

**DuPAGE AIRPORT AUTHORITY
CAPITAL DEVELOPMENT, LEASING AND CUSTOMER FEES COMMITTEE
WEDNESDAY, NOVEMBER 11, 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, November 11, 2015. Committee Chairman Wagner was absent from this meeting and Commissioner Sharp served as Acting Chair. Commissioner Sharp called the meeting to order at 2:02 p.m. A quorum was present for this meeting.

Commissioners Present: Ledonne, Posch, Sharp

Absent: Chavez, Wagner

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, Prairie Landing Golf Club; Pamela Miller, Executive Assistant and Board Liaison.

Others: Phil Luetkehans, Schirott, Luetkehans and Garner, LLP; Johnny Jackson, CH2M; Phil Van Duyne, Simpson Strong-Tie; Randy Machelski, SmithGroup JJR; Steve Moulton, Burns & McDonnell; Ed Harrington, CenterPoint Properties Trust.

Press: None

CAPITAL DEVELOPMENT

NEW BUSINESS

Proposed Resolution 2015-1975; Award of Contract to Federal Signal Corporation for Access Control & Video Surveillance Wireless Network Replacement.

Approves a project to replace the Airport's access control and video surveillance wireless network. Total authorized construction cost of \$259,212.79, which includes a 10% owner's contingency.

Executive Director Bird asked Dan Barna to discuss this proposed resolution. Mr. Barna advised that a wireless mesh network was installed as a part of an extensive security enhancement program. He continued that the mesh provides the network service of vehicle gates, pedestrian gates and various surveillance cameras throughout the Airport and golf course. Mr. Barna explained that with exceeding usage beyond 6 years, there have been problems with the company and also controlling the network as it lacks reliability and connectivity. A Request for Proposal (RFP) process was implemented seeking companies who could provide this type of equipment and service; three companies were shortlisted and after review by an established evaluation panel, Federal Signal Corporation is recommended for award of this contract. Mr. Barna explained in further detail the scope of this project and the costs associated. Discussion followed.

A **MOTION** was made by Commissioner Ledonne to recommend Board approval for Proposed Resolution 2015-1975; Award of Contract to Federal Signal Corporation for Access Control & Video Surveillance Wireless Network Replacement. The **motion was seconded** by Commissioner Posch and was unanimously passed by roll call vote (3-0).

Proposed Resolution 2015-1976; Award of Contract to Central Development Corporation for Fuel Farm Hardening Phase I.

Approves a project to excavate land and construct a concrete barrier wall at the Airport's Fuel Farm Facility to deter unauthorized vehicle access and to protect critical infrastructure. Total authorized construction cost of \$97,059.60, which includes a 10% owner's contingency.

Dan Barna continued to discuss this proposed resolution. Staff has developed a two phase approach for the project to design an aesthetically pleasing wall to secure and protect the fuel farm area for this most valuable asset. He continued that Phase I includes the construction of a concrete barrier wall to deter vehicle access to the above ground fuel piping. Bids were received for Phase I of this project with a mandatory prebid meeting held. Central Development Corporation is recommended for award of this Phase I project. Discussion followed.

A **MOTION** was made by Commissioner Posch to recommend Board approval for Proposed Resolution 2015-1976; Award of Contract to Central Development Corporation for Fuel Farm Hardening Phase I. The **motion was seconded** by Commissioner Ledonne and was unanimously passed by roll call vote (3-0).

Proposed Resolution 2015-1977; Authorizing the Execution of Design Phase Task Order No. 41 with CH2M for the Project: Fuel Farm Hardening Phase II.

Authorizes a task order to design new fence alignment, electric vehicle gates and access control components to fully enclose the Airport's Fuel Farm Facility inside the Airport's secured area. Task order not-to-exceed \$23,230.

Mr. Barna continued to discuss Phase II for the fuel farm hardening project. CH2M has provided a Task Order for the design phase to complete the project to fully enclose the fuel farm. Mr. Barna discussed the scope of this project and the associated costs. Discussion continued.

A **MOTION** was made by Commissioner Ledonne to recommend Board approval for Proposed Resolution 2015-1977; Authorizing the Execution of Design Phase Task Order No. 41 with CH2M for the Project: Fuel Farm Hardening Phase II. The **motion was seconded** by Commissioner Posch and was unanimously passed by roll call vote (3-0).

Attorney Luetkehans left the Board Meeting Room prior to the discussion of Proposed Resolution 2015-1979.

Proposed Resolution 2015-1979; Award of a Design-Build Contract to Harbour Contractors, Inc. for Clear Span Aircraft Hangar Construction.

Approves a design-build contract to construct a 35,000 square foot clear span aircraft hangar. Total authorized construction cost of \$9,732,700, which includes a \$200,000 owner's contingency. 25% of shared savings paid to Harbour contractors, 75% of shared savings paid to the Airport Authority.

Mark Doles advised the Airport Authority received eight submittals for design build firms through a Request for Qualifications (RFQ) process and after evaluation three firms were shortlisted. Staff worked with CH2M to develop bridging documents and in the first set of documents there was a design for an aesthetically pleasing hangar with an elaborate roof system. He continued that after receiving prices from these firms, all fees exceeded the amount budgeted for this project. Mr. Doles explained that as part of this process CH2M worked with the shortlisted design firms and amended their contract in order to simplify the hangar design and to bring down the construction costs and GMAX pricing. Mr. Doles continued that with the development of the amended bridging documents, the architectural details were simplified and construction costs were reduced. He discussed the new GMAX pricing proposals and stated that Harbour Contractors is recommended for award of the contract to construct the clear span aircraft

hangar. Discussion continued detailing the scope of this project and costs associated. Discussion followed.

