

MINUTES
DU PAGE NATIONAL TECHNOLOGY PARK BOARD
September 12, 2005

The meeting was called to order by Chairman Gorski at 2:15 p.m.

Members Present: David Chicoine (via telephone)
Gerald Gorski
Peter Huizenga
Daniel Goodwin

Members Absent: Duane Gengler

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

Other Present George Maurides, Maurides & Foley, L.L.C.
Fred Reynolds, CenterPoint Properties Trust
Jim Cross, CenterPoint Properties Trust
George Braam, Kudrna & Associates
Paul Bryant, Kudrna & Associates
Paul Wiese, JJR
David Bird, DAA
Mark Wrzeszez, CBBEL
Mike Masciola, DAA
Mark Doles, DAA
Kevin Breslin, Weinberg Richmond LLP
Greg Andre, BBL
Harry Hitzemann, Daily Herald
Katie Foutz, Naperville Sun

Approval of Minutes

Mbr. Huizenga moved to approve the minutes of May 9, 2005, 2005; July 14, 2005 (teleconference) and August 16, 2005 (teleconference). Seconded by Mbr. Goodwin. Roll call vote: 4 ayes: Chairman Gorski and Mbrs. Chicoine, 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 Technology Park project since the last Board meeting of May 9, 2005. Mr. Tenison stated that the infrastructure work is progressing rapidly on the ring road. The curb and gutter is in and today they are laying asphalt.

Mr. Tenison stated the dry weather has been a challenge for the landscape contractor but the irrigation system that was installed has worked well, however, the water elevations of

the ponds have been lower than expected so additional funding may be needed for watering.

Mr. Tenison stated that the Communications Building is on schedule, most of the brick work has been done, the roof is on and the emergency generators are in.

Mr. Tenison stated that the end is in sight for the infrastructure funding from the state and once contracts are issued after the next Board meeting it is anticipated that all state funding will be under contract for the rest of the state dollars. Mr. Tenison has projected that by the first quarter of 2007 the state grant should be closed out.

Mr. Tenison stated that he has been working with SBC regarding telecom services and the use of various installed infrastructure already constructed.

Mr. Tenison pointed out that Tuesday, September 13, 2005 CenterPoint Properties is hosting a site visit by real estate investment analysts which will give the Tech Park national exposure.

Project Engineer Report

Mark Wrzeszcz, Christopher B. Burke Engineering, Ltd. (CBBEL) gave a detailed report on the various projects of the Tech Park:

- *Kress Creek Regional Flood Control Facility* – This project consists of excavating the Kress Creek Reservoir and placing the excavated material on the Tech Park site south of Fabyan Parkway. This project is funded by DuPage County and it is anticipated that it will be completed in October 2005.
- *Duct Bank and Communication Building* – A change order was approved by the Board to provide for six existing ducts to be brought to the surface on each side of the access drive at the two roundabouts. Two of the six ducts will be utilized for this project: the other four are for future use. The ducts have been completed but the Contractor is waiting for the cable to be delivered by the manufacturer. All other duct bank work has been completed. Final completion is anticipated for late September or early October. The Telecommunications Building is progressing. The basic structure, including the foundation, slabs, walls, and roof are completed. Some finish work remains, such as shingles and a small quantity of brick. Electrical boxes, cabinets, conduit, wire trays, outlets, and generators have been installed. Some concrete curb and gutter has been poured. The completion date for the telecommunications facility is anticipated for October 2005.
- *Landscaping and Entrance Features* – This work is substantially complete. There is some minor installation of replacements of dead plant material and areas that have not been installed due to other work. This work has been performed by Landworks, Ltd. Landworks will continue to maintain the irrigation system, and planting through the end of the season in 2006. Work remaining includes landscaping for the communications building and screening for the electrical

boxes. These as well as some minor additional plantings will be finished upon completion of other contracts.

