

**DuPAGE AIRPORT AUTHORITY
CAPITAL DEVELOPMENT, LEASING AND CUSTOMER FEES COMMITTEE
WEDNESDAY, MARCH 13, 2013**

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, Third Floor Conference Room on Wednesday, March 13, 2013. Chairman Gorski called the meeting to order at 2:10 p.m. and a quorum was present.

Commissioners Present: Gorski, LaMantia, Sabathne', Davis.

Absent: Thompson

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; John Schlaman, General Manager of Prairie Landing Golf Club; Anna Marano, Procurement Analyst; Pam Miller, Executive Assistant and Board Liaison.

Others: Dan Pape, Crawford, Murphy & Tilly; Michael Vonic, CH2M Hill.

Press: None

**CAPITAL DEVELOPMENT
OLD BUSINESS**

Project Implementation

Executive Director Bird stated that the Design Contract for the Primary Runway Widening Project appears on the Board Meeting Agenda for discussion. No further report was provided.

NEW BUSINESS

Proposed Resolution 2013-1721; Award of Bid to Precision Wall Systems, Inc. for the Curtain Wall Project.

Executive Director Bird asked Byron Miller to discuss this project. Mr. Miller explained that the curtain wall system in the Flight Center Building has exceeded its projected life span and has been leaking for several years. Ghafari Associates was asked to conduct an evaluation of the existing curtain wall system and it was found to be structurally deficient and in need of replacement. The Airport Authority went out to bid for replacement of the curtain wall system and when received all of the bids exceeded the amount budgeted for this project. He continued that a portion of the curtain wall was redone as a part of the Flight Center renovations and during this time it was determined there were additional problems with deterioration behind the curtain walls. Discussion continued and Mr. Miller advised that staff is recommending that a portion of the project be undertaken as Phase I, leaving the remaining East side curtain wall to be done at a later time as Phase II. Chairman Gorski stated that he had reviewed the estimates made by the low bidder for the remaining east side curtain walls. He asked if the additional amount of \$730,000 would be available in the Capital Program Budget for completion of the entire project with the same vendor, noting there were projects budgeted in 2013 that will be pushed to 2014. Chairman Gorski continued that if staff takes this project out to bid again next year there will likely be a new bidder and possibly different products utilized. Executive Director Bird advised that a budget line transfer of funds could be made in the 2013 Budget and Appropriations to provide adequate funds for the entire project. Discussion continued. Commissioner LaMantia asked about the warranty for the products being used and Attorney Luetkehans stated that Ghafari Associates would have written the warranty requirements into the specifications when the project was bid and this information would be provided prior to the Board

Meeting. He also stated that the current resolution would be modified to reflect the costs for completing the entire curtain wall replacement project.

A **MOTION** was made by Commissioner LaMantia to recommend Board approval for Proposed Resolution 2013-1721; Award of Bid to Precision Wall Systems, Inc. for the Curtain Wall Project subject to confirmation of warranty. The motion was seconded by Commissioner Sabathne' and was passed by roll call vote (3-0).

At a later point in the meeting Attorney Luetkehans provided information relating to the product warranty for the proposed curtain wall system replacement advising the product warranty is for 10 years. Commissioner LaMantia stated that she was satisfied with this answer and recommended Board approval for curtain wall replacement for the entire Flight Center Building.

Proposed Resolution 2013-1722; Award of Bid to Schramm Construction for the Aircraft Rescue and Fire Fighting Station.

Byron Miller continued to discuss construction of the new Aircraft Rescue and Fire Fighting (ARFF) Station. He advised the fire station will be located in a new and highly visible location on the airfield. Mr. Miller continued that Schramm Construction is the low and responsive bidder for this project and total project costs are within budget. A 10% owner's contingency has been included for relocation of the telephone system and to purchase some needed furniture. He continued that the West Chicago Fire Protection District has been involved with this design from the beginning and FGM Architects was the architect for other recently constructed fire stations for the West Chicago Fire Protection District. References for Schramm Construction were checked by FGM and all were in order. Staff recommended approval and discussion followed.

A **MOTION** was made by Commissioner LaMantia to recommend Board approval for Proposed Resolution 2013-1722; Award of Bid to Schramm Construction for the Aircraft Rescue and Fire Fighting Station. The motion was seconded by Commissioner Sabathne' and was passed by roll call vote (3-0).

Proposed Resolution 2013-1726; Authorizing the Execution of an Agreement with FGM for Construction Administration Services for the Aircraft Rescue and Fire Fighting Station.

Mr. Miller advised this is in conjunction with the previous resolution and would authorize FGM Architects to provide Construction Administration Services for this project. Staff recommended approval.

A **MOTION** was made by Commissioner Sabathne' to recommend Board approval for Proposed Resolution 2013-1726; Authorizing the Execution of an Agreement with FGM for Construction Administration Services for the Aircraft Rescue and Fire Fighting Station. The motion was seconded by Commissioner LaMantia and was passed by roll call vote (3-0).

