



City of Aurora, IL

Engineering

Jason Bauer, Director of Public Works/City Engineer

44 E Downer Place, Aurora, IL 60502

[MID AMERICAN WATER INC] RESPONSE DOCUMENT REPORT

ITB No. 25-209

2026 Water & Sewer Maintenance Division Materials and Supplies

RESPONSE DEADLINE: October 22, 2025 at 11:00 am

Report Generated: Monday, October 27, 2025

Mid American Water Inc Response

CONTACT INFORMATION

Company:

Mid American Water Inc

Email:

ericlowe@midamericanwater.com

Contact:

Eric Lowe

Address:

1500 MOUNTAIN ST
AURORA, IL 60505

Phone:

N/A

Website:

N/A

Submission Date:

Oct 21, 2025 8:26 PM (Central Time)

ADDENDA CONFIRMATION

No addenda issued

QUESTIONNAIRE

1. Contact Information*

Pass

Please download the below documents, complete, and upload.

- [COA Contact Information.docx](#)

Contact_info_Aurora.pdf

2. References*

Pass

Include Municipality, Address, Phone Number, Contact Person, Date of Project for each reference

-Village of Arlington Heights

-222 N ridge Ave. Arlington Heights, IL 60005

-Scott Schweda-[\(847\) 368-5800](#)

project reference- all material for 2025 (repair clamps, pipe, Ferncos, Valves, valve boxes, bboxes.

Village of Downers Grove

-5101 Walnut Ave, Downers Grove IL

-Kevin Bobikiewicz- 630-434-5483

Project reference- Material for 2025 including repair clamps, hydrants, valves, bboxes, MJ fittings, etc....

Village of Franklin Park

-9320 W Belmont Ave, Franklin Park IL

-Nick Weber 847-613-9345

- project reference- all water and sewer material for 2025.

3. Sub-Contractor List*

Pass

Please provide the following information for each subcontractor. If you do not have subcontractors, please write "N/A"

Company:

Address:

City, State, Zip:

Phone Number:

Contact Person:

NA

4. Eligibility*

Pass

By signing this Proposal, the Proposer hereby certifies that they are not barred from bidding on this Proposal as a result of a violation of Article 33E, Public Bids of the Illinois Criminal Code of 1961, as amended (Illinois Compiled Statutes, 720 ILCS 5/33E-1).

Confirmed

5. Bidder's Tax Certification*

Pass

The Bidder's Executing Officer, being first duly sworn on oath, deposes and states that all statements made herein are made on behalf of the Bidder, that this despondent is authorized to make them and that the statements contained herein are true and correct.

Bidder deposes, states and certifies that Bidder is not barred from contracting with any unit of local government in the State of Illinois as result of a delinquency in payment of any tax administered by the Illinois Department of Revenue unless Bidder is contesting, in accordance with the procedures established by the appropriate statute, its liability for the tax or the amount of the tax, all as provided for in accordance with 65 ILCS 5/11-42.1-1.

Confirmed

6. Bidder's Certification*

Pass

I/We hereby certify that:

- A. A complete set of bid papers, as intended, has been received, and that I/We will abide by the contents and/or information received and/or contained herein.
- B. I/We have not entered into any collusion or other unethical practices with any person, firm, or employee of the City which would in any way be construed as unethical business practice.
- C. I/We have adopted a written sexual harassment policy which is in accordance with the requirements of Federal, State and local laws, regulations and policies and further certify that I/We are also in compliance with all other equal employment requirements contained in Public Act 87-1257 (effective July 1, 1993) 775 ILCS 5/2-105 (A).
- D. As applicable, I/We are in compliance with the most current "Prevailing Rate" of wages for laborers, mechanics and other workers as required by the State of Illinois Department of Labor.
- E. I/We operate a drug free environment and drugs are not allowed in the workplace or satellite locations as well as City of Aurora sites in accordance with the Drug Free Workplace Act of January, 1992.

F. The Bidder is not barred from bidding on the Project, or entering into this contract as a result of a violation of either Section 33E-3 or 33E-4 of the Illinois Criminal Code, or any similar offense of “bid rigging” or “bid rotating” of any state or the United States.

G. As applicable, I/We will submit, for all contracts in excess of \$25,000.00, a certificate indicating participation in apprenticeship and training programs approved and registered with the United States Department of Labor.

H. I/We will abide by all other Federal, State and local codes, rules, regulations, ordinances and statutes.

Confirmed

7. Local Vendor Preference Application*

Pass

Please download the below documents, complete, and upload.

- [COA 2024 Local Preference V...](#)

AURORA_RESALE_123125.pdf

AURORA_RESALE_123124.pdf

Industrial_Building_Lease_to_3-31-2029_-_Aurora.pdf

Aurora_-_Industrial_Building_Lease_dated_4-2019.pdf

local_preference_form.pdf

8. Standard City of Aurora Contract*

Pass

Please download the below documents, complete, and upload.

- [Sample Standard Contract IT...](#)

aurora_sample_contract.pdf

9. Additional Information

Pass

Aurora_Bid_Notes.docx

PRICE TABLES

FIRE HYDRANTS & RELATED PARTS

Line Item	Description	Unit of Measure	Unit Cost
1	Waterous Fire Hydrant Assembly, 4 1/2' Bury	EA	\$3,871.22
2	Waterous Fire Hydrant Assembly, 5' Bury	EA	\$3,928.99
3	Waterous Fire Hydrant Assembly, 5 1/2' Bury	EA	\$3,998.25
4	Waterous Fire Hydrant Assembly, 6' Bury	EA	\$4,082.54
5	Waterous Fire Hydrant Assembly, 4 1/2' Bury w/Alpha Standard Base	EA	\$3,917.52
6	Waterous Fire Hydrant Assembly, 5' Bury w/Alpha Standard Base	EA	\$3,996.22
7	Waterous Fire Hydrant Assembly, 5 1/2' Bury w/Alpha Standard Base	EA	\$4,059.92
8	Waterous Fire Hydrant Assembly, 6' Bury w/Alpha Standard Base	EA	\$4,152.76
9	Waterous Fire Hydrant Assembly, 4 1/2' Bury w/Alpha XL Base	EA	\$3,910.53
10	Waterous Fire Hydrant Assembly, 5' Bury w/Alpha XL Base	EA	\$3,996.22
11	Waterous Fire Hydrant Assembly, 5 1/2' Bury w/Alpha XL Base	EA	\$4,059.92
12	Waterous Fire Hydrant Assembly, 6' Bury w/Alpha XL Base	EA	\$4,152.76
13	Waterous Fire Hydrant Extension, 6"	EA	\$816.15

[MID AMERICAN WATER INC] RESPONSE DOCUMENT REPORT
ITB No. 25-209
2026 Water & Sewer Maintenance Division Materials and Supplies

Line Item	Description	Unit of Measure	Unit Cost
14	Waterous Fire Hydrant Extension, 12"	EA	\$1,000.22
15	Waterous Fire Hydrant Extension, 18"	EA	\$1,155.40
16	Waterous Fire Hydrant Extension, 24"	EA	\$1,305.22
17	Waterous Traffic Kit, Old Style (K525/10")	EA	\$498.95
18	Waterous Traffic Kit, New Style (K528/16")	EA	\$405.22
19	Waterous Hydrant Kit K834, Hydrant Head w/Traffic Kit	EA	\$3,871.47
20	Waterous Hydrant Kit K836, Hydrant Head	EA	\$2,175.72
21	Waterous Hydrant Part #60 (Hydrant Head)	EA	\$838.62
22	RoDon Hydra-Finder Hydrant Marker, 60"	EA	\$22.00
23	Drain Plunger #7	EA	\$29.92
24	Nozzle Cap Hose #10	EA	\$117.00
25	Nozzle Cap Pumper #10	EA	\$272.25
26	Cap Gasket Hose #11	EA	\$12.10
27	Cap Gasket Pumper #11	EA	\$17.75
28	Nozzle - Hose #12	EA	\$158.10
29	Nozzle - Pumper #12	EA	\$378.85
30	Lower Operating Nut #17A	EA	\$64.25

[MID AMERICAN WATER INC] RESPONSE DOCUMENT REPORT
ITB No. 25-209
2026 Water & Sewer Maintenance Division Materials and Supplies

Line Item	Description	Unit of Measure	Unit Cost
31	Upper Operating Nut #17B	EA	\$118.00
32	Crossarm #30	EA	\$113.13
33	Valve Seat #31	EA	\$319.25
34	Upper Valve Washer #34	EA	\$115.09
35	Main Valve Rubber #35	EA	\$109.22
36	Lower Valve Washer #36	EA	\$60.00
37	O-Ring (Support wheel), 1-1/8 x 1-3/8 #59	EA	\$5.54
38	Flange Lock Ring #64	EA	\$15.25
39	Coupling Sleeve (2 halves) #67	EA	\$46.00
40	Solid Coupling #67B	EA	\$70.00
41	O-Ring (Lower tube seal), 1-7/8 x 2-1/8 #83	EA	\$5.54
42	Support Wheel Gasket #84	EA	\$5.54
43	Brass Lock Nuts #87	EA	\$7.65
44	Hydrant Coupling Stud #88	EA	\$18.02
45	Nozzle Section Bushing Assembly #89	EA	\$52.70
46	Thrust Ring #90	EA	\$11.90
47	Upper Standpipe Gasket #92	EA	\$17.85

Line Item	Description	Unit of Measure	Unit Cost
48	Breakable Flange #113	EA	\$92.00
49	O-Ring (Pumper Nozzle) 5-1/4 X 5-5/8 #116	EA	\$17.85
50	Pumper Nozzle Retainer #117	EA	\$53.55
51	O-Ring (Hose Nozzle) 3-1/4 X 3-5/8 #118	EA	\$16.75
52	Hose Nozzle Retainer #119	EA	\$39.10
53	T-Bolts and Nuts (Per Case)	EA	\$275.00
54	High Performance Hydrant Grease for Food Processing Equipment (1 lb)	EA	\$52.00
55	Mineral Oil Lubricant (5 Gal)	EA	\$385.00

