

**DuPAGE AIRPORT AUTHORITY
CAPITAL DEVELOPMENT, LEASING, AND CUSTOMER FEES COMMITTEE
MEETING
MONDAY, MAY 15, 2023**

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; Monday, May 15, 2023. Committee Chairman Davis called the meeting to order at 2:31 p.m. A quorum was present for the meeting.

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

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 Projects Programs Manager; Becky Taylor, Senior Accountant; Phil Luetkehans, of Luetkehans, Brady, Garner, and Armstrong LLC.; Kristine Klotz, Executive Assistant and Board Liaison.

Others: Dan Pape, CMT.

NEW BUSINESS

Proposed Resolution 2023-2591; Award of Contract to Tiles in Style LLC D/B/A Taza Construction for Aircraft Hangar Epoxy Floor Coating.

Approves a contract to install a new epoxy floor coating in the 4-bay 98 Jet Hangar. Total authorized construction not-to-exceed \$82,264.60, which includes a 10% owner's contingency. Committee Chairman Davis read into record Proposed Resolution 2023-2591. A **MOTION** was made by Commissioner Ledonne to recommend Board approval for Proposed Resolution 2023-2591; Award of Contract to Tiles in Style LLC D/B/A Taza Construction for Aircraft Hangar Epoxy Floor Coating. The **motion was seconded** by Commissioner Ligino-Kubinski. Executive Director Doles stated this project is to install new epoxy flooring at 2750 Aviation Drive, a four-bay jet hangar. The original flooring is at the end of its useful service life. Staff utilized Wight & Company to provide specifications for the project. Six sealed bids were received and reviewed. Commissioner LaMantia noted the substantial construction cost difference between the first and last bids. There was no further discussion, and the motion passed unanimously by roll call vote (4-0).

Proposed Resolution 2023-2592; Award of Contract to Red Feather Group for Aircraft Hangar Façade Maintenance.

Approves a contract to complete exterior hangar façade maintenance at 3N060 Powis Road, 2715 International Drive and 2164 Tower Road. Total authorized construction not-to-exceed \$276,320, which includes a 10% owner's contingency.

Committee Chairman Davis read into record Proposed Resolution 2023-2592. A **MOTION** was made by Commissioner Ledonne to recommend Board approval for Proposed Resolution 2023-2592; Award of Contract to Red Feather Group for Aircraft Hangar Façade Maintenance.

The **motion was seconded** by Commissioner Ligino-Kubinski. Executive Director Doles informed the Committee of the scope of work to occur at 3N060 Powis Road which consists of replacing rain gutters, painting all wall surfaces, removing and replacement of metal wall panels, and miscellaneous repairs and caulking. Additional work at 2715 International Drive and 2164 Tower Road will consist of painting the exterior railing, repairing cracks/rust stains or sprawl marks, removing and replacing all sealant joints in precast panels, and painting protective bollards at the vehicle door openings. Four sealed bids were received and reviewed. Committee Chair Davis questioned the large deviation between bids. Executive Director Doles stated Wight & Company along with staff reviewed each bid to determine Taza Construction met specifications. There was no further discussion and the motion passed by roll call vote (4-0).

Proposed Resolution 2023-2593; Award of Contract to Malcor Roofing of Illinois, Inc. for Roofing Improvements at Four (4) Facilities.

Approves a contract to complete roofing improvements at 1955 Aviation Drive, 32W611 Tower Road, 2710 International Drive, and 3N040 Powis Road. Total authorized construction not-to-exceed \$569,679, which includes a 10% owner's contingency.

