

**DuPAGE AIRPORT AUTHORITY
CAPITAL DEVELOPMENT, LEASING AND CUSTOMER FEES COMMITTEE
WEDNESDAY, MARCH 18, 2015**

The meeting of the Capital Development, Leasing and Customer Fees Committee of the DuPage Airport Authority Board of Commissioners was convened at the DuPage Flight Center, 2700 International Drive, West Chicago, Illinois in the First Floor Conference Room on Wednesday, March 18, 2015. Committee Chairman Wagner called the meeting to order at 2:04 p.m. A quorum was present for this meeting.

Commissioners Present: Chavez, Ledonne, Posch, Wagner.

Absent: None

DAA Staff Present: Executive Director David Bird; Mark Doles, Director of Aviation Facilities and Properties; Patrick Hoard, Director of Finance and Prairie Landing Golf Club; Dan Barna, Procurement Manager; John Schlaman, Manager of Prairie Landing Golf Club; Pamela Miller, Executive Assistant and Board Liaison.

Others: Phil Luetkehans, Schirott, Luetkehans and Garner, LLP; Johnny Jackson, CH2M Hill; Ed Harrington, CenterPoint Properties Trust;

Press: None

CAPITAL DEVELOPMENT
NEW BUSINESS

Proposed Resolution 2015-1932; Authorizing the Execution of a Contract with Kellogg, Brown and Root Services, Inc. for the Prairie Landing Golf Club Kitchen Ceiling Grid Rehabilitation and Ceiling Tile Replacement.

Approves a Contract for ceiling grid covers and new ceiling tile in the Prairie Landing Golf Club kitchen. Total authorized construction cost of \$19,250, including a 10% owner's contingency. Executive Director Bird asked Dan Barna to review this proposed resolution. He explained the existing ceiling tile and grid in the kitchen area at Prairie Landing Golf Club is in poor condition and in need of replacement. He continued that staff is requesting to utilize a Job Order Contract Agreement with Kellogg, Brown and Root Services, Inc. (KBR) for this project. KBR is also currently doing similar work at Prairie Landing with the service bar remodeling project. Mr. Barna reviewed the total construction costs and discussion followed.

A **MOTION** was made by Commissioner Ledonne to recommend Board approval for Proposed Resolution 2015-1932; Authorizing the Execution of a Contract with Kellogg, Brown and Root Services, Inc. (KBR) for the Prairie Landing Golf Club Kitchen Ceiling Grid Rehabilitation and Ceiling Tile Replacement. The **motion was seconded** by Commissioner Chavez and was unanimously passed by roll call vote (4-0).

Proposed Resolution 2015-1933; Award of Contract to Bill's Painting & Tuckpointing Company for the Flight Center Railing Repair and Repainting Project.

Approves a Contract for paint removal, painting and railing repair of the Flight Center railing. Total authorized construction cost of \$105,380 including a 10% owner's contingency. Mr. Barna discussed the project to repair and repaint the Flight Center Railings located on the east side of the building and the lower roadway area. He explained that preliminary testing was done in order to develop the best specifications to insure the project would be successful. Staff

utilized Charles Vincent George to develop the plans and specifications. He continued that a mandatory pre bid meeting was held and seven bids were received. Bill's Painting & Tuckpointing Company was determined to be the low, responsive and responsible bidder. Mr. Barna provided details regarding the scope of this project and the costs involved. Discussion followed.

A **MOTION** was made by Commissioner Ledonne to recommend Board approval for Proposed Resolution 2015-1933; Award of Contract to Bill's Painting & Tuckpointing Company for the flight Center Railing Repair and Repainting Project. The **motion was seconded** by Commissioner Chavez and was unanimously passed by roll call vote (4-0).

Proposed Resolution 2015-1934; Award of Contract to Raise-Rite Concrete Lifting for Sidewalk Settlement Repair.

Approves a contract for sidewalk mud jacking in the International Drive parking areas and DAA Maintenance Building. Total authorized construction cost of \$49,349.30, including a 10% owner's contingency.

Mr. Barna reviewed the project to repair 9600 square feet of sunken sidewalks areas on International Drive and the Maintenance Building parking lots. He continued that CH2M Hill developed the plans and specifications for this project and a mandatory pre bid meeting was held; three bids were received. Upon evaluation Raise-Rite Concrete Lifting was determined to be the low, responsive and responsible bidder. Discussion followed.

A **MOTION** was made by Commissioner Chavez to recommend Board approval for Proposed Resolution 2015-1934; Award of Contract to Raise-Rite Concrete Lifting for Sidewalk Settlement Repair. The **motion was seconded** by Commissioner Ledonne and was unanimously passed by roll call vote (4-0).

Proposed Resolution 2015-1935; Award of Contract to Abbey Paving & Sealcoating Company, Inc. for Mill and Overlay Keil Road, Crack Repair Tower Road Parking Lot.

Approves a Contract for mill and overlay of Keil Road, Tower Road parking lot crack repairs and replacement of speed tables. Total authorized construction costs of \$89,289.16, including a 10% owner's contingency.

Mr. Barna explained the pavement on Keil Road is old and beyond repair and Tower Road is in need of crack repair. He added that four speed tables will also be replaced at this time along with the associated signage. Mr. Barna advised that CH2M Hill developed the plans and specifications for this project and four bids were received. Upon evaluation Abby Paving and Sealcoating Company, Inc. was determined to be the low responsive, responsible bidder. Discussion occurred.

A **MOTION** was made by Commissioner Ledonne to recommend Board approval for Proposed Resolution 2015-1935; Award of Contract to Abbey Paving & Sealcoating Company, Inc. for Mill and Overlay Keil Road, Crack Repair Tower Road Parking Lot. The **motion was seconded** by Commissioner Posch and was unanimously passed by roll call vote (4-0).