- *Kudrna & Associates* – Are continuing to provide construction management services for the Ring Road construction as well as for the communications building and duct bank. They are on schedule to be under budget with both contracts.
- *Design of Ring Road, Loop Road and Infrastructure* – Christopher B. Burke Engineering Ltd. (CBBEL) is preparing plans and specifications for the construction of the Ring Road (roadway north of Fabyan Parkway) and the Loop Road (roadway south of Fabyan Parkway) along with the required water main, sanitary sewer, storm sewer, fiber optic duct bank, roadway lighting, pond aeration, mass grading, construction of regional detention facilities and landscape restoration for the future development of the property south of Fabyan Parkway and the property located between Roosevelt Road and Fabyan Parkway by CenterPoint Properties. It is anticipated that proposals for this work will be received in October 2005. Bid proposals were opened on August 31, 2005 for the Loop Road Mass Grading project (second phase) and Lake County Grading Company LLC was the low bidder with a bid amount of \$2,420,000.00. It is anticipated that construction will begin in September 19, 2005 with a completion date of December 2005.
- *Construction of Ring Road and Infrastructure* – Plote construction is approximately 75% complete with the contract. The site is approximately 95% mass graded. All of the sanitary sewer is constructed and has been tested and approved. Approximately 99% of the required water main work has been completed. All 3 regional detention ponds are completed. Construction of the roadway is approximately 20% completed. It is estimated that the roadway will be completed in 15 days. The remaining work of installing the fiber duct bank and roadway lighting will commence as soon as the roadway is completed. The project is on schedule to be completed by November 1, 2005.

Mbr. Huizenga suggested having a tour of the Tech Park for both the members of the Tech Park Board and the DuPage Airport Board.

Financial Reports

Mr. Tenison submitted the certification list of the checks from the State checking account from May 1, 2005 through August 31, 2005. Mbr. Goodwin stated the reports that are given to the Board each meeting are very helpful.

Mbr. Goodwin moved to approve corporate resolution 2005-14 entitled “Review and Approval of DuPage County Technology Park, N.F.P. State Checking Account Detail for the Period May 1, 2005 through August 31, 2005”. Seconded by Mbr. Huizenga. Roll call vote: 4 ayes: Chairman Gorski and Mbrs. Chicoine, Goodwin and Huizenga. No nays. Motion carried.

Award Contract for Mass Grading and Construction of Pond I South of Fabyan Parkway

Mr. Tenison stated that on August 31, 2005 bids were received and opened for the construction of Pond I and mass grading of a portion of the property south of Fabyan Parkway. Three bids were received:

- Lake County Grading Co. \$2,420,000.00
- Earth Werks, Inc. \$3,570,417.50
- Plote Construction \$4,131,462.00 discrepancy found in bid, corrected by CBBEL to \$4,129,662.00

Mr. Tenison stated that the CBBEL has reviewed the bids and is recommending that the contract for the Mass Grading and construction of Pond I be awarded to Lake County Grading Co.

Mbr. Goodwin moved to approve corporate resolution 2005-15 entitled “Award of DuPage National Technology Park Loop Road Mass Grading (South of Fabyan Parkway) Phase 1A Contract”. Seconded by Mbr. Chicoine. Roll call vote: 4 ayes: Chairman Gorski and Mbrs. Chicoine, Goodwin and Huizenga. No nays. Motion carried.

Award Contract for Construction Management for Mass Grading and Construction of Pond I South of Fabyan Parkway

Mr. Tenison stated that this project was publicly bid and advertised in the Daily Herald and Dodge Construction Report. The only response made was from Kudrna & Associates. Mr. Tenison requested CBBEL to review the prices and make a comparison with the marketplace to see if they were reasonable rates. Mr. Tenison stated that some of the reasons the Tech Park received only one bid is the following:

- Kudrna already has staff staged to complete the job thereby decreasing costs and they have been hired by DuPage County for construction observation services related to Kress Creek Reservoir Project which gives them economy of scale in this area.
- Another firm would have to have a learning curve associated with coming into a project of this nature therefore having to increase their costs.
- Engineering firms in general do not like bidding professional services.

Mbr. Goodwin moved to approve corporate resolution 2005-16 entitled “Award of DuPage National Technology Park Loop Road Mass Grading (South of Fabyan Parkway) Resident Engineering”. Seconded by Mbr. Huizenga. Roll call vote: 4 ayes: Chairman Gorski and Mbrs. Chicoine, Goodwin and Huizenga. No nays. Motion carried.

Award Contract for Sign Graphics for Entrance Features and Round-A-Bout Locations

Mr. Tenison stated that JJR, LLC prepared the bid specifications for the lettering on the entrance features signs and the roundabouts that were publicly bid. There were two responses to this contract.

