

**DuPAGE AIRPORT AUTHORITY
CAPITAL DEVELOPMENT, LEASING, AND CUSTOMER FEES COMMITTEE
WEDNESDAY, MARCH 9, 2022**

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, March 9, 2022. Committee Chairman Wagner called the meeting to order at 2:33 p.m. A quorum was present for the committee meeting.

Commissioners Present: Chavez, Getz, Giunti, LaMantia, Ledonne, Sharp, Wagner

Commissioners Absent: None

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; Jason Blumenthal, DuPage County Board.

OLD BUSINESS

None

NEW BUSINESS

Proposed Resolution 2022-2500; Award of Contract to Douglas Floor Covering, Inc. for 1st Floor Carpeting at the DuPage Airport Government Center Building.

Approves a contract to provide carpeting on the 1st floor of the Government Center Building. Total authorized construction not-to-exceed \$22,797.50, which includes a 10% owner's contingency.

Committee Chairman Wagner read into record Proposed Resolution 2022-2500. A **MOTION** was made by Commissioner Ledonne to recommend Board approval for Proposed Resolution 2022-2500; Award of Contract to Douglas Floor Covering, Inc. for 1st Floor Carpeting at the DuPage Airport Government Center Building. The **motion was seconded** by Commissioner Sharp. Executive Director Doles informed the Committee that the existing carpeting on the first floor of the Government Center is at its end of useful life. No further discussion and was unanimously passed by a roll call vote (4-0).

Proposed Resolution 2022-2501; 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 Change Order in the amount of \$10,470 to repair an existing roof membrane.

Committee Chairman Wagner read into record Proposed Resolution 2022-2501. A **MOTION** was made by Commissioner Ledonne to recommend Board approval for Proposed Resolution

2022-2501; 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. The **motion was seconded** by Commissioner Sharp. Executive Director Doles stated towards the completion of the roofing project it was determined that additional strapping would be required to the upper roof of the South East Hangar. A brief discussion followed and was unanimously passed by roll call vote (4-0).

Proposed Resolution 2022-2502; Union Pacific Temporary Construction Easement Extension.

Committee Chairman Wagner read into record Proposed Resolution 2022-2502. A **MOTION** was made by Commissioner Ledonne to recommend Board approval for Proposed Resolution 2022-2502; Union Pacific Temporary Construction Easement Extension. The **motion was seconded** by Commissioner Sharp. Executive Director Doles reported to the Committee that Union Pacific Railroad's temporary construction easement is set to expire. The new temporary construction easement contract is unchanged, and additional funds will be paid by Union Pacific. There was no further discussion and unanimously passed by a roll call vote (4-0).

Proposed Resolution 2022-2503; Authorizing the Execution of a Utility Easement Between the DuPage Airport Authority and Commonwealth Edison.

Committee Chairman Wagner tabled Proposed Resolution 2022-2503. No action was taken.

Approving the Expenditure of Funds to obtain Guaranteed Maximum Price (GMAX) Cost Estimates from Shortlisted Design-Build Firms for Tenant Hangar Construction.

Committee Chairman Wagner read into record Approving the Expenditure of Funds to obtain Guaranteed Maximum Price (GMAX) Cost Estimates from Shortlisted Design-Build Firms for Tenant Hangar Construction. A **MOTION** was made by Commissioner Ledonne to recommend Board approval for the Expenditure of Funds to obtain Guaranteed Maximum Price (GMAX) Cost Estimated from Shortlisted Design-Build Firms for Tenant Hangar Construction. The **motion was seconded** by Commissioner Sharp. Executive Director Doles stated a Request for Qualifications was advertised to Design-Build firms. After an evaluation out of all nine firms, four firms: Ghafari, Harbour, Morgan Harbour, and VJS Lincoln were the highest rated. This is a request to authorize up to \$12,000 to reimburse the highest-rated firms to provide estimated GMAX pricing. Discussion followed and was unanimously passed by roll call vote (4-0).

Proposed Resolution 2022-2504; Ratification of the Executive Director's Execution of a First Amendment to Vacant Land Purchase Agreement with Patriot Development LLC.

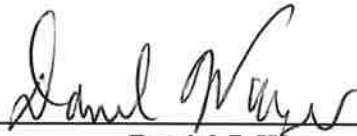
Committee Chairman Wagner read into record Proposed Resolution 2022-2504. A **MOTION** was made by Commissioner Ledonne to recommend Board approval for Proposed Resolution 2022-2504; Ratification of the Executive Director's Execution of a First Amendment to Vacant Land Purchase Agreement with Patriot Development LLC. The **motion was seconded** by Commissioner Sharp. Executive Director Doles stated the modifications to the purchase sale

agreement for 30.6 acres of property in the DuPage Business Park. A Vacant Land Purchase Agreement with Patriot Developing Group, LLC is estimated at approximately 19 acres of developmental land. Patriot Development Group is requesting the recently expired due diligence period be extended until May 23, 2022. There was no further discussion and was unanimously passed by roll call vote (4-0).

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 2:36 p.m.



Daniel J. Wagner, Chairman

Capital Development, Leasing, and Customer Fees Committee