

**DuPAGE AIRPORT AUTHORITY
CAPITAL DEVELOPMENT, LEASING AND CUSTOMER FEES COMMITTEE
WEDNESDAY, MARCH 19, 2014**

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, First Floor Conference Room on Wednesday, March 19, 2014. Committee Chairman Gorski called the meeting to order at 2:05 p.m. and a quorum was present.

Commissioners Present: Gorski, LaMantia, Posch, Wagner.

Absent: Chavez

DAA Staff Present: Executive Director David Bird; Mark Doles, Director of Aviation Facilities and Properties; Byron Miller, Director of Operations; Patrick Hoard, Director of Finance; Dan Barna, Procurement Manager; Pam Miller, Executive Assistant and Board Liaison.

Others: Phil Luetkehans, Schirott, Luetkehans and Garner, LLP; Michael Vonic, CH2M Hill; Dan Pape, Crawford, Murphy and Tilly.

Press: None

CAPITAL DEVELOPMENT

OLD BUSINESS

Executive Director Bird provided a project update. He related that at the January meeting the Board approved a Task Order with CH2M Hill to provide Program Management Services for our Capital Program. He introduced Mike Toth and explained the services provided by Mr. Toth to manage and track the progress of the various capital projects ongoing for the Airport Authority. Executive Director Bird advised that staff meets on a weekly basis to review the status of each capital project and Mr. Toth will routinely provide updates to the Capital Development Committee with regard to these projects. Mr. Toth discussed the major capital projects; Runway 2L 20R widening, construction of a new transient hangar and the joint replacement project. A slide presentation was provided. Discussion occurred.

NEW BUSINESS

Proposed Resolution 2014-1826; Authorizing the Execution of Task Order No. 18 Under the Engineering Services Agreement with Kluber, Inc. for Roof Repairs of Various Buildings.

Executive Director Bird asked Byron Miler to discuss this proposed project. Mr. Miller explained that staff has been routinely repairing and patching the roofs of various buildings and hangars on the airfield and a more permanent resolution has become necessary. He continued that under their master consulting agreement with the Airport Authority, Kluber has submitted a Task Order for developing plans and specifications for design, bidding and construction phase services for this project. Mr. Miller continued that the task order has been reviewed by legal staff and he discussed the costs associated with this project. Staff recommended board approval and discussion occurred.

A **MOTION** was made by Commissioner LaMantia to recommend Board approval for Proposed Resolution 2014-1826; Authorizing the Execution of Task Order No. 18 Under the Engineering

Services Agreement with Kluber, Inc. for Roof Repairs of Various Buildings. The motion was seconded by Commissioner Posch and was passed by roll call vote (4-0).

Proposed Resolution 2014-1827; Authorizing the Execution of a Task Order Under the General Engineering Services Agreement with CH2M Hill, Inc. for the Project: Transient Hangar Bridging Document Preparation.

Executive Director Bird asked Mark Doles to review this proposed resolution. Mr. Doles explained that the 2014 Budget and Appropriations included funds for the construction of an additional transient storage hangar. He continued that, utilizing the design build process, CH2's architectural department submitted a Task Order to prepare the bridging documents needed for an RFP to design build this hangar. He proceeded to discuss the proposed location of this new hangar and the costs associated with preparing the bridging documents. Discussion occurred and staff recommended approval

A **MOTION** was made by Commissioner LaMantia to recommend Board approval for Proposed Resolution 2014-1827; Authorizing the Execution of a Task Order Under the General Engineering Services Agreement with CH2M Hill, Inc. for the Project: Transient Hangar Bridging Document Preparation. The motion was seconded by Commissioner Posch and was passed by roll call vote (4-0).

Proposed Resolution 2014-1828; Authorizing the Execution of a Task Order with CH2M Hill for Construction Phase Services: Rehabilitate and Widen Runway 2L/20R and Taxiway W – Phase I Widening Runway 2L/20R.

Executive Director Bird stated that CH2M Hill has prepared a Task Order to provide construction phase services for the project to widen Runway 2L/20R. He continued to explain the scope of services provided by CH2M Hill for this project. He also advised that an independent fee analysis was completed by the firm of Kutchins Groh and the fee was determined to be fair and reasonable when structured as a not-to-exceed contract for this project. Discussion continued on the costs associated with this proposed Task Order and staff recommended approval.