- Parvin Clauss Sign Company \$54,154.00 and Alternate #1 (sign south of Fabyan) \$12,144.00
- Landmark Sign Group \$11,506.00 and Alternate #1 (sign south of Fabyan) \$3,839.00

The low bidder was Landmark Sign Group, however, their bid included only one of the eight roundabout signs. Landmark Sign Group revised their bid without knowledge of the Parvin Clauss bid. Landmark Sign Group revised bid is in the amount of \$31,403.00. JJR, LLC checked references and are recommending Landmark Sign Group for this project.

Mbr. Goodwin moved to approve corporate resolution 2005-17 entitled “Award of DuPage County Technology Park Signage Installation Project”. Seconded by Mbr. Huizenga. Roll call vote: 4 ayes: Chairman Gorski and Mbrs. Chicoine, Goodwin and Huizenga. No nays. Motion carried.

Review and Recommendation to the DuPage Airport Authority Board of the Amendment to the Agreement To Develop and Lease Between CenterPoint Properties and the DuPage Airport Authority

Mr. Tenison presented the Board with changes to the Amendment to the Agreement To Develop and Lease with CenterPoint Properties that they received the prior week noting that the financials are exactly the same as originally discussed.

- Category 3 Pre-Existing Conditions eliminated.
- Category 2 Pre-Existing Conditions include both before and after execution of a ground lease.
- Category 2 DAA cap on exposure \$50,000 per site and \$250,000 cap entire property exposure whether before or after execution of a ground lease.
- Category 2 after ground lease CenterPoint is to prepare proposed scope of remediation and present to DAA. DAA has right to approve. Disagreement on scope and costs is subject to Expedited Dispute Resolution Procedures. CenterPoint to conduct remediation in accordance with standards within agreement.
- DAA can use up to \$2,000 of the \$50,000 for review/oversight of the proposed remediation procedures and cost.
- Procedure and protocols established for imported fill materials.
- Miscellaneous wording changes to clarify documents but not revise meaning.

Mbr. Goodwin moved to approve corporate resolution 2005-18 entitled “Review and Recommendation to DuPage Airport Authority Board of the Amendment to the Agreement to Develop and Lease Between CenterPoint Properties and the DuPage Airport Authority”. Seconded by Mbr. Chicoine. Roll call vote: 4 ayes: Chairman Gorski and Mbrs. Chicoine, Goodwin and Huizenga. No nays. Motion carried.

Approve Names for Technology Park Roads and Consider Recognition Method for Those Who Contributed to the Park's Development

Mr. Tenison stated that he considered several different categories for road names. Names associated with finding technology, names related to elements within the periodic table, names of historical innovators from DuPage County, names of contemporary political figures who contributed to the development of the Tech Park and names of types of potential technology research. Mr. Tenison stated he felt the best choice for road names is types of finding technology. The list of names Mr. Tenison came up with are: Innovation, Discovery, Enterprise, Explorer, Invention, Technology and DuPage National.

Mr. Tenison stated that the sense of urgency regarding this matter relates to several issues:

- The Contractor for the Tech Park's signage and installation project will need the road names to proceed with the work.
- The dedication of the roads to the City of West Chicago will require road names.
- The Fire Protection District has requested street name information in case of an emergency so they will know exactly where to go.
- Affects building permits.
- Affects construction related deliveries.

Mr. Tenison stated that the City of West Chicago and the Fire Protection District will give direction on how to name the ring roads by adding East and West to the road name.

Mbr. Chicoine stated that he favors Technology Parkway for the main north/south road. The Board will be recommending the following names to the DuPage Airport Authority Board:

- Technology Parkway for the main north/south road.
- Innovation East and West for the ring road north of Fabyan Parkway.
- Enterprise Circle for the loop road south of Fabyan Parkway.

Chairman Gorski stated that Resolution 2005-19 be amended by changing the word "adopts" to "recommends" in the resolution paragraphs of this Resolution.

Mbr. Chicoine moved to approve corporate Resolution 2005-19 entitled "Approval of Names for Technology Park Roads and Consider Recognition Method for Technology Park Contributors". Seconded by Mbr. Huizenga. Roll call vote: 4 ayes: Chairman Gorski and Mbrs. Chicoine, Goodwin and Huizenga. No nays. Motion carried.

Old Business

None

New Business

None

Adjournment

With no further business remaining before the Board, the meeting was adjourned at 3:34 p.m. on a motion by Mbr. Goodwin, seconded by Mbr. Chicoine voice vote: 4 ayes: Chairman Gorski and Mbrs. Chicoine, Goodwin and Huizenga. No nays. Motion carried.

Respectfully submitted,

Patti Miller