VALVES & RELATED PARTS

Line Item	Description	Unit of Measure	Unit Cost
56	Clow Cutting in Valve, 2"	EA	\$0.00
57	Clow Cutting in Valve, 4"	EA	\$0.00
58	Clow Cutting in Valve, 6"	EA	\$0.00
59	Clow Cutting in Valve, 8"	EA	\$0.00
60	Clow Cutting in Valve, 10"	EA	\$0.00
61	Clow Cutting in Valve, 12"	EA	\$0.00
62	Clow Cutting in Valve, 14"	EA	\$0.00

[MID AMERICAN WATER INC] RESPONSE DOCUMENT REPORT
ITB No. 25-209
2026 Water & Sewer Maintenance Division Materials and Supplies

Line Item	Description	Unit of Measure	Unit Cost
63	Clow Cutting in Valve, 16"	EA	\$0.00
64	American Flow Control Gate Valve, 2" w/ Mechanical Joint Ends	EA	\$550.00
65	American Flow Control Gate Valve, 4" w/ Mechanical Joint Ends	EA	\$810.09
66	American Flow Control Gate Valve, 6" w/ Mechanical Joint Ends	EA	\$1,010.43
67	American Flow Control Gate Valve, 8" w/ Mechanical Joint Ends	EA	\$1,605.82
68	American Flow Control Gate Valve, 10" w/ Mechanical Joint Ends	EA	\$2,505.22
69	American Flow Control Gate Valve, 12" w/ Mechanical Joint Ends	EA	\$3,169.20
70	American Flow Control Gate Valve, 14" w/ Mechanical Joint Ends	EA	\$11,610.00
71	American Flow Control Gate Valve, 16" w/ Mechanical Joint Ends	EA	\$9,835.00
72	American Flow Control Gate Valve, 4" w/ ALPHA Standard Restrained Joint Ends	EA	\$954.89
73	American Flow Control Gate Valve, 6" w/ ALPHA Standard Restrained Joint Ends	EA	\$1,199.42
74	American Flow Control Gate Valve, 8" w/ ALPHA Standard Restrained Joint Ends	EA	\$1,833.22
75	American Flow Control Gate Valve, 10" w/ ALPHA Standard Restrained Joint Ends	EA	\$2,829.30
76	American Flow Control Gate Valve, 12" w/ ALPHA Standard Restrained Joint Ends	EA	\$3,550.28
77	American Flow Control Gate Valve, 2" w/ ALPHA XL Restrained Joint Ends	EA	\$0.00
78	American Flow Control Gate Valve, 4" w/ ALPHA XL Restrained Joint Ends	EA	\$954.89
79	American Flow Control Gate Valve, 6" w/ ALPHA XL Restrained Joint Ends	EA	\$1,199.42

[MID AMERICAN WATER INC] RESPONSE DOCUMENT REPORT
 ITB No. 25-209
 2026 Water & Sewer Maintenance Division Materials and Supplies

Line Item	Description	Unit of Measure	Unit Cost
80	American Flow Control Gate Valve, 8" w/ ALPHA XL Restrained Joint Ends	EA	\$1,833.22
81	American Flow Control Gate Valve, 10" w/ ALPHA XL Restrained Joint Ends	EA	\$2,829.30
82	American Flow Control Gate Valve, 12" w/ ALPHA XL Restrained Joint Ends	EA	\$3,550.28
83	Tyler Valve Box, 664-S Complete w/Lid	EA	\$233.84
84	Tyler Valve Box, 664-S Top Section Only	EA	\$112.98
85	Tyler Valve Box, 664-S Bottom Section Only	EA	\$111.28
86	Tyler Valve Box Extension, #58-A	EA	\$68.20
87	Tyler Valve Box Extension, #59-A	EA	\$84.22
88	Tyler Valve Box Extension, #60-A	EA	\$92.83
89	Tyler Valve Box Extension, #69A - 9"	EA	\$0.00
90	Tyler Valve Box Extension, #69A - 18" (Foreign OK)	EA	\$0.00
91	Tyler Valve Box Extension, #69A - 24" (Foreign OK)	EA	\$0.00

REPAIR PARTS & FITTINGS

Line Item	Description	Unit of Measure	Unit Cost
92	4" Non-Shear Mission Coupling (Clay to Plastic)	EA	\$25.81
93	6" Non-Shear Mission Coupling (Clay to Plastic)	EA	\$42.80
94	8" Non-Shear Mission Coupling (Clay to Plastic)	EA	\$49.85

[MID AMERICAN WATER INC] RESPONSE DOCUMENT REPORT
ITB No. 25-209
2026 Water & Sewer Maintenance Division Materials and Supplies

Line Item	Description	Unit of Measure	Unit Cost
95	10" Non-Shear Mission Coupling (Clay to Plastic)	EA	\$67.00
96	12" Non-Shear Mission Coupling (Clay to Plastic)	EA	\$84.81
97	15" Non-Shear Mission Coupling (Clay to Plastic)	EA	\$149.32
98	4" Non-Shear Mission Coupling (Plastic to Plastic)	EA	\$17.82
99	6" Non-Shear Mission Coupling (Plastic to Plastic)	EA	\$33.85
100	8" Non-Shear Mission Coupling (Plastic to Plastic)	EA	\$52.85
101	10" Non-Shear Mission Coupling (Plastic to Plastic)	EA	\$65.88
102	12" Non-Shear Mission Coupling (Plastic to Plastic)	EA	\$83.22
103	15" Non-Shear Mission Coupling (Plastic to Plastic)	EA	\$144.92
104	2" x 8" Repair Clamp	EA	\$51.50
105	4" x 8" Repair Clamp	EA	\$64.99
106	6" x 8" Repair Clamp	EA	\$72.54
107	6" x 8" Repair Clamp w/ 3/4" Tap	EA	\$92.00
108	6" x 8" Repair Clamp w/ 1" Tap	EA	\$92.00
109	6" x 10" Repair Clamp	EA	\$94.75
110	6" x 12" Repair Clamp	EA	\$104.10
111	6" x 24" Repair Clamp	EA	\$211.23

[MID AMERICAN WATER INC] RESPONSE DOCUMENT REPORT
ITB No. 25-209
2026 Water & Sewer Maintenance Division Materials and Supplies

Line Item	Description	Unit of Measure	Unit Cost
112	6" x 36" Repair Clamp	EA	\$419.20
113	8" x 8" Repair Clamp	EA	\$81.75
114	8" x 8" Repair Clamp w/ 3/4" Tap	EA	\$102.85
115	8" x 8" Repair Clamp w/ 1" Tap	EA	\$102.85
116	8" x 10" Repair Clamp	EA	\$105.10
117	8" x 12" Repair Clamp	EA	\$115.41
118	8" x 16" Repair Clamp	EA	\$148.22
119	8" x 24" Repair Clamp	EA	\$227.89
120	8" x 36" Repair Clamp	EA	\$472.39
121	10" x 8" Repair Clamp w/ 3/4" Tap	EA	\$138.05
122	10" x 8" Repair Clamp w/ 1" Tap	EA	\$138.05
123	10" x 10" Repair Clamp	EA	\$146.05
124	10" x 12" Repair Clamp	EA	\$160.22
125	10" x 16" Repair Clamp	EA	\$186.75
126	10" x 24" Repair Clamp	EA	\$350.00
127	12" x 8" Repair Clamp w/ 3/4" Tap	EA	\$195.22
128	12" x 8" Repair Clamp w/ 1" Tap	EA	\$195.22

[MID AMERICAN WATER INC] RESPONSE DOCUMENT REPORT
ITB No. 25-209
2026 Water & Sewer Maintenance Division Materials and Supplies

Line Item	Description	Unit of Measure	Unit Cost
129	12" x 12" Repair Clamp	EA	\$170.22
130	12" x 16" Repair Clamp	EA	\$210.73
131	12" x 24" Repair Clamp	EA	\$375.22
132	12" x 36" Repair Clamp	EA	\$594.50
133	14" x 15" Repair Clamp	EA	\$316.52
134	14" x 20" Repair Clamp	EA	\$399.80
135	14" x 24" Repair Clamp	EA	\$491.73
136	16" x 15" Repair Clamp	EA	\$342.22
137	16" x 20" Repair Clamp	EA	\$444.00
138	16" x 24" Repair Clamp	EA	\$590.80
139	4" Tyler Cut in Sleeve	EA	\$266.48
140	6" Tyler Cut in Sleeve	EA	\$385.39
141	8" Tyler Cut in Sleeve	EA	\$508.22
142	10" Tyler Cut in Sleeve	EA	\$609.22
143	12" Tyler Cut in Sleeve	EA	\$722.00
144	4" Full Body MJ Ductile Iron Solid Sleeve	EA	\$244.03
145	6" Full Body MJ Ductile Iron Solid Sleeve	EA	\$272.22

[MID AMERICAN WATER INC] RESPONSE DOCUMENT REPORT
ITB No. 25-209
2026 Water & Sewer Maintenance Division Materials and Supplies

Line Item	Description	Unit of Measure	Unit Cost
146	8" Full Body MJ Ductile Iron Solid Sleeve	EA	\$355.88
147	10" Full Body MJ Ductile Iron Solid Sleeve	EA	\$652.00
148	12" Full Body MJ Ductile Iron Solid Sleeve	EA	\$823.12
149	14" Full Body MJ Ductile Iron Solid Sleeve	EA	\$1,253.08
150	16" Full Body MJ Ductile Iron Solid Sleeve	EA	\$1,612.88
151	2" Cast Couplings	EA	\$65.63
152	4" Cast Couplings	EA	\$104.46
153	6" Cast Couplings	EA	\$154.27
154	8" Cast Couplings	EA	\$172.22
155	10" Cast Couplings	EA	\$229.34
156	12" Cast Couplings	EA	\$306.24
157	14" Cast Couplings	EA	\$526.21
158	16" Cast Couplings	EA	\$854.20
159	2" Single Bolt Standard Cast Couplings	EA	\$0.00
160	4" Single Bolt Standard Cast Couplings	EA	\$0.00
161	6" Single Bolt Standard Cast Couplings	EA	\$0.00
162	8" Single Bolt Standard Cast Couplings	EA	\$0.00

[MID AMERICAN WATER INC] RESPONSE DOCUMENT REPORT
ITB No. 25-209
2026 Water & Sewer Maintenance Division Materials and Supplies

