



**BOARD OF COMMISSIONERS
REGULAR MEETING
WEDNESDAY, JUNE 15, 2022; 3:00 p.m.**

**DANIEL L. GOODWIN FLIGHT CENTER BUILDING
THIRD FLOOR CONFERENCE ROOM
2700 INTERNATIONAL DRIVE
WEST CHICAGO, ILLINOIS 60185**

TENTATIVE AGENDA

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PUBLIC COMMENT**
- 4. APPROVAL OF MINUTES** *TAB #1* *PAGE #1*
May 18, 2022 Finance, Budget and Audit Committee Meeting
May 18, 2022 Capital Development, Leasing and
Customer Fees Committee Meeting
May 18, 2022 Regular Board Meeting
- 5. DIRECTOR'S REPORT** *TAB #2* *PAGE #14*
- 6. REVIEW OF FINANCIAL STATEMENTS** *TAB #3* *PAGE #19*
- 7. REPORT OF OFFICERS/COMMITTEES**
 - a. Finance, Budget & Audit Committee**
 - b. Capital Development, Leasing & Customer Fees Committee**
 - c. Internal Policy and Compliance Committee**
 - d. Golf Committee**
 - e. DuPage Business Center**
- 8. NEW BUSINESS**

a. Proposed Resolution 2022-2518; Award of a Design-Build Contract to Harbour Contractors, Inc. for Hangar Construction.

Approves a Guaranteed Maximum Price Design-Build Contract with Harbour Contractors, Inc. for the construction of a hangar for \$17,012,178 and Owner's Contingency of \$855,000 for a total of \$17,867,178.

TAB #4 PAGE #33

b. Proposed Resolution 2022-2519; Authorizing the Execution of Construction Phase Task Order No. 44C with CH2M Pre-Construction and Construction Phase Support Services – Parts C & D.

Approves a task order with CH2M for pre-construction and construction phase services for the hangar construction project in an amount not-to-exceed \$404,000.29.

TAB #5 PAGE #51

c. Proposed Resolution 2022-2520; Authorizing the Execution of a Planning and Design Phase Engineering Services Agreement with Crawford, Murphy & Tilly, Inc. for the State Capital Program Project Known as: Construct Hangar Parking Lot.

Approves an Engineering Services Agreement with CMT for the Design of a parking lot for the hangar project for a total not-to-exceed amount of \$44,100. Total project will be funded 90% by the State of Illinois and 10% by the Airport. Grant project received totals \$450,000 with the Authority's share being \$45,000.

TAB #6 PAGE #59

d. Proposed Resolution 2022-2521; Authorizing the Execution of Design Phase Task Order No. 4 with Crawford, Murphy & Tilly, Inc. for the Project: Airfield Pavement Repairs.

Approves a Task Order with CMT to design plans for locally funded Airfield Pavement Repairs in an amount not-to-exceed \$18,770.

TAB #7 PAGE #63

e. Proposed Resolution 2022-2522; Authorizing the Execution of a Planning and Design Phase Engineering Services Agreement with Crawford, Murphy & Tilly, Inc. for the Airport Improvement Program Project Known as: Reconfigure Taxiway Echo.

Approves an Engineering Services Agreement with CMT for the Design of a project to reconfigure Taxiway Echo to comply with current FAA criteria in an amount not-to-exceed \$73,900. Total project will be funded 90% by the FAA, 5% by the State of Illinois and 5% by the Airport. Grant project received totals \$457,626 with the Airport Authority's share being \$22,881.

TAB #8 PAGE #66

9. **RECESS TO EXECUTIVE SESSION FOR THE DISCUSSION OF PENDING, PROBABLE OR IMMINENT LITIGATION; EMPLOYEE MATTERS; THE PURCHASE OR LEASE OF REAL PROPERTY FOR THE USE OF THE DUPAGE AIRPORT AUTHORITY; THE SETTING OF A PRICE FOR SALE OR LEASE OF PROPERTY OWNED BY THE DUPAGE AIRPORT AUTHORITY; AND THE DISCUSSION AND SEMI-ANNUAL REVIEW OF LAWFULLY CLOSED EXECUTIVE SESSION MINUTES.**

10. **RECONVENE REGULAR SESSION**

11. **OTHER BUSINESS**

f. **Proposed Resolution 2022-2523; Approving the Execution of a Vacant Land Purchase Agreement with BI Developer LLC**

TAB #9 PAGE #70

g. **Proposed resolution 2022-2524; Approving the Execution of a Non-Exclusive Drainage Easement Agreement with GSI Family Investments of Arizona LLC**

Approves a Non-Exclusive Drainage Easement with GSI to facilitate development of the Pheasant Run Golf Course parcel that was previously sold by the Airport Authority to GSI.

TAB #10 PAGE #73

h. **ADJOURNMENT**

**DuPAGE AIRPORT AUTHORITY
FINANCE, BUDGET, AND AUDIT COMMITTEE
WEDNESDAY, MAY 18, 2022**

A meeting of the Finance, Budget, and Audit Committee of the DuPage Airport Authority Board of Commissioners was convened at the Daniel L. Goodwin Flight Center Building, Third Floor Conference Room, 2700 International Drive, West Chicago, Illinois on Wednesday, May 18, 2022. Committee Chairman Ledonne was absent from this meeting and Commissioner Sharp served as Acting Committee Chairman. Commissioner Sharp called the meeting to order at 2:02 p.m. A quorum was present for the committee meeting. Commissioner Wagner arrived at 2:14 p.m.

Commissioners Present: Chavez, Davis, Giunti, Sharp, Wagner

Commissioners Absent: Ledonne

DuPage Airport Authority Staff Present: Mark Doles, Executive Director; Patrick Hoard, Director of Finance; Tom Cleveland, Director of Operations and Facilities; Dan Barna, Operations and Capital Programs Manager; Kristine Klotz, Executive Assistant and Board Liaison.

Others: Dan Pape, CMT

OLD BUSINESS

None

NEW BUSINESS

Proposed Resolution 2022-2508; Award of Contract to Packey Webb Ford for the Procurement of One (1) 2022 Ford Escape.

Approves the procurement of one (1) 2022 Ford Escape S for a total cost of \$25,874.

Executive Director Doles read into record Proposed Resolution 2022-2508. A **MOTION** was made by Commissioner Davis to recommend Board approval for Proposed Resolution 2022-2508; Award of Contract to Packey Webb Ford for the Procurement of One (1) 2022 Ford Escape. The **motion was seconded** by Commissioner Giunti. Executive Director Doles stated the DuPage Flight Center provides a vehicle for flight crews to borrow while utilizing the facility. Flight crews are allowed to travel in the proximity of the airport to local restaurants or pick up supplies with a courtesy vehicle. Two sealed bids were received, one from Feldman Ford located in Detroit MI and the other was from Packey Webb Ford in Downers Grove, IL. Per the DuPage Airport Authority Procurement Code Section 6-18-39 Packey Webb Ford was the most qualified local bidder. There was no further discussion and was unanimously passed by a roll call vote (3-0). Commissioner Wagner was not present for the vote.

Proposed Resolution 2022-2509; Authorizing the Procurement of One (1) 6-Wheel Dump Truck with Sodium Spreader from the State of Illinois Joint Purchasing Contract.

Approves the procurement of one (1) 2024 International 6-wheel dump truck with sodium spreader for a total cost of \$195,707 F.O.B. DuPage Airport.

Executive Director Doles read into record Proposed Resolution 2022-2509. A **MOTION** was made by Commissioner Guinti to recommend Board approval for Proposed Resolution 2022-2509; Authorizing the Procurement of One (1) 6-Wheel Dump Truck with Sodium Spreader from the State of Illinois Joint Purchasing Contract. The **motion was seconded** by Commissioner Davis. Executive Director Doles informed the Committee that the primary use of the vehicle will be to spread sodium formate on the airport runways. The vehicle is a part of the Illinois Governmental Joint Purchasing Program and is \$17,293 under budget. The lead time on delivery is 420 days, which will carry over into the 2023 budget. Discussion followed and unanimously passed by roll call vote of (3-0). Commissioner Wagner was not present for the vote.

Proposed Resolution 2022-2510; Delegation of Authority to the Executive Director to Procure Used Aircraft Passenger Stairs.

Delegates authority to the Executive Director to accept the lowest, responsive, and responsible bid to procure used aircraft passenger stairs in an amount not-to-exceed \$30,000.

Executive Director Doles read into record Proposed Resolution 2022-2510. A **MOTION** was made by Commissioner Davis to recommend Board approval for Proposed Resolution 2022-2510; Delegation of Authority to the Executive Director to Procure Used Aircraft Passenger Stairs. The **motion was seconded** by Commissioner Giunti. Executive Director Doles stated that the air stairs will be utilized for aircraft that do not have their own self-contained stairs, or in an emergency situation. This will allow the Executive Director to act quickly and use funds up to \$30,000 to acquire used towable airstairs that are on the market. Discussion followed and was unanimously passed by a roll call vote (3-0). Commissioner Wagner was not present for the vote.

Proposed Resolution 2022-2511; Authorizing the Execution of a Professional Services Agreement with Serafin & Associates Inc. for Marketing and Communications Services

Approves a one (1) year Public Affairs and Marketing Services Agreement not-to-exceed \$42,500 annual compensation, with a one (1) year option.

Executive Director Doles read into record Proposed Resolution 2022-2511. A **MOTION** was made by Commissioner Davis to recommend Board approval for Proposed Resolution 2022-2511; Authorizing the Execution of a Professional Services Agreement with Serafin & Associates Inc. for Marketing and Communications Services. The **motion was seconded** by Commissioner Giunti. Executive Director Doles explained the services that Serafin provides for Prairie Landing Golf Course, DuPage Flight Center, and the DuPage Airport Authority. The contract's annual compensation has not changed from previous years. There was a brief discussion and unanimously passed by roll call vote (3-0). Commissioner Wagner was not present for the vote.

