

MINUTES
DU PAGE NATIONAL TECHNOLOGY PARK BOARD
November 14, 2005

The meeting was called to order by Chairman Gorski at 3:22 p.m.

Members Present: David Chicoine joined the meeting at 3:32 p.m.
Duane Gengler
Gerald Gorski
Peter Huizenga
Daniel Goodwin

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

Other Present George Maurides, Maurides & Foley, L.L.C.
Paul Bryant, Kudrna & Associates
David Bird, DAA
Mark Wrzeszez, CBBEL
Mike Masciola, DAA
Mark Doles, DAA
Phil Luetkehans, Schirott and Luetkehans

Approval of Minutes

Mbr. Huizenga moved to approve the minutes of September 12, 2005. Seconded by Mbr. Gengler. Roll call vote: 3 ayes: Chairman Gorski and Mbrs. Gengler 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 September 12, 2005. Mr. Tenison stated that he along with individuals from Argonne National Laboratory and CenterPoint Properties Trust went to Washington D.C. this month to meet with individuals from the Federal Highway Administration regarding the \$16 million earmark in the Transportation Reauthorization Bill. The administrative process will be complicated and require constant attention which may delay construction until at least the middle of 2006. Argonne has presented proposals to the Highway Administration. The proposed project has to do with using very sophisticated computer analysis on highway traffic accidents and re-simulation of accidents by using 3-D technology.

In a response to a question from Mbr. Huizenga, Mr. Tenison stated that he has met with Fermi National Laboratory on several occasions regarding the ir cancer treatment facility. Northern Illinois University has taken over management of the cancer treatment facility. In the Department of Defense's Appropriation Bill there is the potential for \$2 million of

planning money related to constructing a facility at the Tech Park for purposes of building an accelerator which would be used in cancer treatment. Mr. Tenison stated CenterPoint Properties has a potential tenant that may link up with Fermi regarding some experimental work in the data processing area.

Mr. Tenison stated that he receives on average one call a week from potential tenants who require space between 5,000-15,000 sf. Mr. Tenison stated that he feels the Tech Park is presently hindered by not having inventory available for these possible tenants.

Mr. Tenison stated that there is renewed activity related to the realignment of Route 38 (Roosevelt Road). The Technology Park staff is on record supporting Alternative Q which provided for two road underpasses and the state in the past supported this alternative also. It appears that this is no longer the case and the preferred plan is Alternative B which provides for an elevated intersection. This will have an effect on the DAA because the intersection will be thirty feet in the air. Mr. Tenison stated that he has provided copies of the information to the Airport Authority and CenterPoint Properties. Christopher B. Burke Engineering is reviewing Alternative B to see both the positive and negative impacts on the Tech Park.

Project Engineer Report

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

- *Design of Ring Road, Loop Road and Infrastructure* – CBBEL has completed the preparation of plans and specifications for the construction of the Loop Road. Bid proposals were received for the work on the Loop Road on November 2, 2005. The low bidder was Plote Construction with a bid amount of \$5,331,835.00 with an anticipated start date of December 1, 2005 and completion date of June 2006.
- *Construction of Ring Road and Infrastructure* – Plote construction has completed the majority of the project. Remaining items include the roadway signs, emergent plugs, tideflex valves and minor miscellaneous punch list work. The project completion date was extended to November 11, 2005.
- *Duct Bank and Communication Building Project* – The Duct Bank is completed and the Communications Building is 99% complete. Commonwealth Edison is scheduled to provide electrical service on November 15, 2005. After the service is energized, JECC will work with Kudrna & Associates, Ltd. and Knight E/A to test the equipment in the building.
- *Kudrna & Associates* – Are continuing to provide construction management services for the Ring Road construction as well as for the communications building and duct bank.
- *Landscaping and Entrance Features Project* – Work remaining includes planting for the communications building and screening for the electrical boxes as well as some minor additional plantings.

Mbr. Huizenga stated that there should be enough room to make a u-turn at the entrances of the Tech Park. Mr. Tenison stated that before the intersection improvements are made he will check into this concern.