Line Item	Description	Unit of Measure	Unit Cost
163	10" Single Bolt Standard Cast Couplings	EA	\$0.00
164	12" Single Bolt Standard Cast Couplings	EA	\$0.00
165	14" Single Bolt Standard Cast Couplings	EA	\$0.00
166	16" Single Bolt Standard Cast Couplings	EA	\$0.00
167	2" Single Bolt XL Cast Couplings	EA	\$0.00
168	4" Single Bolt XL Cast Couplings	EA	\$0.00
169	6" Single Bolt XL Cast Couplings	EA	\$0.00
170	8" Single Bolt XL Cast Couplings	EA	\$0.00
171	10" Single Bolt XL Cast Couplings	EA	\$0.00
172	12" Single Bolt XL Cast Couplings	EA	\$0.00
173	14" Single Bolt XL Cast Couplings	EA	\$0.00
174	16" Single Bolt XL Cast Couplings	EA	\$0.00
175	2" Single Bolt Transition Cast Couplings	EA	\$0.00
176	4" Single Bolt Transition Cast Couplings	EA	\$0.00
177	6" Single Bolt Transition Cast Couplings	EA	\$0.00
178	8" Single Bolt Transition Cast Couplings	EA	\$0.00
179	10" Single Bolt Transition Cast Couplings	EA	\$0.00

[MID AMERICAN WATER INC] RESPONSE DOCUMENT REPORT
ITB No. 25-209
2026 Water & Sewer Maintenance Division Materials and Supplies

Line Item	Description	Unit of Measure	Unit Cost
180	12" Single Bolt Transition Cast Couplings	EA	\$0.00
181	14" Single Bolt Transition Cast Couplings	EA	\$0.00
182	16" Single Bolt Transition Cast Couplings	EA	\$0.00
183	4" Megalug Restraint for Ductile Iron Pipe	EA	\$32.13
184	4" Megalug Restraint for PVC Pipe	EA	\$39.45
185	6" Megalug Restraint for Ductile Iron Pipe	EA	\$37.83
186	6" Megalug Restraint for PVC Pipe	EA	\$47.09
187	8" Megalug Restraint for Ductile Iron Pipe	EA	\$56.84
188	8" Megalug Restraint for PVC Pipe	EA	\$68.05
189	10" Megalug Restraint for Ductile Iron Pipe	EA	\$82.15
190	10" Megalug Restraint for PVC Pipe	EA	\$128.67
191	12" Megalug Restraint for Ductile Iron Pipe	EA	\$119.54
192	12" Megalug Restraint for PVC Pipe	EA	\$138.47
193	2" Tyler Mechanical Joint Accessory Kit	EA	\$0.00
194	4" Tyler Mechanical Joint Accessory Kit	EA	\$58.21
195	6" Tyler Mechanical Joint Accessory Kit	EA	\$75.11
196	8" Tyler Mechanical Joint Accessory Kit	EA	\$97.88

[MID AMERICAN WATER INC] RESPONSE DOCUMENT REPORT
ITB No. 25-209
2026 Water & Sewer Maintenance Division Materials and Supplies

Line Item	Description	Unit of Measure	Unit Cost
197	10" Tyler Mechanical Joint Accessory Kit	EA	\$139.61
198	12" Tyler Mechanical Joint Accessory Kit	EA	\$183.92
199	4" Ductile Iron Tyler Bored Out Flange	EA	\$0.00
200	6" Ductile Iron Tyler Bored Out Flange	EA	\$0.00
201	8" Ductile Iron Tyler Bored Out Flange	EA	\$0.00
202	10" Ductile Iron Tyler Bored Out Flange	EA	\$0.00
203	12" Ductile Iron Tyler Bored Out Flange	EA	\$0.00
204	6" Hymax Coupling	EA	\$375.00
205	8" Hymax Coupling	EA	\$434.22
206	10" Hymax Coupling	EA	\$586.86
207	12" Hymax Coupling	EA	\$779.52
208	16" Hymax Coupling	EA	\$1,680.41
209	4" TPS Ultra Sleeve - Joint Repair Sleeve	EA	\$1,533.28
210	6" TPS Ultra Sleeve - Joint Repair Sleeve	EA	\$1,605.22
211	8" TPS Ultra Sleeve - Joint Repair Sleeve	EA	\$1,889.62
212	10" TPS Ultra Sleeve - Joint Repair Sleeve	EA	\$2,388.96
213	12" TPS Ultra Sleeve - Joint Repair Sleeve	EA	\$2,677.32

WATER MAIN PIPE ITEMS

Line Item	Description	Unit of Measure	Unit Cost
214	4" CL 52 Ductile Iron Pipe, 18'	EA	\$777.60
215	6" CL 52 Ductile Iron Pipe, 18'	EA	\$597.78
216	8" CL 52 Ductile Iron Pipe, 18'	EA	\$844.20
217	10" CL 52 Ductile Iron Pipe, 18'	EA	\$1,091.70
218	12" CL 52 Ductile Iron Pipe, 18'	EA	\$1,359.36
219	16" CL 52 Ductile Iron Pipe, 18'	EA	\$1,929.96
220	Magnesium SuperMAG High Potential Anode-17 Lb.	EA	\$113.75
221	Stainless Steel Clamp for Anode Bags - "EZ Strap"	EA	\$0.00

WATER SERVICE RELATED ITEMS

Line Item	Description	Unit of Measure	Unit Cost
222	3/4" Flared Corporation Stop	EA	\$32.89
223	1" Flared Corporation Stop	EA	\$50.28
224	1 1/2" Flared Corporation Stop	EA	\$153.99
225	2" Flared Corporation Stop	EA	\$265.22
226	3/4" Full Port Flared Curb Box	EA	\$79.15

[MID AMERICAN WATER INC] RESPONSE DOCUMENT REPORT
ITB No. 25-209
2026 Water & Sewer Maintenance Division Materials and Supplies

Line Item	Description	Unit of Measure	Unit Cost
227	1" Full Port Flared Curb Box	EA	\$106.89
228	1 1/2" Full Port Flared Curb Box	EA	\$249.00
229	2" Full Port Flared Curb Box	EA	\$403.00
230	1 1/4" Curb Box	EA	\$61.99
231	1 1/2" Curb Box	EA	\$69.60
232	1 1/4" Curb Box Top	EA	\$13.75
233	Curb Box Extension Replacement Slip Sleeve	EA	\$31.29
234	3/4" Type K Copper - 60' Roll	EA	\$639.00
235	3/4" Type K Copper - 100' Roll	EA	\$1,065.00
236	1" Type K Copper - 60' Roll	EA	\$852.00
237	1" Type K Copper - 100' Roll	EA	\$1,420.00
238	1 1/2" Type K Copper - 60' Roll	EA	\$1,349.40
239	1 1/2" Type K Copper - 100' Roll	EA	\$2,249.00
240	2" Type K Copper - 40' Roll	EA	\$1,435.60
241	2" Type K Copper - 60' Roll	EA	\$2,153.40
242	3/4" Copper to 3/4" Copper Coupling	EA	\$18.70
243	3/4" Copper to 1" Copper Coupling	EA	\$27.70

[MID AMERICAN WATER INC] RESPONSE DOCUMENT REPORT
 ITB No. 25-209
 2026 Water & Sewer Maintenance Division Materials and Supplies

Line Item	Description	Unit of Measure	Unit Cost
244	1" Copper to 1" Copper Coupling	EA	\$32.70
245	3/4" Copper to 3/4" Strong Lead-Pack Coupling	EA	\$31.98
246	3/4" Copper to 3/4" Extra Strong Lead-Pack Coupling	EA	\$37.75
247	3/4" Copper to 3/4" Double Extra Strong Lead-Pack Coupling	EA	\$44.50
248	1" Copper to 3/4" Strong Lead-Pack Coupling	EA	\$55.98
249	1" Copper to 3/4" Extra Strong Lead-Pack Coupling	EA	\$53.75
250	1" Copper to 1" Strong Lead-Pack Coupling	EA	\$66.90
251	1" Copper to 1" Extra Strong Lead-Pack Coupling	EA	\$46.85
252	1" Copper to 1" Double Extra Strong Lead-Pack Coupling	EA	\$59.10

METER ITEMS

Line Item	Description	Unit of Measure	Unit Cost
253	3/4" Ford Meter Horn	EA	\$94.59
254	1" Ford Meter Horn	EA	\$145.85
255	3/4" Ford Ball Valve (Check Specifications)	EA	\$58.78
256	1" Ford Ball Valve (Check Specifications)	EA	\$86.85
257	5/8" x 1/2" Pipe Thread Ford Meter Coupling	Pkg	\$11.05
258	5/8" x 3/4" Pipe Thread Ford Meter Coupling	Pkg	\$14.00

[MID AMERICAN WATER INC] RESPONSE DOCUMENT REPORT
ITB No. 25-209
2026 Water & Sewer Maintenance Division Materials and Supplies

Line Item	Description	Unit of Measure	Unit Cost
259	3/4" Ford Meter Coupling	Pkg	\$13.70
260	1" Ford Meter Coupling	Pkg	\$19.02
261	1 1/2" Large Bronze Meter Flange Kit	EA	\$110.00
262	2" Large Bronze Meter Flange Kit	EA	\$140.00
263	3" Large Bronze Meter Flange Kit	EA	\$0.00
264	4" Large Bronze Meter Flange Kit	EA	\$0.00
265	3" Zenner FHZ30S Hydrant Meter w/Check Valve	EA	\$0.00
266	Ground clamp, 1 1/2"	EA	\$0.00

STORM SEWER ITEMS

Line Item	Description	Unit of Measure	Unit Cost
267	Manhole Frame & Solid Lid, 4", R-1647-B	EA	\$0.00
268	Manhole Frame & Solid Lid, 7", R-1772-B	EA	\$0.00
269	Manhole Frame & Solid Lid, 9", R-1713-B	EA	\$0.00
270	Combination Inlet Frame, Grate, & Curb Box, R-3015-R	EA	\$0.00
271	Beehive Grate, R-4340-B	EA	\$0.00
272	Beehive Grate, R-4341-A	EA	\$0.00
273	Beehive Grate, R-4342	EA	\$0.00

[MID AMERICAN WATER INC] RESPONSE DOCUMENT REPORT
ITB No. 25-209
2026 Water & Sewer Maintenance Division Materials and Supplies

