

RESOLUTION NO. R2026-14

**A RESOLUTION APPROVING A CONTRACT WITH SAFE STEP LLC
FOR THE 2026 SIDEWALK REPAIR PROGRAM**

WHEREAS, the City of Warrenville (“**City**”) is a home rule municipal corporation pursuant to Article VII, Section 6(a) of the Constitution of the State of Illinois of 1970; and

WHEREAS, the City has identified the need to repair certain sidewalk segments determined to be tripping hazards within the City as part of the 2026 Sidewalk Repair Program (“**Work**”); and

WHEREAS, Safe Step LLC (“**Contractor**”) is the only contractor in the region that repairs sidewalk tripping hazards using a dry, saw cut process, which is faster and tidier than traditional methods (“**Preferred Method**”); and

WHEREAS, Contractor submitted a proposal to perform the Work using the Preferred Method in the total not-to-exceed amount of \$45,324.53; and

WHEREAS, the City proposes to enter into a contract with Contractor for the Work at the price proposed (“**Contract**”); and

WHEREAS, in accordance with Section 1-8-4.B.6.a of the Warrenville City Code (“**City Code**”), the City has determined that the Work is not adaptable to award by competitive bidding because the completion of the Work using the Preferred Method can only be provided by a single source; and

WHEREAS, the Mayor and the City Council have determined that it is in the best interests of the City to approve the Contract with Contractor for the performance of the Work;

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF WARRENVILLE, DUPAGE COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1: Recitals. The recitals listed above are incorporated in this Resolution as if fully set forth in this Resolution.

SECTION 2: Approval of Contract. The Contract with the Contractor is hereby approved in a total amount not to exceed \$45,324.53.

SECTION 3: Execution. The City Administrator, or her designee, is authorized to execute, on behalf of the City, all documents acceptable to the City Administrator and the City Attorney necessary to execute the Contract with the Contractor.

SECTION 4: Effective Date. This Resolution shall be in full force and effect following its passage and approval in the manner provided by law.

[Signatures and Voting Record on Following Page]

PASSED THIS ____ day of _____, 2026.

AYES: ____ NAYS: ____ ABSENT: ____ ABSTAIN: ____

APPROVED THIS ____ day of _____, 2026.

MAYOR

ATTEST:

CITY CLERK

EXHIBIT A
CONTRACT

**CITY OF WARRENVILLE
CONTRACT FOR SIDEWALK REPAIR PROGRAM**

Full Name of Contractor **SAFE STEP LLC** (“**Contractor**”)
Principal Office Address 130 Industrial Park Ave., PO Box 411, Hortonville, WI 54944
Local Office Address 507 Grant St., Peru, IL 60134
Contact Person Philip Sitton Telephone Number (331)444-4822

TO: City of Warrenville (“**Owner**”)
28W701 Stafford Place
Warrenville, Illinois 60555

Attention: Jamie Clark, Capital Maintenance Superintendent

1. **Work**

A. **Contract and Work**. Contractor shall, at its sole cost and expense, provide, perform, and complete, in the manner specified and described, and upon the terms and conditions set forth, in this Contract, all of the following, all of which is herein referred to as the “**Work**”:

1. **Labor, Equipment, Materials and Supplies**. Provide, perform, and complete, in the manner specified and described in this Contract, all necessary work, labor, services, transportation, equipment, materials, supplies, information, data, and other means and items necessary for the repair of the sidewalk segments identified by the Owner determined to be tripping hazards within the City of Warrenville (collectively, all sidewalk segments determined by the Owner to be tripping hazards are the “**Work Site**”), all as further described on the proposal prepared by Contractor and attached to this Contract as **Exhibit A (“Proposal”)**;
2. **Permits**. Procure and furnish all permits, licenses, and other governmental approvals and authorizations necessary in connection therewith;
3. **Bonds and Insurance**. Procure and furnish all bonds and all insurance certificates specified in this Contract;
4. **Taxes**. Pay all applicable federal, state, and local taxes;
5. **Miscellaneous**. Do all other things required of Contractor by this Contract; and
6. **Quality**. Provide, perform, and complete all of the foregoing in a proper and workmanlike manner, consistent with highest standards of professional and construction practices, in full compliance with, and as required by or

pursuant, to this Contract, and with the greatest economy, efficiency, and expedition consistent therewith, with only new, undamaged, and first quality equipment, materials, and supplies.