Proposed Resolution 2013-1723; Award of Bid to Anthony Roofing, Inc. for Removal of the Mansard Roof on E-20 Hangar.

Mr. Miller explained this hangar was built in 1982 and the structural steel supporting the mansard roof is in poor condition. He continued that bids were solicited for removal of this mansard roof and Anthony Roofing Inc. was the low responsive bidder. Mr. Miller explained that the same look as the other hangars in this location would be maintained. Staff recommended approval and discussion followed.

A **MOTION** was made by Commissioner LaMantia to recommend Board approval for Proposed Resolution 2013-1723; Award of Bid to Anthony Roofing, Inc. for Removal of the Mansard Roof on E-20 Hangar. The motion was seconded by Commissioner Sabathne' and was passed by roll call vote (3-0).

Proposed Resolution 2013-1724; Authorizing the Execution of an Amendment to an Agreement for Engineering Services from Crawford, Murphy and Tilly, Inc. for the Project to Rehabilitate Runway 2L/20R and Taxiway W – Phase 1 Widen to 150'.

Mr. Miller advised that Runway 2L 20R was constructed in 1991 and has now reached its design life. He continued that the Master Plan Study evaluated the cross wind capability of Runway 10/28 and identified alternatives for developing a greater crosswind capacity. He continued the most cost effective means to increase the cross wind capacity was determined to be the widening and strengthening of Runway 2L 20R and approximately five years ago a Categorical Exclusion was received for strengthening and widening the runway. He added there was no cooperation from State and Federal Government or the FAA to support the project and eventually the Categorical Exclusion was terminated. Mr. Miller advised the Airport Authority then moved forward with the lengthening of the parallel runway and that project is now completed. He continued that the Airport Authority is now in a better position to do this project in two phases; Phase I to widen the runway and Phase II to strengthen the runway. Discussion followed. Mr. Miller advised that an independent fee analysis was obtained and the project costs were considered to be reasonable. Staff recommended approval.

A **MOTION** was made by Commissioner LaMantia to recommend Board approval for Proposed Resolution 2013-1724; Authorizing the Execution of an Amendment to an Agreement for Engineering Services from Crawford, Murphy and Tilly, Inc. for the Project to Rehabilitate Runway 2L/20R and Taxiway W – Phase 1 Widen to 105'. The motion was seconded by Commissioner Sabathne' and was passed by roll call vote (3-0).

Proposed Resolution 2013-1725; Authorizing the Execution of an Amendment to a Professional Services Agreement with Crawford, Murphy and Tilly, Inc. for Construction Phase Engineering Services for Construction of the East Side Drainage System – Phase1.

Mr. Miller discussed the ongoing drainage project and reviewed the history for this project. Discussion continued with Dan Pape of Crawford, Murphy and Tilly, Inc. and Attorney Luetkehans commenting on various aspects of this project. Mr. Miller advised the Amendment to the Professional Services Agreement with Crawford, Murphy and Tilly, Inc. would allow them to be paid an extended 354 calendar days to perform construction observation for completion of the project. Mr. Luetkehans reminded the Board that DuPage County has agreed to pay 50 percent of the costs for this project; the Airport Authority's share of this project is 2½ percent or \$1,000.20 and this amendment has been approved by the State Division of Aeronautics. Staff recommended approval.

A **MOTION** was made by Commissioner Sabathne' to recommend Board approval for Proposed Resolution 2013-1725; Authorizing the Execution of an Amendment to a Professional Services Agreement with Crawford, Murphy and Tilly, Inc. for Construction Phase Engineering Services for Construction of the East Side Drainage System – Phase 1. The motion was seconded by Commissioner Sabathne' and was passed by roll call vote (3-0).

RECESS TO EXECUTIVE SESSION

A **MOTION** was made by Commissioner LaMantia to recess to Executive Session for the discussion of the setting of a price for sale or lease of property owned by the DuPage Airport Authority. The **motion was seconded** by Commissioner Sabathne' and was passed unanimously by voice vote. The Regular Meeting was recessed to Executive Session at 2:42 p.m. and was reconvened at 3:05 p.m. Upon roll call, a quorum was present for the remainder of the Regular Committee Meeting.

Proposed Resolution 2013-1727; Authorizing the Execution of an Amended Hangar Lease Agreement for Travel Express Aviation.

A **MOTION** was made by Commissioner LaMantia to recommend Board approval for Proposed Resolution 2013-1727; Authorizing the Execution of an Amended Hangar Lease Agreement for Travel Express Aviation as discussed in the Executive Session. The motion was seconded by Commissioner Gorski and was passed by roll call vote (2-0). Commissioner Sabathne' was not present for the vote.

OTHER BUSINESS

None

Chairman Gorski made a **MOTION** to adjourn the Capital Development, Leasing and Customer Fees Committee Meeting; the **motion was seconded** by Commissioner LaMantia and was unanimously passed by voice vote. The meeting was adjourned at 3:07 p.m.

Approved at the May 8, 2013 Board Meeting

**Gerald M. Gorski, Chairman
Capital Development, Leasing and Customer Fees Committee**