

MINUTES
DU PAGE TECHNOLOGY PARK BOARD
November 8, 2004

The meeting was called to order by Chairman Gorski at 11:05 a.m.

Members Present: David Chicoine
Duane Gengler
Gerald Gorski
Peter Huizenga

Arrived at 12:30 p.m. Daniel Goodwin

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.
David Bird, DAA
Bill Grady, Chicago Tribune
Jack Curley, NASA Illinois
Mark Wrzeszez, CBBEL
Dennis Popish, Knight E/A, Inc.
Chris Burke, CBBEL
Mike Masciola, DAA
Kathy Tompkins, DCEO
Mark Doles, DAA
Fred Reynolds, CenterPoint Properties
Jim Wolfe, Knight E/A, Inc.
Meredith Dytch, Knight E/A, Inc.
Paul Wiese, JJR
Phil Leutkehans, Schirott and Luetkehans
Larry Eppley, Bell Boyd & Lloyd

Approval of Minutes

Mbr. Chicoine moved to approve the minutes of August 10, 2004. Seconded by Mbr. Gengler. Roll call vote: 3 ayes: Chairman Gorski and Mbrs. Chicoine, and Gengler. No nays. Motion carried.

Mbr. Gengler moved to approve the minutes of September 3, 2004 (teleconference). Seconded by Mbr.Chicoine. Roll call vote: 3 ayes: Chairman Gorski and Mbrs. Chicoine, and Gengler. No nays. Motion carried.

Executive Director's Report

Jack Tenison provided a report updating the status of various aspects of the DuPage Technology Park project occurring during the last 30 days since his last report. Mr. Tenison stated that substantial progress has been made with the CenterPoint agreements.

Mr. Tenison stated that he has been working with CenterPoint, Argonne and the University of Chicago to clarify the building uses related to the Center for Advanced Technology so that a building layout can be designed. CenterPoint is in the process of redesigning the structure based on those new requirements.

Mr. Tenison stated that he attended the Association of University Research Park's National Conference in San Antonio, Texas at the end of October. Mr. Tenison shared with the Board a few key points regarding the conference:

- Marketing the Tech Park – How other technology parks have positioned themselves to attract businesses for the park.
- Homeland Security Funding – Reviewing funding approaches for constructing additional buildings.
- Construction of Various Buildings – Various methods of building construction.

Mr. Tenison stated that last month he submitted to the state reimbursement for funding made during the 2nd quarter of 2004 which amounts to about \$1.3 million. DCEO has processed and approved the payment however the check has not been created by the Comptroller's Office. The 3rd quarter reimbursements were submitted the end of October 2004 for the period ending September 2004 which amounts to about \$1.3 million for a total of about \$2.6 million.

Mr. Tenison stated that he has spent a great deal of time meeting with officials of West Chicago and CenterPoint Properties to review the development and approval process given the potential CenterPoint Properties Agreement.

Project Engineer Report

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

- *Commonwealth Edison Project* – The 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. Both lines will be buried under ground. Included in the scope of work and cost for the installation of the 2-12KV lines, ComEd will also be installing a 277/480V 3-phase electrical service for the communications building. This service will be from the transformer located just north of the north roundabout on the east side of the Main Access Drive and extend to the west to the communications building. The Tech Park will have to install 2-5" conduits under the Main Access Drive for the service. ComEd is looking at completion no later than Christmas.

