

**DuPAGE AIRPORT AUTHORITY  
CAPITAL DEVELOPMENT, LEASING AND CUSTOMER FEES COMMITTEE  
WEDNESDAY, MAY 8, 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, May 8, 2013. Chairman Gorski was absent from the meeting and Commissioner LaMantia called the meeting to order at 2:30 p.m. and a quorum was present. Board Chairman Davis participated as a member of the Committee.

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

**Absent:** Gorski, 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; Becky Taylor, Accountant form Prairie Landing Golf Club; Anna Marano, Procurement Analyst; Pam Miller, Executive Assistant and Board Liaison.

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

**Press:** None

**CAPITAL DEVELOPMENT**  
**OLD BUSINESS**

**Project Implementation**

Executive Director Bird reported that the 30% design plan for Runway 2L 20R will be submitted on May 14. It is anticipated the project will go out to bid late summer or early fall; the Airport Authority will be competing for whatever federal funds may be available. Chairman Davis and Executive Director Bird visited with U.S. Congressman Peter Roskam on April 30 and the Congressman was very supportive of this project. It is anticipated that a letter of support to the State will be received soon. Congressman Roskam also commented on the good job being done by staff here and he is happy to have his office located at DuPage Airport.

Commissioner LaMantia inquired about the Flight Center Renovations and Executive Director Bird advised that the project is anticipated to be completed in four to six weeks and the June 12 Board meeting will be held in the first floor conference room. The Kitty Hawk Café is tentatively set for a soft opening on July 1.

**NEW BUSINESS**

**Proposed Resolution 2013-1739; Award of Contract to Scodeller Construction, Inc. for the Terminal Apron Joint Replacement.**

Executive Director Bird asked Byron Miller to discuss this project. Mr. Miller explained that the apron has concrete joints used to control cracking of the pavement and these joints are sealed with material to prevent water from seeping in and causing damage to the pavement. He continued that the pavement is out living its projected 20-year life span, however, the joints are in need of being resealed with the hope of getting another 10 years of life from the pavement. The Airport Authority has budgeted \$350,000 for this project and the low bidder was Schodeller Construction at \$219,536. He added and owner's contingency of 10% will be included for a total not-to-exceed amount of \$241,489.60. Mr. Miller also advised that the references for Scodeller

Construction, Inc. were checked and all were acceptable. Staff recommended approval and discussion followed.

A **MOTION** was made by Commissioner Davis to recommend Board approval for Proposed Resolution 2013-1739; Award of Contract to Scodeller Construction, Inc. for the Terminal Apron Joint Replacement. The motion was seconded by Commissioner Sabathne' and was passed by roll call vote (3-0).

**Proposed Resolution 2013-1742; Authorizing the Execution of and Ratifying an Agreement with Monarch Fire Protection, Inc. for Emergency Repair of Prairie Landing Clubhouse Fire Protection System.**

Byron Miller explained that during the process of repairing a water leak in the Prairie Landing Clubhouse Fire suppression sprinkler system it was discovered that the main lines were corroded and clogged with sediment. He continued that after continued investigation by the architectural firm of Charles Vincent George, it was determined that these issues were limited to the main lines and had not affected the branch lines significantly. Mr. Miller stated that the need for this emergency repair did not allow time to obtain Board approval before proceeding with this repair and the Procurement Policies and Procedures did permit staff to waive certain requirements in an emergency situation to initiate the project. He continued that a three week window was determined for the best time to undertake this project between events scheduled at the Clubhouse and the work began April 29. The lowest bid received was for \$88,395 from Monarch Fire Protection; the project is nearing completion. Mr. Miller also added that due to the unknown circumstances with this project, a 15% contingency is requested bringing the project cost to a total not-to-exceed \$101,654.25. Staff is seeking ratification of the Executive Director's action to initiate this emergency project for Prairie Landing Golf Club. Discussion followed.

A **MOTION** was made by Commissioner Sabathne' to recommend Board approval for Proposed Resolution 2013-1742; Authorizing the Execution of and Ratifying an Agreement with Monarch Fire Protection, Inc. for Emergency Repair of Prairie Landing Clubhouse Fire Protection System. The motion was seconded by Commissioner LaMantia and was passed by roll call vote (3-0).

**Proposed Resolution 2013-1743; Authorizing the Execution of an Agreement with Ghafari Associates L.L.C. for Construction Administration Services for the DuPage Flight Center Curtain Wall Replacement Project.**

Mr. Miller advised approval of this resolution will authorize Ghafari Associates L.L.C. to provide Construction Administration Services for the Flight Center Curtain Wall Replacement Project. This project to replace the Flight Center curtain walls was approved by the Board at the March 13, 2013 Meeting. Staff recommended approval of this agreement with Ghafari Associates to provide construction administration services for this project and discussion followed.

A **MOTION** was made by Commissioner Davis to recommend Board approval for Proposed Resolution 2013-1743; Authorizing the Execution of an Agreement with Ghafari Associates L.L.C. for Construction Administration Services for the DuPage Airport Flight Center Curtain Wall Replacement Project. The motion was seconded by Commissioner LaMantia and was passed by roll call vote (3-0).

**LEASING AND CUSTOMER FEES**

**NEW BUSINESS**

**Proposed Resolution 2013-1744; Authorizing the Publication of Notice Requesting Offers to Purchase Authority Real Estate.**

Attorney Luetkehans stated that IDOT has approached the Airport Authority to purchase land that is adjacent to their Route 64 road improvement project for easements; no final agreement has been completed at this time. He continued that by statute, in order to sell this land to IDOT the Airport Authority would need to publish a notice in a local newspaper requesting offers to purchase Airport Authority real estate; this resolution will authorize this action. Discussion occurred.

A **MOTION** was made by Commissioner Davis to recommend Board approval for Proposed Resolution 2013-1744; Authorizing the Publication of Notice Requesting Offers to Purchase Authority Real Estate. The motion was seconded by Commissioner Sabathne' and was passed by roll call vote (3-0).

**RECESS TO EXECUTIVE SESSION**

None

**OTHER BUSINESS**

None

Board Chairman Davis 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 2:40 p.m.

**Approved at the June 12, 2013 Board Meeting  
Gerald M. Gorski, Chairman  
Capital Development, Leasing and Customer Fees Committee**