usa.com
	<b>Accounting:</b>	accounting@tips-usa.com	
	4845 US Highway 271 North		<b>Phone:</b> (866) 839-8477
	Pittsburg, Texas 75686		<b>Fax:</b> (866) 839-8472