Executive Director Doles asked Patrick Hoard to discuss the PMA investments portfolio. Patrick Hoard spoke about the cash flow, short-term, and long-term portfolio investments within PMA. Mr. Hoard informed the Committee that in the future he would add the portfolio overview to the Board financials. Discussion followed.

OTHER BUSINESS

None

Commissioner Davis made a **MOTION** to adjourn the Finance, Budget, and Audit Committee Meeting; the **motion was seconded** by Commissioner Giunti and was passed by a unanimous voice vote. The committee meeting was adjourned at 2:17 p.m.

Michael V. Ledonne, Chairman
Finance, Budget, and Audit Committee

**DuPAGE AIRPORT AUTHORITY
CAPITAL DEVELOPMENT, LEASING, AND CUSTOMER FEES COMMITTEE
WEDNESDAY, MAY 18, 2022**

A meeting of the Capital Development, Leasing, and Customer Fees Committee of the DuPage Airport Authority Board of Commissioners was convened at the Daniel L. Goodwin Flight Center Building, Third Floor Conference Room, 2700 International Drive, West Chicago, Illinois on Wednesday, May 18, 2022. Committee Chairman Wagner called the meeting to order at 2:30 p.m. A quorum was present for the committee meeting.

Commissioners Present: Chavez, Davis, Getz, Giunti, Sharp, Wagner

Commissioners Absent: Ledonne

DuPage Airport Authority Staff Present: Mark Doles, Executive Director; Patrick Hoard, Director of Finance; Tom Cleveland, Director of Operations and Facilities; Dan Barna, Operations and Capital Programs Manager; Kristine Klotz, Executive Assistant and Board Liaison; Phil Luetkhans, Luetkhans, Brady, Garner and Armstrong LLC.

Others: Dan Pape, CMT; Steve Moulton, Primera Engineers, Ltd.; John Whitehead, NAI Hiffman

OLD BUSINESS

None

NEW BUSINESS

Approving the Negotiation of a Guaranteed Maximum Price (GMAX) Design-Build Agreement for Hangar Construction.

Executive Director Doles asked for a motion to approve the Negotiation of a Guaranteed Maximum Price (GMAX) Design-Build Agreement for Hangar Construction. A **MOTION** was made by Commissioner Sharp to approve. The **motion was seconded** by Commissioner Chavez. Executive Director Doles informed the Committee of the process to build a 48,000 square foot two-bay hangar. Mr. Doles stated that out of the nine proposals that were received by staff, four firms were shortlisted. The shortlisted firms were: Ghafari, Harbour Contractors, Inc., Morgan Harbour Construction, LLC and VJS Lincoln, Inc. Ghafari declined to submit for this project. Executive Director Doles stated that together with Jacobs/CH2M (Jacobs), reviewed the submittals and had an in-depth interview with Harbour Contractors, Inc. Once the review was completed Jacobs recommended proceeding to negotiate the final Design-Build contract with Harbour Contractors, Inc. Mr. Doles advised the Committee of the conservative analysis that he and Patrick Hoard preformed. Discussion followed and passed by a roll call vote (3-0). Commissioner Wagner abstained.

Proposed Resolution 2022-2512; Award of Contract to Futurity 19, Inc. for Aircraft Hangar Epoxy Floor Coating.

Committee Chairman Wagner read into record Proposed Resolution 2022-2512. A **MOTION** was made by Commissioner Sharp to recommend Board approval for Proposed Resolution 2022-2512; Award of Contract to Futurity 19, Inc. for Aircraft Hangar Epoxy Floor Coating.

The **motion was seconded** by Commissioner Chavez. Executive Director Doles stated seven sealed bids were received. Red Feather Group was disqualified due to not meeting bid specifications. A brief discussion followed and was unanimously passed by roll call vote (4-0).

Proposed Resolution 2022-2513; Award of Contract to Cahill Heating and Air Conditioning Service, Inc. for HVAC RTU and Furnace/AC Replacement.

Approves a contract to replace an HVAC RTU at the Prairie Landing Clubhouse and furnace/ac unit at the Prairie Landing Golf Maintenance Building. Total authorized construction not-to-exceed \$38,225, which includes a 10% owner's contingency.

Committee Chairman Wagner read into record Proposed Resolution 2022-2513. A **MOTION** was made by Commissioner Sharp to recommend Board approval for Proposed Resolution 2022-2513; Award of Contract to Cahill Heating and Air Conditioning Service, Inc. for HVAC RTU and Furnace/AC Replacement. The **motion was seconded** by Commissioner Chavez. Executive Director Doles reported to the Committee the rooftop unit that serves the Prairie Landing Golf Club kitchen, and a unit at the Maintenance Building is beyond their useful life. Committee Chairman Wagner asked how old the existing units are. Mr. Doles stated that the original units were installed around 1994. There was no further discussion and unanimously passed by a roll call vote (4-0).

Proposed Resolution 2022-2514; Award of Contract to Anchor Electric Corporation for Fire Alarm System Replacement.

Approves a contract to replace fire alarm systems at 3N020 Powis Road and 3N060 Powis Road. Total authorized construction not-to-exceed \$82,830, which includes a 10% owner's contingency.

Committee Chairman Wagner read into record Proposed Resolution 2022-2514. A **MOTION** was made by Commissioner Sharp to recommend Board approval for Proposed Resolution 2022-2514; Award of Contract to Anchor Electric Corporation for Fire Alarm System Replacement. The **motion was seconded** by Commissioner Davis. Executive Director Doles notified Committee members of the existing fire alarm that is more than 20 years old. The existing alarm panels are no longer supported if a failure occurs. This project will replace fire alarm panels, horns, wiring, and strobes which are located at 3N020 Powis Road, and 3N060 Powis Road. A brief discussion followed and unanimously passed by a roll call vote (4-0).

Proposed Resolution 2022-2515; Authorizing the Execution of a Utility Easement Between the DuPage Airport Authority and Commonwealth Edison for the Property Located at 2715 International Drive.

Committee Chairman Wagner read into record Proposed Resolution 2022-2515. A **MOTION** was made by Commissioner Sharp to recommend Board approval for Proposed Resolution 2022-2515; Authorizing the Execution of a Utility Easement Between the DuPage Airport Authority and Commonwealth Edison for the Property Located at 2715 International Drive. The **motion was seconded** by Commissioner Davis. Executive Director Doles advised that Commonwealth Edison requested to install underground power lines from the north hightail hangar to an existing transformer. Commonwealth Edison provided a self-insured letter meeting the insurance requirements. The easement agreement was slightly adjusted to add “nonexclusive” to the agreement. There was no further discussion and passed by a roll call vote (3-0). Commissioner Davis abstained.

OTHER BUSINESS

None

Commissioner Chavez made a **MOTION** to adjourn the Capital Development, Leasing, and Customer Fees Committee Meeting; the **motion was seconded** by Commissioner Sharp and was passed by a unanimous voice vote. The committee meeting was adjourned at 2:49 p.m.

Daniel J. Wagner, Chairman
Capital Development, Leasing, and Customer Fees Committee

**DuPAGE AIRPORT AUTHORITY
REGULAR BOARD MEETING
WEDNESDAY, MAY 18, 2022**

The Regular Meeting of the Board of Commissioners of the DuPage Airport Authority was convened at the Daniel L. Goodwin Flight Center Building, 2700 International Drive, West Chicago, Illinois, Third Floor Conference Room; Wednesday, May 18, 2022. Chairman Getz called the meeting to order at 3:00 p.m. and a quorum was present for the meeting. Commissioner LaMantia was not present for the roll call and arrived at 3:04 p.m.

Commissioners Present: Charvat, Chavez, Davis, Giunti, Getz, LaMantia, Sharp, Wagner
Commissioners Absent: Ledonne

DuPage Airport Authority Staff Present: Mark Doles, Executive Director; Patrick Hoard, Director of Finance; Tom Cleveland, Director of Operations and Facilities; Dan Barna, Operations and Capital Projects Programs Manager; Brian DeCoudres, Flight Center General Manager; Phil Luetkehans of Luetkehans, Brady, Garner and Armstrong LLC.; Kristine Klotz, Executive Assistant and Board Liaison.

Others: Dan Pape, CMT; John Whitehead, NAI Hiffman; Jim Savio, Sikich LLP; Steve Moulton, Primera Engineers, Ltd.

Members of the Press:
None

PUBLIC COMMENT
None

APPROVAL OF MINUTES

Chairman Getz asked for additions or corrections to the minutes of the March 9, 2022 Golf Committee Meeting and there were none. Commissioner Sharp made a **MOTION** to approve the minutes. The **motion was seconded** by Commissioner Chavez, and unanimously passed by a roll call vote (8-0). Commissioner LaMantia was not present for the vote.

Chairman Getz asked for additions or corrections to the minutes of the March 9, 2022 Finance, Budget and Audit Committee Meeting and there were none. Commissioner Sharp made a **MOTION** to approve the minutes. The **motion was seconded** by Commissioner Chavez, and unanimously passed by a roll call vote (8-0). Commissioner LaMantia was not present for the vote.

Chairman Getz asked for additions or corrections to the minutes of March 9, 2022 Capital Development, Leasing and Customer Fees Committee and there were none. Commissioner Sharp made a **MOTION** to approve the minutes. The **motion was seconded** by Commissioner Chavez, and unanimously passed by a roll call vote (8-0). Commissioner LaMantia was not present for the vote.

Chairman Getz asked for additions or corrections to the minutes of the March 9, 2022 Regular Board Meeting and there were none. Commissioner Sharp made a **MOTION** to approve the minutes. The **motion was seconded** by Commissioner Chavez, and unanimously passed by a roll call vote (8-0). Commissioner LaMantia was not present for the vote.

DIRECTOR'S REPORT

Executive Director Doles stated that the cost of Jet-A and 100LL continues to rise. The cost of Jet-A is up 97.9%, while 100LL is up 44.8% as of May 11, 2022. Year-to-date Jet-A sales are up 34.5%, which is 36.8% greater than budget. 100LL is down 11.1% but 9.3% above budget.

