

**DuPAGE AIRPORT AUTHORITY
CAPITAL DEVELOPMENT, LEASING AND CUSTOMER FEES COMMITTEE
WEDNESDAY, MARCH 20, 2019**

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 20, 2019. Committee Chairman Wagner was absent from the meeting. Commissioner Ledonne served as Acting Committee Chairman and called the meeting to order at 2:30 p.m. There was a quorum present for the meeting.

Commissioners Present: Chavez, Getz, Ledonne, Sharp.

Absent: Posch, Wagner

DAA Staff Present: Executive Director David Bird; Mark Doles, Director of Aviation Facilities & Properties; Patrick Hoard, Director of Finance and Prairie Landing Golf Club; Dan Barna, Operations and Capital Program Manager; Nicole Forbear, Procurement Specialist; Pamela Miller, Executive Assistant and Board Liaison.

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

Press: None

CAPITAL DEVELOPMENT

NEW BUSINESS

Proposed Resolution 2019-2242; Award of Contract to Berger Excavating Contractor's Inc. for the Construction of Ingenuity Way at the DuPage Business Center.

Approves the construction of a roadway in the DuPage Business Center. Total authorized construction cost not-to-exceed \$1,130,901.90 which includes a 3% owner's contingency.

A **MOTION** was made by Commissioner Chavez to recommend Board approval for Proposed Resolution 2019-2242; Award of Contract to Berger Excavating Contractor's Inc. for the Construction of Ingenuity Way at the DuPage Business Center. The **motion was seconded** by Commissioner Sharp. Mark Doles explained that in negotiations with Norix regarding their development site, the Airport Authority made a commitment to pay for the construction of an access roadway located off the Norix property. Under the Purchase Sales Agreement with Norix, the Airport Authority is required to construct the access road prior occupancy. This roadway can serve multiple roles and the City of West Chicago has agreed to accept dedication of this roadway as long as it meets their design standards. All costs associated with this required roadway will be taken from the land sales proceeds from the Purchase Sales Agreement with Norix. He continued that five bids were received, and Berger Excavating Contractor's Inc. is recommended for award as the low, responsive, responsible bidder. Discussion followed. The **motion was passed** by roll call vote (4-0).

Proposed Resolution 2019-2243; Authorizing the Execution of Construction Phase Task Order No. 20 with CH2M for the Project: Construction of Ingenuity Way at the DuPage Business Center.

Approves a Task Order not-to-exceed \$55,300 for construction quality control services related to Ingenuity Way.

A **MOTION** was made by Commissioner Sharp to recommend Board approval of Proposed Resolution 2019-2243; Authorizing the Execution of Construction Phase Task Order No. 20 with CH2M for the Project: Construction of Ingenuity Way at the DuPage Business Center. The **motion was seconded** by

Commissioner Getz. Dan Barna explained CH2M has provided a Task Order to provide quality control and construction phase services during the construction of Ingenuity Way. He reviewed the scope of this Task Order and the costs associated. Discussion followed, and staff recommended approval. The **motion was passed** by roll call vote (4-0).

Proposed Resolution 2019-2244; Authorizing the Execution of an Intergovernmental Agreement with the State of Illinois Department of Transportation, Division of Aeronautics for Participation in the Airport Improvement Project Known as: Phase 2 – Pavement Rehabilitation of Apron Areas at Echo T-Hangars; DPA-4651.

Approves participation in an Agreement with IDOT Division of Aeronautics for apron and taxiway pavement rehabilitation. Local project share not-to-exceed \$11,587.

A **MOTION** was made by Commissioner Sharp to recommend Board approval of Proposed Resolution 2018-2244; Authorizing the Execution of an Intergovernmental Agreement with the State of Illinois Department of Transportation, Division of Aeronautics for Participation in the Airport Improvement Project Known as: Phase 2 – Pavement Rehabilitation of Apron Areas at Echo T-Hangars; DPA-4651. The **motion was seconded** by Commissioner Getz. Mr. Barna stated this Intergovernmental Agreement with Illinois Department of Transportation, Division of Aeronautics is for a project funded under the (AIP) Airport Improvement Program for the pavement rehabilitation of Apron areas at the Echo T-Hangars. The project has received 90% federal and 5% state funding and Mr. Barna reviewed the scope of this project and the costs associated. Staff recommend approval of the Intergovernmental Agreement. Discussion followed. The **motion was passed** by roll call vote (4-0).