- *Loop Road Mass Grading* – The work included in this contract consists of mass grading the remaining portion of property south of Fabyan Parkway that was not mass graded by the County’s contractor constructing the Kress Creek Reservoir. Lake County Grading Company was awarded the contract in September 2005. In conjunction with mass grading the remainder of the site south of Fabyan Parkway, Lake County Grading Co. will be constructing detention Pond I (east and west basins). Lake County Grading Co. has been moving approximately 85,000 – 100,000 cubic yards of material a week since the project started.
- *Kress Creek Regional Flood Control Facility* – The project consists of excavating the Kress Creek Reservoir and placing the excavated material on the Tech Park site south of Fabyan Parkway. Approximately 385,000cy of material will be excavated and placed on the Tech Park site south of Fabyan Parkway. The project also consists of meandering Tributary 4 of Kress Creek from Roosevelt Road south to the confluence of Kress Creek. The Kress Creek Flood Control Reservoir was completed in October 2005 along with the placement of the embankment on the Tech Park property south of Fabyan Parkway. Remaining work of constructing of a weir at Fabyan Parkway and meandering Tributary 4 will be completed next year.

Financial Reports

Mr. Tenison submitted the certification list of the checks from the State checking account from September 1, 2005 through October 31, 2005. Mr. Tenison stated that the DuPage Airport Authority just received \$3.5 million from the state and that will be wired to the Tech Park account in the next few days. Mr. Tenison stated that there is approximately \$1 million left to be received from the state grant.

Mbr. Goodwin pointed out that anything in common between the \$34 million and the cost to complete this development is purely coincidental. The \$34 million was not a hard engineering cost it was a ball park estimate.

Chairman Gorski stated that he and Mr. Tenison will be meeting with Wolf & Company to discuss the timing of the remaining infrastructure improvements and the Tech Park’s resources that are available through CenterPoint Properties.

Mr. Goodwin stated that \$4.5 million came out of the grant to pay West Chicago to provide the water and sewer which left \$29 million for improvements and this amount did not contemplate everything that had to be done to improve the property.

Mr. Tenison stated that the original budget had \$650,000 for removal of topsoil. To avoid this cost the topsoil is being sold. The income will be minor. The real savings is in not removing the soil.

Mbr. Chicoine moved to approve corporate resolution 2005-20 entitled ‘Review and Approval of DuPage County Technology Park, N.F.P. State Checking Account Detail for the Period September 1, 2005 through October 31, 2005’. Seconded by Mbr. Huizenga. Roll call vote: 5 ayes: Chairman Gorski and Mbrs. Chicoine, Gengler, Goodwin and Huizenga. No nays. Motion carried.

Award Loop Road and Utility to Low Bidder

Mr. Tenison stated this project was bid by CBBEL, out of five bids received the low bidder was Plote Construction in the amount of \$5,331,835. Mr. Tenison stated this is the first time that the Tech Park does not have enough cash on hand to cover the entire amount of the contract. Mr. Tenison estimated that the Technology Park will be obligated for contracts beyond state grant funding of approximately \$1,217,213.14. The Agreement To Develop and Lease with CenterPoint Properties indicates that CenterPoint is obligated to contribute the first \$1,000,000 beyond state grant funding. The Tech Park will need to borrow funds, seek other revenue or delay future infrastructure to cover the \$217,213.14 outstanding and other actual contracted expenditures.

Mbr. Goodwin stated that the best way to go would be to borrow from CenterPoint Properties because even though interest is charged on the money and the money is repaid from the lease payments that CenterPoint owes the Airport Authority there is a provision in the Agreement To Develop And Lease which limits the repayment to a maximum of 50% of the lease payment.

Mbr. Goodwin stated that the DuPage Airport Authority should do an appraisal on the 600 acres of improved land so it can be viewed as an asset. Mbr. Goodwin asked that Airport Executive Director Bird obtain such an appraisal.

Chairman Gorski stated that the resolution will be modified to include the \$1 million CenterPoint Properties has agreed to give to the Airport Authority towards infrastructure costs.

Mbr. Goodwin moved to approve corporate resolution 2005-21 entitled “Award of DuPage National Technology Park Loop Road”. Seconded by Mbr. Gengler. Roll call vote: 5 ayes: Chairman Gorski and Mbrs. Chicoine, Gengler, Goodwin and Huizenga. No nays. Motion carried.

Award Loop Road and Utility Construction Management Services

Mr. Tenison stated that Construction Management services for Enterprise Circle (Loop Road) was publicly bid and there was only one response, Kudrna & Associates for an estimated amount of \$196,000. Kudrna & Associates consolidated their existing contracts and found there will be a savings related to those contracts and they are applying that savings of \$135,546 towards the overall cost of this work on the Loop Road. The additional cost for this project would be a \$60,000 increase to Kudrna & Associate’s present contracts.