Executive Director Doles stated that rounds of golf are down 57.6% through April due to springtime rain and cold weather. As of May 17th there have been 2,930 rounds of golf played at Prairie Landing Golf Club in comparison to May 2021 6,800 rounds were played.

Executive Director Doles informed the Board of the additional Phenom 100 and Gulfstream 200 jets that are now based on the field. DuPage Aerospace steel is currently being erected for the addition of their hangar. This hangar addition will allow more aircraft to be based within DuPage Aerospace.

Executive Director Doles stated that the Back-to-School event planning is underway, with a tentative date of August 5, 2022. St. Charles School District is starting their school year extremely early, while West Chicago School District is starting classes later than usual. Both neighboring communities will be able to attend the event where they can have lunch, and view aircraft and equipment from the airport.

Members of the University of North Dakota made a fuel stop while flying through to the NIFA (National Intercollegiate Flying Association) SAFECON (Safety and Flight Evaluation Conference) which is hosted by The Ohio State University Airport. Tom Cleveland's son Matthew competed in the event where he placed 1st in the Navigation competition and 2nd place in the Nation for Flight Computer Accuracy.

Mr. Doles went on to say that after a multi-year pause, staff is currently working with Ford Motor Company to bring back the Driving Skills for Life Program. This program offers free driver education from professional drivers to newly licensed teen drivers. This event is tentatively scheduled for a weekend in July. The event will be held on a closed piece of apron, with no impact on operations.

US Customs and Border Protection staff conducted a walkthrough on the mostly completed facility. Two items are delayed due to supply chain issues. US Customs staff was very complimentary of the renovations that were performed and stated that DuPage should be a model for other airports across the country.

Executive Director Doles informed the Board that for the 5th year in a row DuPage Airport has been awarded the Certificate of Achievement for Excellence in Financial Reporting from the Government Finance Officers Association (GFOA) for the fiscal year ending December 31, 2020. This Certificate of Achievement is the highest form of recognition in governmental accounting.

Executive Director Doles stated that the estimate is being finalized for the damage that occurred to the combo plow/broom unit. Discussion followed.

REVIEW OF FINANCIAL STATEMENTS

Patrick Hoard reviewed the Financial Statements for April 2022 and discussion followed.

REPORT OF COMMITTEES

Finance, Budget, and Audit Committee:

Commissioner Sharp advised that he Chaired the Finance, Budget, and Audit Committee in Commissioner Ledonne's absence. Commissioner Sharp stated that the Finance, Budget, and Audit Committee did meet, and unanimously recommended Board approval for all agenda items.

Internal Policy and Compliance Committee:

Commissioner LaMantia reported the Internal Policy and Compliance Committee did not meet and no report was given.

Golf Committee:

Commissioner Sharp advised that the Golf Committee did not meet, and no report was given.

Capital Development, Leasing, and Customer Fees Committee:

Commissioner Wagner reported that the Capital Development, Leasing, and Customer Fees Committee did meet, and recommended Board approval for all agenda items.

DuPage Business Center:

John Whitehead with NAI Hiffman informed the Board of the reduction in vacancy rates within the Fox Valley area. Mr. Whitehead stated the supply chain issues in precast, roofing materials, and dock doors are now requiring longer lead times. Mr. Whitehead went on to state that Midwest Industrial Funds bought and stored roofing materials on the job site to ensure the completion of their project. Discussion followed.

OLD BUSINESS

None

NEW BUSINESS

Presentation and Review of the Annual Financial Audit.

Patrick Hoard introduced Jim Savio with Sikich, LLP to discuss the 2021 Audit report. Mr. Savio went over the Introductory, Financial and Supplementary sections of the Annual Audit. Mr. Savio stated that the opinion of the audit is based only on the Financial Section of the Annual Report. Mr. Savio informed the Board of the formatting changes to the Independent Auditor's Report. After discussing and reviewing the highlights of the financial audit report Mr. Savio stated that there were no material weaknesses or significant deficiencies found. Mr. Savio acknowledged that an unmodified opinion is the highest opinion that can be given. Mr. Savio stated that staff did a wonderful job and was a pleasure to work with. Commissioner Sharp

agreed with Mr. Savio complementing the accounting department.

Proposed Resolution 2022-2508; Award of Contract to Packey Webb Ford for the Procurement of One (1) 2022 Ford Escape.

Approves the procurement of one (1) 2022 Ford Escape S for a total cost of \$25,874.

Executive Director Doles read into record Proposed Resolution 2022-2508. A **MOTION** was made by Commissioner Sharp to approve Proposed Resolution 2022-2508; Award of Contract to Packey Webb Ford for the Procurement of One (1) 2022 Ford Escape. The **motion was seconded** by Commissioner Chavez. There was no discussion and the motion passed unanimously by roll call vote (8-0).

Proposed Resolution 2022-2509; Authorizing the Procurement of One (1) 6-Wheel Dump Truck with Sodium Spreader from the State of Illinois Joint Purchasing Contract.

Approves the procurement of one (1) 2024 International 6-wheel dump truck with sodium spreader for a total cost of \$195,707 F.O.B. DuPage Airport.

Executive Director Doles read into record Proposed Resolution 2022-2509. A **MOTION** was made by Commissioner Sharp to approve Proposed Resolution 2022-2509; Authorizing the Procurement of One (1) 6-Wheel Dump Truck with Sodium Spreader from the State of Illinois Joint Purchasing Contract. The **motion was seconded** by Commissioner Chavez. Executive Director advised the Board that the purchase is well within budget and is requiring a 420-day delivery date. Mr. Doles informed the Board that this will require encumbering the 2023 budget. Staff will plan for this during the budget process. There was no further discussion and the motion passed by a roll call vote of (8-0).

Proposed Resolution 2022-2510; Delegation of Authority to the Executive Director to Procure Used Aircraft Passenger Stairs.

Delegates authority to the Executive Director to accept the lowest, responsive, and responsible bid to procure used aircraft passenger stairs in an amount not-to-exceed \$30,000.

Executive Director Doles read into record Proposed Resolution 2022-2510. A **MOTION** was made by Commissioner Sharp to approve Proposed Resolution 2022-2510; Delegation of Authority to the Executive Director to Procure Used Aircraft Passenger Stairs. The **motion was seconded** by Commissioner LaMantia. Executive Director stated that this will allow staff to react quickly in procuring and purchasing used aircraft stairs. This process has been utilized in the past to purchase used equipment. There was no further discussion and the motion passed by a roll call vote of (8-0).

Proposed Resolution 2022-2511; Authorizing the Execution of a Professional Services Agreement with Serafin & Associates Inc. for Marketing and Communications Services
Approves a one (1) year Public Affairs and Marketing Services Agreement not-to-exceed \$42,500 annual compensation, with a one (1) year option.

Executive Director Doles read into record Proposed Resolution 2022-2511. A **MOTION** was made by Commissioner Sharp to approve Proposed Resolution 2022-2511; Authorizing the Execution of a Professional Services Agreement with Serafin & Associates Inc. for Marketing and Communications Services. The **motion was seconded** by Commissioner Chavez. There was no discussion and the motion passed by roll call vote of (7-0) Commissioner Wagner abstained.

Approving the Negotiation of a Guaranteed Maximum Price (GMAX) Design-Build Agreement for Hangar Construction.

Executive Director Doles asked for approval of a Motion for the Negotiation of a Guaranteed Maximum Price (GMAX) Design-Build agreement for Hangar Construction. A **MOTION** was made by Commissioner Sharp. The **motion was seconded** by Commissioner Chavez. Executive Director informed the Board of the capital project to construct a 48,000 square foot two-bay hangar, with a total of 6,000 square feet of office space. While discussing the design process Mr. Doles listed the short-list of four preauthorized firms consisting of Ghafari, Harbour Contractors, Inc., Morgan Harbour Construction, LLC, and VJS Lincoln, Inc. Out of the shortlisted four firms, Ghafari declined to submit. After the evaluation of the four firms by staff, Harbour Contractors, Inc. was then interviewed by Jacobs/CH2M (Jacobs) and staff. It was determined that there were no deficiencies within Harbour Contractors, Inc. submittal. Discussion followed and the motion passed by roll call vote of (6-0). Chairman Getz and Commissioner Wagner abstained.

Proposed Resolution 2022-2512; Award of Contract to Futurity 19, Inc. for Aircraft Hangar Epoxy Floor Coating.

Approves a contract to recoat aircraft hangar floors. Total authorized construction not-to-exceed \$68,640, which includes a 10% owner's contingency.

Executive Director Doles read into record Proposed Resolution 2022-2512. A **MOTION** was made by Commissioner Sharp to approve Proposed Resolution 2022-2512; Award of Contract to Futurity 19, Inc. for Aircraft Hangar Epoxy Floor Coating. The **motion was seconded** by Commissioner Wagner. Executive Director Doles informed the Board of the reason the budget is larger than the bids received. The approximately 19,000 square feet of the corporate hangar, and selective touch-up areas in the South High Tail hangar will be the scope of the work performed. Discussion followed, and the motion passed by roll call vote of (7-0). Commissioner Giunti abstained.

Proposed Resolution 2022-2513; Award of Contract to Cahill Heating and Air Conditioning Service, Inc. for HVAC RTU and Furnace/AC Replacement.

Approves a contract to replace an HVAC RTU at the Prairie Landing Clubhouse and furnace/ac unit at the Prairie Landing Golf Maintenance Building. Total authorized construction not-to-exceed \$38,225, which includes a 10% owner's contingency.

Executive Director Doles read into record Proposed Resolution 2022-2513. A **MOTION** was made by Commissioner Sharp to approve Proposed Resolution 2022-2513; Award of Contract to Cahill Heating and Air Conditioning Service, Inc. for HVAC RTU and Furnace/AC Replacement. The **motion was seconded** by Commissioner LaMantia. There was no further discussion and the motion passed by roll call vote of (7-0). Commissioner Giunti abstained.

Proposed Resolution 2022-2514; Award of Contract to Anchor Electric Corporation for Fire Alarm System Replacement.

Approves a contract to replace fire alarm systems at 3N020 Powis Road and 3N060 Powis Road. Total authorized construction not-to-exceed \$82,830, which includes a 10% owner's contingency.