B. **Performance Standards**. All Work shall be fully provided, performed, and completed in accordance with the specifications set forth in the Proposal. Whenever any equipment, materials, or supplies are specified or described in this Contract by using the name or other identifying feature of a proprietary product or the name or other identifying feature of a particular manufacturer or vendor, the specific item mentioned shall be understood as establishing the type, function, and quality desired. Other manufacturers’ or vendors’ products may be accepted, provided that the products proposed are equivalent in substance and function to those named as determined by Owner in its sole and absolute discretion.

C. **Responsibility for Damage or Loss**. Contractor shall be responsible and liable for, and shall promptly and without charge to Owner repair or replace, any damage done to, and any loss or injury suffered by, Owner, the Work, the Work Site, or other property or persons as a result of the Work.

D. **Inspection/Testing/Rejection**. Owner shall have the right to inspect all or any part of the Work and to reject all or any part of the Work that is, in Owner’s judgment, defective or damaged or that in any way fails to conform strictly to the requirements of this Contract and Owner, without limiting its other rights or remedies, may require correction or replacement at Contractor’s cost, perform or have performed all Work necessary to complete or correct all or any part of the Work that is defective, damaged, or nonconforming and charge Contractor with any excess cost incurred thereby, or cancel all or any part of any order or this Contract. Work so rejected may be returned or held at Contractor’s expense and risk.

2. **Contract Price Proposal**

Contractor shall take in full payment for all Work and other matters set forth under Section 1 above, including overhead and profit; taxes, contributions, and premiums; and

compensation to all subcontractors and suppliers, the compensation set forth below.

A. Schedule of Prices

For providing, performing, and completing all Work, the total Contract Price of: **\$45,324.53**, which is equal to the cost to perform the Work, as each is set forth in the Proposal.

B. Basis For Determining Prices

It is expressly understood and agreed that:

1. All prices stated in the Schedule of Prices are firm and shall not be subject to escalation or change;
2. Owner is not subject to state or local sales, use, and excise taxes, that no such taxes are included in the Schedule of Prices, and that all claim or right to claim any additional compensation by reason of the payment of any such tax is hereby waived and released;
3. All other applicable federal, state, and local taxes of every kind and nature applicable to the Work are included in the Schedule of Prices; and
4. Any items of Work not specifically listed or referred to in the Schedule of Prices, or not specifically included for payment under any Unit Price Item, shall be deemed incidental to the Contract Price, shall not be measured for payment, and shall not be paid for separately except as incidental to the Contract Price, including without limitation extraordinary equipment repair, the cost of transportation, packing, cartage, and containers, the cost of preparing schedules and submittals, the cost or rental of small tools or buildings, the cost of utilities and sanitary conveniences, and any portion of the time of Contractor, its superintendents, or its office and engineering staff.

C. Time of Payment

The Contractor shall issue an invoice upon the inspection and acceptance of the Work at each Work Site for a total of two invoices. The City will pay each invoice in a lump sum payment. in accordance with the Illinois Local Government Prompt Payment Act, 50 ILCS 505/1 *et seq.*

All payments may be subject to deduction or setoff by reason of any failure of Contractor to perform under this Contract. Each shall include Contractor's certification of the value of, and partial or final waivers of lien covering, all Work for which payment is then requested and Contractor's certification that

all prior payments have been properly applied to the payment or reimbursement of the costs with respect to which they were paid.

3. Contract Time Proposal

Contractor shall commence the Work within six weeks after full execution of this Contract and notice of commencement from the City, provided that Contractor has furnished to Owner all bonds and all insurance certificates specified in this Contract ("**Commencement Date**"). Contractor shall perform the Work diligently and continuously and shall complete the Work not later than June 1, 2026.

4. Financial Assurance

A. Bonds. Contractor shall provide a Performance Bond and a Labor and Material Payment Bond, on forms provided by, or otherwise acceptable to, Owner, from a surety company acceptable to Owner, each in the penal sum of the Contract Price, within 10 days following Owner's acceptance of this Contract.

