

**DuPAGE AIRPORT AUTHORITY
CAPITAL DEVELOPMENT, LEASING, AND
CUSTOMER FEES COMMITTEE MEETING
WEDNESDAY, AUGUST 20, 2025**

A 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 Building, 2700 International Drive, West Chicago, Illinois, Third Floor Conference Room; Wednesday, August 20, 2025. Committee Chairman Davis called the meeting to order at 3:30 p.m. A physical quorum was present for the committee meeting.

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

Commissioners Absent: None

DuPage Airport Authority Staff Present: Mark Doles, Executive Director; Patrick Hoard, Director of Finance; Dan Barna, Director of Operations and Facilities; Karin Kietzman, Procurement Manager; Kristine Klotz, Executive Assistant and Board Liaison.

Others: Dan Pape, CMT; Phil Luetkehans of Luetkehans, Brady, Garner & Armstrong, LLC.

NEW BUSINESS

Proposed Resolution 2025-2718; Award of Contract to Artlow Systems, Inc. for the Airport Fire Station Epoxy Floor Restoration.

Approves a contract to replace the epoxy floor coating system at the Airport Fire Station. Total authorized construction cost not-to-exceed \$56,752.30, which includes a 10% owner's contingency.

Committee Chairman Davis read into record Proposed Resolution 2025-2718. A **MOTION** was made by Commissioner LaMantia to recommend Board approval of Proposed Resolution 2025-2718; Award of Contract to Artlow Systems, Inc. for the Aircraft Rescue and Fire Fighting (ARFF) Station Epoxy Floor Restoration. The **motion was seconded** by Commissioner Ledonne. Dan Barna stated that the project involves replacing the ultraviolet-damaged floor coating at the Airport Fire and Rescue Station. Due to exposure through the bay door windows, ultraviolet light has caused delamination of the topcoat. Mr. Barna advised that four bids were received and reviewed. Industrious Garage, LLC did not meet the Responsible Bidder Ordinance requirements. Wight & Company assisted with developing the plans and specifications for the project. Chairman Davis inquired about the expected longevity of the epoxy floor system. Mr. Barna responded that under normal use, the system should last approximately 15 years, though the weight of ARFF vehicles may reduce that timeline. Commissioner LaMantia asked whether applying a protective film to the bay door windows could mitigate sunlight damage and extend the floor's lifespan. Executive Director Doles stated that options were being explored to address this concern. There was no further discussion and the motion passed by roll call vote (5-0).

Proposed Resolution 2025-2719; Award of Contract to Automatic Fire Systems, Inc. for the Flight Center Dry Pipe Sprinkler System Replacement.

Approves a contract to replace the existing lower-level Flight Center dry pipe sprinkler system. Total authorized construction cost not-to-exceed \$210,545.50, which includes a 10% owner's contingency.

Committee Chairman Davis read into record Proposed Resolution 2025-2719. A **MOTION** was made by Commissioner LaMantia to recommend Board approval of Proposed Resolution 2025-2719; Award of Contract to Automatic Fire Systems, Inc. for the Flight Center Dry Pipe Sprinkler System Replacement. The **motion was seconded** by Commissioner Ledonne. Dan Barna advised that the project involves replacement of the building's original dry-pipe system, which has required frequent repairs. The scope of work includes installation of all new piping, sprinkler heads, and a nitrogen generator. The addition of the nitrogen generator places the project over budget and Mr. Barna requested supplemental funding from capital contingency. Mr. Barna reported that three bids were received and reviewed, with all contractors meeting the Responsible Bidder Ordinance requirements. Wight & Company assisted in preparing the project plans. Committee Chairman Davis inquired about what had been overlooked during the RFP process. Mr. Barna responded that the nitrogen generator had been missed in the initial specifications. Executive Director Doles advised the system has had numerous repairs over the years to the original system and now at a point where a full replacement is necessary. There was no further discussion and the motion passed by roll call vote (5-0).

Proposed Resolution 2025-2720; Authorizing the Execution of an Intergovernmental Agreement with the State of Illinois Department of Transportation, Division of Aeronautics for Participation in the Airport Improvement Program Project Known as: Rehabilitate Taxiway Charlie Phase I – DPA-5194.

Approves the participation in an Airport Improvement Program project for taxiway rehabilitation and release of a local share project participation payment in the amount of \$24,687.50.

Committee Chairman Davis read into record Proposed Resolution 2025-2720. A **MOTION** was made by Commissioner LaMantia to recommend Board approval of Proposed Resolution 2025-2720; Authorizing the Execution of an Intergovernmental Agreement with the State of Illinois Department of Transportation, Division of Aeronautics for Participation in the Airport Improvement Program Project Known as: Rehabilitate Taxiway Charlie Phase I – DPA-5194. The **motion was seconded** by Commissioner Ledonne. Dan Barna advised that this is a State and Federal grant-funded project requiring execution of an Intergovernmental Agreement (IGA). Work is scheduled to begin next spring, and the agreement provides for release of the Airport's share of funds. Executive Director Doles outlined the specific funding amount the Airport Authority will be responsible for. There was no further discussion and the motion passed by roll call vote (5-0).

Proposed Resolution 2025-2721; Authorizing the Execution of a Construction Phase Engineering Services Agreement with Crawford, Murphy & Tilly, Inc. for the Airport Improvement Program Project Known as: Rehabilitate Taxiway Charlie Phase I – DPA-5194.

Approves construction phase services associated with the Airport Improvement Program project known as DPA-5194 for a total not-to-exceed amount of \$109,700 to be reimbursed with 97.5% Federal and State funding.

Committee Chairman Davis read into record Proposed Resolution 2025-2721. A **MOTION** was made by Commissioner LaMantia to recommend Board approval of Proposed Resolution 2025-2720; Proposed Resolution 2025-2721; Authorizing the Execution of a Construction Phase Engineering Services Agreement with Crawford, Murphy & Tilly, Inc. for the Airport Improvement Program Project Known as: Rehabilitate Taxiway Charlie Phase I – DPA-5194. The **motion was seconded** by Commissioner Ledonne. Dan Barna advised that this resolution pertains to the same project, Rehabilitate Taxiway Charlie Phase I – DPA-5194, and specifically authorizes execution of the Construction Phase Engineering Services Agreement with Crawford, Murphy & Tilly, Inc. Mr. Barna also outlined the Airport’s funding responsibility for the project. There was no further discussion and the motion passed by roll call vote (5-0).

A **MOTION** was made by Commissioner Chavez to adjourn the Capital Development, Leasing, and Customer Fees Committee Meeting of the DuPage Airport Board of Commissioners. The **motion was seconded** by Commissioner Ledonne and was passed unanimously by voice vote; the meeting was adjourned at 3:38 p.m.



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