

**DuPAGE AIRPORT AUTHORITY
CAPITAL DEVELOPMENT, LEASING, AND
CUSTOMER FEES COMMITTEE MEETING
WEDNESDAY, MARCH 20, 2024**

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, 2700 International Drive, West Chicago, Illinois, Third Floor Conference Room; Wednesday, January 17, 2024. Committee Chair Davis called the meeting to order at 2:30 p.m. A quorum was present for the meeting. Commissioner Hacker arrived at 2:46 pm. Commissioner Liginio-Kubinski notified the DuPage Airport Authority Board Secretary and the Assistant Secretary regarding her attendance which needed to be telephonically due to employment purposes.

Commissioners Present: Chavez, Charvat, Davis, Giunti, Hacker, LaMantia, Ledonne, Liginio-Kubinski, Puchalski

Commissioners Absent: None

DuPage Airport Authority Staff Present: Mark Doles, Executive Director; Patrick Hoard, Director of Finance; Tom Cleveland, Director of Operations; Dan Barna, Operations and Capital Projects Programs Manager; Phil Luetkehans, of Luetkehans, Brady, Garner, and Armstrong LLC.; Kristine Klotz, Executive Assistant and Board Liaison.

Others: Dan Pape, CMT; John Bullock, DuPage Aerospace Corporation.

NEW BUSINESS

Proposed Resolution 2024-2650; Award of Contract to Omni-Pump Repairs, Inc. for Stormwater Lift Station Vertical Turbine Pump Refurbishment.

Approves a contract to repair and refurbish an existing stormwater lift station vertical turbine pump. Total authorized construction cost not-to-exceed \$57,200, which includes a 10% owner's contingency.

Committee Chairman Davis read into record Proposed Resolution 2024-2650. A **MOTION** was made by Commissioner Ledonne to recommend Board approval of Proposed Resolution 2024-2650; Award of Contract to Omni-Pump Repairs, Inc. for Stormwater Lift Station Vertical Turbine Pump Refurbishment. The **motion was seconded** by Commissioner Chavez. Executive Director Doles advised that this project is to refurbish one of three pumps that are located on the Flight Center apron. The current pumping station removes water from the depressed roadway and the lower access road. Dan Barna stated two bids were received and reviewed. Mr. Barna advised that pump one is currently inoperable. Committee Chairman Davis expressed concern regarding the functionality of the other two pumps, and if there is a warranty available. Mr. Barna advised the additional pumps are in working order but are original. Mr. Barna advised of the scope of work to refurbish the turbine pump. There was no further discussion and the motion passed by roll call vote (5-0).

Proposed Resolution 2024-2651; Award of Contract to Artlow Systems, Inc. for Aircraft Hangar Epoxy Floor Installation.

Approves a contract to install epoxy floor coating in the 4-bay hangar located at 2750 Aviation Drive. Total authorized construction cost not-to-exceed \$183,076.97, which includes a 10% owner's contingency.

Committee Chairman Davis read into record Proposed Resolution 2024-2651. A **MOTION** was made by Commissioner Ledonne to recommend Board approval of Proposed Resolution 2024-2651; Award of Contract to Artlow Systems, Inc. for Aircraft Hangar Epoxy Floor Installation. The **motion was seconded** by Commissioner Chavez. Executive Director Doles stated the original floor coating system was installed in 1998. The 20,000-square-foot, four-bay jet hangar is currently fully occupied. Dan Barna advised that three bids were received and reviewed, but one of the received bids did not meet the DuPage Airport Authority's Procurement Code Section 6-26 Responsibility of Bidders or Offerors requirements. Mr. Barna advised this project was scheduled for completion in 2023, but due to moisture slab issues at an adjacent jet hangar, this project was put on hold until the scientific details were compiled to ensure the contractor was given the appropriate specifications to complete the project. There was no further discussion and the motion passed by roll call vote (5-0).

Proposed Resolution 2024-2652; Authorizing the Execution of a Design-Build Contract with Wight & Company for South High Tail Hangar Bay 1 and DuPage Airport Maintenance Building Flooring and Painting Renovations.

Approves a design-build contract for flooring and painting renovations at South High Tail Hangar Bay 1 and flooring renovations at the DuPage Airport Maintenance Building for a total cost not-to-exceed \$170,478, which includes a \$5,900 owner's contingency.

Committee Chairman Davis read into record Proposed Resolution 2024-2652. A **MOTION** was made by Commissioner Ledonne to recommend Board approval of Proposed Resolution 2024-2652; Authorizing the Execution of a Design-Build Contract with Wight & Company for South High Tail Hangar Bay 1 and DuPage Airport Maintenance Building Flooring and Painting Renovations. The **motion was seconded** by Commissioner Chavez. Executive Director Doles stated the original floor within the DuPage Airport Maintenance Building office space is beyond its useful life. New vinyl composite tile flooring will be placed in the lunchroom and office areas. Additionally, Mr. Doles advised that per lease negotiations from November 2023, with the current tenant of South High Tail Bay 1, renovations are required including paint, new carpet tile, vinyl flooring, and wall base. The current corporate customer's lease agreement is for a firm seven years. There was no further discussion and the motion passed by roll call vote (5-0).

