

MINUTES
DU PAGE NATIONAL TECHNOLOGY PARK BOARD
May 1, 2006

The meeting was called to order by Chairman Gorski at 2:10 p.m.

Members Present: Duane Gengler
Gerald Gorski
Peter Huizenga
Daniel Goodwin

Members Absent David Chicoine

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

Other Present George Maurides, Maurides & Foley, L.L.C.
Pat Turner, Maurides & Foley, L.L.C.
Paul Bryant, Kudrna & Associates
Chris Burke, CBBEL
Mark Wrzeszez, CBBEL
David Bird, DAA
Fred Reynolds, CenterPoint Properties

Mbr. Gengler joined the meeting at 2:12 p.m.

Award Contract for Route 38 and Technology Boulevard, Award Contract for Fabyan Parkway and Technology Boulevard and Award Contract for Signalization Fabyan Intersection

Mr. Tenison stated negotiations took place with Plote Construction and JA Johnson Paving Co. At the last meeting March 13, 2006 the Board directed staff to negotiate with the two bidders on some way to reduce costs. Both companies offered suggestions for changes in materials. Approval was received from IDOT for changes in construction specifications for Route 38. Approval was received from DuPage County Department of Transportation for changes in construction specifications for Fabyan Parkway.

Mr. Tenison stated in the original 2006 budget for the individual line items budgeted for the Fabyan signal and Route 38 was 1,419,896.00 million. Through negotiations and changes of the materials JA Johnson was lowest bidder at \$1,689,920.70.

Mr. Tenison recommended awarding all the contracts to the low bidder, JA Johnson Paving Co. for the following amounts:

- Fabyan & Technology Boulevard Intersection - \$669,833.65
- Signalization for Fabyan Intersection - \$162,509.75
- Route 38 and Technology Boulevard Intersection - \$857,577.30

Chairman Gorski stated the cost of signalization was not included in Exhibit K in the Agreement to Develop and Lease with CenterPoint Properties Trust (“CPT”). Chairman Gorski stated this indicates to him that the Tech Park is not responsible for this project.

Fred Reynolds stated that it is imperative to approve the contract for signalization for Fabyan Parkway as soon as possible. Mr. Reynolds stated that CPT is not involved in the infrastructure of the Tech Park but to develop the developable sites. Mr. Reynolds stated if The DuPage Airport Authority and DuPage County agreed to pay one third (\$54,000.00) each of the Signalization portion of Contract Number 01-294N, CPT would agree to pay the remaining one third (\$54,000.000) to cover various signalization hardware although he does not feel that CPT is responsible for this portion of the contract.

Chairman Gorski stated that whatever happens with the signalization contract it will not set precedence for judging future development costs.

Mbr. Goodwin moved to approve corporate resolution 2006-17 entitled “Award of DuPage National Technology Park IL Route 38 (Roosevelt Road) at Main Access Drive Contract Document Number 01-294IL38”. Seconded by Mbr. Huizenga. Roll call vote: 4 ayes: Chairman Gorski and Mbrs. Gengler, Goodwin and Huizenga. No nays. Motion carried.

Mbr. Goodwin moved to approve corporate resolution 2006-18 entitled “Award of DuPage National Technology Park Fabyan Parkway and Technology Boulevard Contract Document Number 01-294N (Intersection Improvements)”. Seconded by Mbr. Huizenga. Roll call vote: 4 ayes: Chairman Gorski and Mbrs. Gengler, Goodwin and Huizenga. No nays. Motion carried.

Chairman Gorski stated staff needs to seek a solution that limits the Tech Park responsibility to one third (\$54,000.00) Contract Number 01-294N (Signalization).

George Maurides stated the Tech Park should approve a contract with JA Johnson to order the pre order items up to \$54,000.000 contingent upon something in writing from CPT agreeing to pay for that \$54,000.00.

Mbr. Goodwin moved to approve corporate resolution 2006-19 entitled “Award of DuPage National Technology Park Fabyan Parkway and Technology Boulevard Contract Document Number 01-294N (Signalization)”. Seconded by Mbr. Huizenga. Roll call vote: 4 ayes: Chairman Gorski and Mbrs. Gengler, Goodwin and Huizenga. No nays. Motion carried.

Award Contract with Kudrna & Associates for Construction Management of Intersection Improvements Fabyan Parkway and Technology Boulevard and Route 38 and Technology Boulevard

Mr. Tenison stated the contract for Kudrna & Associates, LTD for construction management services for the intersection improvements at Technology Boulevard and Fabyan Parkway and the intersection improvements at Technology Boulevard and Route 38 was presented to the Board at the last Board meeting March 13, 2006. Kudrna & Associates are proposing maintaining the same hourly rates as previous accepted by the Board. These rates were achieved through publicly bidding process conducted during September 2005 They are proposing a not to exceed amount of \$75,000 for the Fabyan Road intersection and a not to exceed amount of \$62,750 for the Route 38 intersection.

Mbr. Goodwin moved to approve corporate resolution 2006-20 entitled “Award of DuPage National Technology Park Resident Engineering Services for Fabyan Parkway Contract Document Number 01-294N and Roosevelt Road at Main Access Drive Contract Document Number 01-294IL38”. Seconded by Mbr. Gengler. Roll call vote: 4 ayes: Chairman Gorski and Mbrs. Gengler, Goodwin and Huizenga. No nays. Motion carried.

Approval of Loan \$350,000 From DuPage Airport Authority

Mr. Tenison stated George Maurides, Maurides & Foley, LLC, recommended having a resolution authorizing approval of the \$350,000 loan from the DuPage Airport Authority.

Mbr. Gengler moved to approve corporate resolution 2006-21 entitled “Approval of Loan \$350,000 from the DuPage Airport Authority”. Seconded by Mbr. Gengler. Roll call vote: 4 ayes: Chairman Gorski and Mbrs. Gengler, Goodwin and Huizenga. No nays. Motion carried.

Old Business

Extension of CPT and DAA Payment Contingency Periods

Mr. Maurides stated that previous resolutions passed by the Board were contingent on CPT’s approval and the DAA Board passing its own resolutions that authorize payment of all funds needed to complete various contracts by March 31, 2006. Mr. Maurides stated that CPT had not yet formally approved nor had the DAA Board passed its resolutions authorizing said payments and the contingency deadline date needs to be extended to May 31, 2006. Mr. Maurides stated that it is very important for the DuPage Airport Authority to get the paperwork done.

Mbr. Huizenga moved to approve corporate resolution 2006-22 entitled “Extension of Centerpoint and DAA Payment Contingency Periods ”. Seconded by Mbr. Gengler. Roll call vote: 4 ayes: Chairman Gorski and Mbrs. Gengler, Goodwin and Huizenga. No nays. Motion carried.

New Business

None

Adjournment

With no further business remaining before the Board, the meeting was adjourned at 2:35 p.m. into Executive Session on a motion by Mbr. Chicoine, seconded by Mbr. Goodwin voice vote: 4 ayes: Chairman Gorski and Mbrs. Chicoine, Gengler, Goodwin and Huizenga. No nays. Motion carried.

Respectfully submitted,

Patti Miller