

**DuPAGE AIRPORT AUTHORITY  
CAPITAL DEVELOPMENT, LEASING, AND CUSTOMER FEES COMMITTEE  
WEDNESDAY, MAY 18, 2022**

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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, May 18, 2022. Committee Chairman Wagner called the meeting to order at 2:30 p.m. A quorum was present for the committee meeting.

**Commissioners Present:** Chavez, Davis, Getz, Giunti, Sharp, Wagner

**Commissioners Absent:** Ledonne

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

***Others:*** Dan Pape, CMT; Steve Moulton, Primera Engineers, Ltd.; John Whitehead, NAI Hiffman

**OLD BUSINESS**

None

**NEW BUSINESS**

**Approving the Negotiation of a Guaranteed Maximum Price (GMAX) Design-Build Agreement for Hangar Construction.**

Executive Director Doles asked for a motion to approve the Negotiation of a Guaranteed Maximum Price (GMAX) Design-Build Agreement for Hangar Construction. A **MOTION** was made by Commissioner Sharp to approve. The **motion was seconded** by Commissioner Chavez. Executive Director Doles informed the Committee of the process to build a 48,000 square foot two-bay hangar. Mr. Doles stated that out of the nine proposals that were received by staff, four firms were shortlisted. The shortlisted firms were: Ghafari, Harbour Contractors, Inc., Morgan Harbour Construction, LLC and VJS Lincoln, Inc. Ghafari declined to submit for this project. Executive Director Doles stated that together with Jacobs/CH2M (Jacobs), reviewed the submittals and had an in-depth interview with Harbour Contractors, Inc. Once the review was completed Jacobs recommended proceeding to negotiate the final Design-Build contract with Harbour Contractors, Inc. Mr. Doles advised the Committee of the conservative analysis that he and Patrick Hoard preformed. Discussion followed and passed by a roll call vote (3-0). Commissioner Wagner abstained.

**Proposed Resolution 2022-2512; Award of Contract to Futurity 19, Inc. for Aircraft Hangar Epoxy Floor Coating.**

Committee Chairman Wagner read into record Proposed Resolution 2022-2512. A **MOTION** was made by Commissioner Sharp to recommend Board approval for Proposed Resolution 2022-2512; Award of Contract to Futurity 19, Inc. for Aircraft Hangar Epoxy Floor Coating. The **motion was seconded** by Commissioner Chavez. Executive Director Doles stated seven sealed bids were received. Red Feather Group was disqualified due to not meeting bid specifications. A brief discussion followed and was unanimously passed by roll call vote (4-0).

**Proposed Resolution 2022-2513; Award of Contract to Cahill Heating and Air Conditioning Service, Inc. for HVAC RTU and Furnace/AC Replacement.**

*Approves a contract to replace an HVAC RTU at the Prairie Landing Clubhouse and furnace/ac unit at the Prairie Landing Golf Maintenance Building. Total authorized construction not-to-exceed \$38,225, which includes a 10% owner's contingency.*

Committee Chairman Wagner read into record Proposed Resolution 2022-2513. A **MOTION** was made by Commissioner Sharp to recommend Board approval for Proposed Resolution 2022-2513; Award of Contract to Cahill Heating and Air Conditioning Service, Inc. for HVAC RTU and Furnace/AC Replacement. The **motion was seconded** by Commissioner Chavez. Executive Director Doles reported to the Committee the rooftop unit that serves the Prairie Landing Golf Club kitchen, and a unit at the Maintenance Building is beyond their useful life. Committee Chairman Wagner asked how old the existing units are. Mr. Doles stated that the original units were installed around 1994. There was no further discussion and unanimously passed by a roll call vote (4-0).

**Proposed Resolution 2022-2514; Award of Contract to Anchor Electric Corporation for Fire Alarm System Replacement.**

*Approves a contract to replace fire alarm systems at 3N020 Powis Road and 3N060 Powis Road. Total authorized construction not-to-exceed \$82,830, which includes a 10% owner's contingency.*

Committee Chairman Wagner read into record Proposed Resolution 2022-2514. A **MOTION** was made by Commissioner Sharp to recommend Board approval for Proposed Resolution 2022-2514; Award of Contract to Anchor Electric Corporation for Fire Alarm System Replacement. The **motion was seconded** by Commissioner Davis. Executive Director Doles notified Committee members of the existing fire alarm that is more than 20 years old. The existing alarm panels are no longer supported if a failure occurs. This project will replace fire alarm panels, horns, wiring, and strobes which are located at 3N020 Powis Road, and 3N060 Powis Road. A brief discussion followed and unanimously passed by a roll call vote (4-0).

**Proposed Resolution 2022-2515; Authorizing the Execution of a Utility Easement Between the DuPage Airport Authority and Commonwealth Edison for the Property Located at 2715 International Drive.**

Committee Chairman Wagner read into record Proposed Resolution 2022-2515. A **MOTION** was made by Commissioner Sharp to recommend Board approval for Proposed Resolution 2022-2515; Authorizing the Execution of a Utility Easement Between the DuPage Airport Authority and Commonwealth Edison for the Property Located at 2715 International Drive. The **motion was seconded** by Commissioner Davis. Executive Director Doles advised that Commonwealth Edison requested to install underground power lines from the north hightail hangar to an existing transformer. Commonwealth Edison provided a self-insured letter meeting the insurance requirements. The easement agreement was slightly adjusted to add “nonexclusive” to the agreement. There was no further discussion and passed by a roll call vote (3-0). Commissioner Davis abstained.

**OTHER BUSINESS**

None

Commissioner Chavez 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 2:49 p.m.



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**Daniel J. Wagner, Chairman**  
**Capital Development, Leasing, and Customer Fees Committee**