

MINUTES  
DU PAGE TECHNOLOGY PARK BOARD  
August 10, 2004

In the absence of Chairman Gorski the meeting was called to order by Mbr. Goodwin, as acting chairman at 4:40 p.m.

Members Present: David Chicoine  
Duane Gengler  
Daniel Goodwin  
Peter Huizenga

Members Absent Gerald Gorski

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

Other Present Chris Burke, Christopher B. Burke Engineering  
George Maurides, Maurides & Foley, L.L.C.  
Harry Hitzeman, Daily Herald  
Larry Avila, Naperville Sun  
David Bird, DAA  
Bill Grady, Chicago Tribune  
Jack Curley, NASA Illinois  
Mark Wrzeszez, CBBEL  
Dennis Popish, Knight E/A, Inc.  
Chris Burke, CBBEL  
Dayle Gillett, InlandGroup  
Mike Masciola, DAA

Approval of Minutes

Mbr. Chicoine moved to approve the minutes of May 11, 2004. Seconded by Mbr. Gengler. Roll call vote: 4 ayes: Mbrs. Chicoine, Gengler, Goodwin and Huizenga. No nays. Motion carried.

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 May 11, 2004. Mr. Tenison stated that George Maurides, Maurides & Foley, L.L.C. and JJR staff are working together to develop the necessary text changes to the zoning ordinance which specifically relates to the type of plant materials that can be used and the irrigation system which is in what is considered the right-a-way for the road dedication. Mr. Maurides stated that the landscaping plan is different from the landscaping provisions that are in the zoning code that is set up for the DuPage Airport Authority. Mr. Maurides

stated that he spoke with Joanne Gugliotta, Community Development Director of the City of West Chicago and she stated that the City is finalizing their review of the text amendment to the zoning ordinance. After the City's review the DuPage Airport Authority Board will petition for the text amendment.

Mr. Tenison stated that he and Chairman Gorski met with individuals interested in working with Northern Illinois University and Fermi National Laboratory on development of a unique cancer treatment facility. NIU is in the process of completing an analysis of the concept and developing a business plan and once that is complete the Tech Park will be informed of the next steps.

Mr. Tenison stated that there is still no word on funding for the National Transportation Research Laboratory that Argonne National Laboratory has signed a tentative lease agreement with CenterPoint Properties. The bill has passed both the Senate and the House but needs approval through the Conference Committee regarding the overall funding level.

Mr. Tenison stated that the Tech Park has received a total of \$23,778,230.58 or about 70% of the total grant. Recently submitted was the state quarterly expense report requesting an additional \$1,282,401.46. Mr. Tenison stated that he has requested a two year extension of the grant. At the State's request Mr. Tenison has submitted a two year expenditure budget to support the two year grant extension that the Board has already reviewed detailing future engineering and construction activity.

#### Presentation Regarding Master Developer Agreement

Mr. Tenison stated that Larry Eppley is the attorney for the DAA regarding real estate issues and is working with the CenterPoint Attorneys on the Master Developer Agreement. Mr. Tenison and Chris Burke, Christopher B. Burke Engineering have met several times with CenterPoint and are working out details regarding the infrastructure that CenterPoint wants documented. There will be two kinds of agreements, the first being a master developer agreement that would cover the overall issues related to the development process and the second would be individual ground leases. Mr. Tenison stated that the relationship with CenterPoint, the DuPage Airport Authority and the DuPage Technology Park is working well. Mr. Tenison stated that he hopes to have the agreement done and approved by the Board by October 2004.

#### Project Engineer Report

Chris Burke, Christopher B. Burke Engineering, Ltd. gave a detailed report on the various projects of the Tech Park:

- *Main Access Drive/Phase II Project* – Placement of the surface course and pavement striping will be completed after all other contractors have completed their work.
- *Construction of Pond E* – Approximately 40% of the excavation has been completed. No storm sewer work has been completed.