Executive Director Doles read into record Proposed Resolution 2022-2514. A **MOTION** was made by Commissioner Sharp to approve Proposed Resolution 2022-2514; Award of Contract to Anchor Electric Corporation for Fire Alarm System Replacement. The **motion was seconded** by Commissioner Davis. Executive Director Doles advised the item is slightly over budget. This project is a part of the capital long-term plan, and the existing systems are approximately 30 years old. Executive Director stated that once any maintenance is done to a system, it is required to be brought up to the current local fire code. There was no further discussion and the motion passed unanimously by roll call vote of (8-0).

Proposed Resolution 2022-2515; Authorizing the Execution of a Utility Easement Between the DuPage Airport Authority and Commonwealth Edison for the Property Located at 2715 International Drive.

Executive Director Doles read into record Proposed Resolution 2022-2515. A **MOTION** was made by Commissioner Sharp to approve Proposed Resolution 2022-2515; Authorizing the Execution of a Utility Easement Between the DuPage Airport Authority and Commonwealth Edison for the Property Located at 2715 International Drive. The **motion was seconded** by Commissioner Wagner. Phil Luetkehans advised the addition of "nonexclusive" to the current easement agreement. Executive Director Doles stated that Commonwealth Edison will install new underground power lines from an existing transformer to the North High Tail hangar at no cost to the Airport Authority. There was no further discussion and the motion passed by roll call vote of (7-0). Commissioner Davis abstained.

Proposed Resolution 2022-2516; Approving the Execution of a Second Amendment to Vacant Land Purchase Agreement with Patriot Development Group, LLC.

Executive Director Doles read into record Proposed Resolution 2022-2516. A **MOTION** was made by Commissioner Sharp to approve Proposed Resolution 2022-2516; Approving the Execution of a Second Amendment to Vacant Land Purchase Agreement with Patriot Development Group, LLC. The **motion was seconded** by Commissioner Davis. Executive Director Doles stated previously entered into an agreement with Patriot Development Group. The parcel of land is in a floodplain and zoning issues have arisen. Currently, the developmental property is approximately 19 acres. After a brief discussion, the motion passed unanimously by roll call vote of (8-0).

RECESS TO EXECUTIVE SESSION

A **MOTION** was made by Commissioner LaMantia to recess to Executive Session for the Setting of a Price for Sale or Lease of Property owned by the DuPage Airport Authority. The **motion was seconded** by Commissioner Sharp. The Regular Meeting was recessed to Executive Session at 4:07 p.m. and was reconvened at 4:27 p.m. Upon roll call, a quorum was present for the remainder of the regular Board Meeting.

OTHER BUSINESS

Proposed Resolution 2022-2517; Authorizing the Execution of a Vacant Land Purchase Agreement with Greystar Development Central, LLC.

Executive Director Doles read into record Proposed Resolution 2022-2517. A **MOTION** was made by Commissioner LaMantia to approve Proposed resolution 2022-2517; Authorizing the Execution of a Vacant Land Purchase Agreement with Greystar Development Central, LLC. The **motion was seconded** by Commissioner Sharp. There was no further discussion, and the motion passed unanimously by roll call vote of (8-0).

A **MOTION** was made by Commissioner Sharp to adjourn the Regular Meeting of the DuPage Airport Board of Commissioners. The **motion was seconded** by Commissioner Chavez and was passed unanimously by a voice vote; the meeting was adjourned at 4:28 p.m.

Herbert A. Getz, Chairman

(ATTEST)

Donald C. Sharp, Secretary

Executive Director's Report – Highlights June 2022

1. Aviation Fuel and Golf Rounds

Jet fuel sales remain strong. 100LL strengthening with better weather. High costs could begin to be a major factor.

Jet A gallons sold up 28.1% YTD

Jet A gallons sold 33.1% greater than budget

100LL gallons sold down -8.9% YTD

100LL gallons sold 9.3% greater than budget

Cost of fuel continues to increase – dramatic increases continue (data as of May 11, 2022)

Since 1/1/2022 Jet A up 83.4% and 100LL up 68.9%

Since 1/1/2021 Jet A up 139.6% and 100LL up 131.9%

Golf rounds for May totaled 3,433 versus 4,003 last year. Total rounds through May still down -32.1% (down 2,182 rounds) due to bad spring weather but improving from being down -57.6% through April.

2. Customs and Border Protection (“CBP”) accepted their facility last week and are finalizing some of their systems. We will be scheduling a “grand opening” with the Board, CBP and local dignitaries soon as both CBP and the DAA are very proud of the renovations.

3. Save the dates:

Friday, August 5th - Back-to-School event for the local communities is tentatively scheduled

Saturday, August 13th - Annual Red-Tail Ball for Tuskegee Next

4. Damaged snow removal combo plow/broom unit has been relocated to the local authorized service facility. We have filed an insurance claim and it appears the DAA costs will be limited to \$10-\$20K versus the estimated total repair of \$70K.

5. We are finalizing two leases with the Federal Government to retain long-term tenancy and revenue for an additional 10-years, 5-years firm.

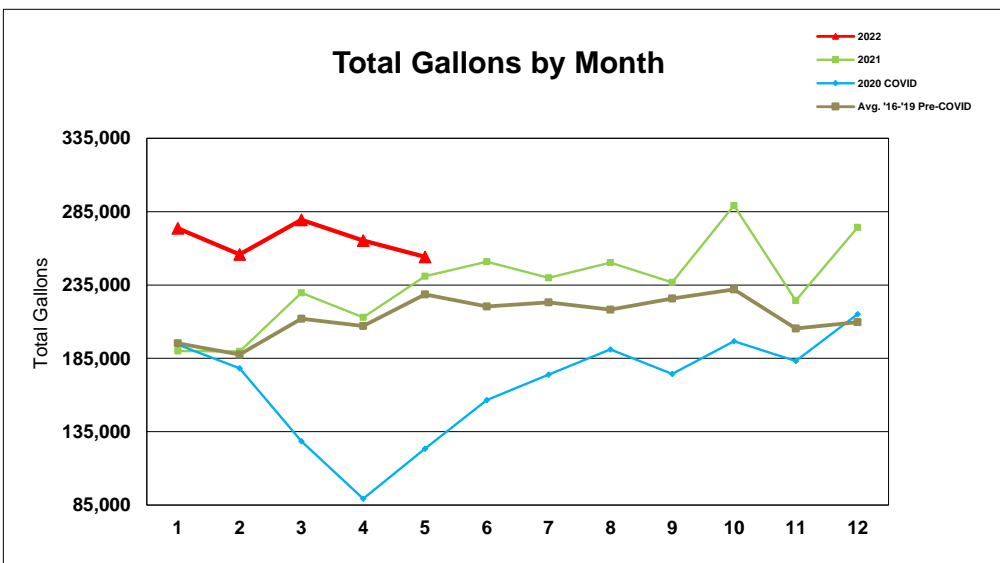
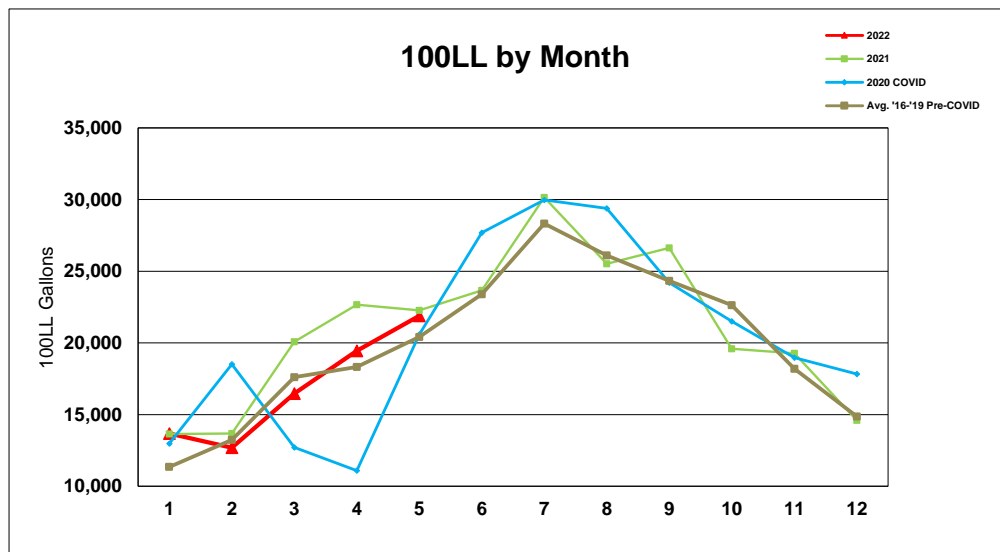
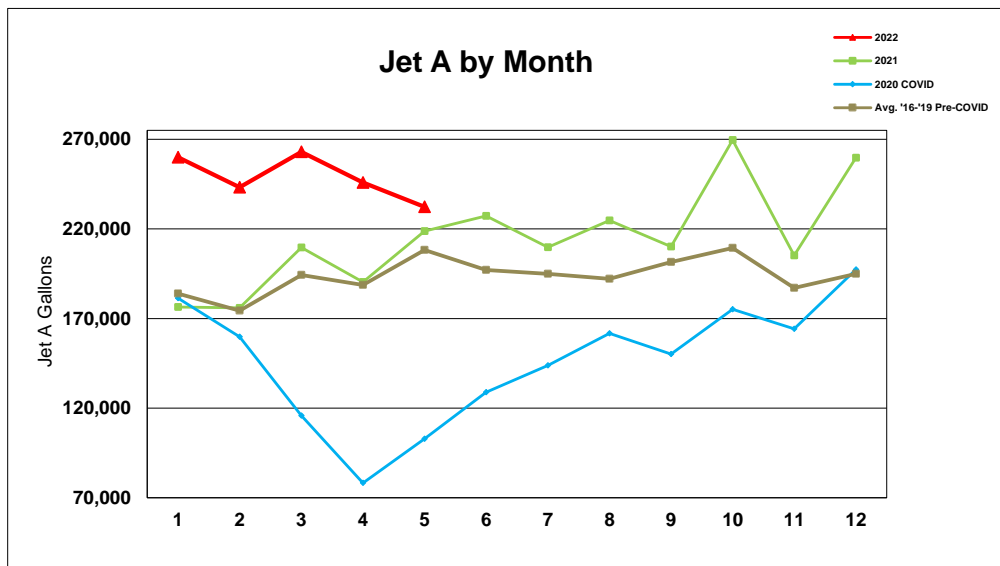
6. Impacts continue from COVID for staff and families, inflation, and supply chain delays.