A **MOTION** was made by Commissioner LaMantia to recommend Board approval for Proposed Resolution 2014-1828; Authorizing the Execution of a Task Order with CH2M Hill for Construction Phase Services: Rehabilitate and Widen Runway 2L/20R and Taxiway W – Phase I Widening Runway 2L/20R. The motion was seconded by Commissioner Posch and was passed by roll call vote (4-0).

Proposed Resolution 2014-1829; Authorizing the Execution of a Professional Services Agreement with Crawford, Murphy and Tilly for Construction Phase Engineering Services for Rehabilitation, Strengthening and Widening Runway 2L/20R and Taxiway W – Phase I.

Executive Director Bird stated that Crawford, Murphy and Tilly is the design engineer of record for this project and has certain requirements to perform during the construction phase of this project. He explained that in order to maintain the needed checks and balances it is not an acceptable practice for the firm preparing the design for a project to also provide full construction phase services. Staff has determined the proposed fee is fair and recommends approval.

A **MOTION** was made by Commissioner LaMantia to recommend Board approval for Proposed Resolution 2014-1829; Authorizing the Execution of a Professional Services Agreement with Crawford, Murphy and Tilly for Construction Phase Engineering Services for Rehabilitation, Strengthening and Widening Runway 2L/20R and Taxiway W – Phase I. The motion was seconded by Commissioner Wagner and was passed by roll call vote (4-0).

Proposed Resolution 2014-1830; Award of Bid to Martam Construction, Inc. for the Project to Rehabilitate and Widen Runway 2L/20R and Taxiway W – Phase I Widen Runway 2L/20R.

Executive Director Bird asked Byron Miller to review the award of this bid to Martam. Mr. Miller advised that Crawford, Murphy and Tilly has developed plans and specifications for this project and solicited seal bids; five sealed bids were received and Martam was determined to be the low responsive and responsible bidder for this project. Mr. Miller added that positive responses were received from all of Martam’s references and Martam is also qualified by the State of Illinois to do this work; Martam was contractor for the extension of Runway 2R 20L completed in 2013.

A **MOTION** was made by Commissioner LaMantia to recommend Board approval for Proposed Resolution 2014-1830; Award of Bid to Martam Construction, Inc. for the Project to Rehabilitate and Widen Runway 2L/20R and Taxiway W – Phase I Widen Runway 2L/20R. The motion was seconded by Commissioner Wagner and was passed by roll call vote (4-0).

Proposed Resolution 2014-1839; Rescinding Resolution 2013-1794 and Authorizing the Execution of Non-Federal Reimbursable Agreement with the FAA Related to the Widening and Construction of Runway 2L/20R.

Executive Director Bird advised that at the November meeting the Board authorized the execution of a non-federal reimbursable agreement with the FAA to relocate their navigational aids for the Runway 2L/20R widening project. He continued that in the FAA’s review of this agreement they determined an error had been made in their previous cost estimates and advised the amount of the agreement would increase from \$80,226.54 to \$111,468.11. Executive Director Bird stated that the Airport Authority has the funds available to cover this increase and, since the FAA owns this equipment, the Airport Authority would have no other option but to pay this amount. Staff recommended approval.

A **MOTION** was made by Commissioner LaMantia to recommend Board approval for Proposed Resolution 2014-1839; Rescinding Resolution 2013-1794 and Authorizing the Execution of Non-Federal Reimbursable Agreement with the FAA Related to the Widening and Construction of Runway 2L/20R. The motion was seconded by Commissioner Wagner and was passed by roll call vote (4-0).

Proposed Resolution 2014-1831; Award of Bid to Abbey Paving & Sealcoating Company for the Project to Mill and Overlay Aviation Avenue and Associated Parking Lots.

Executive Director Bird asked Dan Barna to review this proposed bid award. Mr. Barna advised there were three bidders for this project and staff is recommending approval of the base bid only for this project with a 10% owner’s contingency included. He continued to review the scope of the project and the associated costs, advising that project costs will exceed the

budgeted amount however sufficient funds are available in the capital program line to cover the overage. Discussion occurred and staff recommend approval.

A **MOTION** was made by Commissioner LaMantia to recommend Board approval for Proposed Resolution 2014-1831; Award of Bid to Abbey Paving & Sealcoating Company for the Project to Mill and Overlay Aviation Avenue and Associated Parking Lots. The motion was seconded by Commissioner Wagner and was passed by roll call vote (4-0).

