

**DuPAGE AIRPORT AUTHORITY
CAPITAL DEVELOPMENT, LEASING, AND CUSTOMER FEES COMMITTEE
WEDNESDAY, NOVEMBER 17, 2021**

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, November 17, 2021. Committee Chairman Wagner called the meeting to order at 2:30 p.m. A quorum was present for the committee meeting.

Commissioners Present: Ledonne, Sharp, Wagner

Commissioners Absent: Chavez, Getz

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; Phil Luetkehans, Luetkehans, Brady, Garner and Armstrong LLC; Kristine Klotz, Executive Assistant and Board Liaison.

Others: Brett Duffy, SPACECO, Inc.; Dan Pape, CMT.

OLD BUSINESS

None

NEW BUSINESS

Proposed Resolution 2021-2476; Ratification of the Executive Director's Execution of a Change Order to the Contract with G.E. Riddiford Company, Inc. for Re-Roofing of DuPage Airport Authority Facilities.

Ratifies the Executive Director's execution of a \$63,847.92 change order for removing and replacing wet insulation on the Flight Center lower perimeter roof, which exceeded the original board approved construction cost by \$18,990.96.

Committee Chairman Wagner read into record Proposed Resolution 2021-2476. A **MOTION** was made by Commissioner Sharp to recommend Board approval for Proposed Resolution 2021-2476; Ratification of the Executive Director's Execution of a Change Order to the Contract with G.E. Riddiford Company, Inc. for Re-Roofing of DuPage Airport Authority Facilities. Executive Director Doles reported to the Committee that a moisture test was performed prior to formulation of plans and specifications. Sometime after plans were produced, a moisture issue arose and was confirmed during construction. Additional cost was incurred due to the moisture issue. Discussion followed. The **motion was seconded** by Commissioner Ledonne and was unanimously passed by a roll call vote (3-0).

Proposed Resolution 2021-2477; Award of a Design-Build Contract to Chapple Design-Build for the Prairie Landing Maintenance Building Expansion.

Approves a design-build contract for expanding the existing Prairie Landing Maintenance Building. Total authorized construction cost not-to-exceed \$405,000 which includes a 10% owner's contingency.

Committee Chairman Wagner read into record Proposed Resolution 2021-2477. A **MOTION** was made by Commissioner Sharp to recommend Board approval for Proposed Resolution 2021-2477; Award of a Design-Build Contract to Chapple Design-Build for the Prairie Landing Maintenance Building Expansion. Executive Director Doles stated that the maintenance building was built in the early 90's. This expansion will allow additional equipment to be stored properly and out of the elements. There was no further discussion. The **motion was seconded** by Commissioner Ledonne and was unanimously passed by a roll call (3-0).

Proposed Resolution 2021-2478; Award of a Contract to Integral Construction, Inc. for the Prairie Landing Clubhouse Locker Room Renovation Phase I.

Approves a contract for men's and women's locker room renovations at the Prairie Landing Clubhouse. Total authorized construction cost not-to-exceed \$190,520 which includes a 10% owner's contingency.

Committee Chairman Wagner read into record Proposed Resolution 2021-2478. A **MOTION** was made by Commissioner Sharp to recommend Board approval for Proposed Resolution 2021-2478; Award of a Contract to Integral Construction, Inc. for the Prairie Landing Clubhouse Locker Room Renovation Phase I. Executive Director Doles informed the Committee members that the redesign of the lower-level flex space in the locker rooms will provide additional space for a bridal suite. Mr. Doles stated that the redesign will improve marketability and gain useful space. Discussion followed. The **motion was seconded** by Commissioner Ledonne and was unanimously passed by a roll call vote (3-0).

Proposed Resolution 2021-2479; Ratifying the Execution of a Fourth Amendment to Vacant Land Purchase Agreement with Midwest Industrial Funds, Inc.

Ratifies Legal Counsel's execution of an Amendment to Vacant Land Purchase Agreement with Midwest Industrial Funds, Inc. repealing the executed Third Amendment related to possible infrastructure costs associated with development.

Committee Chairman Wagner read into record Proposed Resolution 2021-2479. A **MOTION** was made by Commissioner Sharp to recommend Board approval for Proposed Resolution 2021-2479; Ratifying the Execution of a Fourth Amendment to Vacant Land Purchase Agreement with Midwest Industrial Funds, Inc. Executive Director Doles stated legal counsel was required to take action to proceed with the purchase agreement. The fourth amendment also included a final survey of land from 23.75 acres to 24.32 acres. Discussion followed. The **motion was seconded** by Commissioner Ledonne and was unanimously passed by a roll call vote (3-0).

Proposed Resolution 2021-2480; Approving the Development Plan for Discovery Drive Investors II, LLC at 705 Discovery Drive.

Approves the Development Plan with deviations from the Minimum Design Standards for Discovery Drive Investors II, LLC at 705 Discovery Drive.

Committee Chairman Wagner read into record Proposed Resolution 2021-2480. A **MOTION** was made by Commissioner Sharp to recommend Board approval for Proposed Resolution 2021-2480; Approving the Development Plan for Discovery Drive Investors II, LLC at 705 Discovery Drive. Phil Luetkehans informed the Committee members that the screening and loading issues were resolved. Discussion followed. The **motion was seconded** by Commissioner Ledonne and was unanimously passed by a roll call vote (3-0).

OTHER BUSINESS

None

Commissioner Ledonne made a **MOTION** to adjourn the Capital Development, Leasing and Customer Fees Committee Meeting; the **motion was seconded** by Commissioner Sharp and was passed by a unanimous voice vote. The committee meeting was adjourned at 2:43 p.m.



Daniel J. Wagner, Chairman

Capital Development, Leasing and Customer Fees Committee