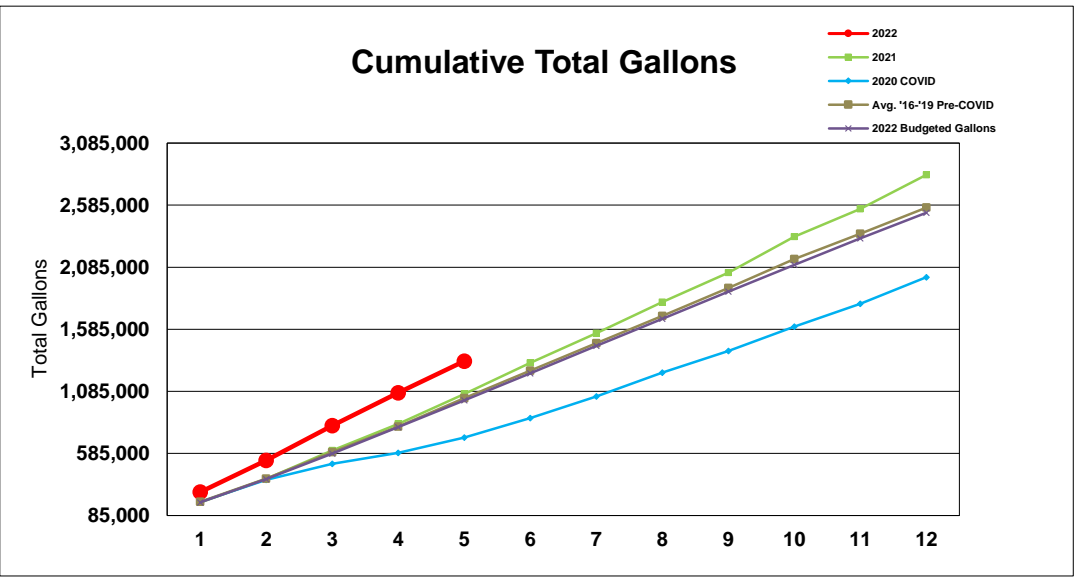
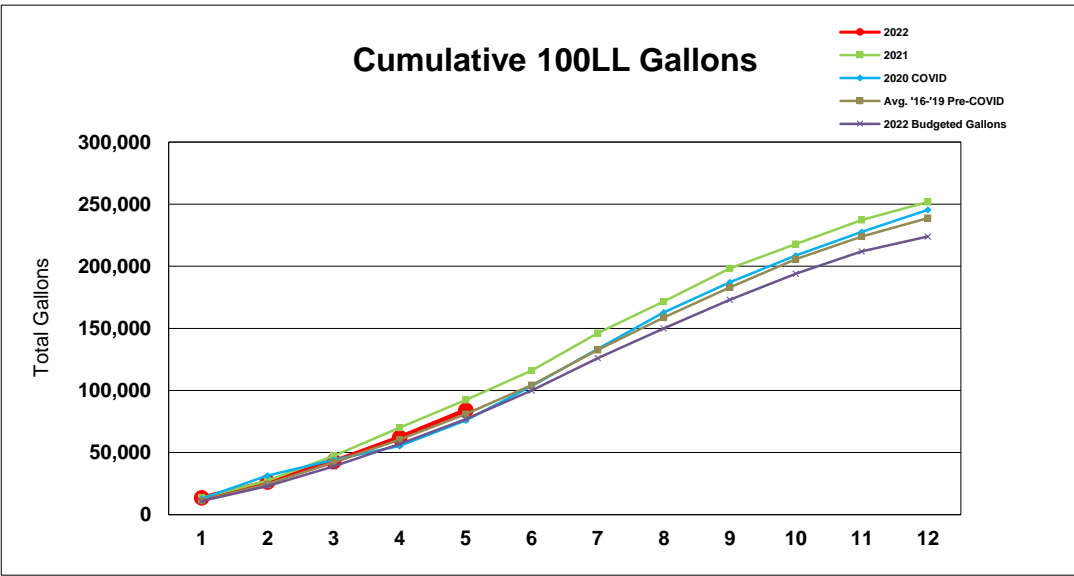
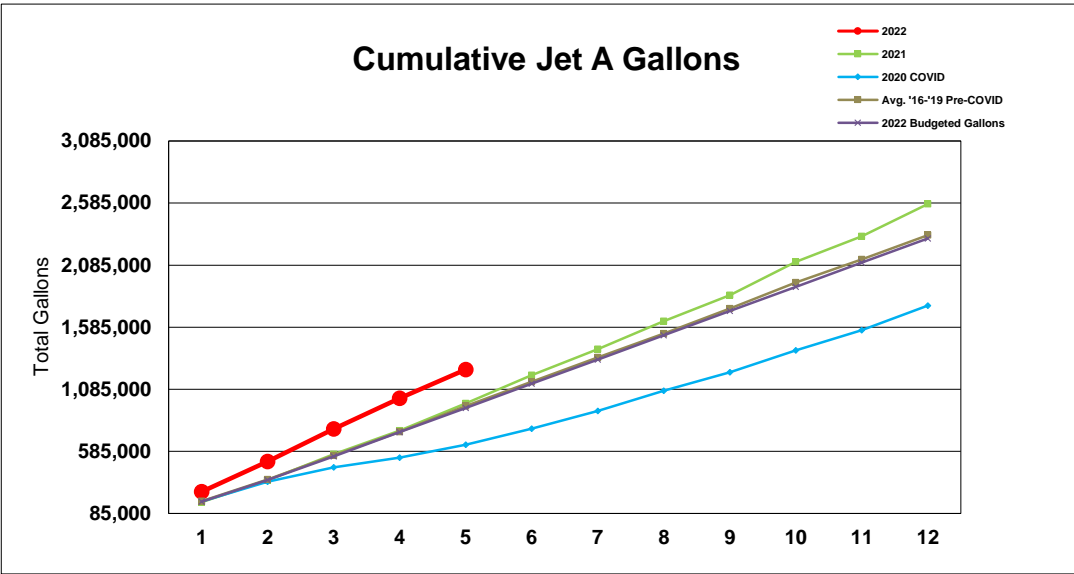


MONTHLY STATISTICS

May 2022

	<u>May '22</u>	<u>May '21</u>	<u>'22 vs. '21</u>	<u>May Percent Change</u>	<u>YTD 2022</u>	<u>YTD 2021</u>	<u>'22 vs. '21</u>	<u>Percent Change</u>
FUEL								
100LL	21,890	22,673	(783)	-3.5%	84,163	92,349	(8,186)	-8.9%
Jet A	232,301	190,301	42,000	22.1%	1,244,280	971,081	273,199	28.1%
Total Gallons	254,191	212,974	41,217	19.4%	1,328,443	1,063,430	265,013	24.9%



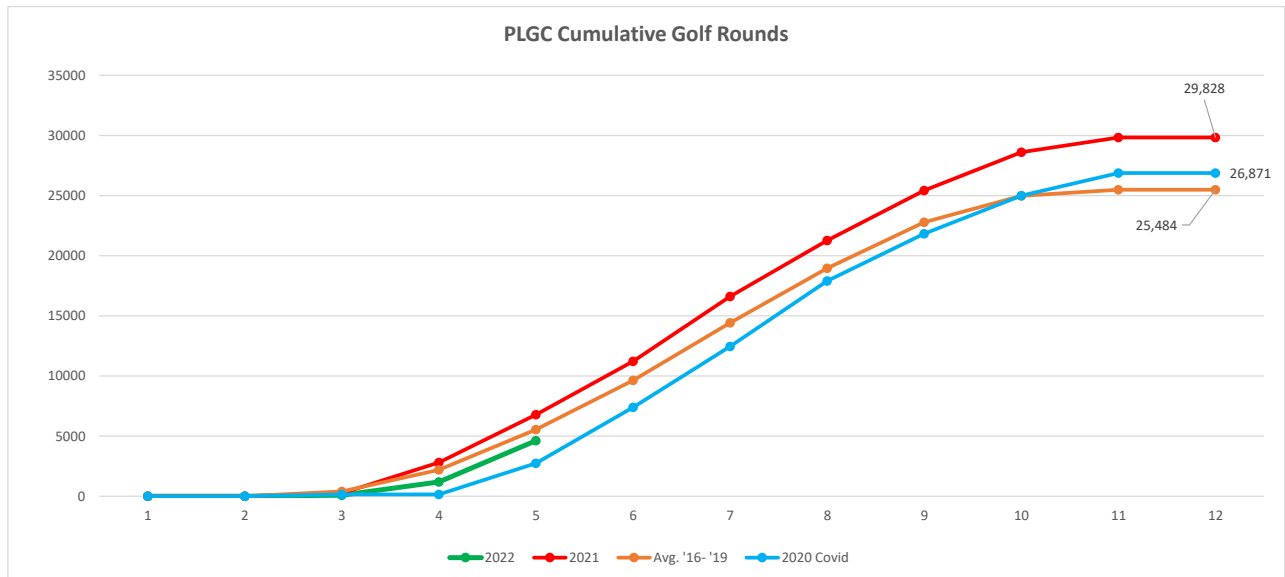
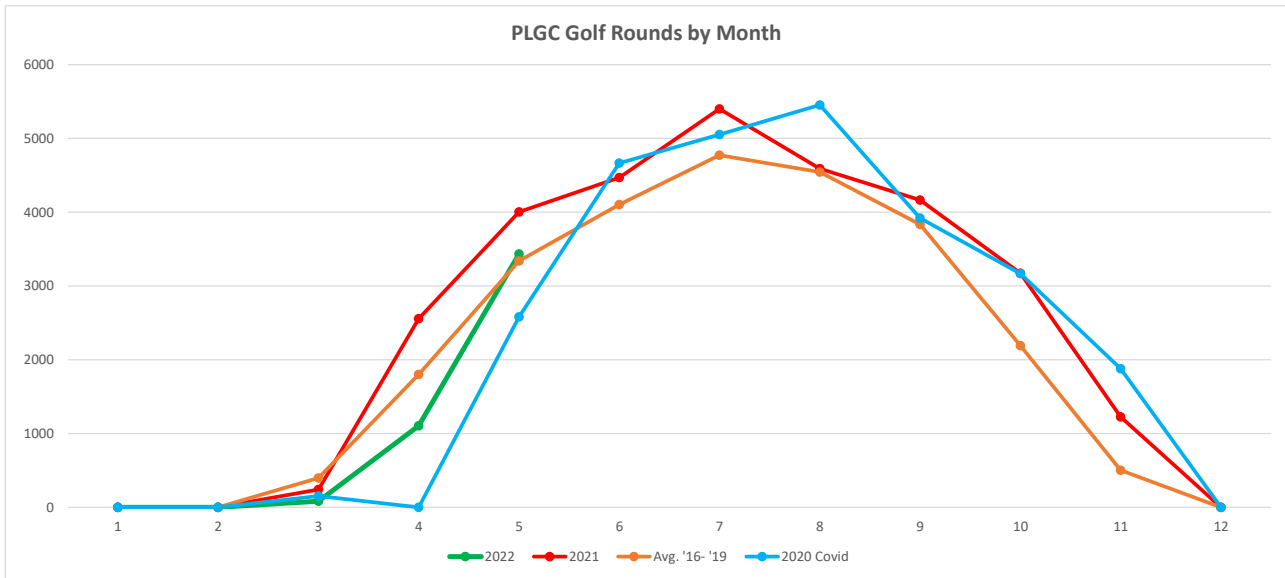