A **MOTION** was made by Commissioner Ledonne to recommend Board approval for Proposed Resolution 2015-1979; Award of a Design-Build Contract to Harbour Contractors, Inc. for Clear Span Aircraft Hangar Construction. The **motion was seconded** by Commissioner Posch and was unanimously passed by roll call vote (3-0).

Attorney Luetkehans returned to the Board Meeting Room after the roll call vote was taken for passage of Proposed Resolution 2015-1979.

LEASING AND CUSTOMER FEES

NEW BUSINESS

Proposed Resolution 2015-1980; Approving the Development Plan for Modifications to 2505 Enterprise Circle.

Approves the Development Plan at 2505 Enterprise Circle for revisions to existing building. No variations from the West Chicago Zoning Ordinance or Minimum Design Standards are required. Attorney Luetkehans explained this proposed resolution is to approve the development plan for modifications to be made to the Pella building; the Concept Plan was previously approved by this Board earlier in 2015. SmithGroup JJR Consultant, Randy Machelski, has reviewed these documents and advised the documents are compliant. Ed Harrington of CenterPoint Properties Trust advised that the lease with Pella will expire in 2016 and will not be renewed. CenterPoint is excited to have a business ready to come into this site and to occupy this building.

A **MOTION** was made by Commissioner Posch to recommend Board approval for Proposed Resolution 2015-1980; Approving the Development Plan for Modifications to 2505 Enterprise Circle. The **motion was seconded** by Commissioner Ledonne and was unanimously passed by roll call vote (3-0).

Proposed Resolution 2015-1981; Authorizing the Execution of the Second Amendment to the Amended and Restated Agreement to Develop and Lease with CenterPoint Properties Trust.

Modifies the Minimum Design Standards for the DuPage Business Center relating to, inter alia, lighting, landscaping and design for future development.

Attorney Luetkehans advised that previously the Airport Authority approved the Development Plan for property referred to as *Pella* and the lease for this tenant of the DuPage Business Center is set to expire in 2016. CenterPoint Properties Trust is in the process of selling this property to Simpson Strong Tie. He continued that in order to modify the Minimum Design Standards it is necessary to modify the Amended and Restated Development Agreement with CenterPoint Properties Trust. Attorney Luetkehans stated that when going through the process with DS Containers in the DuPage Business Center, it became apparent that the landscaping makes maintenance in the Business Center problematic and very costly. Attorney Luetkehans asked Randy Machelski of SmithGroup JJR to review the plan and he suggested landscaping designs in within the minimum standards as well as lighting modifications as well. The existing Minimum Standards provide for a specific product which is no longer being manufactured. Discussion continued on the suggested modifications. Discussion followed.

A **MOTION** was made by Commissioner Ledonne to recommend Board approval for Proposed Resolution 2015-1981; Authorizing the Execution of the Second Amendment to the Amended and Restated Agreement to Develop and Lease with CenterPoint Properties Trust. The **motion was seconded** by Commissioner Posch and was unanimously passed by roll call vote (3-0).

Proposed Resolution 2015-1982; Authorizing the Execution of the Fifth Amendment to the Intergovernmental Agreement with West Chicago.

Approves an Amendment to Section 10.5 of the West Chicago Zoning Ordinance. Primary modifications relate to landscaping and lighting for future development.

Attorney Luetkehans continued to explain that during this process with DS Containers there were also recommended changes to the Section 10.5 of the West Chicago Zoning Ordinance that relates strictly to Airport Authority property with the major focus being changes related to landscaping. Discussion followed.

A **MOTION** was made by Commissioner Posch to recommend Board approval for Proposed Resolution 2015-1982; Authorizing the Execution of the Fifth Amendment to the Intergovernmental Agreement with West Chicago. The **motion was seconded** by Commissioner Ledonne and was unanimously passed by roll call vote (3-0).

Proposed Resolution 2015-1983; Approving the Revised Landscaping/Lighting Plans for Building at 2500 Enterprise Circle.

Approves the Revised Lighting and Landscape Plans for the DS Container building, subject to approval by the City of West Chicago of the Fifth Amendment to the Intergovernmental Agreement with West Chicago.

Attorney Luetkehans stated that DS Containers had revised their landscaping and lighting plan and have modified Phase I with new landscaping and lighting contingent upon the approvals of Section 10.5 Zoning Ordinance with the City of West Chicago. CenterPoint is planning to bring Phase II to the Board during the next few weeks at a Special Board meeting.

A **MOTION** was made by Commissioner Ledonne to recommend Board approval for Proposed Resolution 2015-1983; Approving the Revised Landscaping/Lighting Plans for Building at 2500 Enterprise Circle. The **motion was seconded** by Commissioner Posch and was unanimously passed by roll call vote (3-0).

RECESS TO EXECUTIVE SESSION

There was no Executive Session.

OTHER BUSINESS

Commissioner Ledonne made a **MOTION** to adjourn the Capital Development, Leasing and Customer Fees Committee Meeting; the **motion was seconded** by Commissioner Posch and was passed by unanimous voice vote. The committee meeting was adjourned at 2:31 p.m.

Approved at the January 13, 2016 Board Meeting
Daniel J. Wagner, Chairman
Capital Development, Leasing and Customer Fees Committee