

**DuPAGE AIRPORT AUTHORITY
CAPITAL DEVELOPMENT, LEASING AND CUSTOMER FEES COMMITTEE
WEDNESDAY, SEPTEMBER 24, 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 in the First Floor Conference Room on Wednesday, September 24, 2014. Committee Chairman Gorski called the meeting to order at 2:04 p.m. and a quorum was present.

Commissioners Present: Chavez, Gorski, LaMantia, Posch, Wagner.
Absent: None

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; Becky Taylor, Accountant for Prairie Landing Golf Club; John Schlaman, General Manager of Prairie Landing Golf Club; Pamela Miller, Executive Assistant and Board Liaison.

Others: Phil Luetkehans, Schirott, Luetkehans and Garner, LLP; Johnny Jackson, CH2M Hill; Dan Pape, Crawford, Murphy and Tilly; Mike Toth, JA Watts, Inc.; Johnny Jackson, CH2M Hill; Donald Dressel; CBBEL.

Press: None

CAPITAL DEVELOPMENT

NEW BUSINESS

Resolution 2014-1885; Ratifying the Execution of a Contract with Sevan Construction LLC for Emergency Repairs to North Hightail Hangar Bay 1 Trench Drain.

– To approve the actions of the Executive Director to execute emergency repairs to the North hightail Hangar Bay 1 trench floor drain. Total repair cost not-to-exceed \$31,922.00.

Executive Director asked Dan Barna to review the proposed resolution and Mr. Barna explained that tenants had reported the hangar floor trench drain was collapsing which posed a significant safety hazard to aircraft parked within the hangar. He distributed photographs of this damage. Mr. Barna continued that three bids were received and Sevan Construction LLC was the low, responsive and responsible bidder. Mr. Barna review the total costs involved for this project and stated that due to the emergency nature of this project staff undertook the repairs immediately and the project is 95% completed and under budget. Staff is seeking ratification of the Executive Director's execution of the contract. Discussion occurred.

A **MOTION** was made by Commissioner Chavez to recommend Board approval for Proposed Resolution 2014-1885; Ratifying the Execution of a Contract with Sevan Construction LLC for emergency Repairs to north Hightail Hangar Bay 1 Trench Drain. The motion was seconded by Commissioner Posch and was passed by roll call vote (5-0).

LEASING AND CUSTOMER FEES

NEW BUSINESS

Resolution 2014-1886; Award of Contract to Titan Electric for High Efficiency Lighting Retrofit Project.

– To approve a Contract for removal and replacement of existing lighting system in the 2nd Floor and basement level of the DuPage Flight Center. Total authorized construction cost of 93,170.00 including a 10% owner's contingency.

Mr. Barna explained that the offices on the second floor and basement level are in need of lighting fixture replacements. He added that the T12 fixtures currently used in these areas have been phased out of

production and will become obsolete. An energy assessment and feasibility study was undertaken by SEDAC "Smart Energy Design Assistance Certification" and the report recommended upgrading the current fixtures to a more efficient T8 and LED light. SEDAC and Kluber Engineering assisted in designing the project and six (6) bids were received; upon evaluation Titan Electric was low responsible and responsive bidder. Staff recommended approval. Discussion followed.

A **MOTION** was made by Commissioner LaMantia to recommend Board approval for Proposed Resolution 2014-1886; Award of Contract to Titan Electric for High Efficiency lighting Retrofit Project. The motion was seconded by Commissioner Wagner and was passed by roll call vote (4-0). Commissioner Posch abstained.

Resolution 2014-1887; Award of Contract to UBM Mechanical Services for Infrared Heating System Retrofit Project.

– To approve a Contract for removal and replacement of existing infrared heating system burner units, vacuum pumps, heat exchangers, reflectors and controls at the Mukenschnabl Hangar located at 31W717 North Avenue. Total authorized construction cost of \$22,423.50 including a 10% owner's contingency.

Mr. Barna discussed the project for an infrared heating system retrofit needed for the Mukenschanabl Hangar. He explained there are eight (8) units in need of replacement because replacement parts are becoming obsolete. He discussed the Airport Authority's responsibility under the lease for this retrofit project as this is considered a capital investment and the tenant is not able to maintain the system because the units are obsolete. Discussion continued and staff recommended approval.

A **MOTION** was made by Commissioner LaMantia to recommend Board approval for Proposed Resolution 2014-1887; Award of Contract to UBM Mechanical Services for Infrared Heating System Retrofit Project. The motion was seconded by Commissioner Chavez and was passed unanimously by roll call vote (5-0).

Resolution 2014-1888; Award of Contract to Anthony Roofing Tecta America for Hangar Door Astragal Replacement.

– To approve a Contract for removal and replacement of hangar door astragals (sectional door seals) on four (4) hangar doors at the TEA Hangar located at 3N060 Powis Road. Total authorized construction cost of \$34,100.00 including a 10% owner's contingency.

Mr. Barna reported that at the Travel Express Hangar there are two doors on the north side and two doors on the south side of the hangar with deteriorated sectional door seals or astragals which has created a water infiltration issue causing damage to the hangar doors. Discussion followed regarding the scope of this project and associated costs. Mr. Barna advised that two bids were received for this project and Anthony Roofing was determined to be the qualified local bidder from DuPage County as defined by the Procurement Code. Anthony Roofing was able to provide a substitute bid which was lower than the apparent low bid from a Cook County vendor. Discussion continued and Staff recommended approval.