B. Insurance. Contractor shall provide certificates of insurance evidencing the minimum insurance coverages and limits set forth below within 10 days following Owner's acceptance of this Contract. Such policies shall be in form, and from companies, acceptable to Owner and shall name Owner, its elected and appointed officials, officers, employees, agents, attorneys, consultants and representatives as additional insureds. The insurance coverages and limits set forth below shall be deemed to be minimum coverages and limits and shall not be construed in any way as a limitation on Contractor's duty to carry adequate insurance or on Contractor's liability for losses or damages under this Contract. The minimum insurance coverages and limits that shall be maintained at all times while providing, performing, or completing the Work are as follows:

1. Workers' Compensation and Employer's Liability

Limits shall not be less than:

Worker's Compensation: Statutory

Employer's Liability: \$500,000 each accident-injury
\$500,000 each employee-disease
\$500,000 disease-policy

Such insurance shall evidence that coverage applies to the State of Illinois.

2. Commercial Motor Vehicle Liability

Limits for vehicles owned, non-owned or rented shall not be less than:

\$1,000,000 Bodily Injury and Property Damage
Combined Single Limit

3. Commercial General Liability

Limits shall not be less than:

\$1,000,000 Bodily Injury and Property Damage
Combined Single Limit.

Coverage is to be written on an "occurrence"
basis.

Coverage to include:

- Premises Operations
- Products/Completed Operations
- Independent Contractors
- Personal Injury (with Employment
Exclusion deleted)
- Broad Form Property Damage
Endorsement
- "X," "C," and "U"
- Contractual Liability

Contractual Liability coverage shall specifically
include the indemnification set forth below.

4. Umbrella Liability

Limits shall not be less than:

\$2,000,000 Bodily Injury and Property Damage
Combined Single Limit.

This Policy shall apply in excess of the limits
stated in 1, 2, and 3 above.

C. Indemnification. Contractor shall indemnify, save harmless, and defend Owner against all damages, liability, claims, losses, and expenses (including attorneys' fees) that may arise, or be alleged to have arisen, out of or in connection with Contractor's performance of, or failure to perform, the Work or any part thereof, or any failure to meet the representations and warranties set forth in Section 6 of this Contract.

D. Penalties. Contractor shall be solely liable for any fines or civil penalties that are imposed by any governmental or quasi-governmental agency or body that may arise, or be alleged to have arisen, out of or in connection with Contractor's performance of, or failure to perform, the Work or any part thereof.

5. Firm Pricing

All prices and other terms stated in this Contract are firm and shall not be subject to withdrawal, escalation, or change.

6. Contractor's Representations and Warranties

In order to induce Owner to accept this Contract, Contractor hereby represents and warrants as follows:

A. The Work. The Work, and all of its components, shall be of merchantable quality; shall be free from any latent or patent defects and flaws in workmanship, materials, and design; shall strictly conform to the requirements of this Contract, including, without limitation, the performance standards set forth in Subsection 1B of this Contract; and shall be fit, sufficient, and suitable for the purposes expressed in, or reasonably inferred from, this Contract and the warranties expressed herein shall be in addition to any other warranties expressed or implied by law, which are hereby reserved unto Owner. Contractor, promptly and without charge, shall correct any failure to fulfill the above warranty at any time within one year after final payment or such longer period as may be prescribed in the performance standards set forth in Section 1B of this Contract or by law and as set forth in the Proposal. The above warranty shall be extended automatically to cover all repaired and replacement parts and labor provided or performed under such warranty and Contractor's obligation to correct Work shall be extended for a period of two years from the date of such repair or replacement. The time period established in this Section 6A relates only to the specific obligation of Contractor to correct Work and shall not be construed to establish a period of limitation with respect to other obligations that Contractor has under this Contract.

B. Compliance with Laws. The Work, and all of its components, shall be provided, performed, and completed in compliance with, and Contractor agrees to be bound by, all applicable federal, state, and local laws, orders, rules, and regulations, as they may be modified or amended from time to time, including without limitation the Prevailing Wage Act, 820 ILCS 130/0.01 et seq., and any other prevailing wage laws; any statutes requiring preference to laborers of specified classes; the Illinois Steel Products Procurement Act, 30 ILCS 565/1 et seq.; any statutes prohibiting discrimination because of, or requiring affirmative action based on, race, creed, color, national origin, age, sex, or other prohibited classification; and any statutes regarding safety or the performance of the Work.

