

**DuPAGE AIRPORT AUTHORITY
CAPITAL DEVELOPMENT, LEASING AND CUSTOMER FEES COMMITTEE
WEDNESDAY, MAY 20, 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, May 20, 2015. Committee Chairman Wagner called the meeting to order at 2:05 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; Pamela Miller, Executive Assistant and Board Liaison.

Others: Phil Luetkehans, Schirott, Luetkehans and Garner, LLP; Michael Toth, JWI; Michael Vonic, CH2M Hill; Mike Loftus, Resident.

Press: None

CAPITAL DEVELOPMENT

NEW BUSINESS

Proposed Resolution 2015-1944; Authorizing the Execution of Change Order No. 1 with K-Plus Mechanical, Inc. for Fuel Farm Upgrades.

Approves a \$125,908 Change Order for excavation and repair of failed underground secondary containment fuel piping. Increases existing Contract from 303,955 to \$429,863 total authorized construction cost not-to-exceed \$475,456.25, which includes a 15% owner's contingency.

Mark Doles explained the fuel farm based on the Airport and located adjacent to the maintenance building is in need of upgrades and rehabilitation; it is approximately 20 year old. He reviewed the scope of this project and advised these upgrades would extend the life of the fuel farm facility for an additional 20 to 25 years. He continued that after the start of the project and upon additional inspection and testing, an unforeseen secondary containment issue was determined to exist which requires mitigation to remain operational. He discussed the additional costs involved, stating staff and Engineers all agree this work must be completed and the contractor's proposed pricing is fair and reasonable. Discussion followed.

A **MOTION** was made by Commissioner Chavez to recommend Board approval for Proposed Resolution 2015-1944; Authorizing the Execution of Change Order No. 1 with K-Plus Mechanical, Inc. for Fuel Farm Upgrades. The **motion was seconded** by Commissioner Posch and was unanimously passed by roll call vote (4-0).

Proposed Resolution 2015-1946; Ratification of the Executive Director's Execution of a Professional Services Agreement with Christopher B. Burke Engineering, Ltd. for Civil Design, Storm Water and Wetland Consulting Services – Pond I Modification to Provide PCBMPs at the DuPage Business Center.

Ratification of a Professional Services Agreement with Christopher Burke Engineering to provide storm water and consulting services for the DuPage Business Center and the permitting of storm water improvements for Pond I. The contract is being performed on a time and material basis

not to exceed \$46,950, plus additional time and materials for consultations, meetings and telephone conferences.

Attorney Luetkehans advised that work is necessary prior to the permitting and construction of the DS Containers development at the DuPage Business Center and additional modifications are required for Pond I. He continued that Christopher B. Burke Engineering Ltd. (CBBL) provided an agreement to perform the necessary engineering work for storm water modifications to Pond I and reviewed the permitting process involved. Attorney Luetkehans stated that in order not to delay the project, Executive Director Bird executed this agreement with CBBL prior to the Board Meeting and now ratification is being requested. Discussion followed.

A **MOTION** was made by Commissioner Ledonne to recommend Board approval for Proposed Resolution 2015-1946; Ratification of the Executive Director's Execution of a Professional Services Agreement with Christopher B. Burke Engineering, Ltd. for Civil Design, Storm Water and Wetland Consulting Services – Pond I Modification to provide PCBMPs at the DuPage Business Center. The **motion was seconded** by Commissioner Chavez and was unanimously passed by roll call vote (4-0).

LEASING AND CUSTOMER FEES **NEW BUSINESS**

Presentation of Possible Modifications to the Development Plan for the Property Located at 2505 Enterprise Circle in the DuPage Business Center.

Attorney Luetkehans advised that at the June Board Meeting, a proposed resolution will be brought to the Board for approving modifications to the Development Plan for property located in the Business Center at 2505 Enterprise Circle. He advised that staff and attorneys are reviewing these plans now to assure compliance with Airport Authority standards and discussion followed regarding this potential development.

RECESS TO EXECUTIVE SESSION

There was no Executive Session.

OTHER BUSINESS

Mark Doles provided an update on the new transient hangar construction project. He advised that in the past the Airport Authority has utilized design build successfully to build most of the existing hangars at the Airport. He added staff along with Engineering Consultants CH2M Hill, put together bridging documents which were previously approved by the Board and a Request for Qualifications (RFQ) was developed. With this RFQ process, three firms were selected to provide proposals and in reviewing each of these proposals, it became clear that the special design architectural features for the hangar were driving up the cost of this project more than anticipated. Mr. Doles advised that in the final meeting with these firms, all were in the \$11 million plus range for this construction with an anticipated completion date in 2016. He reviewed the architectural features included in the RFQ and stated that staff will work with CH2M Hill to simplify design features and to bring down costs to the \$10 million range as was previously anticipated. Discussion followed.

Patrick Hoard reported that the Prairie Landing Golf Club Bunker Refinement project has been completed. He continued that operations at the course are going well. He continued that a sink hole was discovered to be developing on Hole #1 green and pricing for this project is being determined and repair will be done as soon as possible. He added that a similar issue with a

sink hole was also discovered at Hole #4 which is located in the rough and will be budgeted for repair in 2016. Discussion followed.

Commissioner Ledonne made a **MOTION** to adjourn the Capital Development, Leasing and Customer Fees Committee Meeting; the **motion was seconded** by Commissioner Chavez and was passed by unanimous voice vote. The committee meeting was adjourned at 2:29 p.m.

Approved June 24, 2015 Board Meeting
Daniel J. Wagner, Chairman
Capital Development, Leasing and Customer Fees Committee