Line Item	Description	Unit of Measure	Unit Cost
274	Solid Cover R-1712	EA	\$0.00
275	Open Cover R-2502, Type D	EA	\$0.00
276	Curb Box - R-3015	EA	\$0.00
277	Curb Frame R-3015	EA	\$0.00
278	Grate - R-3015	EA	\$0.00
279	Inlet Filter for IDOT Type 1 Frame (Manhole Frame)	EA	\$147.84
280	Inlet Filter for IDOT Type 8 Frame (Beehive Frame)	EA	\$147.84
281	Inlet Filter for IDOT Type 23 Frame (Combination Curb Frame)	EA	\$156.80
282	Composite Adjusting Ring, .75" to 1.75"	EA	\$49.69
283	Composite Adjusting Ring, 1.25"	EA	\$48.66
284	Composite Adjusting Ring, 1.5"	EA	\$55.08
285	Composite Adjusting Ring, 2"	EA	\$67.58
286	Composite Adjusting Ring, 4"	EA	\$116.59
287	M-1 Structural Adhesive/Sealant	BOX	\$0.00
288	2' x 24" Catch Basin with Base	EA	\$0.00
289	2' x 30" Catch Basin with Base	EA	\$0.00
290	2' x 36" Catch Basin with Base	EA	\$0.00

[MID AMERICAN WATER INC] RESPONSE DOCUMENT REPORT
ITB No. 25-209
2026 Water & Sewer Maintenance Division Materials and Supplies

Line Item	Description	Unit of Measure	Unit Cost
291	2' x 48" Catch Basin with Base	EA	\$0.00
292	3' x 36" Catch Basin with Base	EA	\$0.00
293	3' x 16" Barrell Section	EA	\$0.00
294	3' x 24" Barrell Section	EA	\$0.00
295	3' x 36" Barrell Section	EA	\$0.00
296	3'x 48" Barrel Section	EA	\$0.00
297	3' x 18" Cone Offset	EA	\$0.00
298	3' Flat Top Eccentric Opening, Non-Tongue and groove	EA	\$0.00
299	3' Flat Top Concentric Opening, Non-Tongue and groove	EA	\$0.00
300	3' Flat Top Eccentric Opening, Tongue and Groove	EA	\$0.00
301	3' Flat Top Concentric Opening, Tongue and groove	EA	\$0.00
302	3' Diameter Base	EA	\$0.00
303	4' Flat Top, 6" Thickness, Concentric Opening, Tongue and Groove	EA	\$0.00
304	4' Flat Top, 6" Thickness Eccentric Opening Tongue and Groove	EA	\$0.00
305	4' Flat Top, 6" Thickness, Concentric Opening, Non-Tongue and Groove	EA	\$0.00
306	4' Flat Top, 6" Thickness Eccentric Opening Non-Tongue and Groove	EA	\$0.00
307	4' Flat Top, 12" Thickness, Concentric Tongue and Groove	EA	\$0.00

[MID AMERICAN WATER INC] RESPONSE DOCUMENT REPORT
ITB No. 25-209
2026 Water & Sewer Maintenance Division Materials and Supplies

Line Item	Description	Unit of Measure	Unit Cost
308	4' Flat Top, 12" Thickness, Eccentric Tongue and Groove	EA	\$0.00
309	4' Flat Top, 12" Thickness, Concentric Non-Tongue and groove	EA	\$0.00
310	4' Flat Top, 12" Thickness, Eccentric Non-Tongue and groove	EA	\$0.00
311	4' x 32" Manhole with Base	EA	\$0.00
312	4' x 48" Barrel Section	EA	\$0.00
313	4' Base	EA	\$0.00
314	5' Flat Top, 6" Thickness, Concentric Opening, Tongue and Groove	EA	\$0.00
315	5' Flat Top, 6" Thickness Eccentric Opening Tongue and Groove	EA	\$0.00
316	5' Flat Top, 6" Thickness, Concentric Opening, Non-Tongue and Groove	EA	\$0.00
317	5' Flat Top, 6" Thickness Eccentric Opening Non-Tongue and Groove	EA	\$0.00
318	5' Flat Top, 12" Thickness, Concentric Tongue and Groove	EA	\$0.00
319	5' Flat Top, 12" Thickness, Eccentric Tongue and Groove	EA	\$0.00
320	5' Flat Top, 12" Thickness, Concentric Non-Tongue and groove	EA	\$0.00
321	5' Flat Top, 12" Thickness, Eccentric Non-Tongue and groove	EA	\$0.00
322	5' x 32" Manhole with Base	EA	\$0.00
323	5' x 48" Barrel Section	EA	\$0.00
324	5' Base	EA	\$0.00

Line Item	Description	Unit of Measure	Unit Cost
325	12" Diameter ADS N-12 (Water Tight Joints, 20' Sticks)	EA	\$165.00
326	15" Diameter ADS N-12 (Water Tight Joints, 20' Sticks)	EA	\$213.60
327	12" Diameter RCP	EA	\$0.00
328	15" Diameter RCP	EA	\$0.00
329	18" Diameter RCP	EA	\$0.00
330	24" Diameter RCP	EA	\$0.00
331	12" Diameter RCP Flared End Section	EA	\$0.00
332	15" Diameter RCP Flared End Section w/Grate	EA	\$0.00
333	18" Diameter RCP Flared End Section w/Grate	EA	\$0.00
334	24" Diameter RCP Flared End Section w/Grate	EA	\$0.00

SANITARY SEWER ITEMS

Line Item	Description	Unit of Measure	Unit Cost
335	6" MaxAdaptor Universal Sewer Repair Coupling	EA	\$111.55
336	8" MaxAdaptor Universal Sewer Repair Coupling	EA	\$142.24
337	10" MaxAdaptor Universal Sewer Repair Coupling	EA	\$177.22
338	12" MaxAdaptor Universal Sewer Repair Coupling	EA	\$210.25
339	Sanitary Manhole Chimney Seals	EA	\$200.00

[MID AMERICAN WATER INC] RESPONSE DOCUMENT REPORT
ITB No. 25-209
2026 Water & Sewer Maintenance Division Materials and Supplies

Line Item	Description	Unit of Measure	Unit Cost
340	4" SDR-26 PVC 11 Degree Bend	EA	\$35.00
341	4" SDR-26 PVC 22.5 Degree Bend	EA	\$34.37
342	4" SDR-26 PVC 45 Degree Bend	EA	\$25.90
343	6" SDR-26 PVC 11 Degree Bend	EA	\$62.00
344	6" SDR-26 PVC 22.5 Degree Bend	EA	\$64.81
345	6" SDR-26 PVC 45 Degree Bend	EA	\$47.55
346	6"x6" SDR-26 PVC WYE	EA	\$95.17
347	6"x6" SDR-26 PVC Tee	EA	\$83.88
348	8" SDR-26 PVC 11 Degree Bend	EA	\$116.00
349	8" SDR-26 PVC 22.5 Degree Bend	EA	\$119.09
350	8" SDR-26 PVC 45 Degree Bend	EA	\$118.14
351	8"x6" SDR-26 PVC WYE	EA	\$123.64
352	8"x6" SDR-26 PVC Tee	EA	\$117.52
353	10" SDR-26 PVC 22.5 Degree Bend	EA	\$257.33
354	10" SDR-26 PVC 45 Degree Bend	EA	\$232.82
355	10"x6" SDR-26 PVC WYE	EA	\$276.98
356	10"x6" SDR-26 PVC Tee	EA	\$269.18

Line Item	Description	Unit of Measure	Unit Cost
357	4" SDR-26 PVC Pipe, 14'	EA	\$47.88
358	6" SDR-26 PVC Pipe, 14'	EA	\$104.86
359	8" SDR-26 PVC Pipe, 14'	EA	\$190.12
360	10" SDR-26 PVC Pipe, 14'	EA	\$290.92
361	12" SDR-26 PVC Pipe, 14'	EA	\$421.40
362	15" SDR-26 PVC Pipe, 14'	EA	\$644.28
363	18" SDR-26 PVC Pipe, 14'	EA	\$1,019.90

MISCELLANEOUS ITEMS

Line Item	Description	Unit of Measure	Unit Cost
364	Krylon Industrial Quik-Mark Blue Marking Paint, 17 Oz	EA	\$4.99
365	Krylon Industrial Quik-Mark Green Marking Paint, 17 Oz	EA	\$4.99
366	Krylon Industrial Quik-Mark White Marking Paint, 17 Oz	EA	\$4.99
367	Hydraulic Cement, 50 LB Pail	EA	\$40.00
368	Masonry Mortar Type M, 80lb Bag	EA	\$0.00
369	Concrete Precast Brick - 2.25" x 3.5" x 7.5"	PALLET	\$750.00
370	Concrete Precast Block - 3.5" x 7.5" x 15.5"	PALLET	\$750.00
371	Mastic Sealing Band, 3"x50'	ROLL	\$0.00

Line Item	Description	Unit of Measure	Unit Cost
372	Mastic Sealing Band, 6"x50'	ROLL	\$0.00
373	Mastic Sealing Band, 9"x50'	ROLL	\$0.00
374	Mastic Sealing Band, 12"x50'	ROLL	\$0.00
375	Butyl Rubber Sealant, 3/8"x3.5"x16'	ROLL	\$0.00
376	Butyl Rubber Sealant, 3/4"x3/4"x16'	ROLL	\$40.00
377	Type I Barricade	EA	\$0.00
378	Magnetic Locator - Schonstedt (Or Equivalent) Magnetic Locator w/ Hard Case	EA	\$0.00

CITY OF AURORA, ILLINOIS

CONTACT INFORMATION

Vendor shall provide the following contact information assigned to service the City of Aurora account.

Customer Service/General Information: Ph: 630-851-4500

To place an order:

Name: Eric Lowe
Ph: 847-345-7388 Fax: —
E-mail: Eric.Lowe@MidAmericanWater.com


Billing & Invoicing questions:

Name: Jane Lucas
Ph: 630-851-4519 Fax: —
E-mail: Jane.Lucas@MidAmericanWater.com

Questions:

Name: Eric Lowe
Ph: 847-345-7388 Fax: —
E-mail: ~~Eric.Lowe@MidAmericanWater.com~~ Eric.Lowe@MidAmericanWater.com

Bidder's Name: Mid-American Water - Eric Lowe

Signature & Date:  10/21/25

Verify that all of your Illinois Business Authorization information is correct.

