

**DuPAGE AIRPORT AUTHORITY
CAPITAL DEVELOPMENT, LEASING AND CUSTOMER FEES COMMITTEE
WEDNESDAY, MARCH 8, 2017**

The meeting of the Capital Development, Leasing and Customer Fees Committee of the DuPage Airport Authority Board of Commissioners was convened at the Daniel L. Goodwin Flight Center Building, First Floor Conference Room, 2700 International Drive, West Chicago, Illinois on Wednesday, March 8, 2017. Committee Chairman Wagner was absent from this committee meeting. Commissioner Chavez served as Acting Chair and called the meeting to order at 2:32 p.m. A quorum was present for this meeting.

Commissioners Present: Chavez, Ledonne, Sharp.
(Commissioner Huizenga also attended)

Absent: Posch, 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; Pamela Miller, Executive Assistant and Board Liaison.

Others: Phil Luetkehans, Schirott, Luetkehans and Garner; Michael Vonic, CH2M; Michael Toth, JWI.

Press: None

CAPITAL DEVELOPMENT

NEW BUSINESS

Proposed Resolution 2017-2080; Award of Contract to Martam for the SW Drainage Project.

Approves a contract to construct approximately 2,500' of 36" storm sewer to convey farm field underdrainage. Total authorized construction cost not-to-exceed \$325,582.13, which includes a 10% owner's contingency.

Dan Barna stated that a project has been underway to repair farm tiles after drainage problems were discovered; these drainage issues were caused by old farm tiles damaged over time. Mr. Barna explained the scope of work required for completing this project. He continued that CH2M and Christopher B. Burke developed plans and specifications for this project; a Mandatory Pre-Bid Meeting was held and seven (7) bids were received. He continued that Martam was the low, responsive and responsible bidder. Discussion continued and staff recommended approval.

A **MOTION** was made by Commissioner Ledonne for Proposed Resolution 2017-2080; Award of Contract to Martam for the SW Drainage Project. The **motion was seconded** by Commissioner Sharp and was unanimously passed by roll call vote (3-0).

Proposed Resolution 2017-2081; Authorizing the Execution of Construction Phase Task Order No. 2 with CH2M for the Project: SW Drainage Project.

Authorizes a task order for construction phase services related to the SW Drainage Project. Task order not-to-exceed \$29,777.61.

Mr. Barna advised that CH2M submitted a Task Order to provide construction phase support and observation services over a four-week period for the project discussed; SW Drainage project. Discussion followed. Board approval was recommended.

A **MOTION** was made by Commissioner Ledonne to approve Proposed Resolution 2017-2081; Authorizing the Execution of Construction Phase Task Order No. 2 with CH2M for the Project: SW Drainage Project. The **motion was seconded** by Commissioner Sharp and was unanimously passed by roll call vote (3-0).

Proposed Resolution 2017-2082; Award of Contract to Biofoam, Inc. for Spray-On-Closed Cell Insulation of a Hangar Roof.

Approves a contract to spray coat closed cell polyurethane insulation on the ceiling of Hangar E1 Boys 1 and 2 including the removal of existing insulation. Total authorized construction cost not-to-exceed \$43,200.30, which includes a 10% owner's contingency.

Mr. Barna explained a roofing project was undertaken last year for various hangars on the airfield. The roof replacement for Hangar E1 was not a project planned for 2017. He continued that it became necessary when after the new roof was installed the insulation under the new roof was discovered to be wet and leaking due to condensation and saturation of the insulation. Mr. Barna continued to explain the scope of work required for solving this issue and the costs associated. A mandatory Pre-Bid Meeting was conducted and four bids were received; Biofoam, Inc. was the low, responsive and responsible bidder. Discussion followed. Board approval was recommended.

A **MOTION** was made by Commissioner Ledonne to approve Proposed Resolution 2017-2082; Award of contract to Biofoam, Inc. for Spray-On Closed Cell Insulation of a Hangar Roof. The **motion was seconded** by Commissioner Sharp and was passed unanimously by roll call vote (3-0).

Proposed Resolution 2017-2083; Award of Contract to DCG Roofing Solutions, Inc. for a Membrane Roof Replacement Project.

Approves a contract to replace the PVC membrane roof at the N. Hightail Hangar Bay 1 office, the project also includes perimeter coping cap and window sill flashing. Total authorized construction cost not-to-exceed \$23,394.60, which includes a 10% owner's contingency.

Mr. Barna reported this roof is 16 years old, leaking and in need of replacement. He reviewed the scope of this project and costs associated. Seven (7) bids were received and DCG Roofing Solutions was the low bidder. Discussion followed. Board approval was recommended.

A **MOTION** was made by Commissioner Ledonne to approve Proposed Resolution 2017-2083; Award of Contract to DCG Roofing Solutions, Inc. for a Membrane Roof Replacement Project. The **motion was seconded** by Commissioner Sharp and was unanimously passed by roll call vote (3-0).

Proposed Resolution 2017-2084; Award of Contract to Gate Options for the Replacement of Three (3) Electric Gate Operators.

Approves a contract to replace three (3) Hy-Security model electric gate operators. Total authorized construction cost not-to-exceed \$50,589, which includes a 10% owner's contingency.

Mr. Barna advised the Airport Authority budgeted for three (3) electric vehicle gate operators to be replaced in 2017 due to their age and unreliability. He reviewed the scope of this project and advised four (4) bids were received. Gate Options was the low, responsive and responsible bidder. He reviewed the costs associated with this project and stated that Gate Options has done quality work at the Airport many times in past years. Discussion followed and Board approval was recommended.