- *Sanitary Sewer and Water Main Project* – One remaining issue is the existing slope of five of the new sanitary sewer segments. They were constructed at less than the minimum slope recommended by the Illinois Environmental Protection Agency. Gluth Bros. has been informed of the situation and has been directed to respond to the City of West Chicago. Until they satisfy the City either with rationale that the system will function satisfactorily or take measures in the field to bring the sewer to an acceptable condition, K&A will not recommend final payment to the DuPage Technology Board.
- *Roadway Lighting Project* – As of July 23, 2004 the following items of work have been completed: 1) All (42) light pole foundations. 2) Concrete foundations for controller cabinets. 3) Approximately 3,000 feet of duct. 4) Two concrete handholes. 5) Six copolymer concrete handholes.
- *Construction Observation Services for Roadway Lighting Project* – Progressing well. Christopher B. Burke Engineering, Ltd. is performing the construction observation.
- *Landscaping and Entrance Features Project* – Landworks has completed approximately 80% of all planting and is awaiting the fall dig season and some of the other contractors to complete their work to continue. The sign walls (cores) in the roundabouts and at Roosevelt are complete. The limestone 4” veneer will be added to the limestone walls in the next couple of weeks. Prairie and emergent seeding are 80% complete. The irrigation system will draw from the Regional Pond west of the Easement Just South of the North Roundabout. This pond will supply plenty of water for use. A fill well will be installed to fill the pond in the event that it drops too low.
- *Construction Observation* – Approved change orders for Kudrna & Associates, Ltd. for work related to the construction of Pond E.
- *Commonwealth Edison Project* – Consists of installing 2-12,000 volt (12KV) electrical service lines to provide power for the proposed roadway lighting control cabinets and aerator control cabinets. ComEd will start work in October so the street lights and aerators will most likely not be functional until sometime around December 2004.

Mr. Burke stated that early in the development of the Tech Park, DuPage County raised the issue of using some property within the Tech Park for overall stormwater improvements related to Kress/Powis Road improvements. No progress was made because of issues regarding who benefited from those improvements and who would be paying for them. Mr. Burke and Mr. Tenison have met with Officials of DuPage County regarding this issue and the Tech Park, DAA, DuPage County and City of West Chicago should all benefit from this issue. The Tech Park is waiting for a formal response from the DuPage County

#### Financial Reports

Mr. Tenison submitted the certification list of the checks from the state checking account.

Mr. Tenison stated that the interest that has been earned from the original advances on the grant fund can be used by the Tech Park as long as the Tech Park complies with the same usage as the other grant funds.

Mbr. Huizenga moved to approve corporate resolution 2004-24 Review and Approval of DuPage County Technology Park, N.F.P. State Checking Account Detail for the Period May 1, 2004 thru July 31, 2004. Seconded by Mbr. Chicoine. Roll call vote: 4 ayes: Mbrs. Chicoine, Gengler, Goodwin and Huizenga. No nays. Motion carried.

Revise Easement Area

Mr. Tenison stated that the construction of the fiber optic duct will require additional easement areas from the DuPage Airport Authority. The total additional area needed is 1.295 acres.

Mbr. Huizenga moved to approve corporate resolution 2004-25 Fifth Amendment of Temporary Construction and Access Easement Between DuPage County Technology Park, N.F.P. and DuPage Airport Authority. Seconded by Mbr. Gengler. Roll call vote: 4 ayes: Mbrs. Chicoine, Gengler, Goodwin and Huizenga. No nays. Motion carried.

Amendment to Harry W. Kuhn Contract Regarding Pond E

Mr. Tenison stated that at the last meeting, May 11, 2004 the Board approved an amendment to the contract to Harry W. Kuhn for construction of Pond E in the amount of \$114,501. This amendment was needed because of changes required by the City of West Chicago. Recently the city has requested an additional revision by installing a box culvert in lieu of four 18” diameter storm sewers. This has increased the cost of the construction and there were also site grading changes requiring costs to adjust several sanitary sewer manholes. The net change in the contract is \$18,078.