Proposed Resolution 2019-2245; Authorizing the Execution of a Construction Phase Engineering Service Agreement with CH2M for the Airport Improvement Program Project Known as: Phase 2 – Pavement Rehabilitation of Apron Areas at Echo T-Hangars; DPA-4651.

Approves an Agreement for construction quality control services not-to-exceed \$20,194.54 to be reimbursed by 95% Federal and State Funding.

A **MOTION** was made by Commissioner Sharp to recommend Board approval of Proposed Resolution 2019-2245; Authorizing the Execution of a Construction Phase Engineering Service Agreement with CH2M for the Airport Improvement Program Project Known as: Phase 2 – Pavement Rehabilitation of Apron Areas at Echo T-Hangars; DPA-4651. The **motion was seconded** by Commissioner Chavez. Mr. Barna advised this is construction phase services for the project just reviewed. He discussed the associated costs for CH2M to provide these services. Discussion continued, and the **motion was passed** by roll call vote (4-0).

Proposed Resolution 2019-2246; Authorizing the Execution of an Intergovernmental Agreement with the State of Illinois Department of Transportation, Division of Aeronautics for Participation in the Airport Improvement Project Known as: North Perimeter Road Extension: DPA-4564.

Approves participation in an Agreement with IDOT Division of Aeronautics for roadway construction. Local project share not-to-exceed \$19,277.

A **MOTION** was made by Commissioner Sharp to recommend Board approval of Proposed Resolution 2019-2246; Authorizing the Execution of an Intergovernmental Agreement with the State of Illinois Department of Transportation, Division of Aeronautics for Participation in the Airport Improvement Project Known as: North Perimeter Road Extension; DPA-4564. The **motion was seconded** by Commissioner Getz and discussion followed. Mr. Barna advised this is another AIP project for the North Perimeter Road extension. He reviewed the scope of this project and the associated costs. Staff recommended approval. The **motion was passed** by roll call vote (4-0).

Proposed Resolution 2019-2247; Authorizing the Execution of a Construction Phase Engineering Service Agreement with Burns & McDonnell for the Airport Improvement Program Project known as: North Perimeter Road Extension: DPA-4564.

Approves an Agreement for construction quality control services not-to-exceed \$57,636.30 to be reimbursed by 95% Federal and State funding.

A **MOTION** was made by Commissioner Sharp to recommend Board approval of Proposed Resolution 2019-2247; Authorizing the Execution of a Construction Phase Engineering Service Agreement with Burns & McDonnell for the Airport Improvement Program Project known as: North Perimeter Road Extension: DPA-4564. The **motion was seconded** by Commissioner Chavez. Mr. Barna advised this is construction phase services for the North Perimeter Road Extension that was just discussed and he reviewed the associated costs. Discussion followed. The **motion was passed** by roll call vote (4-0).

Proposed Resolution 2019-2248; Authorizing the Execution of a Design Phase Engineering Service Agreement with CH2M for the Airport Improvement Program Projects Known as: Upgrade Airport Perimeter Fencing Phase II Per 2008 Wildlife Hazard Assessment and Upgrade Airport Perimeter Fencing Phase III Per 2008 Wildlife Hazard Assessments.

Approves Agreement for the development of plans and specifications related to two (2) perimeter fencing projects. Design not-to-exceed \$108,000 to be reimbursed by 95% Federal and State funding.