If not, contact us immediately.

If all of the information is correct, you may print and visibly display at the business listed. Your Illinois Business Authorization is an important tax document that indicates that you are registered or licensed with the Illinois Department of Revenue to legally do business in Illinois.

OFFICIAL DOCUMENT

State of Illinois - Department of Revenue

Illinois Business Authorization

MID AMERICAN WATER INC

1500 E MOUNTAIN ST
AURORA IL 60505

Expiration Date:
12/31/2025

Certificate of Registration
Sales and use taxes and fees

Loc. Code: 045-0002-4-001
Aurora (Kane)
Kane County

(2574-9773)

ILLINOIS REVENUE
[Signature]
Director

Issued Date: **11/01/2024**

OFFICIAL DOCUMENT

Verify that all of your Illinois Business Authorization information is correct.

If not, contact us immediately.

If all of the information is correct, you may print and display at the business listed. Your Illinois Business Authorization is an important tax document that indicates that you are registered or licensed with the Illinois Department of Revenue to legally do business in Illinois.

OFFICIAL DOCUMENT

State of Illinois - Department of Revenue

Illinois Business Authorization

OFFICIAL DOCUMENT

MID AMERICAN WATER INC

1500 E MOUNTAIN ST
AURORA IL 60505

Loc. Code: 045-0002-4-001

Aurora (Kane)
Kane County

Expiration Date:
12/31/2024

Certificate of Registration
Sales and use taxes and fees

(2574-9773)

ILLINOIS REVENUE
[Signature]
Director

OFFICIAL DOCUMENT

Issued Date: **11/01/2023**

INDUSTRIAL BUILDING LEASE

LESSEE		LESSOR	
NAME	Mid-American Water, Inc.	NAME	Dixon Real Estate Holdings LLC
ADDRESS	1500 E. Mountain Street, Aurora, IL 60505	ADDRESS	1500 E. Mountain Street, Aurora, IL 60505
TERM	April 1, 2024	TO	March 31, 2029
PURPOSES	Offices and indoor and outdoor storage of water supply System parts, components and supplies.		

In consideration of the mutual covenants and agreements herein stated, Lessor hereby leases to Lessee, and Lessee hereby leases from Lessor, the real estate commonly known as 1500 E. Mountain Street, Aurora, IL 60505 (the "Premises"), together with the improvements and appurtenances thereto, for the above Term and solely for the Purposes stated above.

1. **RENT.** Lessee shall pay Lessor as rent for the Premises the amounts set forth below, due and payable monthly in advance on the first day of each month during the Term of this lease at Lessor's address stated above or such other address as Lessor may designate in writing:

(a) From April 1, 2024 through March 31, 2025 (the first "lease year"), Lessee shall pay base rent at the rate of \$26,193.13 per month; in each subsequent lease year, the base rent shall increase by five percent (5%) over the previous lease year.

(b) Lessee shall pay the following items as additional rent within ten (10) days after notice from Lessor:

(i) Property taxes on the Premises which are due and payable during the term of this lease, including all ad valorem real and personal property taxes, regular and special assessments, and other taxes connected with the ownership, leasing, and operation of the Premises during the term of this lease, and including all fees and costs incurred by Lessor in seeking to obtain a reduction of or a limit on the amount of any such taxes.

(ii) Premiums for insurance coverages insuring Lessor's interests in the Premises, as follows:

- (1) Commercial general liability (\$1 million per occurrence, \$2 million in the aggregate);
- (2) Excess/umbrella liability (\$2 million); and
- (3) All risk coverage on the Premises and all improvements thereon at full replacement cost.

(iii) The cost of capital improvements made to the Premises by Lessor, as reasonably amortized by Lessor, with interest at the rate of twelve percent (12%) per annum on the unamortized amount.

(iv) The cost of any installation or improvement required by reason of any law, ordinance or regulation, which requirement did not exist on the date of this lease and which is generally applicable to similar buildings.

(v) All other costs, charges or expenses defined as additional rent under this lease.

2. CONDITION AND UPKEEP OF PREMISES. Lessee has examined and knows the condition of the Premises, having occupied it before commencement of this lease, has received the same in good order and repair, and acknowledges that no representations as to the condition and repair thereof have been made by Lessor prior to or at the execution of this lease that are not herein expressed. Lessee will (a) keep the Premises including all appurtenances in good maintenance and repair, replacing all broken glass with glass of the same size and quality as that broken, (b) replace all damaged plumbing fixtures with others of equal quality, (c) keep the Premises, including adjoining alleys (if any), in a clean and healthful condition according to the applicable municipal ordinances and the direction of the proper public officers during the term of this lease at Lessee's expense, (d) without injury to the roof, remove all snow and ice from the same when necessary, (e) remove the snow and ice from the sidewalk abutting the Premises, and (f) upon the termination of this lease, in any way, yield up the Premises to Lessor, in good condition and repair, loss by fire and ordinary wear and tear excepted, and deliver the keys therefor at the place of payment of said rent. If Lessee fails to carry out its duties as set

forth above promptly and adequately, Lessor may do so, and the cost thereof shall be deemed additional rent under this lease.

3. IMPROVEMENTS AND ALTERATIONS. Lessee may, at Lessee's sole expense, make alterations or improvements to the Premises with the prior written consent of Lessor, exercisable in Lessor's sole discretion. All alterations and improvements shall comply with all insurance requirements and with all applicable laws, ordinances and regulations and shall be constructed in a good and workmanlike manner with good grades of materials. All alterations and improvements to the Premises shall remain for the benefit of Lessor unless otherwise provided in the consent aforesaid.

4. LESSEE NOT TO MISUSE; SUBLET; ASSIGNMENT. Lessee shall not (a) allow the Premises to be used for any purpose that will increase the rate of insurance thereon, nor for any purpose other than that hereinbefore specified, (b) load floors with machinery or goods beyond the floor load rating prescribed by applicable municipal ordinances, (c) allow the Premises to be occupied in whole or in part by any other person, (d) sublet the Premises or any part thereof, nor assign this lease without in each case the prior written consent of the Lessor, (e) permit any transfer by operation of law of the interest in the Premises acquired through this lease, (f) permit the Premises to be used for any unlawful purpose or for any purpose that will injure the reputation of the building, increase the fire hazard of the building, or disturb the tenants or the neighborhood, (g) permit the Premises to remain vacant or unoccupied for more than ten (10) consecutive days, or (h) allow any signs, cards or placards to be posted or placed on the Premises.

5. MECHANIC'S LIENS. Lessee shall not permit any mechanic's liens to be placed upon the Premises or any building or improvement thereon during the term hereof, and, in case of the filing of such a lien, Lessee will promptly pay same. If default in payment thereof shall continue for thirty (30) days after written notice thereof from Lessor to the Lessee, the Lessor shall have the right and privilege at Lessor's option of paying the same or any portion thereof without inquiry as to the validity thereof, and any amounts so paid, including expenses and interest, shall be so much additional rent under this lease. If Lessee disputes the validity or amount of the mechanic's lien, Lessee may at its own cost and expense contest the lien in the appropriate court or other forum; provided, that Lessee notifies Lessor in writing and deposits with Lessor an amount equal to one and one-half times the asserted amount of the lien.

Lessor shall hold such amount pending resolution of the dispute. After the deposited funds are used to pay any lien amounts, Lessor may apply remaining funds toward its costs incurred in connection with the lien contest, including but not limited to reasonable attorneys' fees, and then shall return or credit the balance to Lessee. Any costs incurred by Lessor which are not reimbursed from the deposit shall be deemed additional rent under this lease.

6. INDEMNITY FOR ACCIDENTS. To the extent permitted by applicable law, Lessee covenants and agrees it will indemnify, defend and hold Lessor harmless from and against (a) any penalties, damages or charges imposed for any violation of any laws, ordinances or regulations, whether occasioned by the neglect of Lessee or those holding under Lessee, (b) any and all losses, costs, damages or expenses arising out of or relating to any accident or other occurrence on or about the Premises causing injury to any person or property whomsoever or whatsoever, and (c) any and all claims, losses, costs, damages or expenses arising out of any failure of Lessee in any respect to comply with and perform all the requirements and provisions of this lease.

7. NON-LIABILITY OF LESSOR. To the extent permitted by applicable law, Lessor shall not be liable for any damage occasioned by or from (a) the failure to keep the Premises in repair, (b) plumbing, gas, water, sprinkler, steam or other pipes or sewerage or the bursting, leaking or running of any pipes, tank or plumbing fixtures, in, above, upon or about Premises or any building or improvement thereon, (c) water, snow or ice being upon the Premises or coming through the roof, skylights, trap door or otherwise of any building thereon, or (d) any acts or neglect of any owners or occupants of adjacent or contiguous property.

8. UTILITY CHARGES. Lessee shall pay all water, gas, electric, sewer, power, security system and other utility bills charged to the Premises during the Term of this lease and shall have such utilities accounts put in the name of Lessee. In the event such utility bills are not paid when due, Lessor shall have the right to pay the same, which amounts so paid, together with any sums paid by Lessor to keep the Premises in a clean and healthy condition, shall be deemed additional rent under this lease.

9. KEEP PREMISES IN REPAIR. Lessor shall not be obligated to incur any expense for repairing any improvements upon the

Premises, and Lessee at its own expense will keep all improvements in good repair (injury by fire or other causes beyond Lessee's control and ordinary wear and tear excepted) as well as in a good, tenantable and wholesome condition, and will comply with all regulations, laws and ordinances applicable thereto. If Lessee fails to carry out its duties set forth above promptly and adequately, Lessor may do so, and the costs thereof shall be deemed additional rent under this lease.

10. ACCESS TO PREMISES. Lessee shall allow Lessor or any person authorized by Lessor free access to the Premises for the purpose of examining or exhibiting the same or making any repairs or alterations thereof which Lessor may see fit to make and will allow Lessor to have placed upon the Premises at all times notices of "For Sale" and "For Rent" and will not interfere with the same.