Mbr. Gengler moved to approve corporate resolution 2004-26 Sixth Amendment of Contract Document Number 01-294A for DuPage County Technology Park Main Access Drive-Phase II. Seconded by Mbr. Chicoine. Roll call vote: 4 ayes: Mbrs. Chicoine, Gengler, Goodwin and Huizenga. No nays. Motion carried.

Bid For Construction of Communications Building and Fiber Optic Duct Bank

Mr. Burke stated that after the Fiber Optics and Communication Facility bids were opened and reviewed. A total of five proposals were received:

- Equity Construction Services, Inc. \$1,021,000.00
- Utility Dynamics Corporation \$1,196,385.00
- R. Rudnick & Co. \$1,223,580.00
- Boller Construction Company, Inc. \$1,259,000.00
- DG Construction Enterprises, Inc. \$1,376,730.00

Knight E/A, Inc. suggested that the project be rebid because the supplier for the type of duct specified limited the number of responders and increased the overall cost of the project. The rebid gives the Tech Park the ability to potentially receive a lower overall

cost for the project yet still maintain the design criteria. Mr. Burke brought in samples for the Board to observe of the fiber optic pipe that will contain the cables for this project.

Mr. Tenison presented the Board with drawings of the Fiber Optics and Communication Facility. The Board agreed that they would like to redesign this building to have some kind of architectural style as it will be the first building to be constructed at the Tech Park. As temporary chair Mbr. Goodwin appointed Mbr. Huizenga to review the architectural and engineering redesign of this building with a budget not to exceed \$50,000.

Mbr. Chicoine moved to approve corporate resolution 2004-27 to authorize Jack Tenison an amount not to exceed \$50,000 to redesign the Communications Building with the guidance of Mbr. Huizenga. Seconded by Mbr. Huizenga. Roll call vote: 4 ayes: Mbrs. Chicoine, Gengler, Goodwin and Huizenga. No nays. Motion carried.

Approve Contract for Construction Management Related to the Communications Building and Fiber Optic Duct Bank

Mr. Tenison stated that the RFP for Construction Management of the Communications and Fiber Optic Duct bank was publicly advertised and four responses were received.

- Kudrna & Associates      \$79,953.79
- Knight E/A, Inc.          \$103,933.00
- Patrick Engineering      \$112,000.00
- Wight & Company        \$119,700.00

All of the responders are qualified and are acceptable. The prices and man hours were compared and Mr. Tenison stated that since Kudrna & Associates, LTD. had the lowest bid and they have been on the site for a year he is recommending that Kudrna & Associates, LTD. be selected to perform construction management in the amount not to exceed \$79,953.79.

Mbr. Chicoine moved to approve corporate resolution 2004-28 to Approve Contract for Construction Management Related to the Communications Building and Fiber Optic Duct Bank. Seconded by Mbr. Huizenga. Roll call vote: 4 ayes: Mbrs. Chicoine, Gengler, Goodwin and Huizenga. No nays. Motion carried.

Old Business

None

New Business

Mbr. Huizenga raised the prospect of the Tech Park assisting in the involvement of recreating the East West Corporate Corridor Association (ewcca). This organization included members from Fermi National Laboratory, Argonne National Laboratory, Colleges and Universities along with many businesses in the area. Mbr. Huizenga feels that it could be a good marketing device for the Tech Park to be involved.

Mbr. Gengler raised the issue that with the Tech Park being involved with Fermi National Laboratory and Argonne National Laboratory, he feels that some attention should be brought in getting Eola Road extended to the east side of Fermi so the Tech Park & DuPage Airport Authority can be tied into the I-88 corridor. Mbr. Goodwin stated that the one missing element of the Tech Park is access to transportation and there may be a nexus possible between the ewcca and the movement to build Eola Road which would provide access to I-88.

Adjournment

With no further business remaining before the Board, the meeting was adjourned at 5:50 p.m. on a motion by Mbr. Gengler, seconded by Mbr. Chicoine. Voice vote: 4 ayes: Mbrs. Chicoine, Gengler, Goodwin and Huizenga. No nays. Motion carried.

Respectfully submitted,

Patti Miller