A **MOTION** was made by Commissioner Posch to recommend Board approval for Proposed Resolution 2014-1888; Award of Contract to Anthony Roofing Tecta America for Hangar Door Astragal Replacement. The motion was seconded by Commissioner Wagner and was passed unanimously by roll call vote (5-0).

Resolution 2014-1889; Authorizing the Execution of an Amendment to Task Order 13 with CH2M Hill for the Prairie Landing Golf Course Bunker Refinement Project.

– To increase CH2M Hill Task Order 13 by \$19,229 to \$60,535 for additional work performed to acquire the permit issued under the DuPage County Stormwater Ordinance.

Executive Director Bird asked Byron Miller to review the proposed resolution. He explained that as approved in an earlier contract with CH2M Hill, Christopher Burke Engineering, as the subconsultant, has

been working with DuPage County and the City of West Chicago to secure the required stormwater permits for the bunker renovation project. Due to the technical issues involved with preparation of this permit application, additional time was spent and there will be additional costs involved. Mr. Miller then asked Don Dressel of Christopher Burke Engineering to review his part in this process. Mr. Dressel stated that the golf course architect was not fully aware of the rules for stormwater permitting in DuPage County nor the significant issues involved with this very important part of the project. He explained there was a need for additional review in order to provide proof there would be no impact to the wetlands and the flood plain. Discussion continued and staff recommended approval.

A **MOTION** was made by Commissioner LaMantia to recommend Board approval for Proposed Resolution 2014-1889; Authorizing the Execution of an Amendment to Task Order 13 with CH2M Hill for the Prairie Landing Golf Course Bunker Refinement Project. The motion was seconded by Commissioner Wagner and was passed unanimously by roll call vote (5-0).

LEASING AND CUSTOMER FEES

OLD BUSINESS

Ordinance 2014-277; Ordinance Providing for the Acquisition through Negotiation or Condemnation of a Certain Property Commonly Known as the Oliver-Hoffman Property for Airport Purposes by the DuPage Airport Authority – Approximately 113.54 Acres Located at the Southwest Corner of Smith and Powis Roads in West Chicago, Illinois.

Discussion for this Ordinance will take place in the Execution Session portion of this meeting and Board action will take place under the Other Business portion of the agenda.

Resolution 2014-1872; Grant of Kautz Road Easement to the City of St. Charles.

– To approve an agreement with the City of St. Charles granting an easement for the use and maintenance as a public road of the Authority property on the western perimeter of the DuPage Airport making up the east half of Kautz Road.

Attorney Phil Luetkehans explained the Airport Authority owns land making up the eastern half of Kautz Road from Pheasant Run on the north to Roosevelt Road on the south. The City of St. Charles requested an easement for the Airport Authority to establish a clear right to maintain Kautz Road. He continued to review the easement agreement and recommended approval. Attorney Luetkehans also advised that the a conflict of interest for the firm of Schirott, Luetkehans and Garner was received and executed for the City of St. Charles to represent the firm's work with the City of St. Charles on other legal matters. Commissioner Gorski stated the he would recuse himself from voting on this matter due to his firm's work with the City of St. Charles. Attorney Luetkehans recommended approval of this resolution.

A **MOTION** was made by Commissioner Wagner to recommend Board approval for Proposed Resolution 2014-1872; Grant of Kautz Road Easement to the City of St. Charles. The motion was seconded by Commissioner Chavez and was passed unanimously by roll call vote (4-0). Chairman Gorski abstained.

RECESS TO EXECUTIVE SESSION

A **MOTION** was made by Commissioner LaMantia to recess to Executive Session for the discussion of pending, probable or imminent litigation; the purchase or lease of real property for the use of the DuPage Airport Authority; and the setting of a price for sale or lease of property owned by the DuPage Airport Authority. The motion was seconded by Commissioner Chavez and was passed unanimously by roll call vote (5-0). The Regular Committee Meeting was recessed to Executive Session at 2:27 p.m. and was reconvened at 3:00 p.m. Upon roll call, a quorum was present for the remainder of the Regular Committee Meeting.

OTHER BUSINESS

Ordinance 2014-277; Ordinance Providing for the Acquisition through Negotiation or Condemnation of a Certain Property Commonly Known as the Oliver-Hoffman Property for Airport Purposes by the DuPage Airport Authority – Approximately 113.54 Acres Located at the Southwest Corner of Smith and Powis Roads in West Chicago, Illinois.

A **MOTION** was made by Commissioner Wagner to recommend Board approval for Proposed Ordinance 2014-277; Ordinance Providing for the Acquisition through Negotiation or Condemnation of a Certain Property Commonly Known as the Oliver-Hoffman Property for Airport Purposes by the DuPage Airport Authority – Approximately 113.54 Acres Located at the Southwest Corner of Smith and Powis Roads in West Chicago, Illinois. The motion was seconded by Commissioner Chavez and was passed unanimously by roll call vote (5-0).

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 passed unanimously by voice vote. The meeting adjourned at 3:04 p.m.

Approved at the November 12, 2014 Regular Board Meeting

Gerald M. Gorski, Chairman

Capital Development, Leasing and Customer Fees Committee