11. ABANDONMENT AND RELETTING. If Lessee shall abandon or vacate the Premises, or if Lessee's right to occupy the Premises is terminated by Lessor by reason of Lessee's breach of any of the covenants of this lease, the same may be re-let by Lessor for such rent and upon such terms as Lessor may deem fit, subject to the requirements of applicable law. If a sufficient sum shall not thus be realized monthly, after paying the expenses of such re-letting and collecting to satisfy the rent hereby reserved, Lessee agrees to satisfy and pay all deficiency monthly during the remaining term of this lease.

12. HOLDING OVER. Lessee shall, at the termination of this lease by lapse of time or otherwise, yield up immediate possession of the Premises to Lessor. If Lessee continues to occupy the Premises after the term ends (a "holdover"), then: (a) if the holdover is with Lessor's written consent, it shall be a month-to-month tenancy, terminable on thirty (30) days' advance notice by either party, and Lessee shall pay base rent each month in an amount that is five percent (5%) higher than the amount due in the last full month immediately preceding the holdover period plus additional rent in accordance with this lease; and (b) if the holdover is without Lessor's written consent, then Lessee shall be a tenant-at-sufferance, and Lessee shall pay by the first day of each month during the holdover period twice the amount of base rent due in the last full month immediately preceding the holdover period plus additional rent in accordance with this lease and shall be liable for any damages suffered by Lessor due to Lessee's holdover. Lessor shall retain all of its remedies against Lessee who holds over without written consent.

13. EXTRA FIRE HAZARD. There shall not be allowed, kept, or used on the Premises any flammable or explosive liquids or materials save such as may be reasonably necessary for use in the business of the Lessee, and in such case, any such substances shall be delivered and stored in such amounts and used in accordance with the rules of the applicable Board of Underwriters and applicable law.

14. DEFAULT BY LESSEE. If default be made in the payment of rent, or any part thereof, or in any of the covenants of this lease to be kept by the Lessee, and Lessee fails to cure the default within ten (10) days after written notice of such default from Lessor to Lessee, then Lessor may at any time thereafter, at its election, declare the term ended and reenter the Premises or any part thereof, with or (to the extent permitted by law) without notice or process of law, and remove Lessee or any persons occupying the same, without prejudice to any remedies which might otherwise be used for arrears of rent, and Lessor shall have at all times the right to distrain for rent due, and shall have a valid and first lien upon all personal property which Lessee now owns, or may hereafter acquire or have an interest in, which is by law subject to such distraint, as security for payment of the rent herein reserved.

15. NO RENT DEDUCTION OR SET OFF. Lessee's covenant to pay rent is and shall be independent of each and every other covenant of this lease. Lessee agrees that any claim by Lessee against Lessor shall not be deducted from rent nor set off any claim for rent in any action.

16. RENT AFTER NOTICE OR SUIT. It is further agreed by the parties hereto that after the service of notice or the commencement of a suit or after final judgment for possession of the Premises, Lessor may receive and collect any rent due, and the payment of said rent shall not waive or affect said notice, suit, or judgment.

17. PAYMENT OF COSTS. To the extent permitted by applicable law, Lessee shall pay and discharge all reasonable costs, reasonable attorneys' fees and expenses that shall be made and incurred by Lessor in enforcing the covenants and agreements of this lease.

18. RIGHTS CUMULATIVE. The rights and remedies of Lessor under this lease are cumulative. The exercise or use of any one or more thereof shall not bar Lessor from exercising or using any

other right or remedy provided herein or otherwise provided by law, nor shall exercise or use of any right or remedy by Lessor waive any other right or remedy.

19. FIRE AND CASUALTY. In case the Premises shall be rendered untenable during the term of this lease by fire or other casualty, Lessor at its option may terminate the lease or repair the Premises within one hundred twenty (120) days thereafter. If Lessor elects to repair, this lease shall remain in effect provided such repairs are completed within said time. If Lessor shall not have repaired the Premises within said time, then at the end of such time the term hereby created shall terminate. If this lease is terminated by reason of fire or casualty (other than due to the willful misconduct of Lessee), rent shall be apportioned and paid to the day of such fire or casualty.

20. SUBORDINATION. This lease is subordinate to all mortgages which may now or hereafter affect the Premises. Lessee agrees to execute such documents as Lessor may request to verify the subordination of this lease to any mortgage.

21. SEVERABILITY. Wherever possible each provision of this lease shall be interpreted in such manner as to be effective and valid under applicable law, but if any provision of this lease shall be prohibited by or invalid under applicable law, such provision shall be ineffective to the extent of such prohibition or invalidity, without invalidating the remainder of such provision or the remaining provisions of this lease.

22. LESSEE'S INSURANCE. At all times during the term of this Lease, Lessee shall maintain the following insurance coverages at its sole expense:

(a) All risk coverage on all of Lessee's personal property at the Premises at its full replacement cost; and

(b) The statutory requirements for workmen's compensation insurance and employer's liability insurance.

Each policy of insurance obtained by Lessee pursuant to the terms of this Lease shall name Lessor as an additional insured. Lessee shall deliver to Lessor once each lease year a certificate evidencing such insurance coverage.

23. TIME IS OF THE ESSENCE. Time is of the essence of this lease.

24. **QUIET ENJOYMENT.** So long as Lessee is not in default under the covenants and agreements of this lease, Lessee's quiet and peaceable enjoyment, occupancy and holding of the Premises shall not be disturbed or interfered with by Lessor.

25. **NOTICES.** All notices provided for in this lease shall be in writing and shall be deemed to have been duly given upon actual delivery or three (3) business days after mailing if sent postage prepaid, U. S. certified or registered mail, addressed to the parties at the following addresses or at such other address as they may designate in writing:

(a) If to Lessor: Dixon Real Estate Holdings LLC
1500 E. Mountain Street
Aurora, IL 60505

With a copy to: Eóin M. Dempsey
Bell & Anderson LLC
135 S. LaSalle Street, Suite 2350
Chicago, IL 60603

(b) If to Lessee: Mid-American Water, Inc.
1500 E. Mountain Street
Aurora, IL 60505

26. **CONSTRUCTION OF LEASE.** This lease shall be construed in accordance with the internal laws of the State of Illinois without regard to conflicts of laws principles.

27. **MODIFICATION.** This lease shall not be modified in any manner except by an instrument in writing signed by Lessor and Lessee.


28. **OPTION TO RENEW.** Lessee may, at its option, renew this lease for a period of five (5) additional years. Such election shall be made within the ninety (90) days preceding the end of the term.

(Signature Page follows)

IN WITNESS WHEREOF, the parties hereto have executed this Industrial Building Lease as of the date first above written.

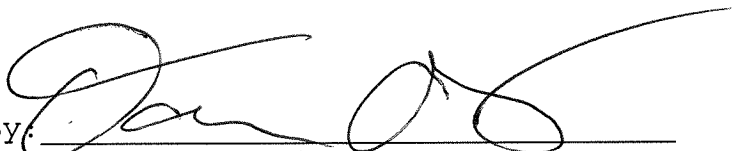
Lessee:

Mid-American Water, Inc.

By: 
Derek M. Dixon, President

Lessor:

Dixon Real Estate Holdings LLC

By: 
Darren S. Dixon, Manager

INDUSTRIAL BUILDING LEASE

LESSEE		LESSOR	
NAME	Mid-American Water, Inc.	NAME	Dixon Real Estate Holdings LLC
ADDRESS	1500 E. Mountain Street, Aurora, IL 60505	ADDRESS	1500 E. Mountain Street, Aurora, IL 60505
TERM	April 1, 2019	TO	March 31, 2024

PURPOSES: Offices and indoor and outdoor storage of water supply system parts, components and supplies.

In consideration of the mutual covenants and agreements herein stated, Lessor hereby leases to Lessee, and Lessee hereby leases from Lessor, the real estate commonly known as 1500 E. Mountain Street, Aurora, IL 60505 (the "Premises"), together with the improvements and appurtenances thereto, for the above Term and solely for the Purposes stated above.

1. RENT. Lessee shall pay Lessor as rent for the Premises the amounts set forth below, due and payable monthly in advance on the first day of each month during the Term of this lease at Lessor's address stated above or such other address as Lessor may designate in writing:

(a) From May 1, 2019 through April 30, 2020 (the first "lease year"), Lessee shall pay base rent at the rate of \$20,523.00 per month; in each subsequent lease year, the base rent shall increase by five percent (5%) over the previous lease year.

(b) Lessee shall pay the following items as additional rent within ten (10) days after notice from Lessor:

(i) Property taxes on the Premises which are due and payable during the term of this Lease, including all ad valorem real and personal property taxes, regular and special assessments, and other taxes connected with the ownership, leasing, and operation of the Premises during the term of this Lease, and including all fees and costs incurred by Lessor in seeking to obtain a

reduction of or a limit on the amount of any such taxes.

(ii) Premiums for insurance coverages insuring Lessor's interests in the Premises, as follows:

(1) Commercial general liability (\$1 million per occurrence, \$2 million in the aggregate);

(2) Excess/umbrella liability (\$2 million); and

(3) All risk coverage on the Premises and all improvements thereon at full replacement cost.

(iii) The cost of capital improvements made to the Premises by Lessor, as reasonably amortized by Lessor, with interest at the rate of twelve percent (12%) per annum on the unamortized amount.

(iv) The cost of any installation or improvement required by reason of any law, ordinance or regulation, which requirement did not exist on the date of this lease and which is generally applicable to similar buildings.

(v) All other costs, charges or expenses defined as additional rent under this lease.

2. CONDITION AND UPKEEP OF PREMISES. Lessee has examined and knows the condition of the Premises, having occupied it before commencement of this lease, has received the same in good order and repair, and acknowledges that no representations as to the condition and repair thereof have been made by Lessor prior to or at the execution of this lease that are not herein expressed. Lessee will (a) keep the Premises including all appurtenances in good maintenance and repair, replacing all broken glass with glass of the same size and quality as that broken, (b) replace all damaged plumbing fixtures with others of equal quality, (c) keep the Premises, including adjoining alleys (if any), in a clean and healthful condition according to the applicable municipal ordinances and the direction of the proper public officers during the term of this lease at Lessee's expense, (d) without injury to the roof, remove all snow and ice from the same when necessary, (e) remove the snow and ice from the sidewalk abutting the Premises, and (f) upon the termination of this lease, in any way, yield up the Premises to Lessor, in good condition and repair, loss by fire and ordinary wear and tear

excepted, and deliver the keys therefor at the place of payment of said rent. If Lessee fails to carry out its duties as set forth above promptly and adequately, Lessor may do so, and the cost thereof shall be deemed additional rent under this lease.