C. Prevailing Wage Act. This Contract calls for the construction of a "public work," within the meaning of the Illinois Prevailing Wage Act, 820 ILCS 130/0.01 et seq. ("Act"). Contractor and any subcontractors rendering services under this Contract must comply with all requirements of the Act, including, but not limited to, all wage, notice, and recordkeeping duties and certified payrolls.

D. Not Barred. Contractor is not barred by law from contracting with Owner or with any other unit of state or local government as a result of (i) a delinquency in the payment of any tax administered by the Illinois Department of Revenue unless Contractor is contesting, in accordance with the procedures established by the appropriate Revenue Act, its liability for the tax or the amount of tax, as set forth in 65 ILCS 5/11-42.1-1; or (ii) a violation of either Section 33E-3 or Section 33E-4 of Article 33 of the Criminal Code of 2012, 720 ILCS 5/33E-1 et seq. Contractor is not acting, directly or indirectly, for or on behalf of any person, group, entity or

nation named by the United States Treasury Department as a Specially Designated National and Blocked Person, or for or on behalf of any person, group, entity or nation designated in Presidential Executive Order 13224 as a person who commits, threatens to commit, or supports terrorism; and Contractor is not engaged in this transaction directly or indirectly on behalf of, or facilitating this transaction directly or indirectly on behalf of, any such person, group, entity or nation.

E. Patriot Act Compliance. The Contractor represents and warrants to the Owner that neither it nor any of its principals, shareholders, members, partners, or affiliates, as applicable, is a person or entity named as a Specially Designated National and Blocked Person (as defined in Presidential Executive Order 13224) and that it is not acting, directly or indirectly, for or on behalf of a Specially Designated National and Blocked Person. The Contractor further represents and warrants to the Owner that the Contractor and its principals, shareholders, members, partners, or affiliates, as applicable, are not, directly or indirectly, engaged in, and are not facilitating, the transactions contemplated by this Agreement on behalf of any person or entity named as a Specially Designated National and Blocked Person. The Contractor hereby agrees to defend, indemnify and hold harmless the Owner, its corporate authorities, and all Owner elected and appointed officials, officers, employees, agents, representatives, engineers, and attorneys, from and against any and all claims, damages, losses, risks, liabilities, and expenses (including reasonable attorneys' fees and costs) arising from or related to any breach of the foregoing representations and warranties.

F. Qualified. Contractor has the requisite experience, ability, capital, facilities, plant, organization, and staff to enable Contractor to perform the Work successfully and promptly and to commence and complete the Work within the Contract Price and Contract Time Proposals set forth above.

7. General Provisions.

A. Reliance. Owner is relying on all warranties, representations, and statements made by Contractor in this Contract.

B. Reservation of Rights. Owner reserves the right to reject any and all proposals, reserves the right to reject the low price proposal, and reserves such other rights as are set forth in the Instructions to Contractors.

C. Default.

1. Default. If Owner determines that the Contractor has failed or refused to properly undertake the Work with diligence, or has delayed in the undertaking of, the Work with diligence at a rate that assures completion of the Work in full compliance with the requirements of this Contract, or has otherwise failed, refused, or delayed to perform or satisfy the Work or any other requirement of this Agreement ("**Event of Default**"), and fails to cure any the Event of Default within ten days after the Contractor's receipt

of written notice of the Event of Default from Owner, then Owner will have the right, notwithstanding the availability of other remedies provided by law or equity, to pursue any one or more of the remedies provided for under Section 9.C.2 of this Agreement.