- *Construction of Pond E* – Pond “E” excavation has been substantially completed. Installation of 36” diameter storm sewer under the west approach to the north roundabout is complete. Installation of the precast concrete box culvert under the east approach to the north roundabout is substantially complete with only end section placement remaining. Gas main protection pads and riprap at the overflow weir of Pond “E” have been placed.
- *Construction Observation* – Approved change orders for Kudrna & Associates, Ltd. for work related to the construction of Pond E. Kudrna & Associates, Ltd. will provide full-time on-site construction observation, pond profile verification (with regard to pond limits and profile), documentation, and restoration. Any additional geotechnical services that may be required for the construction of the pond, such as compaction and pond integrity, is included in this contract. The geotechnical services are being provided by Testing Service Corporation and will be paid for under Kudrna’s contract. Harry W. Kuhn began the construction of Pond E in June 2004 and substantially completed the work in September 2004.
- *Landscaping and Entrance Features Project* – Landworks has completed approximately 95% of all planting and is awaiting the fall dig season. The sign walls (cores) in the roundabouts and at Roosevelt are complete and the wall cores at Fabyan are installed. The granite is being fabricated. The limestone 4” veneer will continue once the granite bands are fabricated and installed. Prairie and emergent seeding are 100% complete. The irrigation system will draw from the Regional Pond west of the Easement just South of the North Roundabout and they are approximately 75% complete installing the irrigation lines. 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. Landscape lighting is nearly complete and is awaiting power by ComEd.
- *Main Access Drive-Phase II* – The placement of the surface course and pavement striping will be performed after all other contractors have completed their work.
- *Roadway Lighting Project* – As of October 2004 the following items of work have been completed: **1)** All (42) light pole foundations and breakaway bases. **2)** Concrete foundations for controller cabinets. **3)** Approximately 3,000 feet of unit duct. **4)** (2) Concrete handholes. **5)** (6) Copolymer concrete handholes. **6)** (4) Controllers installed. **7)** (7) Aeration cabinets installed along with air tubing and diffusers in ponds.
- *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.
- *Construction Observation Services for Roadway Lighting Project* – Progressing well. Christopher B. Burke Engineering, Ltd. is performing the construction observation.

- *Duct Bank and Communication* – The Communication Duct Bank project includes providing and installing fiber optic unit duct, PVC telephone duct, concrete hand holes and concrete duct banks which will provide future service to the Communications Building for all available fiber optic suppliers in the vicinity of the Tech Park. The proposed duct bank will provide the communication needs for future tenants of the Tech Park. The proposed duct bank will be installed three (3') below existing grade. At locations where the proposed duct bank crosses the existing or future roadway, concrete duct banks have been already installed or will be installed so that the roadway will not be disturbed. The proposed duct bank will enter the Park from two (2) different locations to provide optimal accessibility for all future service providers. The first location in which service providers will be able to connect to duct bank is located just east of the Union Pacific Railroad on the north side of Roosevelt Road. The second location is located on the south side of Fabyan Parkway at the Kane/DuPage County Line. The City of Batavia will be constructing a duct bank at their own cost east on Fabyan Parkway to the Kane/DuPage County Line.

Mbr. Gengler stated that with the addition of several stormwater ponds he was concerned with the geese population. Mr. Burke stated that native vegetation has been put around the perimeter to discourage the geese. David Bird, Executive Director, DAA stated that the Airport Authority is investigating the use of dogs for this situation and will pass along the information to Mr. Tenison.

Financial Reports

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

Chairman Gorski questioned what kind of services Carlini & Associates provided the Tech Park. Mr. Tenison stated that there are specific technical issues regarding fiber optics that he needed detailed expertise and Carlini & Associates has given him valuable information regarding these issues.

Mbr. Huizenga moved to approve corporate resolution 2004-30 Review and Approval of DuPage County Technology Park, N.F.P. State Checking Account Detail for the Period August 1, 2004 thru October 31, 2004. Seconded by Mbr. Gengler. Roll call vote: 4 ayes: Chairman Gorski and Mbrs. Chicoine, Gengler, and Huizenga. No nays. Motion carried.

Award Bid for Communication Building to John Edward Co.

Bids for the Telecommunications Building were opened on Thursday October 28, 2004. Knight E/A, Inc. (Knight) has reviewed the bid proposals received for the construction of the Communications Building. A total of six proposals were received. The following is a summary of the bids for each contractor:

John Edward Construction Co.	\$1,143,535.00 corrected to \$1,143,485.00
Equity Construction Services, Inc.	\$1,199,000.00
Driessen Construction Co.	\$1,223,600.00
Schaefges Brothers, Inc.	\$1,228,000.00 corrected to \$1,235,000.00

Fisher Commercial Construction Co. \$1,240,000.00 incomplete bid
Continental Electrical Const. Co. \$1,306,920.00

The low bidder is John Edward Construction Company with a bid of \$1,143,485. John Edward Construction is the same contractor constructing the duct bank. Contracts have been sent to the contractor for execution. It is anticipated that work will begin in November 2004 and be completed in February 2005.

Mr. Tenison stated that a carrier hotel can be a generator of revenue to be paid by vendors and suppliers who locate equipment within the building and utilize the switching station to reach individual buildings. This will give each tenant an option of which telecommunication carrier they choose to use.

