

MINUTES
DU PAGE COUNTY TECHNOLOGY PARK BOARD
April 23, 2004
Teleconference Call

The meeting was called to order by Chairman Gorski at 9:06 a.m.

Members Present

Via Teleconference: David Chicoine
Duane Gengler
Gerald Gorski
Peter Huizenga

Members Absent: Daniel Goodwin

Staff Present Jack Tenison, Executive Director
Via Teleconference: Patti Miller, Executive Assistant

Other Present Chris Burke, Christopher B. Burke Engineering
Via Teleconference: Kenneth Cheung, Maurides & Foley, L.L.C.
Adrian Tabangay, Maurides & Foley, L.L.C.

Executive Director's Report

Jack Tenison provided a report updating the status of various aspects of the DuPage County Technology Park project since the last Board meeting of March 15, 2004. Mr. Tenison stated that at the meeting of March 15, 2004, the Board approved the Landworks, Ltd. contract. This contract included the addition of \$55,000 to the bid amount for the two year maintenance program and in turn Landworks, Ltd. was asked to provide indemnification for this deviation in the bid process. Upon further reflection Landworks, Ltd. determined it will provide the required two year maintenance within its originally submitted bid amount. The approved contract will be decreased by \$55,000 and no indemnification will be necessary or required. Also, Mr. Tenison stated in the bid conference regarding landscaping the question was asked and answered that the DCTP is exempt from state sales taxes. There now appears to be a question on that issue. The contract may need to be revised to cover whatever the sales tax charges on materials. Maurides & Foley, LLC is in the process of reviewing this issue.

Mr. Tenison stated that due to the wet conditions, the Gluth Brothers project was delayed. In the spring there were water drainage problems and water had to be continually pumped out of the construction area. This caused the need to revise the project end date by adding 39 days.

Mr. Tenison stated that he arranged a meeting between CenterPoint Properties, the City of West Chicago and the Tech Park consultants regarding the Argonne Transportation Research and Development Facility. The meeting was to put CenterPoint Properties in a position to expedite the processing of their building plan as soon as the Transportation Reauthorization Bill is approved by Congress. Chairman Gorski stated that there needs to be a ground lease agreement between the DAA and CenterPoint Properties. Mr. Tenison stated that he has talked with Larry Eppley, counsel for the DAA and they have exchanged draft lease documents.

Mr. Tenison stated that he submitted the revised state quarterly financial reports excluding the disallowed costs. Mr. Tenison received an e-mail response from David Gallagher, Grants Manager for the state indicating that everything was in order for processing the reimbursement. Mr. Tenison stated that he has a meeting scheduled with Mr. Gallagher Tuesday, April 27, 2004 to receive an update on this issue. Chairman Gorski requested that Mr. Tenison send the Board a memo updating them on this meeting.

Review of Future Engineering and Construction Projects

Mr. Tenison gave an overview of future engineering and constructions projects. A report was submitted that indicated the potential future engineering and construction projects. Mr. Tenison stated the approach of breaking projects into components allows a large project to be tackled in manageable portions and conserves the state funding since the Tech Park has not received the total state grant. This approach also allows the Board more flexibility in making decisions. Generally every project consists of three components – design engineering, construction and construction management. The Board members expressed support for the projects as listed. (see attachment)

Chairman Gorski requested that at the Tech Park Board meetings Chris Burke, Christopher B. Burke Engineering, Ltd. give a report to keep the Board up to date on all the outstanding contracts.

Mr. Tenison stated that each Board member was sent draft copies of the Development Procedures and Guidelines prepared by SmithGroup JJR. This item will be placed on the agenda at the May 11, 2004 Board meeting to give the Board opportunity to provide feedback.

Amendment to Kudrna Contract for Construction Observation for a Total Amount Not to Exceed \$88,041.56

Mr. Tenison presented to the Board information on the Kudrna contract for construction. Because of the necessity of extending the Gluth Brothers contract 39 days, additional services will need to be performed by Kudrna & Associates. Mr. Tenison provided the Board with information detailing the scope of that work. The additional costs are estimated to be \$46,346.19.

Mr. Tenison stated that with the Board's approval for Harry W. Kuhn to construct pond E it is necessary to have construction observation services. Since Kudrna & Associates

already have individuals on site, already have a contract for reviewing Phase II road construction and are familiar with this particular pond, Mr. Tenison is recommending amending Kudrna's contract in the amount of \$36,695.37 and \$5,000 for geotechnical services. Mr. Tenison provided the Board with information from Kudrna & Associates detailing the scope of work to be completed. The two contract amendments combined total an amount not to exceed \$88,041.56.

Mbr. Huizenga moved to approve corporate resolution 2004-14 Approval of Kudrna & Associates, Ltd., Contract Time Extension and Supervision of Pond E Construction. Seconded by Mbr. Chicoine. Roll call vote: 4 ayes: Chairman Gorski and Mbrs. Chicoine, Gengler and Huizenga. No nays. Motion carried.