3. IMPROVEMENTS AND ALTERATIONS. Lessee may, at Lessee's sole expense, make alterations or improvements to the Premises with the prior written consent of Lessor, exercisable in Lessor's sole discretion. All alterations and improvements shall comply with all insurance requirements and with all applicable laws, ordinances and regulations and shall be constructed in a good and workmanlike manner with good grades of materials. All alterations and improvements to the Premises shall remain for the benefit of Lessor unless otherwise provided in the consent aforesaid.

4. LESSEE NOT TO MISUSE; SUBLET; ASSIGNMENT. Lessee will not (a) allow the Premises to be used for any purpose that will increase the rate of insurance thereon, nor for any purpose other than that hereinbefore specified, (b) load floors with machinery or goods beyond the floor load rating prescribed by applicable municipal ordinances, (c) allow the Premises to be occupied in whole or in part by any other person, (d) sublet the Premises or any part thereof, nor assign this lease without in each case the prior written consent of the Lessor, (e) permit any transfer by operation of law of the interest in the Premises acquired through this lease, (f) permit the Premises to be used for any unlawful purpose, or for any purpose that will injure the reputation of the building, increase the fire hazard of the building, or disturb the tenants or the neighborhood, (g) permit the Premises to remain vacant or unoccupied for more than ten (10) consecutive days, or (h) allow any signs, cards or placards to be posted or placed on the Premises.

5. MECHANIC'S LIENS. Lessee will not permit any mechanic's liens to be placed upon the Premises or any building or improvement thereon during the term hereof, and, in case of the filing of such a lien, Lessee will promptly pay same. If default in payment thereof shall continue for thirty (30) days after written notice thereof from Lessor to the Lessee, the Lessor shall have the right and privilege at Lessor's option of paying the same or any portion thereof without inquiry as to the validity thereof, and any amounts so paid, including expenses and interest, shall be so much additional rent under this lease. If Lessee disputes the validity or amount of the mechanic's lien, Lessee may at its own cost and expense contest the lien in the appropriate court or other forum; provided, that Lessee notifies

Lessor in writing and deposits with Lessor an amount equal to one and one-half times the asserted amount of the lien. Lessor shall hold such amount pending resolution of the dispute. After the deposited funds are used to pay any lien amounts, Lessor may apply remaining funds toward its costs incurred in connection with the lien contest, including but not limited to reasonable attorneys' fees, and then shall return or credit the balance to Lessee. Any costs incurred by Lessor which are not reimbursed from the deposit shall be deemed additional rent under this lease.

6. INDEMNITY FOR ACCIDENTS. To the extent permitted by applicable law, Lessee covenants and agrees it will indemnify, defend and hold Lessor harmless from and against (a) any penalties, damages or charges imposed for any violation of any laws, ordinances or regulations, whether occasioned by the neglect of Lessee or those holding under Lessee, (b) any and all losses, costs, damages or expenses arising out of or relating to any accident or other occurrence on or about the Premises causing injury to any person or property whomsoever or whatsoever, and (c) any and all claims, losses, costs, damages or expenses arising out of any failure of Lessee in any respect to comply with and perform all the requirements and provisions of this lease.

7. NON-LIABILITY OF LESSOR. To the extent permitted by applicable law, Lessor shall not be liable for any damage occasioned by or from (a) the failure to keep the Premises in repair, (b) plumbing, gas, water, sprinkler, steam or other pipes or sewerage or the bursting, leaking or running of any pipes, tank or plumbing fixtures, in, above, upon or about Premises or any building or improvement thereon, (c) water, snow or ice being upon the Premises or coming through the roof, skylights, trap door or otherwise of any building thereon, or (d) any acts or neglect of any owners or occupants of adjacent or contiguous property.

8. UTILITY CHARGES. Lessee will pay all water, gas, electric, sewer, power, security system and other utility bills charged to the Premises during the Term of this lease and shall such utilities accounts put in the name of Lessee. In the event such utility bills are not paid when due, Lessor shall have the right to pay the same, which amounts so paid, together with any sums paid by Lessor to keep the Premises in a clean and healthy condition, shall be deemed additional rent under this lease.

9. KEEP PREMISES IN REPAIR. Lessor shall not be obligated to

incur any expense for repairing any improvements upon the Premises, and Lessee at its own expense will keep all improvements in good repair (injury by fire or other causes beyond Lessee's control and ordinary wear and tear excepted) as well as in a good, tenantable and wholesome condition, and will comply with all regulations, laws and ordinances applicable thereto. If Lessee fails to carry out its duties set forth above promptly and adequately, Lessor may do so, and the costs thereof shall be deemed additional rent under this lease.

10. ACCESS TO PREMISES. Lessee will allow Lessor or any person authorized by Lessor free access to the Premises for the purpose of examining or exhibiting the same or making any repairs or alterations thereof which Lessor may see fit to make and will allow Lessor to have placed upon the Premises at all times notices of "For Sale" and "For Rent" and will not interfere with the same.

11. ABANDONMENT AND RELETTING. If Lessee shall abandon or vacate the Premises, or if Lessee's right to occupy the Premises is terminated by Lessor by reason of Lessee's breach of any of the covenants of this lease, the same may be re-let by Lessor for such rent and upon such terms as Lessor may deem fit, subject to the requirements of applicable law. If a sufficient sum shall not thus be realized monthly, after paying the expenses of such re-letting and collecting to satisfy the rent hereby reserved, Lessee agrees to satisfy and pay all deficiency monthly during the remaining Term of this lease.

12. HOLDING OVER. Lessee will, at the termination of this lease by lapse of time or otherwise, yield up immediate possession of the Premises to Lessor. If Lessee continues to occupy the Premises after the Term ends (a "holdover"), then: (a) if the holdover is with Lessor's written consent, it shall be a month-to-month tenancy, terminable on thirty (30) days advance notice by either party, and Lessee shall pay base rent each month in amount that is five percent (5%) higher than the amount due in the last full month immediately preceding the holdover period plus additional rent in accordance with this lease; and (b) if the holdover is without Lessor's written consent, then Lessee shall be a tenant-at-sufferance, and Lessee shall pay by the first day of each month during the holdover period twice the amount of base rent due in the last full month immediately preceding the holdover period plus additional rent in accordance with this lease and shall be liable for any damages suffered by Lessor due to Lessee's holdover. Lessor shall retain all of its remedies against Lessee who holds over without written consent.

13. EXTRA FIRE HAZARD. There shall not be allowed, kept, or used on the Premises any flammable or explosive liquids or materials save such as may be reasonably necessary for use in the business of the Lessee, and in such case, any such substances shall be delivered and stored in such amounts and used in accordance with the rules of the applicable Board of Underwriters and applicable law.

14. DEFAULT BY LESSEE. If default be made in the payment of rent, or any part thereof, or in any of the covenants of this lease to be kept by the Lessee, and Lessee fails to cure the default within ten (10) days after written notice of such default from Lessor to Lessee, then Lessor may at any time thereafter, at its election, declare the Term ended and reenter the Premises or any part thereof, with or (to the extent permitted by law) without notice or process of law, and remove Lessee or any persons occupying the same, without prejudice to any remedies which might otherwise be used for arrears of rent, and Lessor shall have at all times the right to distrain for rent due, and shall have a valid and first lien upon all personal property which Lessee now owns, or may hereafter acquire or have an interest in, which is by law subject to such distraint, as security for payment of the rent herein reserved.

15. NO RENT DEDUCTION OR SET OFF. Lessee's covenant to pay rent is and shall be independent of each and every other covenant of this lease. Lessee agrees that any claim by Lessee against Lessor shall not be deducted from rent nor set off any claim for rent in any action.

16. RENT AFTER NOTICE OR SUIT. It is further agreed by the parties hereto that after the service of notice or the commencement of a suit or after final judgment for possession of the Premises, Lessor may receive and collect any rent due, and the payment of said rent shall not waive or affect said notice, suit, or judgment.

17. PAYMENT OF COSTS. To the extent permitted by applicable law, Lessee will pay and discharge all reasonable costs, reasonable attorneys' fees and expenses that shall be made and incurred by Lessor in enforcing the covenants and agreements of this lease.

18. RIGHTS CUMULATIVE. The rights and remedies of Lessor under this lease are cumulative. The exercise or use of any one or more thereof shall not bar Lessor from exercising or using any

other right or remedy provided herein or otherwise provided by law, nor shall exercise or use of any right or remedy by Lessor waive any other right or remedy.

19. FIRE AND CASUALTY. In case the Premises shall be rendered untenable during the term of this lease by fire or other casualty, Lessor at its option may terminate the lease or repair the Premises within one hundred twenty (120) days thereafter. If Lessor elects to repair, this lease shall remain in effect provided such repairs are completed within said time. If Lessor shall not have repaired the Premises within said time, then at the end of such time the term hereby created shall terminate. If this lease is terminated by reason of fire or casualty (other than due to the willful misconduct of Lessee), rent shall be apportioned and paid to the day of such fire or casualty.

20. SUBORDINATION. This lease is subordinate to all mortgages which may now or hereafter affect the Premises. Lessee agrees to execute such documents as Lessor may request to verify the subordination of this lease to any mortgage.

21. SEVERABILITY. Wherever possible each provision of this lease shall be interpreted in such manner as to be effective and valid under applicable law, but if any provision of this lease shall be prohibited by or invalid under applicable law, such provision shall be ineffective to the extent of such prohibition or invalidity, without invalidating the remainder of such provision or the remaining provisions of this lease.

22. LESSEE'S INSURANCE. At all times during the Term of this Lease, Lessee shall maintain the following insurance coverages at its sole expense:

(a) All risk coverage on all of Lessee's personal property at the Premises at its full replacement cost; and

(b) The statutory requirements for workmen's compensation insurance and employer's liability insurance.

Each policy of insurance obtained by Lessee pursuant to the terms of this Lease shall name Lessor as an additional insured. Lessee shall deliver to Lessor once each lease year a certificate evidencing such insurance coverage.