2. Remedies. In case of any Event of Default, Owner may pursue the following remedies:

a. Cure by Contractor. The Owner may require the Contractor, within a reasonable time, to complete or correct all or any part of the Work that are the subject of the Event of Default; and to take any or all other action necessary to bring the Contractor and the Work into compliance with this Contract;

b. Termination of Contract. The Owner may terminate this Contract and, notwithstanding anything in this Contract, the Owner will not have any liability for further payment of amounts due or to become due under this Contract;

c. Withholding of Payment. The Owner may withhold from any payment, whether or not previously approved, or may recover from the Contractor, any and all costs, including attorneys' fees and administrative expenses, incurred by the Owner as the result of any Event of Default by the Contractor or as a result of actions taken by the Owner in response to any Event of Default by the Contractor.

D. Remedies Cumulative. Each of the rights and remedies reserved to Owner in this Contract shall be cumulative and additional to any other or further remedies provided in law or equity or in this Contract.

E. Time. Time is of the essence in the performance of all terms and conditions of this Contract and, except where stated otherwise, references in this Contract to days shall be construed to refer to calendar days.

F. No Waiver. No examination, inspection, investigation, test, measurement, review, determination, decision, certificate, or approval by Owner, whether before or after Owner's acceptance of this Contract; nor any information or data supplied by Owner, whether before or after Owner's acceptance of this Contract; nor any order by Owner for the payment of money; nor any payment for, or use, possession, or acceptance of, the whole or any part of the Work by Owner; nor any extension of time granted by Owner; nor any delay by Owner in exercising any right under this Contract; nor any other act or omission of Owner shall constitute or be deemed to be an acceptance of any defective, damaged, or nonconforming Work, nor operate to waive or otherwise diminish the effect of any representation or warranty made by Contractor; or of any requirement or provision of this Contract; or of any remedy, power, or right of Owner.

G. Severability. The provisions of this Contract shall be interpreted when possible to sustain their legality and

enforceability as a whole. In the event any provision of this Contract shall be held invalid, illegal, or unenforceable by a court of competent jurisdiction, in whole or in part, neither the validity of the remaining part of such provision, nor the validity of any other provisions of this Contract shall be in any way affected thereby, and the remaining provisions shall be interpreted, applied and enforced so as to achieve, as near as may be, the purpose and interest of this Contract to the greatest extent permitted by applicable law.

H. Amendments. No modification, addition, deletion, revision, alteration, or other change to this Contract shall be effective unless and until it is reduced to writing and executed and delivered by Owner and Contractor, except that Owner has the right, by written order executed by Owner, to make changes in the Work ("**Change Order**"). If any Change Order causes an increase or decrease in the amount of the Work, then an equitable adjustment in the Contract Price or Contract Time may be made. No decrease in the amount of the Work caused by any Change Order shall entitle Contractor to make any claim for damages, anticipated profits, or other compensation.

I. Assignment. Neither this Contract, nor any interest herein, shall be assigned or subcontracted, in whole or in part, by Contractor except upon the prior written consent of Owner.

J. Governing Law. This Contract, and the rights of the parties under this Contract shall be governed by, construed and enforced in accordance with the internal laws, but not the conflicts of laws rules, of the State of Illinois. Every provision of law required by law to be inserted into this Contract shall be deemed to be inserted herein.

k. Venue. Exclusive jurisdiction with regard to the any actions or proceedings arising from, relating to, or in connection with this Contract will be in the 18th Judicial Circuit Court of DuPage County, Illinois or, where applicable, in the federal court for the Northern District of Illinois. The Parties waive their respective right to transfer or change the venue of any litigation filed in the 18th Judicial Circuit Court of DuPage County, Illinois.

l. Counterpart Execution. This Contract may be executed in several counterparts, each of which, is deemed to be an original, but all of which together will constitute one and the same instrument.

***[SIGNATURES ON FOLLOWING PAGE /
REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]***

ATTEST:

CITY OF WARRENVILLE

By: _____
City Clerk

By: _____
City Administrator

ATTEST:

SAFE STEP LLC

By: _____
Sean P. Sw

By: _____
Shirley

Title: Illinois Project Manager

Its: _____
Office manager

EXHIBIT A
PROPOSAL



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

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Introduction

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.

Philip Sitton
Project Manager
331.444.4822
Philip@NoTrippin.com

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Survey Summary and Pricing

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>Warrenville Fiscal Year 2025</p> <ol style="list-style-type: none"> 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> 2. <i>Includes mobilization, waste disposal, and reporting</i> 3. <i>Also includes GIS shape files of defect information</i> 	<p>\$45,324.53</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 ft² of sidewalk.