Mbr. Huizenga raised the question once the Tech Park is fully developed will this facility be adequate to be a full service carrier hotel. Mr. Tenison stated that there may be some users out there that cannot be anticipated but as of today we are planning to fulfill all needs. Mr. Tenison stated we have the ability in terms of our duct bank work to be able to add another facility if needed. Mr. Tenison stated that CenterPoint Properties will be meeting with John Edward Co. regarding means, methods and construction costs to see if they can negotiate and bring the cost down further.

Chairman Gorski asked the Board to consider the adoption of resolution 2004-31 for a lump sum not to exceed \$1,143,485.00 subject to the caveat that the Chairman is not authorized to execute that contract unless and until the conversation with the contractor John Edward Construction Co. and Fred Reynolds, CenterPoint Properties meet to see whether or not a bid review process could establish the possible reduction of the original contract price.

Mbr. Huizenga requested a fee schedule of what revenue could potentially be generated by the communications facility. Mr. Tenison stated that when a list is put together he will share the information with the Board.

Mbr. Gengler moved to approve corporate resolution 2004-31 Award of Communication Building Contract to John Edward Construction Co. for a lump sum not to exceed \$1,143,485.00 with the stipulation that John Edward Construction Co. meet with Fred Reynolds, CenterPoint Properties to try and reduce the original contract price. Seconded by Mbr. Chicoine. Roll call vote: 4 ayes: Chairman Gorski and Mbrs. Chicoine, Gengler, and Huizenga. No nays. Motion carried.

Review Recommendation Regarding Extending and Completing Final Engineering and Design of Infrastructure

Mr. Tenison stated that he has had discussions with CenterPoint Properties regarding completion of the infrastructure for the site, it is their hope that the design work would begin immediately and be completed over the next 3 months, bidding for those projects would take place in mid first quarter 2005 and construction to begin end first quarter 2005. CenterPoint Properties has suggested using Christopher B. Burke Engineering, Ltd.

to complete the majority of this work. Given the time frames involved it is extremely important for the engineering design team to have a depth of knowledge and history regarding the Park. This would ensure the maximum amount of time and effort devoted to actual design work versus “learning” the status of the project. Christopher B. Burke Engineering, Ltd. has submitted a proposal regarding various tasks concerning the engineering design work which are the same hourly rates previously approved by the Technology Board. Mr. Tenison worked with Chris Burke and through negotiation he decreased the overall cost in the amount of \$39,000.00 and doubled the number of meetings with West Chicago staff covered by the proposal. Mr. Tenison is recommending amending the contract with Christopher B. Burke Engineering Ltd. to complete the design work in the amount not to exceed \$696,000.

Mbr. Chicoine moved to approve corporate resolution 2004-32. Seconded by Mbr. Gengler. Roll call vote: 4 ayes: Chairman Gorski and Mbrs Chicoine, Gengler, and Huizenga. No nays. Motion carried.

Discuss DuPage County Proposal Regarding Regional Stormwater Plan for Kress Road

Mr. Burke stated that DuPage County Department of Transportation is looking at a new modification of relocating Kress Road and Powis Road. To complete this construction DuPage County has to control stormwater detention for the area. It would be extremely expensive to provide compensatory storage. In addition there are some flood plain issues on the east side of the Airport that needs to be addressed. Mr. Burkes stated that there is an area to the east side of McChesney that was never contemplated for development by the Tech Park that could be used to provide some storage. This would reduce the flood elevation on the Airport and on the roadway project. This issue was put on hold due to lack of funding by DuPage County a few years ago. DuPage County now has funding for this project of the detention pond. The County wants to take dirt from the excavation and spread it over areas in the Tech Park to bring down the cost of hauling dirt offsite. Mr. Tenison stated that he is concerned that this project may delay CenterPoint Properties from being able to develop the site. If we want to work with the County, they will need to be in a position to move within the 1st quarter of next year.

Old Business

None

New Business

None

Review and Discuss Master Developer and Land Lease Agreement With CenterPoint Properties – Executive Session

Mbr. Huizenga moved to go into Executive Session to discuss the Master Developer and Land Lease Agreement with CenterPoint Properties. Seconded by Mbr. Chicoine. Roll call vote: 4 ayes: Chairman Gorski and Mbrs. Chicoine, Gengler, and Huizenga. No nays. Motion carried.

Mbr. Goodwin joined the meeting at 12:30 p.m.

Adjournment

With no further business remaining before the Board, the meeting was adjourned at 1:30 p.m with a Voice vote: 5 ayes: Chairman Gorski and Mbrs. Chicoine, Gengler, Goodwin and Huizenga. No nays. Motion carried.

Respectfully submitted,

Patti Miller