

**DuPAGE AIRPORT AUTHORITY  
CAPITAL DEVELOPMENT, LEASING, AND CUSTOMER FEES COMMITTEE  
WEDNESDAY, SEPTEMBER 21, 2022**

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A 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, Third Floor Conference Room, 2700 International Drive, West Chicago, Illinois on Wednesday, September 21, 2022. Committee Chairman Wagner was absent from the meeting, Acting Committee Chairman Ledonne called the meeting to order at 2:30 p.m. A quorum was present for the committee meeting.

**Commissioners Present:** Charvat, Chavez, Davis, Getz, Giunti, Ligino-Kubinski, Ledonne  
**Commissioners Absent:** Wagner

***DuPage Airport Authority Staff Present:*** Mark Doles, Executive Director; Patrick Hoard, Director of Finance; Tom Cleveland, Director of Operations and Facilities; Dan Barna, Operations and Capital Programs Manager; Kristine Klotz, Executive Assistant and Board Liaison; Phil Luetkhans, of Luetkhans, Brady, Garner and Armstrong LLC.

***Others:*** Dan Pape, CMT; Mark Moran, NAI Hiffman

**OLD BUSINESS**

None

**NEW BUSINESS**

**Proposed Resolution 2022-2541; Award of Contract to Cyril Regan Heating, Inc. for the Installation of Infra-red Heating Systems.**

*Approves a contract for the installation of new heating systems in multiple hangars for a total cost not-to-exceed \$288,767.60, which includes a 10% owner's contingency.*

Acting Committee Chairman Ledonne read into record Proposed Resolution 2022-2541. A **MOTION** was made by Commissioner Chavez to recommend Board approval for Proposed Resolution 2022-2541; Award of Contract to Cyril Regan Heating, Inc. for the Installation of Infra-red Heating Systems. The **motion was seconded** by Commissioner Davis. Executive Director Doles stated that this 2022 Capital project is to install a new gas-fired infra-red heating system in Echo 1, Echo 2, and Echo 19. The heaters that are currently in the hangars are at the end of their useful life and original. A mandatory pre-bid meeting was held on August 16, 2022. Staff utilized Wight & Company to develop plans for the project. Five sealed bids were received and reviewed. There was no further discussion, and the motion passed by roll call vote (4-0).

**Proposed Resolution 2022-2542; Award of Contract to Futurity 19, Inc. for Exterior Hangar Repairs, Restaining and Recaulking.**

*Approves a contract for exterior hangar repairs at multiple hangars for a total cost not-to-exceed \$542,025, which includes a 10% owner's contingency.*

Acting Committee Chairman Ledonne read into record Proposed Resolution 2022-2542. A **MOTION** was made by Commissioner Chavez to recommend Board approval of Proposed Resolution 2022-2542; Award of Contract to Futurity 19, Inc. for Exterior Hangar Repairs, Restaining and Recaulking. The **motion was seconded** by Commissioner Davis. Executive Director Doles stated that at the North High Tail hangar repairs are needed in the exterior precast walls, repainting of all exterior precast walls, and repair/replacement of existing gutters and downspouts. Mr. Doles elaborated on the work at the corporate hangar. Staff worked with Wight & Company to create plans and specifications for this project. Staff received and reviewed two bids, one from Futurity 19, Inc. and the other from Mertes Contracting Corp. There was no further discussion, and the motion passed by roll call vote (4-0).

**Proposed Resolution 2022-2543; Award of Contract to AMS Industries, Inc. for Building Automation System Upgrades at the DuPage Flight Center.**

*Approves a contract for building automation system upgrades in the DuPage Flight Center for a total cost not-to-exceed \$79,200, which includes a 10% owner's contingency.*

Acting Committee Chairman Ledonne read into record Proposed Resolution 2022-2543. A **MOTION** was made by Commissioner Chavez to recommend Board approval of Proposed Resolution 2022-2543; Award of Contract to AMS Industries, Inc. for Building Automation System Upgrades at the DuPage Flight Center. The **motion was seconded** by Commissioner Davis. Executive Director Doles informed the Commissioners of the age of the current system, and that the system is at the end of its useful service life. The upgrades included are the Building Automation System owner workstation, Java Application control engine, upgrading controls for 26 variable air volume boxes, lighting controller upgrades, and the addition of new controls in the lower level. Staff utilized Wight & Company for the design and construction phase of the project. Staff received and reviewed three bids. There was no further discussion, and the motion passed by roll call vote (4-0).

**Proposed Resolution 2022-2544; Award of Contract to Martam Construction, Inc. for Airfield Pavement Repairs.**

*Approves a contract for airfield pavement repairs for a total cost not-to-exceed \$410,833.50, which includes a 10% owner's contingency.*

Acting Committee Chairman Ledonne read into record Proposed Resolution 2022-2544. A **MOTION** was made by Commissioner Chavez to amend and recommend for Board approval Proposed Resolution 2022-2544; Award of Contract to Martam Construction, Inc. for Airfield Pavement Repairs. The **motion was seconded** by Commissioner Davis. Executive Director Doles stated that staff utilized CMT to develop plans and specifications for the removal and replacement of several airfield concrete pavement panels, drainage structures, and hangar apron areas. Mr. Doles stated that this project will also include areas where concrete will be repaired

located at Runway 2L/20R, three taxiways, and pavement at Echo 17. There was only one bid received. Discussion followed. The motion was passed by roll call vote of (4-0).