Proposed Resolution 2015-1936; Award of Contract to K-Plus Mechanical, Inc. for Fuel Farm Upgrades. *Approves a Contract to repair and refurbish the DAA fuel farm to achieve an additional 20-25 years of life. Total authorized construction cost of \$334,350.50, including a 10% owner's contingency.*

Mr. Barna reviewed proposed upgrades to the existing fuel farm which was constructed approximately 20 years ago. He explained these upgrades would add 20 to 25 years of life to

this fuel farm facility. Mr. Barna stated that CH2M Hill developed the plans and specifications for this project. A mandatory pre bid meeting was held and two bids were received; K-Plus Mechanical, Inc. was determined to be the low, responsive, responsible bidder. Mr. Barna reviewed the scope of work and total construction costs for this project. Discussion followed.

A **MOTION** was made by Commissioner Ledonne to recommend Board approval for Proposed Resolution 2015-1936; Award of Contract to K-Plus Mechanical, Inc. for Fuel Farm Upgrades. The **motion was seconded** by Commissioner Chavez and was unanimously passed by roll call vote (4-0).

Proposed Resolution 2015-1937; Authorizing the Execution of a Task Order with CH2M Hill, Inc. Construction Phase Services from the Projects: Mill and Overlay Keil Road, Sidewalk Settlement and Fuel Farm Upgrades.

Approves a Task Order for Construction Phase Services not-to-exceed \$67,700.

Mr. Barna pointed out that construction phase services will be required for three of the projects being recommended for Board approval; Mill and Overlay Keil Road, Sidewalk Settlement and the Fuel Farm Upgrades. He reviewed the services provided by CH2M Hill under this Task Order and the costs associated. Discussion followed.

A **MOTION** was made by Commissioner Ledonne to recommend Board approval for Proposed Resolution 2015-1937; Authorizing the Execution of a Task Order with CH2M Hill, Inc. Construction Phase Services from the Projects: Mill and Overlay Keil Road, Sidewalk Settlement and Fuel Farm Upgrades. The **motion was seconded** by Commissioner Posch and was unanimously passed by roll call vote (4-0).

Proposed Resolution 2015-1938; Authorizing the Execution of Task Order No. 32 with Kluber Architects & Engineers for the Project: Flight Center 1st Floor HVAC Testing and Balancing.

Approves a Task Order for Design and Construction Phase Services not-to-exceed \$13,458.

Mr. Barna explained this Task Order with Kluber Architects and Engineers will address providing additional heat on the first floor of the Flight Center Building. He advised Kluber will conduct testing, adjustments and balancing of the HVAC heating system for this area and provide design and construction phase services related to completing this project. Discussion followed.

A **MOTION** was made by Commissioner Ledonne to recommend Board approval for Proposed Resolution 2015-1938; Authorizing the Execution of Task Order No. 32 with Kluber Architects & Engineers for the Project: Flight Center 1st Floor HVAC Testing and Balancing. The **motion was seconded** by Commissioner Posch and was unanimously passed by roll call vote (4-0).

LEASING AND CUSTOMER FEES

NEW BUSINESS

Proposed Ordinance 2015-283; Temporary Reduction in Certain Fees.

Approves an Ordinance that temporarily reduces fees charged to regulated aviation businesses by 50% for a period from January 1, 2015 to December 31, 2015.

Executive Director Bird asked Mark Doles to review this proposed ordinance. Mr. Doles advised that since 2010, when the substantial downturn of the economy occurred, the Board has approved an Ordinance authorizing a 50% reduction each year in SASO (Specialized Aviation Service Organization) fees for regulated aviation businesses on the airfield. Staff wishes to extend this temporary 50% fee reduction for Fiscal Year 2015. This reduction has been reflected in the 2015 Budget and Appropriations. Discussion followed.

A **MOTION** was made by Commissioner Ledonne to recommend Board approval for Proposed Ordinance 2015-283; Temporary Reduction in Certain Fees. The **motion was seconded** by Commissioner Chavez and was unanimously passed by roll call vote (4-0).

Proposed Resolution 2015-1939; Approving the Development Plan for Project Steel.

Staff and CenterPoint Properties Trust are still meeting regarding the Development.

Attorney Luetkehans advised staff has been working with CenterPoint Properties Trust to resolve some outstanding issues remaining with the Development Plan and most of these issues have been resolved. He reviewed these items and lengthy discussion followed. Committee Chairman Wagner stated that the Board is anxious to move forward with assisting CenterPoint to proceed with this development at the Business Center. He asked if the Committee was comfortable recommending Board passage of this Development subject to staff's approval of the final plan when the outstanding issues are completely resolved. Discussion continued and the Capital Development Committee members all agreed.

A **MOTION** was made by Commissioner Ledonne to recommend Board approval for Proposed Resolution 2015-1939; Approving the Development Plan for Project Steel subject to staff approval. The **motion was seconded** by Commissioner Chavez and was unanimously passed by roll call vote (4-0).

RECESS TO EXECUTIVE SESSION

There was no Executive Session.

OTHER BUSINESS

NONE

Commissioner Posch made a **MOTION** to adjourn the Capital Development, Leasing and Customer Fees Committee Meeting; the **motion was seconded** by Commissioner Ledonne and was passed by unanimous voice vote. The committee meeting was adjourned at 2:53 p.m.

Approved at May 20, 2015 Board Meeting
Daniel J. Wagner, Chairman
Capital Development, Leasing and Customer Fees Committee