At an average removal and replacement cost of \$12.74/ft², 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



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.



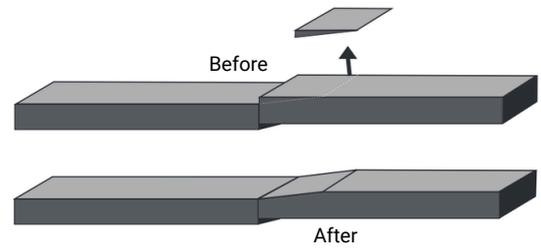
Safety and Insurance

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



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:

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

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 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.
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 are not seen by the Vendor.
5. A comprehensive list of "automated vendors" can be found at 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

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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

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Shelley Black	Contracts Support	shelley.black@tips-usa.com	(903) 575-2732

TIPS FIELD TEAM

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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
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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:

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

**CITY OF WARRENVILLE
SIDEWALK REPAIR PROGRAM CONTRACT
PERFORMANCE BOND**

KNOW ALL MEN BY THESE PRESENTS: that Safe Step LLC **130 Industrial Park Ave, PO Box 411, Hortonville, WI 54944** as Principal, hereinafter called Contractor, and **West Bend Insurance Company, 1900 S 18th Ave, West Bend, WI**, as Surety, a corporation organized and existing under the laws of the State of **Wisconsin**, hereinafter called Surety, are held and firmly bound unto City of Warrenville, 28W701 Stafford Place, Warrenville, Illinois 60555, as Obligee, hereinafter called Owner, in the full and just sum of Forty Five Thousand Three Hundred Twenty Four Dollars and Fifty Three Cents (\$45,324.53), for the payment of which sum of money well and truly to be made, Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents, said amount to include payment of actual costs and damages and for attorneys' fees, architectural fees, design fees, engineering fees, accounting fees, testing fees, consulting fees, administrative costs, court costs, interest and any other fees and expenses resulting from or incurred by reason of Contractor's failure to promptly and faithfully perform its contract with Owner, said contract being more fully described below, and to include attorneys' fees, court costs and administrative and other expenses necessarily paid or incurred in successfully enforcing performance of the obligation of Surety under this bond.

WHEREAS, Contractor has entered into a written agreement dated February 18, 2026 with Owner entitled "Sidewalk Repair Program Contract Between City of Warrenville and Safe Step LLC" (the "Contract"), the terms and conditions of which are by this reference incorporated herein as though fully set forth herein.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH THAT if Contractor shall well, truly and promptly perform all the undertakings, covenants, terms, conditions and agreements of said Contractor under the Contract, including, but not limited to, Contractor's obligations under the Contract: (1) to provide, perform and complete at the Work Site and in the manner specified in the Contract all necessary work, labor, services, transportation, equipment, materials, apparatus, machinery, tools, fuels, gas, electric, water, waste disposal, information, data and other means and items necessary for the repair of the sidewalk segments identified by the Owner determined to be tripping hazards within the City of Warrenville; (2) to procure and furnish all permits, licenses and other governmental approvals and authorizations necessary in connection therewith except as otherwise expressly provided in the Contract; (3) to procure and furnish all bonds, certificates and policies of insurance specified in the Contract; (4) to pay all applicable federal, state and local taxes; (5) to do all other things required of Contractor by the Contract; and (6) to provide, perform and complete all of the foregoing in a proper and workmanlike manner and in full compliance with, and as required by and pursuant to, the Contract; all of which is herein referred to as the "Work," whether or not any of said Work enter into and become component parts of the improvement contemplated, then this obligation shall be null and void; otherwise it shall remain in full force and effect.

Surety, for value received, hereby stipulates and agrees that no changes, modifications, alterations, omissions, deletions, additions, extensions of time, or forbearance on the part of either Owner or Contractor to the other in or to the terms of said Contract; in or to the schedules, plans, drawings or specifications; in or to the method or manner of performance of the Work; in or to Owner-furnished facilities, equipment, material, service or sites; or in or to the mode or manner of payment therefor, shall in any way release Contractor and Surety or either or any of them, or any of their heirs, executors, administrators, successors, or assigns or affect the obligations of Surety on this bond, all notice of any and all of the foregoing changes, modifications, alterations, omissions, deletions, additions, extensions of time or forbearance, and notice of any and all defaults by Contractor or of Owner's termination of Contractor being hereby waived by Surety.