A **MOTION** was made by Commissioner Sharp to recommend Board approval of Proposed Resolution 2019-2248; Authorizing the Execution of a Design Phase Engineering Service Agreement with CH2M for the Airport Improvement Program Projects known as: Upgrade Airport Perimeter Fencing Phase II Per 2008 Wildlife Hazard Assessment and Upgrade Airport Perimeter Fencing Phase III Per 2008 Wildlife Hazard Assessments. The **motion was seconded** by Commissioner Getz. Mr. Barna explained this is also an AIP Project to upgrade the airport perimeter fencing and it will be completed in two phases. This has been an extensive process and will complete a 10-year project on the airfield. He reviewed the scope of the project and the associated costs. Staff recommended approval and discussion continued. The **motion was passed** by roll call vote (4-0).

Proposed Resolution 2019-2249; Authorizing the Execution of Service Order No. 4 with Wight & Company for Professional Consulting Services Associated with Developing a 20-year Facilities Maintenance Plan.

Approves a Service Order not-to-exceed \$61,500 to develop a 20-year maintenance plan for DAA facilities.

A **MOTION** was made by Commissioner Sharp to recommend Board approval of Proposed Resolution 2019-2249; Authorizing the Execution of a Service Order No. 4 with Wight & Company for Professional Consulting Services Associated with Developing a 20-year Facilities Maintenance Plan. The **motion was seconded** by Commissioner Chavez.

Mr. Doles explained this project was developed previously in 2001 and has been extremely useful in planning for maintenance projects at Airport facilities. He continued that Wight & Company prepared this plan initially in 2001 and it is time now to update this assessment. With approval of this service order with Wight & Company a 20-year facilities Maintenance Plan will be prepared. Mr. Doles reviewed the scope of work and associated costs. Staff recommended approval. Discussion occurred. The **motion was passed** by roll call vote (4-0).

Proposed Resolution 2019-2250; Approving the Development Plan of Scannell Properties LLC.

Approves the Development Plan submitted by Scannell for a 254,415 square foot industrial building located on 21.14 acres in the DuPage Business Center subject to certain conditions.

A **MOTION** was made by Commissioner Sharp to recommend Board approval of Proposed Resolution 2019-2250; Approving the Development Plan of Scannell Properties LLC. The **motion was seconded** by Commissioner Chavez. Attorney Luetkehans advised that previously the Board entered into a Vacant Land Purchase Agreement with Scannell and now Scannell is presenting their Development Plan for Board approval. He reviewed the details of this development plan and changes made after discussion at the last Board Meeting Executive Session; all is in compliance with Minimum Design Standards for the DuPage Business Center. The City of West Chicago requires approval of the Development Plan by the Airport Authority Board prior to their approval. Discussion continued, and the **motion was passed** by roll call vote (4-0).

Proposed Resolution 2019-2251; Authorizing the Execution of a Professional Services Agreement with Christopher B. Burke Engineering, LTD for Concept Engineering and Earth Work Calculation for Property at the DuPage Business Center.

Approves the execution of Professional Services Engineering Proposal with Christopher B. Burke Engineering, Ltd. to provide concept engineering and earthwork calculations for the DuPage Business Center for a cost not to exceed \$17,500.

A **MOTION** was made by Commissioner Sharp to recommend Board approval of Proposed Resolution 2019-2251; Authorizing the Execution of a Professional Services Agreement with Christopher B. Burke Engineering, LTD for Concept Engineering and Earth Work Calculation for Property at the DuPage Business Center. The **motion was seconded** by Commissioner Chavez.

Attorney Luetkehans advised this is a proposal from Christopher B. Burke Engineering to determine the amount and location of clay needed on remaining parcels at the DuPage Business Center. He reviewed terms of this agreement and costs associated. Discussion followed. The **motion was passed** by roll call vote (4-0).

RECESS TO EXECUTIVE SESSION

There was no Executive Session.

OTHER BUSINESS

None

Commissioner Sharp 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 2:30 p.m.

Approved at the June 13, 2019 Regular Board Meeting
Michael V. Ledonne Acting Chairman for
Daniel J. Wagner, Chairman
Capital Development, Leasing and Customer Fees Committee