A **MOTION** was made by Commissioner Ledonne to approve Proposed Resolution 2017-2084; Award of Contract to Gate Options for the Replacement of Three (3) Electric Gate Operators. The **motion was seconded** by Commissioner Sharp and was unanimously passed by roll call vote (3-0).

Proposed Resolution 2017-2086; Ratifying the Execution by the Executive Director of GSA Lease No. GS-05P-LIL19312 with the Government of the United States of America.

Ratifies the action of the Executive Director for the execution of a lease with the Government of the United States of America to continue leasing hangar and office space for a 10-year term, 5-years firm. Total lease payments over the firm term will be \$364,930.

Mark Doles explained this Federal Governmental Agency has been an existing tenant at DuPage for five years and their current lease expired February 25, 2017. Because of the timing associated with this lease renewal and the process for GSA approvals, it was necessary for the Executive Director to execute this lease prior to the March 8 Board Meeting; ratification of this action is requested. Mr. Doles continued to review the terms of the lease agreement and anticipated revenues for the Airport Authority. Discussion followed. Board approval was recommended.

A **MOTION** was made by Commissioner Ledonne to approve Proposed Resolution 2017-2086; Ratifying the Execution by the Executive Director of GSA Lease No. GS-05P-LIL19312 with the Government of the United States of America. The **motion was seconded** by Commissioner Sharp and was unanimously passed by roll call vote (3-0).

Proposed Resolution 2017-2087; Authorizing the Execution of a Utility Easement with Commonwealth Edison.

Authorizes the execution of an electric utility easement adjacent to Powis Road in the Northeast Quadrant of Airport property.

Dan Barna reported that in the fall of 2016 the Board awarded a project to remove old perimeter fencing and to install new security fencing and wildlife skirt for 2.1 miles of the airfield. He continued that during the last phase of this project the contractor encountered a power line located directly under the old fence and short of the easement. Mr. Barna added that because of the danger involved, this project could not move forward. There were no existing records found reflecting the location of this line under the Airport fence. Attorney Luetkehans has been working with Commonwealth Edison to develop an easement agreement to allow Commonwealth Edison to install a new power line east of the existing line. Attorney Luetkehans explained Commonwealth Edison has agreed to pay the Airport Authority the additional fees incurred in conjunction with this easement agreement. Discussion followed. Board approval was recommended.

A **MOTION** was made by Commissioner Sharp to approve Proposed Resolution 2017-2087; Authorizing the Execution of a Utility Easement with Commonwealth Edison. The **motion was seconded** by Commissioner Ledonne and was unanimously passed by roll call vote (3-0).

Proposed Resolution 2017-2088; Authorizing the Execution of an Intergovernmental Agreement with the Illinois Department of Transportation.

Authorizes the execution of an Intergovernmental Agreement with the Illinois Department of Transportation for the sale of two vacant parcels of land adjacent to the Rt. 64/Powis Road Intersection totaling 1.771 acres for the sum of \$396,605.

Attorney Luetkehans advised that the Airport Authority negotiated and sold certain parcels of land adjacent to Route 38 (Roosevelt Road) to the Illinois Department of Transportation for the overpass construction project. He continued that at the same time the Airport Authority and the Illinois Department of Transportation (IDOT) negotiated for the sale of certain parcels of land adjacent to Route 64 (North Avenue) and Powis Road for the road widening project at Route 64. Attorney Luetkehans advised that this Intergovernmental Agreement (IGA) has been drafted to reflect the land sale at Route 64 and Powis Road and reviewed the terms of the IGA. Discussion followed and Board approval was recommended.

A **MOTION** was made by Commissioner Ledonne to approve Proposed Resolution 2017-2088; Authorizing the Execution of an Intergovernmental Agreement with the Illinois Department of Transportation. The **motion was seconded** by Commissioner Sharp and was unanimously passed by roll call vote (3-0).

Proposed Resolution 2017-2089; Authorizing the Execution of an Intergovernmental Agreement with the County of DuPage.

Authorizes the execution of an Intergovernmental Agreement with the County to grant a temporary construction easement over two parcels of Authority land for the County's completion of the road widening and storm sewer project at Illinois Route 64 and Powis Road.

Attorney Luetkehans stated that DuPage County has taken on the completion of the road widening project at Illinois Route 64 and Powis Road. He continued that part of this completion is the construction of the storm water sewer project on DAA property. Attorneys for the County and DAA have drafted this Intergovernmental Agreement (IGA) which grants a temporary construction easement over two Airport Authority land parcels adjacent to Route 64. Attorney Luetkehans explained the terms of the IGA with DuPage County. Board approval was recommended.

A **MOTION** was made by Commissioner Ledonne to approve Proposed Resolution 2017-2089; Authorizing the Execution of an Intergovernmental Agreement with the County of DuPage. The **motion was seconded** by Commissioner Sharp and was unanimously passed by roll call vote (3-0).

RECESS TO EXECUTIVE SESSION

There was no Executive Session.

OTHER BUSINESS

None

Commissioner Ledonne made a **MOTION** to adjourn the Capital Development, Leasing and Customer Fees Committee Meeting; the **motion was seconded** by Commissioner Sharp and was passed by unanimous voice vote. The committee meeting was adjourned at 3:00 p.m.

**Approved at the May 17, 2017 Board Meeting
Daniel J. Wagner, Chairman
Capital Development, Leasing and Customer Fees Committee**