Notwithstanding anything to the contrary in the foregoing paragraph, in no event shall the obligations of Surety under this bond in the event of Contractor's default be greater than the obligations of Contractor under the Contract in the absence of such Contractor default.

CITY OF WARRENVILLE
SIDEWALK REPAIR PROGRAM CONTRACT
LABOR AND MATERIAL PAYMENT BOND

KNOW ALL MEN BY THESE PRESENTS: that Safe Step LLC ***PO Box 411, Hortonville, WI***, as Principal, hereinafter called Contractor, and ***West Bend Insurance Company, 1900 S. 18th Ave., West Bend, WI***, as Surety, a corporation organized and existing under the laws of the State of ***Wisconsin***, hereinafter called Surety, are held and firmly bound unto City of Warrenville, 28W701 Stafford Place, Warrenville, Illinois 60555, as Obligee, hereinafter called Owner, for the use and benefit of itself and of claimants as hereinafter defined, in the full and just sum of Forty Five Thousand Three Hundred Twenty Four Dollars and Fifty Three Cents (\$45,324.53), to be paid to it or the said claimants or its or their assigns, to which payment well and truly to be made Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents, said amount to include attorney's fees, court costs and administrative and other expenses necessarily paid or incurred in successfully enforcing performance of the obligation of Surety under this bond.

WHEREAS, Contractor has entered into a written agreement dated February 18, 2026, with Owner entitled "Sidewalk Repair Program Contract Between City of Warrenville and Safe Step LLC" (the "Contract"), the terms and conditions of which are by this reference incorporated herein as though fully set forth herein.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH THAT if Contractor shall promptly pay or cause to be paid all sums of money that may be due to any claimant with respect to Contractor's obligations under the Contract: (1) to provide, perform and complete at the Work Site and in the manner specified in the Contract all necessary work, labor, services, transportation, equipment, materials, apparatus, machinery, tools, fuels, gas, electric, water, waste disposal, information, data and other means and items necessary for the repair of the sidewalk segments identified by the Owner determined to be tripping hazards within the City of Warrenville; (2) to procure and furnish all permits, licenses and other governmental approvals and authorizations necessary in connection therewith except as otherwise expressly provided in the Contract; (3) to procure and furnish all bonds, certificates and policies of insurance specified in the Contract; (4) to pay all applicable federal, state and local taxes; (5) to do all other things required of Contractor by the Contract; and (6) to provide, perform and complete all of the foregoing in a proper and workmanlike manner and in full compliance with, and as required by and pursuant to, the Contract; all of which is herein referred to as the "Work," whether or not any of said Work enter into and become component parts of the improvement contemplated, then this obligation shall be null and void; otherwise it shall remain in full force and effect.

For purpose of this bond, a claimant is defined as one having a direct contract with Contractor or with a subcontractor of Contractor to provide, perform or complete any part of the Work.

Contractor and Surety hereby jointly and severally agree that every claimant who has not had all just claims for the furnishing of any part of the Work paid in full, including, without limitation, all claims for amounts due for materials, lubricants, oil, gasoline, rentals of or service or repairs on machinery, equipment, and tools consumed or used in connection with the furnishing of any part of the Work, may sue on this bond for the use of such claimant, may prosecute the suit to final judgment for such sum or sums as may be justly due such claimant, and may have execution therein; provided, however, that Owner shall not be liable for the payment of any costs or expenses of any such suit. The provisions of 30 ILCS 550/1 and 2 [formerly Ill. Rev. Stat. ch. 29, §§ 15 and 16] shall be deemed inserted herein, including the time limits within which notices of claim must be filed and actions brought under this bond.

Contractor and Surety hereby jointly agree that Owner may sue on this bond if Owner is held liable to, or voluntarily agrees to pay, any claimant directly, but nothing in this bond shall create any duty on the part of Owner to pay any claimant.