MONTHLY STATISTICS

May 2022

	<u>2022</u>	<u>2021</u>	<u>'22 vs. '21</u>	<u>Percent Change</u>	<u>YTD 2022</u>	<u>YTD 2021</u>	<u>'22 vs. '21</u>	<u>Percent Change</u>
Golf Rounds	3,433	4,003	(570)	-14.2%	4,621	6,803	(2,182)	-32.1%





DUPAGE AIRPORT AUTHORITY

5/31/2022

**FINANCIALS
PRE-AUDIT**

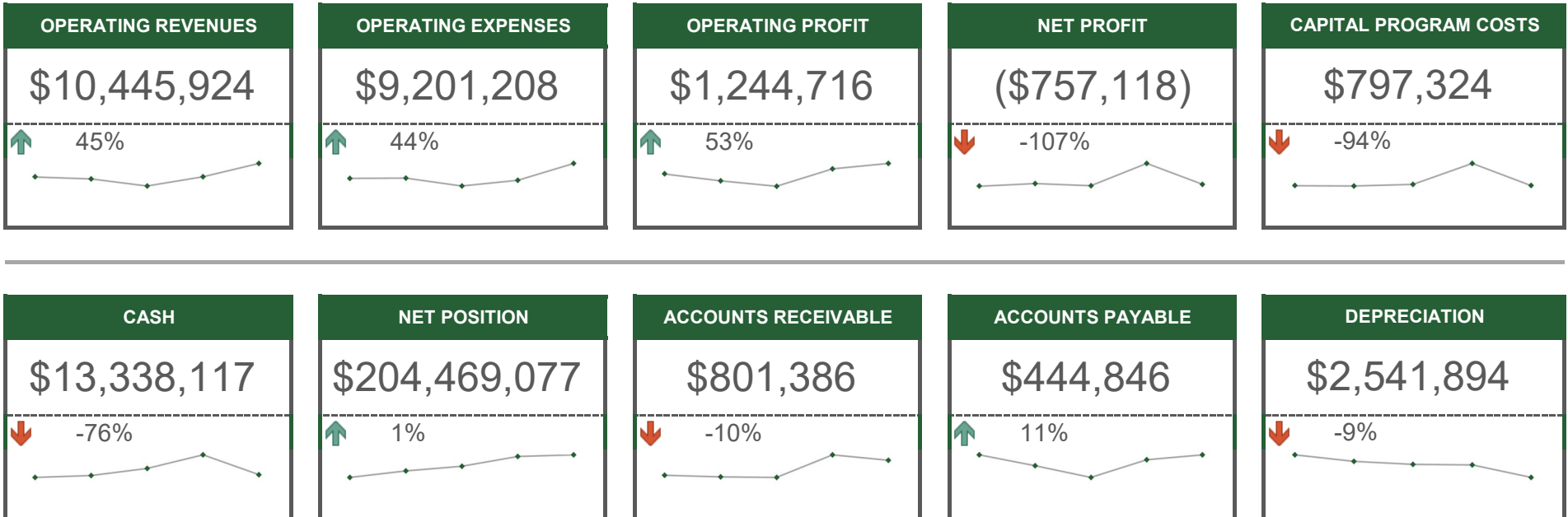
YTD FINANCIAL SUMMARY

DuPage Airport Authority

May

2022

KEY METRICS



YTD SUMMARY - BY OPERATION

DuPage Airport Authority
YTD May 2022

	AIRPORT			FLIGHT CENTER			PRAIRIE LANDING		
	YTD Budget	YTD Actual	Actual vs. Budget	YTD Budget	YTD Actual	Actual vs. Budget	YTD Budget	YTD Actual	Actual vs. Budget
OPERATING									
Operating Revenues	\$1,657,721	\$1,680,692	\$22,971	\$4,878,888	\$7,966,457	\$3,087,569	\$721,683	\$798,775	\$77,092
Operating Expenses	\$2,991,096	\$2,753,147	-\$237,949	\$3,291,003	\$5,683,018	\$2,392,015	\$781,934	\$765,042	-\$16,892
Operating Profit	-\$1,333,375	-\$1,072,456	\$260,919	\$1,587,885	\$2,283,439	\$695,554	-\$60,251	\$33,732	\$93,983
NON-OPERATING									
Non-Operating Revenues	\$476,768	\$620,715	\$143,947	\$0	\$0	\$0	\$0	\$250	\$250
Non-Operating Expenses	\$129,950	\$4,910	-\$125,040	\$0	\$0	\$0	\$25,000	\$22,308	-\$2,692
Non-Operating Profit	\$346,818	\$615,805	\$268,987	\$0	\$0	\$0	-\$25,000	-\$22,058	\$2,942
Net Profit (Loss) Excluding Depreciation & Major Maintenance	-\$986,557	-\$456,651	\$529,906	\$1,587,885	\$2,283,439	\$695,554	-\$85,251	\$11,675	\$96,926
Depreciation Expense	\$3,037,550	\$2,537,641	-\$499,909	\$3,465	\$3,467	\$2	\$420	\$785	\$365
Major Maintenance	\$20,000	\$16,187	-\$3,813	\$0	\$0	\$0	\$81,666	\$37,500	-\$44,166
Transfers In (Out)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net Profit (Loss)	-\$4,044,107	-\$3,010,479	\$1,033,628	\$1,584,420	\$2,279,972	\$695,552	-\$167,337	-\$26,611	\$140,726

YTD SUMMARY - TOTAL OPERATIONS

DuPage Airport Authority YTD May 2022

	YTD Budget	YTD Actual	Actual vs. Budget
OPERATING			
Operating Revenues	\$7,258,292	\$10,445,924	\$3,187,632
Operating Expenses	\$7,064,033	\$9,201,208	\$2,137,175
Operating Profit	\$194,259	\$1,244,716	\$1,050,457
NON-OPERATING REVENUES			
Miscellaneous Taxes	\$38,000	\$122,364	\$84,364
Property Taxes/Abatements	\$85,393	\$746,931	\$661,538
Federal & State Grants	\$257,540	\$24,353	-\$233,187
Investment Income	\$83,335	\$430,834	\$347,499
Unrealized Gain (Loss) from Investments	\$0	-\$703,767	-\$703,767
Gain (Loss) on Sale of Fixed Assets	\$12,500	\$250	-\$12,250
Total Non-Operating Revenues	\$476,768	\$620,965	\$144,197
NON-OPERATING EXPENSES			
Property Tax (DAA)	\$129,950	\$4,910	-\$125,040
Property Tax (PLGC)	\$25,000	\$22,308	-\$2,692
Total Non-Operating Expenses	\$154,950	\$27,218	-\$127,732
Non-Operating Profit	\$321,818	\$593,747	\$271,929
Net Profit (Loss) Excluding Depreciation & Major Maintenance	\$516,077	\$1,838,463	\$1,322,386
Depreciation Expense	\$3,041,435	\$2,541,894	-\$499,541
Major Maintenance	\$101,666	\$53,687	-\$47,979
Net Profit (Loss)	-\$2,627,024	-\$757,118	\$1,869,906
Total YTD Revenues	\$7,735,060	\$11,066,888	\$3,331,828
Total YTD Expenditures	\$7,218,983	\$9,228,425	\$2,009,442
Capital Development Programs	\$4,691,124	\$797,324	-\$3,893,800
Future Project Expense	\$0	\$0	\$0
Transfers In (Out)	\$0	\$0	\$0

**DUPAGE AIRPORT AUTHORITY
WEST CHICAGO, ILLINOIS**

STATEMENT OF NET POSITION

For the Period Ended May 31, 2022

CURRENT ASSETS

Cash & Cash Equivalents	8,110,600
Cash & Cash Equivalents - Designated	5,227,516
Cash & Cash Equivalents - Restricted	-
Investments	2,294,149
Investments - Restricted	55,137,487
Investments - Designated	-
Receivables	
Property Taxes	6,037,955
Accounts	801,386
Accrued Interest	287,323
Long-term Note Receivable, Current Portion	-
Prepaid Expenses	612,193
Inventories	368,637