**Proposed Resolution 2022-2545; Authorizing the Execution of Construction Phase Task Order No. 5 with Crawford, Murphy & Tilly, Inc. for the Project: Airfield Pavement Repairs.**

*Approves Construction Phase Task Order for airfield pavement repairs for a total cost not-to-exceed of \$43,560.*

Acting Committee Chairman Ledonne read into record Proposed Resolution 2022-2545. A **MOTION** was made by Commissioner Chavez to recommend Board approval Proposed Resolution 2022-2545; Authorizing the Execution of Construction Phase Task Order No. 5 with Crawford, Murphy & Tilly, Inc. for the Project: Airfield Pavement Repairs. The **motion was seconded** by Commissioner Davis. Executive Director Doles reviewed the scope of services that CMT would be providing construction observation services during the Airfield Pavement Repairs project. CMT is anticipating a total of 42 calendar days in observation, and the contract has a not-to-exceed amount of \$43,560. There was no further discussion and the motion passed by roll call vote (4-0).

**Proposed Resolution 2022-2546; Authorizing the Execution of a Non-Federal Reimbursable Agreement Between Department of Transportation Federal Aviation Administration and the DuPage Airport Authority to provide Airport Traffic Control Services at the DuPage Air Traffic Control Tower.**

*Approves a reimbursable agreement to provide overnight staffing of the Air Traffic Control Tower for the period of 10:00P to 6:00A from October 1, 2022 through September 30, 2023 for a total cost to the DuPage Airport Authority of \$580,325.*

Acting Committee Chairman Ledonne read into record Proposed Resolution 2022-2546. A **MOTION** was made by Commissioner Chavez to recommend Board approval Proposed Resolution 2022-2546; Authorizing the Execution of a Non-Federal Reimbursable Agreement Between Department of Transportation Federal Aviation Administration and the DuPage Airport Authority to provide Airport Traffic Control Services at the DuPage Air Traffic Control Tower. The **motion was seconded** by Commissioner Davis. Executive Director Doles informed the committee members of the Federal Aviation Administration (FAA) requirements on average nightly operations to receive Federal funding for nightly control tower staff. Mr. Doles went on to say that in 2011 the FAA changed the staffing requirements for overnight shifts, resulting in doubling the costs to control towered facilities. Mr. Doles worked with the FAA to secure a 12.8% reduction in total cost for tower staffing. Discussion Followed. The motion passed by roll call vote (4-0).

**Proposed Resolution 2022-2547; Ratifying the Execution of GSA Lease No. GS-05P-LIL00943 with the Government of the United States of America for Hangar and Office Space.**

*Ratifies the actions of the Executive Director for the execution of a hangar and office space lease with the Federal Government for a ten (10) year term, five (5) years firm, with total possible lease revenue of \$802,260.20*

Acting Committee Chairman Ledonne read into record Proposed Resolution 2022-2547. A MOTION was made by Commissioner Chavez to recommend Board approval Proposed Resolution 2022-2547; Ratifying the Execution of GSA Lease No. GS-05P-LIL00943 with the Government of the United States of America for Hangar and Office Space. The **motion was seconded** by Commissioner Davis. Executive Director Doles explained the terms of the previous agreement with the Government of the United States of America for hangar and office space. Mr. Doles stated the new terms of the lease agreement and the fee schedule for the next 10 years. Discussion followed, and the motion passed by roll call vote (4-0).

**Proposed Ordinance 2022-376; An Ordinance Providing for the Revision of a Fee to Users in relation to the use of U.S. Customs Service at DuPage Airport.**

*Approves an Ordinance revising the fees associated with the use of User-Fee U.S. Customs Service at DuPage Airport effective December 1, 2022.*

Acting Chairman Ledonne read into record Proposed Ordinance 2022-376. A MOTION was made by Commissioner Chavez to recommend Board approval Proposed Ordinance 2022-376; An Ordinance Providing for the Revision of a Fee to Users in relation to the use of U.S. Customs Service at DuPage Airport. The **motion was seconded** by Commissioner Davis. Executive Director Doles explained that since 1997 DuPage Airport has provided User-Fee U.S. Customs. The current fee structure had a revision in 2016, and fees are far less than surrounding airports. Discussion followed, and the motion passed by roll call vote (4-0).

**OTHER BUSINESS**

None

Commissioner Chavez made a MOTION to adjourn the Capital Development, Leasing, and Customer Fees Committee Meeting; the **motion was seconded** by Commissioner Davis and was passed by a unanimous voice vote. The committee meeting was adjourned at 2:57 p.m.



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**Daniel J. Wagner, Chairman**  
**Capital Development, Leasing, and Customer Fees Committee**