Approve a Contract for Christopher B. Burke Engineering, Ltd. in an amount not to Exceed \$67,500 for Construction Observation Services for the Street Lighting and Aeration Pond

Mr. Tenison stated that at the Board meeting of March 15, 2004, the Board approved Resolution 2004-13 Award of Street Lighting Along Main Access Drive and Aeration Project. Mr. Tenison requested a proposal from Kudrna & Associates and Christopher B. Burke Engineering, Ltd. regarding construction management services. Christopher B. Burke Engineering has proposed a cost that is less than Kudrna Engineering.

Mr. Tenison stated that the street lighting plans were presented to CenterPoint Properties for feedback before the awarding of the contract.

Chris Burke stated that the City of West Chicago's code requires that the aeration pond use surface bubblers to keep the water moving and keep it from growing algae. Mr. Burke stated that in their plans for electrical services Christopher B. Burke Engineering, Ltd. has designed a control cabinet large enough to include some of the power supply for the landscaper and this will accommodate future expansion.

Mr. Tenison has provided the Board with a memo detailing the scope of work to be completed and has recommended the Board approve awarding a contract to Christopher B. Burke Engineering, Ltd. in an amount not to exceed \$67,500 for construction management services.

Mbr. Huizenga moved to approve corporate resolution 2004-15 Approval of Christopher B. Burke Engineering, Ltd. Regarding Construction Management Services for Street Lighting and Pond Aeration Project. Seconded by Mbr. Chicoine. Roll call vote: 4 ayes: Chairman Gorski and Mbrs. Chicoine, Gengler and Huizenga. No nays. Motion carried.

Approve Contract for the Final Engineering and Permitting of Detention Ponds F and G in an Amount not to Exceed \$49,000

Mr. Tenison stated that engineering services related to the design and permitting of stormwater detention ponds F and G will be needed. These ponds are to the east of the main access road and north of Fabyan Parkway. Christopher B. Burke Engineering, Ltd. has designed and permitted stormwater detention ponds A1-A4, B, C, D, E, and H. This

is a continuation of the prior stormwater detention projects done by CBBEL. Since all the ponds must work together in an overall approach to address the stormwater issue, Mr. Tenison has recommended that Christopher B. Burke Engineering, Ltd. continue with the design and completion of the stormwater system.

Mr. Burke stated that these plans will be coordinated with CenterPoint Properties to make sure the locations of those ponds are compatible with their plans. These are the last two regional detention facilities north of Fabyan Parkway and will accommodate the future detention needs of everything to the east side of the north south access road.

Mr. Tenison stated that in the future there may be a pond south of Fabyan that would be necessary.

The Board was presented a proposal and a schedule of charges and hourly staff billing rates from Christopher B. Burke Engineering, Ltd.

Mbr. Huizenga moved to approve corporate resolution 2004-16 Approval of Christopher B. Burke Engineering, Ltd. Regarding Final Engineering for New Stormwater Ponds. Seconded by Mbr. Gengler. Roll call vote: 4 ayes: Chairman Gorski and Mbrs. Chicoine, Gengler and Huizenga. No nays. Motion carried.

Approve a Contract for Christopher B. Burke Engineering, Ltd. in an Amount not to Exceed \$75,000 for General Engineering Assistance, Project Coordination and Engineering Review for a 12 Month Period

Mr. Tenison stated that there is an annual recurring need to obtain engineering advice. This advice is not related to any one engineering project but is usually related to coordination of various engineering construction contractors on the site. Mr. Tenison has recommended that the Technology Board enter into a contract with Christopher B. Burke Engineering, Ltd. to provide overall engineering coordination and respond to ad hoc engineering questions and issues for a one year period in an amount not to exceed \$75,000 at the rate detailed in the attached Schedule of Charges and hourly staff billing rates.

Mbr. Chicoine moved to approve corporate resolution 2004-17 Approval of Christopher B. Burke Engineering, Ltd. Regarding Overall Engineering Coordination. Seconded by Mbr. Huizenga. Roll call vote: 4 ayes: Chairman Gorski and Mbrs. Chicoine, Gengler and Huizenga. No nays. Motion carried.

Authorize Process and Acceptance of Loan from DuPage Airport Authority

Chairman Gorski stated the DuPage Airport Authority will be lending \$250,000 to the DuPage County Technology Park, N.F.P. to cover operational expenses not covered by grant funds.

Mr. Tenison stated that on April 27, 2004 he will be meeting with the state of Illinois regarding the status of our grant reimbursements and will send out a letter to each of the Board members regarding the outcome of this meeting.

Mbr. Huizenga moved to approve corporate resolution 2004-18 Approval of DuPage County Technology Park, N.F.P. Loan From the DuPage Airport Authority. Seconded by Mbr. Gengler. Roll call vote: 4 ayes: Chairman Gorski and Mbrs. Chicoine, Gengler and Huizenga. No nays. Motion carried.

Adjournment

With no further business remaining before the Board, the meeting was adjourned to at 10:30 a.m. on a motion by Mbr. Huizenga, seconded by Mbr. Gengler. Roll call vote: 4 ayes: Chairman Gorski and Mbrs. Chicoine, Gengler, Huizenga. No nays. Motion carried.

Respectfully submitted,

Patti Miller