Total Current Assets 78,877,247

NONCURRENT ASSETS

Advance to Other Subfunds	-
Long-term Note Receivable, Net of Current Portion	-
Net Pension Asset - IMRF	1,562,872

Total Noncurrent Assets 1,562,872

Capital Assets

Not Being Depreciated	61,778,299
Being Depreciated	292,585,864
Less Accumulated Depreciation	(220,516,055)

Net Capital Assets 133,848,109

DEFERRED OUTFLOWS OF RESOURCES

Pension Items - IMRF	878,459
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Total Deferred Outflows of Resources 878,459

Total Noncurrent Assets 136,289,439

Total Assets 215,166,686

**DUPAGE AIRPORT AUTHORITY
WEST CHICAGO, ILLINOIS**

STATEMENT OF NET POSITION

For the Period Ended May 31, 2022

CURRENT LIABILITIES

Accounts Payable	444,846
Retainage Payable	-
Accrued Liabilities	434,582
Compensated Absences, Current Portion	74,032
Customer Deposits and Advances	316,205
Security Deposits	247,170
Unearned Revenue	124,795

Total Current Liabilities 1,641,629

NONCURRENT LIABILITIES

Unearned Revenue	852,763
Advance from Other Subfunds	-
Net Pension Liability - IMRF	-
Compensated Absences, Net of Current Portion	296,126

Total Noncurrent Liabilities 1,148,889

Total Liabilities 2,790,518

DEFERRED INFLOWS OF RESOURCES

Deferred Revenue - Property Taxes	6,037,955
Pension Items - IMRF	1,869,136

Total Deferred Inflows of Resources 7,907,091

**Total Liabilities and
Deferred Inflows of Resources** 10,697,609

NET POSITION

Net Investment in Capital Assets	133,848,076
Restricted for Aeronautical Purposes	54,832,420
Unrestricted	15,788,581

Total Net Position 204,469,077

**TOTAL LIABILITIES, DEFERRED INFLOWS
OF RESOURCES, AND NET POSITION** 215,166,686

**DUPAGE AIRPORT AUTHORITY
WEST CHICAGO, ILLINOIS**

STATEMENT OF CASH FLOWS

For the Period Ended May 31, 2022

CASH FLOWS FROM OPERATING ACTIVITIES

Receipts from customers and users	10,332,931
Payments to suppliers	(7,920,068)
Payments to and on behalf of employees	(2,423,996)
	<hr/>
Net cash from operating activities	(11,133)

**CASH FLOWS FROM NONCAPITAL
FINANCING ACTIVITIES**

Non-operating revenues - property taxes	746,931
Non-operating revenues - replacement taxes	122,364
	<hr/>
Net cash from noncapital financing activities	869,295

**CASH FLOWS FROM CAPITAL AND RELATED
FINANCING ACTIVITIES**

Grant monies received	24,353
Acquisition and construction of capital assets	(958,702)
Gain (Loss) from sale of capital assets	250
	<hr/>
Net cash from capital and related financing activities	(934,099)

CASH FLOWS FROM INVESTING ACTIVITIES

Acquisition of investments	(58,000,000)
Investment income	8,107
	<hr/>
Net cash from investing activities	(57,991,893)

NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS (58,067,829)

CASH AND CASH EQUIVALENTS, JANUARY 1 71,405,946

CASH AND CASH EQUIVALENTS, MAY 31 13,338,117

PRESENTED AS

Cash and cash equivalents	13,338,117
Cash and cash equivalents - restricted	-
	<hr/>
Total cash and cash equivalents	13,338,117

**DUPAGE AIRPORT AUTHORITY
WEST CHICAGO, ILLINOIS**

STATEMENT OF CASH FLOWS

For the Period Ended May 31, 2022

**RECONCILIATION OF OPERATING INCOME (LOSS)
TO NET CASH FROM OPERATING ACTIVITIES**

Operating income (loss)	(1,384,780)
Adjustments to reconcile operating income (loss) to net cash from operating activities	
Depreciation	2,541,894
Miscellaneous income	6,698
Changes in assets and liabilities	
Accounts receivable	(162,893)
Note receivable	-
Prepaid expenses	90,912
Inventories	(110,179)
Accounts payable	(750,003)
Accrued liabilities	(238,458)
Compensated absences	-
Net pension liability - IMRF	-
Pension items - IMRF	-
Customer deposits and advances	11,974
Security deposits	35,701
Unearned revenue	(51,998)
NET CASH FROM OPERATING ACTIVITIES	<u>(11,133)</u>

**NON-CASH INVESTING, CAPITAL, AND
FINANCING ACTIVITIES**

Contributions	-
Capital asset additions in accounts payable and retainage payable	(161,378)
Change in the fair value of investments	(703,767)

**DUPAGE AIRPORT AUTHORITY
WEST CHICAGO, ILLINOIS**

**STATEMENT OF REVENUES, EXPENSES AND
CHANGES IN NET POSITION - BY SUBFUND**

For the Period Ended May 31, 2022

	Airport Operations	Dupage Flight Center	Prairie Landing Golf Course	Total
OPERATING REVENUES				
Aircraft Storage	1,304,848	251,302	-	1,556,150
Leases, Commissions, Fees	374,027	-	-	374,027
Golf Course Operations	-	-	826,246	826,246
Line Service	-	7,712,099	-	7,712,099
Total Operating Revenues	1,678,876	7,963,401	826,246	10,468,523
OPERATING EXPENSES				
Direct Costs				
Airport Operations	1,997,203	-	-	1,997,203
Golf Course Operations	-	-	619,141	619,141
Line Service	-	5,033,367	-	5,033,367
General and Administrative				
Salaries and Benefits	567,102	547,235	59,882	1,174,219
Utilities	-	4,944	33,339	38,283
Office Expense	21,149	22,578	62,582	106,309
Insurance	67,171	52,839	34,272	154,282
Professional Services	120,933	-	3,076	124,009
Postage	2,098	-	4,081	6,179
Real Estate Tax	4,910	-	22,308	27,218
Advertising and Promotions	26,579	22,055	15,466	64,100
Miscellaneous	(32,902)	-	-	(32,902)
Total Operating Expenses	2,774,244	5,683,018	854,147	9,311,409
OPERATING INCOME (LOSS) BEFORE DEPRECIATION	(1,095,368)	2,280,383	(27,901)	1,157,114
Depreciation	2,537,641	3,467	785	2,541,894
OPERATING INCOME (LOSS)	(3,633,009)	2,276,916	(28,687)	(1,384,780)
NON-OPERATING REVENUES (EXPENSES)				
Property Taxes	746,931	-	-	746,931
Personal Property Replacement Tax	122,364	-	-	122,364
Investment Income	(272,933)	-	-	(272,933)
Miscellaneous Income	1,816	3,056	1,826	6,698
Gain (Loss) on Disposal of Capital Assets	-	-	250	250
Total Non-Operating Revenues (Expenses)	598,177	3,056	2,076	603,309
INCOME (LOSS) BEFORE CONTRIBUTIONS & TRANSFERS	(3,034,832)	2,279,972	(26,611)	(781,471)
Contributions	24,353	-	-	24,353
Transfers In (Out)	-	-	-	-
CHANGE IN NET POSITION	(3,010,479)	2,279,972	(26,611)	(757,118)
NET POSITION, JANUARY 1	177,161,111	29,033,339	(968,255)	205,226,195
NET POSITION, MAY 31	174,150,631	31,313,311	(994,866)	204,469,077