Mr. Tenison stated that any contracts approved by the Board from now on will be a situation where the Tech Park does not have state funding to cover and the Airport Authority will need to advance the Tech Park the necessary funding.

George Maurides, Maurides & Foley stated that the Airport Board will need to pass resolutions as it relates to upcoming contracts when borrowing money from CenterPoint Properties.

Chairman Gorski requested a motion to reconsider prior resolution 2005-21 to say the Airport Authority will approve the awarding of that contract if CenterPoint Properties, Inc. requests us to do so under the protocol established in the Agreement to Development and Lease.

Mbr. Goodwin moved to approve reconsideration of resolution 2005-21. Seconded by Mbr. Huizenga. Roll call vote: 5 ayes: Chairman Gorski and Mbrs. Chicoine, Gengler, Goodwin and Huizenga. No nays. Motion carried.

Mr. Maurides stated that resolution 2005-22 will be modified to say that the Executive Director of the corporation is authorized to award the bid for the Loop Road construction project to Plote Construction, Inc. for a lump sum not to exceed 5,331,835 including 376,680.35 for the Phase II construction of the main access subject to the terms and conditions of the contract. Further it is resolved that the continuation of the work is contingent upon having CenterPoint Properties request or otherwise fulfill the requirements so that they agree to advance the funds for the final \$1,217,000 worth of work and the Airport Authority agrees to advance those funds to the Tech Park and in the event that either one of those occurrences don't occur then the contract in the amount of 1,217,000 will be deleted.

Mbr. Gengler moved to approve corporate resolution 2005-21 "Award of DuPage National Technology Park Loop Road". Seconded by Mbr. Huizenga. Roll call vote: 5 ayes: Chairman Gorski and Mbrs. Chicoine, Gengler, Goodwin and Huizenga. No nays. Motion carried.

Mr. Maurides stated that in resolution 2005-22 will be modified to say that the Executive Director of the Corporation is authorized to award the bid for the DuPage National Technology Park Loop Road Resident Engineering contract to Kudrna & Associates, Ltd. for a lump sum not to exceed \$60,000.00 and execute the attached Construction Management and Resident Engineering Agreement Between DuPage County Technology Park, N.F.P. and Kudrna & Associates, Ltd. contingent upon CenterPoint Properties taking all necessary steps to request the work required under the Agreement to Develop and Lease contingent and upon the DuPage Airport Authority agreeing to advance the funds under required under this contract by January 31, 2006.

Mbr. Huizenga moved to approve corporate resolution 2005-22 entitled "Award of DuPage National Technology Park Loop Road Resident Engineering". Seconded by Mbr.

Chicoine. Roll call vote: 5 ayes: Chairman Gorski and Mbrs. Chicoine, Gengler, Goodwin and Huizenga. No nays. Motion carried.

Award Contract for Remediation of Former Gun Range

Mr. Tenison stated that there were some discrepancies in the bidding process. TSC Services handled developing the bid specs and the bid process. Only one bid was received and it was a good bid, however, after further investigation Mr. Tenison stated he was not comfortable with the advertising period of time and the mandatory pre-bid meeting, therefore he is suggesting re-bidding this contract. The contract was pulled from the agenda by the Executive Director.

Approve Name of Additional Road Segment

Mr. Tenison stated that at the last Board meeting it was approved that the ring road would be named Innovation Drive East & West. The City of West Chicago has requested two separate road names for each part of the ring road. For potential road names, Mr. Tenison suggested Research Drive, Exploration Drive, Invention Drive, Creativity Drive and Evaluation Drive. Mbr. Chicoine suggested Discovery Drive, R&D Drive and Science Drive.

Mbr. Goodwin moved to approve corporate resolution 2005-23 entitled “Approval of Name for Additional Road Segment to be Discovery Drive”. Seconded by Mbr. Chicoine. Roll call vote: 5 ayes: Chairman Gorski and Mbrs. Chicoine, Gengler, 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 4:57 p.m. on a motion by Mbr. Gengler, seconded by Mbr. Goodwin voice vote: 5 ayes: Chairman Gorski and Mbrs. Chicoine, Gengler, Goodwin and Huizenga. No nays. Motion carried.

Respectfully submitted,

Patti Miller