Proposed Resolution 2014-1833; Award of Bid to Schodeller Construction, Inc. for Terminal Apron Phase II/Taxiway C and Runway 2L/20R Joint Repair.

Mr. Barna explained that in 2014 budget funds were included for Phase II of the Terminal Apron joint repair/Taxiway C and Runway 2L 20R joint repair. He discussed the scope of work and advised that CH2M Hill developed plans and specifications for this project. Mr. Barna continued that bids were solicited, three sealed bids were received and upon evaluation Schodeller Construction Inc. was the low and responsible bidder. He reviewed the costs associated with this project and advised that in checking Schodeller's references all were positive responses. Mr. Miller advised that Schodeller was the general contractor for Phase I of the Terminal Apron joint repair which was completed in 2013. Staff recommended approval and discussion followed.

A **MOTION** was made by Commissioner LaMantia to recommend Board approval for Proposed Resolution 2014-1833; Award of Bid to Schodeller Construction, Inc. for Terminal Apron Phase II/Taxiway C and Runway 2L/20R Joint Repair. The motion was seconded by Commissioner Wagner and was passed by roll call vote (4-0).

LEASING AND CUSTOMER FEES

OLD BUSINESS

Proposed Resolution 2014-1835; Authorizing the Execution of a Building Lease Agreement with SRA International, Inc.

Executive Director asked Mark Doles to discuss the proposed building lease agreement. Mr. Doles advised SRA International was formerly MorganFranklin Corporation and has been a tenant in good standing since 2006; this lease will reflect the name change for this company. He summarized the terms of the proposed lease and the costs association and advised staff recommends approval. Discussion followed briefly.

A **MOTION** was made by Commissioner LaMantia to recommend Board approval for Proposed Resolution 2014-1835; Authorizing the Execution of a Building Lease Agreement with SRA International, Inc. The motion was seconded by Commissioner Wagner and was passed by roll call vote (4-0).

Proposed Ordinance 2014-273; Temporary Reduction in Certain Fees.

Executive Director Bird asked Mark Doles to discuss this proposed Ordinance. Mr. Doles explained that since 2009 there has been a substantial downturn in the economy that has particularly effected the aviation community businesses related to aircraft maintenance, aircraft charter, flight training, aircraft rental and pilot supplies. Mr. Doles advised that a 50% fee

reduction was included in the 2014 Budget and Appropriations passed by the Board in January and passage of this Ordinance also authorized this continued fee reduction. Discussion followed.

A **MOTION** was made by Commissioner Posch to recommend Board approval for Proposed Ordinance 2014-273; Temporary Reduction in Certain Fees. The motion was seconded by Commissioner Wagner and was passed by roll call vote (4-0).

Proposed Resolution 2014-1836; Authorizing the Execution of an Amendment to Settlement Agreement and Release with The Gray Insurance Company.

Attorney Luetkehans explained that ZCorp was the general contractor for Phase I of the Flight Center Renovations and that near the finish of the project, ZCorp declared bankruptcy. He continued that ZCorp's surety company, The Gray Insurance Company, paid off and received releases from all of the subcontractors who had filed liens. Attorney Luetkehans stated that the Settlement Agreement was negotiated and entered into by the Airport Authority on September 15, 2013 however, there were remaining issues included in the warranty work that were not properly completed. Attorney Luetkehans continued to explain the terms of the amendment to this settlement agreement as negotiated with The Gray Insurance Company and discussion followed. Attorney Luetkehans recommended Board approval.

A **MOTION** was made by Commissioner LaMantia to recommend Board approval for Proposed Resolution 2014-1836; Authorizing the Execution of an Amendment to Settlement Agreement and Release with The Gray Insurance Company. The motion was seconded by Commissioner Wagner and was passed by roll call vote (4-0).

RECESS TO EXECUTIVE SESSION

None

OTHER BUSINESS

None

Commissioner LaMantia made a **MOTION** to adjourn the Capital Development, Leasing and Customer Fees Committee Meeting; the **motion was seconded** by Commissioner Wagner and was unanimously passed by voice vote. The meeting was adjourned at 3:05 p.m.

**Approved at the Regular Board Meeting on May 14, 2014
Gerald M. Gorski, Chairman
Capital Development, Leasing and Customer Fees Committee**