Committee Chairman Davis read into record Proposed Resolution 2023-2593. A **MOTION** was made by Commissioner Ledonne to recommend Board approval for Proposed Resolution 2023-2593; Award of Contract to Malcor Roofing of Illinois, Inc. for Roofing Improvements at Four (4) Facilities. The **motion was seconded** by Commissioner Ligino-Kubinski. Executive Director Doles informed the committee this Capital Budget item received six sealed bids. The project is to complete roofing improvements at the following:

- 1955 Aviation Drive hangar office. This Ethylene propylene diene terpolymer (EPDM) roof upgrade is approximately 6,500 square feet and installs a new 2-ply modified system.
- 32W611 Tower Road hangar office. This EPDM roof upgrade is approximately 1,800 square feet and installs a new 2-ply modified system.
- 2710 International Drive Air Traffic Control Tower Base Building. This EPDM roof upgrade is approximately 7,200 square feet, and installation of a coating system.
- 3N040 Powis Road flight school. This upgrade to a metal panel roof which is approximately 15,000 square feet, with a liquid coating system.

Staff used Wight & Company to prepare plans and specifications for this project. The project is under budget with a 10% owner's contingency. There was no further discussion and the motion passed by roll call vote (4-0).

Proposed Resolution 2023-2594; Award of Contract to Omni-Pump Repairs, Inc. for Lift Station Control Center Replacement.

Approves a contract to replace stormwater lift station pump controls. Total authorized construction not-to-exceed \$21,312.50, which includes a 10% owner's contingency.

Committee Chairman Davis read into record Proposed Resolution 2023-2594. A **MOTION** was made by Commissioner Ledonne to recommend Board approval for Proposed Resolution 2023-2594; Award of Contract to Omni-Pump Repairs, Inc. for Lift Station Control Center Replacement. The **motion was seconded** by Commissioner Ligino-Kubinski. Executive Director Doles informed the Committee that this item is to replace the current controls of the lift station located at the Flight Center to prevent flooding of the access road. The current lift was installed in the early 1990s and is currently obsolete. Three sealed bids were received and reviewed. There was no further discussion and the motion passed by roll call vote (4-0).

Proposed Resolution 2023-2595; Authorizing the Execution of a Temporary Construction Easement between the DuPage Airport Authority and AT&T for the Property Located at 31W775 North Avenue.

Approves a temporary construction easement for the installation of internet and communications services at 31W775 North Avenue.

Committee Chairman Davis read into record Proposed Resolution 2023-2595. A **MOTION** was made by Commissioner Ledonne to recommend Board approval for Proposed Resolution 2023-2595; Authorizing the Execution of a Temporary Construction Easement between the DuPage Airport Authority and AT&T for the Property Located at 31W775 North Avenue. The **motion was seconded** by Commissioner Ligino-Kubinski. Executive Director Doles stated that this nonexclusive utility easement will allow AT&T a 15-foot-wide installation of internet and communications cables to serve the building located at 31W775 Tower Road. There was no further discussion and the motion passed by roll call vote (4-0).

Proposed Resolution 2023-2596; Authorizing the Execution of a Nonexclusive Utility Easement between the DuPage Airport Authority and AT&T for the Property Located at 31W775 North Avenue.

Approves a nonexclusive utility easement for the maintenance of internet and communications services at 31W775 North Avenue.

Committee Chairman Davis read into record Proposed Resolution 2023-2596. A **MOTION** was made by Commissioner Ledonne to recommend Board approval for Proposed Resolution 2023-2596; Authorizing the Execution of a Nonexclusive Utility Easement between the DuPage Airport Authority and AT&T for the Property Located at 31W775 North Avenue.

The **motion was seconded** by Commissioner Ligino-Kubinski. Executive Director Doles stated that this nonexclusive utility easement will allow AT&T to bring its underground cables to access the building located at 31W775 Tower Road. The revision of the legal description and plat for easement of the easement area will require approval by Airport counsel. This upgrade will allow College of DuPage and Illinois Aviation Academy to run high-speed internet for classroom instruction. There was no further discussion and the motion passed by roll call vote of (4-0).

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 Puchalski and was passed unanimously by a voice vote; the meeting was adjourned at 2:46 p.m.



Joshua S. Davis, Chair

Capital Development, Leasing, and Customer Fees Committee