Proposed Resolution 2024-2653; Authorizing the Execution of Design and Construction Phase Task Order No. 11 with Crawford, Murphy & Tilly, Inc. for the Project: Apron Drainage Improvements at the 3N060 Powis Road Hangar.

Approves a design and construction phase engineering task order for apron drainage improvements at the 3N060 Powis Hangar for a total not-to-exceed amount of \$75,500.

Committee Chairman Davis read into record Proposed Resolution 2024-2653. A **MOTION** was made by Commissioner Ledonne to recommend Board approval of Proposed Resolution 2024-2653; Authorizing the Execution of Design and Construction Phase Task Order No. 11 with Crawford, Murphy & Tilly, Inc. for the Project: Apron Drainage Improvements at the 3N060

Powis Road Hangar. The **motion was seconded** by Commissioner Chavez. Executive Director Doles stated that the task order is to create plans and specifications to correct the apron drainage issue on the north side of 3N060 Powis Road. There are extensive surveying requirements to match the existing pavement and attain the proper grade. Committee Chairman Davis asked about the completion date. Mr. Doles stated the plans will be completed this year, and staff will present bids for consideration shortly. There was no further discussion and the motion passed by roll call vote (5-0).

Proposed Resolution 2024-2654; Authorizing the Execution of an Amendment to the Intergovernmental Agreement between the DuPage Airport Authority and the West Chicago Fire Protection District.

Committee Chairman Davis read into record Proposed Resolution 2024-2654. A **MOTION** was made by Commissioner Ledonne to recommend Board approval of Proposed Resolution 2024-2654; Authorizing the Execution of an Amendment to the Intergovernmental Agreement between the DuPage Airport Authority and the West Chicago Fire Protection District. The **motion was seconded** by Commissioner Chavez. Executive Director Doles advised that previously the DuPage Airport Authority and the West Chicago Fire Protection District (WCFPD) entered into an Intergovernmental Agreement (IGA) to have a full-time Aircraft Rescue and Firefighting (ARFF) service at DuPage Airport. That IGA is expiring. Executive Director Doles advised that the new IGA would commence on June 1, 2024 and expire on May 31, 2028. A requirement per the IGA is to have one trained personnel from the WCFPD stationed 24/7/365 at DuPage Airport. The Airport Authority owns and maintains the ARFF station and the ARFF support vehicles. Mr. Doles discussed the previous IGA's and the collective bargaining agreement. Discussion followed and the motion passed by roll call vote (5-0).

Proposed Resolution 2024-2655 Authorizing the Execution of a Non-Exclusive Temporary Construction Easement between the DuPage Airport Authority and Commonwealth Edison for the Property Adjacent to Kress Road.

Committee Chairman Davis read into record Proposed Resolution 2024-2655. A **MOTION** was made by Commissioner Ledonne to recommend Board approval of Proposed Resolution 2024-2655 Authorizing the Execution of a Non-Exclusive Temporary Construction Easement between the DuPage Airport Authority and Commonwealth Edison for the Property Adjacent to Kress Road. The **motion was seconded** by Commissioner Chavez. Executive Director Doles advised that Commonwealth Edison is requesting an easement for the installation of duct banks and manholes on the west side of Kress Road. The improvement will allow Commonwealth Edison to improve power to the DuPage Business Park with no negative impact to the Airport Authority or DuPage Business Park. Mr. Doles discussed the potential of a temporary disturbance to the security fence and wildlife skirt. Discussion followed and the motion passed by roll call vote (5-0).

Proposed Resolution 2024-2656; Authorizing the Execution of a Non-Exclusive Utility Easement between the DuPage Airport Authority and Commonwealth Edison for the Property Located Adjacent to Kress Road.

Committee Chairman Davis read into record Proposed Resolution 2024-2656. A **MOTION** was made by Commissioner Ledonne to recommend Board approval of Proposed Resolution 2024-2656; Authorizing the Execution of a Non-Exclusive Utility Easement between the DuPage Airport Authority and Commonwealth Edison for the Property Located Adjacent to Kress Road. The **motion was seconded** by Commissioner Chavez. Executive Director Doles stated that with passage of this motion, would allow for the final language to be approved by legal counsel and the Chairman. There was no further discussion and the motion passed by roll call vote (5-0).

A **MOTION** was made by Commissioner Ledonne to adjourn the Capital Development, Leasing, and Customer Fees Committee Meeting of the DuPage Airport Board of Commissioners. The **motion was seconded** by Commissioner Chavez and was passed unanimously by roll call vote; the meeting was adjourned at 2:52 p.m.



Joshua S. Davis, Chair
Capital Development, Leasing, and Customer Fees Committee