23. TIME IS OF THE ESSENCE. Time is of the essence of this lease.

24. QUIET ENJOYMENT. So long as Lessee is not in default under the covenants and agreements of this lease, Lessee's quiet and peaceable enjoyment, occupancy and holding of the Premises shall not be disturbed or interfered with by Lessor.

25. NOTICES. All notices provided for in this Lease shall be in writing and shall be deemed to have been duly given upon actual delivery or three (3) business days after mailing if sent postage prepaid, U.S. certified or registered mail, addressed to the parties at the following addresses or at such other address as they may designate in writing:

(a) If to Lessor: Dixon Real Estate Holdings LLC
1500 E. Mountain Street
Aurora, IL 60505

With a copy to: Eóin M. Dempsey
Bell & Anderson LLC
135 S. LaSalle Street, Suite 2350
Chicago, IL 60603

(b) If to Lessee: Mid-American Water, Inc.
1500 E. Mountain Street
Aurora, IL 60505

26. CONSTRUCTION OF LEASE. This Lease shall be construed in accordance with the internal laws of the State of Illinois without regard to conflicts of laws principles.

27. MODIFICATION. This lease shall not be modified in any manner except by an instrument in writing signed by Lessor and Lessee.

28. OPTION TO RENEW. At the end of the Term, Lessee may, at its option, renew this lease for a period of five (5) additional years. Such election shall be made within ninety (90) days preceding the end of the Term.

(Signature Page follows)

IN WITNESS WHEREOF, the parties hereto have executed this Industrial Building Lease as of the date first above written.

Lessee:

Mid-American Water, Inc.

By: Derek M. Dixon
Derek M. Dixon, President

Lessor:

Dixon Real Estate Holdings LLC


By: Darren S. Dixon
Darren S. Dixon, Manager



City of Aurora, IL - Local Vendor Preference Application

The business identified below is requesting to be placed on the City of Aurora, Illinois Local Vendor Preference list, in accordance with ordinance O20-029 approved April 28, 2020.

- 1) Date Submitted: 10/22/2025
- 2) Name of Business: Mid-American Water
- 3) Address of Local Office: 1500 Mountain St.
- 4) City, State, Zip: Aurora IL 60505
- 5) Company's Web Address: https://www.midamericanwater.com/
- 6) Phone: 630-851-4500 Fax:
- 7) County your Local Business is Located In: Kane County

Submitted By (Signature): 

Print Name and Title: Eric Lowe Outside Sales

Email Address: EricLowe@MidAmericanWater.com

Sec. 2-410.-Prequalification; local bidder.

- (a) If an interested business would like to prequalify as a "local business", such a business shall complete and submit the prequalification application along with supporting documentation, as listed below, and the applicable fee as set by the City Council, to the Finance Department:
- a. Evidence that the business has established and maintained a physical presence in the City of Aurora, by virtue of the ownership or lease of all or a portion of a building for a period of not less than twelve (12) consecutive months prior to the submission of the prequalification application; and
 - b. Evidence demonstrating that the business is legally authorized to conduct business within the State of Illinois and the City of Aurora, and has a business registered to operate in the City if required; and
 - c. Evidence that the business is not a debtor to the City of Aurora. For purposes of this subparagraph, a debtor is defined as having outstanding fees, water bills, sales tax or restaurant/bar tax payments that are thirty (30) days or more past due, or has outstanding weed or nuisance abatements or liens, has failure to comply tickets or parking tickets that are not in dispute as to their validity and are not being challenged in court or other administrative processes.

Back up documentation for (a) a. and (a) b. must accompany this submittal or application will be rejected.

Please note for (a) c. above the City of Aurora will verify internally that your company does not have any outstanding fees. Your company should make sure that to the best of its knowledge all bills are current.

Return completed application, with all required backup documentation to:

City of Aurora, Attn: Purchasing Division, 44 E. Downer Place, Aurora, IL 60507

Or email to: PurchasingDL@aurora.il.us

Do not write below this line: For City of Aurora use ONLY

- (a) a.
(a) b.
(a) c.

Date: _____

Approved: _____

Letter Sent: _____

Denied: _____

Initials: _____

CITY OF AURORA AGREEMENT

THIS AGREEMENT, entered on this 10/22/25 ("Effective Date"), for the (Services") is entered into between the CITY OF AURORA ("City"), a municipal corporation, located at 44 E. Downer Place, Aurora, Illinois and Mid-American ("Bidder"), located at Water.

WHEREAS, the City issued an Invitation to Bid ("ITB") on 10/5/22 for the ; and

WHEREAS, the Bidder submitted a Bid in response to the ITB and represents that it is ready, willing and able to perform the Services specified in the ITB and herein as well as any additional services agreed to and described in the Agreement; and

WHEREAS, on _____, the City awarded a contract to Bidder, Mid-American Water

IN CONSIDERATION of the mutual promises and covenants herein contained, the parties hereto do mutually agree to the following:

1. Agreement Documents.

The Agreement shall be deemed to include this document, Bidder's response to the ITB, to the extent it is consistent with the terms of the ITB, any other documents as agreed upon by the parties throughout the term of this Agreement, along with any exhibits, all of which are incorporated herein and made a part of this Agreement. In the event of a conflict between this Agreement and any exhibit, the provisions of this Agreement shall control.

Invitation to Bid XI.

In connection with the ITB and this Agreement, Bidder acknowledges that it has furnished and will continue to furnish various certifications, affidavits and other information and reports, which are incorporated herein. Bidder represents that such material and information furnished in connection with the ITB and this Agreement is truthful and correct. Bidder shall promptly update such material and information to be complete and accurate, as needed, to reflect changes or events occurring after the Effective Date of this Agreement.

2. Scope of Services.

Bidder shall perform the Services listed in the Bid, attached hereto as Exhibit 1.

3. Term.

This agreement shall remain in effect until the terms of the ITB and completion of services have been met, unless sooner terminated in accordance with the terms contained herein, ends upon completion of services.

4. Compensation.

Maximum Price. In accordance with the Bidder's negotiated cost, the price for providing the Services shall be as stated on the submitted Bid, Exhibit 2.

Schedule of Payment. The City shall pay the Bidder for the Services in accordance with the amounts set forth in Exhibit 2, price shall remain firm for the entire contract period. The Bidder shall be required to submit an itemized invoice as well as any supporting documentation as required by the City. Each invoice shall be accompanied by a statement of the Bidder of the percentage of completion of the Services through the date of the invoice. Payment shall be made upon the basis of the approved invoices and supporting documents. The City, after inspection and acceptance, and in consideration of the faithful performance by the Bidder, agrees to pay for the completion of the work embraced in this Contract. Payment shall be made in accordance with the Illinois Local Government Prompt Payment Act (50 ILCS 505/1, *et. seq.*) upon receipt of the invoice.

5. Performance of Services.

Standard of Performance. Bidder shall perform all Services set forth in this Agreement, and any other agreed documents incorporated herein, with the degree, skill, care and diligence customarily required of a professional performing services of comparable scope, purpose and magnitude and in conformance with the applicable professional standards. Bidder shall, at all times, use its best efforts to assure timely and satisfactory rendering and completion of the Services. Bidder shall ensure that Bidder and all of its employees or subcontractors performing Services under this Agreement shall be: (i) qualified and competent in the applicable discipline or industry; (ii) appropriate licensed as required by law; (iii) strictly comply with all City of Aurora, State of Illinois, and applicable federal laws or regulations; (iv) strictly conform to the terms of this Agreement. Bidder shall, at all times until the completion of the Services, remain solely responsible for the professional and technical accuracy of all Services and deliverables furnished, whether such services are rendered by the Bidder or others on its behalf, including, without limitation, its subcontractors. No review, approval, acceptance, nor payment for any and all of the Services by the City shall relieve the Bidder from the responsibilities set forth herein.

6. Termination.

Termination for Convenience. The City has the right to terminate this Agreement, in whole or in part, for any reason or if sufficient funds have not been appropriated to cover the estimated requirement of the Services not yet performed, by providing Bidder with sixty (60) days notice specifying the termination date. On the date specified, this Agreement will end. If this Agreement is terminated by the City, as provided herein, the City shall pay the Bidder only for services performed up to the date of termination. After the termination date, Bidder has no

further contractual claim against the City based upon this Agreement and any payment so made to the Bidder upon termination shall be in full satisfaction for Services rendered. Bidder shall deliver to the City all finished and unfinished documents, studies and reports and shall become the property of the City.

7. Miscellaneous Provisions.

a. Illinois Freedom of Information Act. The Bidder acknowledges the requirements of the Illinois Freedom of Information Act (FOIA) and agrees to comply with all requests made by the City of Aurora for public records (as that term is defined by Section 2(c) of FOIA in the undersigned's possession and to provide the requested public records to the City of Aurora within two (2) business days of the request being made by the City of Aurora. The undersigned agrees to indemnify and hold harmless the City of Aurora from all claims, costs, penalty, losses and injuries (including but not limited to, attorney's fees, other professional fees, court costs and/or arbitration or other dispute resolution costs) arising out of or relating to its failure to provide the public records to the City of Aurora under this agreement.

b. Entire Agreement. This Agreement, along with the documents set forth in Section 1 and incorporated by reference elsewhere in this Agreement, with consent of the parties, represents the entire agreement between the parties with respect to the performance of the Services. No other contracts, representations, warranties or statements, written or verbal, are binding on the parties. This Agreement may only be amended as provided herein.

c. Consents and Approvals. The parties represent and warrant to each other that each has obtained all the requisite consents and approvals, whether required by internal operating procedures or otherwise, for entering into this Agreement and the undertakings contemplated herein.

d. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be an original, but all of which shall constitute one and the same instrument.

CITY OF AURORA, ILLINOIS

(Contractor)

SIGNATURE

Jolene Coulter

FULL NAME

DATE SIGNED

Director of Purchasing

TITLE

SIGNATURE

Eric Lowe

FULL NAME

10/22/25

DATE SIGNED

outside Sales

TITLE

Aurora Bid Notes – Mid-American Water

- Any item quoted as \$0.00 is considered a no quote.
- We stock 20ft sticks of Ductile Iron pipe. Not 18 footers as indicated in the bid.
- For Questions, call Eric Lowe 847-345-7388