Total DuPage Airport Authority

STATEMENT OF REVENUES AND EXPENSES

For the Month Ending 5/31/2022

	Month			YTD			2022 Annual Budget	Month			YTD		
	Actual	Budget	Variance	Actual	Budget	Variance		2022	2021	Variance	2022	2021	Variance
REVENUES													
Airport Operations	\$ 327,613	\$ 313,278	\$ 14,335	\$ 1,680,692	\$ 1,657,721	\$ 22,971	\$ 3,912,072	\$ 327,613	\$ 294,020	\$ 33,593	\$ 1,680,692	\$ 1,561,237	\$ 119,455
Prairie Landing Golf Club	\$ 323,244	\$ 263,553	\$ 59,691	\$ 798,775	\$ 721,683	\$ 77,092	\$ 2,691,400	\$ 323,244	\$ 289,468	\$ 33,776	\$ 798,775	\$ 794,424	\$ 4,351
DuPage Flight Center	\$ 1,742,613	\$ 1,023,650	\$ 718,963	\$ 7,966,457	\$ 4,878,888	\$ 3,087,569	\$ 12,140,829	\$ 1,742,613	\$ 1,096,189	\$ 646,424	\$ 7,966,457	\$ 4,851,045	\$ 3,115,412
Total Revenues	\$ 2,393,470	\$ 1,600,481	\$ 792,989	\$ 10,445,924	\$ 7,258,292	\$ 3,187,632	\$ 18,744,301	\$ 2,393,470	\$ 1,679,677	\$ 713,793	\$ 10,445,924	\$ 7,206,706	\$ 3,239,217
OPERATING EXPENSES													
Airport Operations	\$ 277,201	\$ 315,955	\$ (38,754)	\$ 1,645,285	\$ 1,676,279	\$ (30,994)	\$ 4,083,772	\$ 277,201	\$ 251,582	\$ 25,619	\$ 1,645,285	\$ 1,532,109	\$ 113,175
Prairie Landing Golf Club	\$ 187,962	\$ 199,791	\$ (11,829)	\$ 552,390	\$ 579,349	\$ (26,959)	\$ 1,995,803	\$ 187,962	\$ 157,411	\$ 30,552	\$ 552,390	\$ 495,404	\$ 56,987
DuPage Flight Center	\$ 1,261,172	\$ 544,191	\$ 716,981	\$ 5,015,467	\$ 2,575,789	\$ 2,439,678	\$ 6,425,959	\$ 1,261,172	\$ 565,498	\$ 695,673	\$ 5,015,467	\$ 2,368,480	\$ 2,646,987
Total Cost of Sales	\$ 1,726,335	\$ 1,059,937	\$ 666,398	\$ 7,213,142	\$ 4,831,417	\$ 2,381,725	\$ 12,505,534	\$ 1,726,335	\$ 974,491	\$ 751,844	\$ 7,213,142	\$ 4,395,993	\$ 2,817,149
Gross Profit/(Loss)	\$ 667,134	\$ 540,544	\$ 126,590	\$ 3,232,782	\$ 2,426,875	\$ 805,907	\$ 6,238,767	\$ 667,134	\$ 705,186	\$ (38,051)	\$ 3,232,782	\$ 2,810,713	\$ 422,069
GENERAL AND ADMINISTRATIVE													
Airport Operations	\$ 255,061	\$ 261,292	\$ (6,231)	\$ 1,107,862	\$ 1,314,817	\$ (206,955)	\$ 3,247,544	\$ 255,061	\$ 246,153	\$ 8,909	\$ 1,107,862	\$ 1,140,447	\$ (32,585)
Prairie Landing Golf Club	\$ 44,038	\$ 42,139	\$ 1,899	\$ 212,652	\$ 202,585	\$ 10,067	\$ 526,961	\$ 44,038	\$ 44,617	\$ (578)	\$ 212,652	\$ 210,452	\$ 2,200
DuPage Flight Center	\$ 129,334	\$ 145,931	\$ (16,597)	\$ 667,551	\$ 715,214	\$ (47,663)	\$ 1,797,413	\$ 129,334	\$ 127,400	\$ 1,934	\$ 667,551	\$ 648,153	\$ 19,398
Total G&A Costs	\$ 428,433	\$ 449,362	\$ (20,929)	\$ 1,988,066	\$ 2,232,616	\$ (244,550)	\$ 5,571,918	\$ 428,433	\$ 418,169	\$ 10,264	\$ 1,988,066	\$ 1,999,052	\$ (10,987)
Operating Income/(Loss)	\$ 238,701	\$ 91,182	\$ 147,519	\$ 1,244,716	\$ 194,259	\$ 1,050,457	\$ 666,849	\$ 238,701	\$ 287,017	\$ (48,315)	\$ 1,244,716	\$ 811,660	\$ 433,056
NON-OPERATING REVENUES/(EXPENSES)													
Property and Other Tax Revenue	\$ 788,435	\$ 98,725	\$ 689,710	\$ 869,295	\$ 123,393	\$ 745,902	\$ 6,102,004	\$ 788,435	\$ 413,425	\$ 375,010	\$ 869,295	\$ 467,100	\$ 402,195
Property Tax Expenses	\$ 94,525	\$ (30,990)	\$ 125,515	\$ (27,218)	\$ (154,950)	\$ 127,732	\$ (371,880)	\$ 94,525	\$ 72,414	\$ 22,111	\$ (27,218)	\$ (65,562)	\$ 38,345
Federal & State Grants	\$ -	\$ 128,770	\$ (128,770)	\$ 24,353	\$ 257,540	\$ (233,187)	\$ 1,692,525	\$ -	\$ 9,082	\$ (9,082)	\$ 24,353	\$ 25,643	\$ (1,290)
Investment Income	\$ 174,684	\$ 16,667	\$ 158,017	\$ 430,834	\$ 83,335	\$ 347,499	\$ 200,004	\$ 174,684	\$ 6,293	\$ 168,391	\$ 430,834	\$ 43,140	\$ 387,694
Unrealized Gain/Loss from Investments	\$ 206,848	\$ -	\$ 206,848	\$ (703,767)	\$ -	\$ (703,767)	\$ -	\$ 206,848	\$ -	\$ 206,848	\$ (703,767)	\$ -	\$ (703,767)
Amortization (Expense)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gain on Sale of Fixed Assets	\$ -	\$ 2,500	\$ (2,500)	\$ 250	\$ 12,500	\$ (12,250)	\$ 30,000	\$ -	\$ 50	\$ (50)	\$ 250	\$ 11,985,181	\$ (11,984,931)
Total Non-Operating Revenues/(Expenses)	\$ 1,264,492	\$ 215,672	\$ 1,048,820	\$ 593,747	\$ 321,818	\$ 271,929	\$ 7,652,653	\$ 1,264,492	\$ 501,264	\$ 763,228	\$ 593,747	\$ 12,455,502	\$ (11,861,755)
Net Income/(Loss) before Depreciation	\$ 1,503,193	\$ 306,854	\$ 1,196,339	\$ 1,838,463	\$ 516,077	\$ 1,322,386	\$ 8,319,502	\$ 1,503,193	\$ 788,280	\$ 714,913	\$ 1,838,463	\$ 13,267,163	\$ (11,428,700)
Depreciation	\$ 508,593	\$ 608,287	\$ (99,694)	\$ 2,541,894	\$ 3,041,435	\$ (499,541)	\$ 7,299,444	\$ 508,593	\$ 556,999	\$ (48,406)	\$ 2,541,894	\$ 2,784,998	\$ (243,103)
Net Income/(Loss) after Depreciation	\$ 994,600	\$ (301,433)	\$ 1,296,033	\$ (703,431)	\$ (2,525,358)	\$ 1,821,927	\$ 1,020,058	\$ 994,600	\$ 231,281	\$ 763,319	\$ (703,431)	\$ 10,482,165	\$ (11,185,596)
Major Maintenance	\$ -	\$ 10,000	\$ (10,000)	\$ 53,687	\$ 101,666	\$ (47,979)	\$ 1,031,201	\$ -	\$ 19,351	\$ (19,351)	\$ 53,687	\$ 59,707	\$ (6,020)
Engineering Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfers (In) Out	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Income/(Loss)	\$ 994,600	\$ (311,433)	\$ 1,306,033	\$ (757,118)	\$ (2,627,024)	\$ 1,869,906	\$ (11,143)	\$ 994,600	\$ 211,930	\$ 782,670	\$ (757,118)	\$ 10,422,458	\$ (11,179,576)

Airport and Administration

STATEMENT OF REVENUES AND EXPENSES

For the Month Ending 5/31/2022

	Month			YTD			2022 Annual Budget	Month			YTD		
	Actual	Budget	Variance	Actual	Budget	Variance		2022	2021	Variance	2022	2021	Variance
REVENUES													
Administrative	\$ 12,084	\$ 8,689	\$ 3,395	\$ 60,394	\$ 55,532	\$ 4,862	\$ 126,011	\$ 12,084	\$ 6,518	\$ 5,565	\$ 60,394	\$ 46,016	\$ 14,378
Field Operations	\$ 33,962	\$ 27,086	\$ 6,876	\$ 232,263	\$ 216,229	\$ 16,034	\$ 436,342	\$ 33,962	\$ 33,445	\$ 517	\$ 232,263	\$ 233,277	\$ (1,013)
Field Operations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Building Operations	\$ 262,258	\$ 259,791	\$ 2,467	\$ 1,291,849	\$ 1,297,772	\$ (5,923)	\$ 3,137,433	\$ 262,258	\$ 236,403	\$ 25,854	\$ 1,291,849	\$ 1,196,936	\$ 94,913
Flight Center	\$ 19,310	\$ 17,712	\$ 1,598	\$ 96,185	\$ 88,188	\$ 7,997	\$ 212,286	\$ 19,310	\$ 17,653	\$ 1,657	\$ 96,185	\$ 85,008	\$ 11,177
Total Revenues	\$ 327,613	\$ 313,278	\$ 14,335	\$ 1,680,692	\$ 1,657,721	\$ 22,971	\$ 3,912,072	\$ 327,613	\$ 294,020	\$ 33,593	\$ 1,680,692	\$ 1,561,237	\$ 119,455
OPERATING EXPENSES													
Field Operations	\$ 124,455	\$ 146,202	\$ (21,747)	\$ 753,896	\$ 786,188	\$ (32,292)	\$ 1,928,826	\$ 124,455	\$ 110,166	\$ 14,289	\$ 753,896	\$ 743,333	\$ 10,564
Building Operations	\$ 84,702	\$ 85,316	\$ (614)	\$ 472,994	\$ 467,723	\$ 5,271	\$ 1,077,158	\$ 84,702	\$ 72,296	\$ 12,406	\$ 472,994	\$ 434,501	\$ 38,494
Flight Center	\$ 28,095	\$ 24,573	\$ 3,522	\$ 111,447	\$ 123,519	\$ (12,072)	\$ 313,537	\$ 28,095	\$ 20,176	\$ 7,919	\$ 111,447	\$ 98,804	\$ 12,643
Shop Equip. Operations	\$ 16,853	\$ 36,355	\$ (19,502)	\$ 182,018	\$ 175,733	\$ 6,285	\$ 444,381	\$ 16,853	\$ 28,998	\$ (12,145)	\$ 182,018	\$ 159,728	\$ 22,290
Projects & Procurement	\$ 23,096	\$ 23,509	\$ (413)	\$ 124,929	\$ 123,116	\$ 1,813	\$ 319,870	\$ 23,096	\$ 19,946	\$ 3,150	\$ 124,929	\$ 95,744	\$ 29,185
Total Cost of Sales	\$ 277,201	\$ 315,955	\$ (38,754)	\$ 1,645,285	\$ 1,676,279	\$ (30,994)	\$ 4,083,772	\$ 277,201	\$ 251,582	\$ 25,619	\$ 1,645,285	\$ 1,532,109	\$ 113,175
Gross Profit/(Loss)	\$ 50,412	\$ (2,677)	\$ 53,089	\$ 35,407	\$ (18,558)	\$ 53,965	-\$171,700	\$ 50,412	\$ 42,437	\$ 7,974	\$ 35,407	\$ 29,128	\$ 6,279
GENERAL AND ADMINISTRATIVE													
Administrative	\$ 225,764	\$ 221,406	\$ 4,358	\$ 955,902	\$ 1,115,110	\$ (159,208)	\$ 2,734,187	\$ 225,764	\$ 202,484	\$ 23,280	\$ 955,902	\$ 927,941	\$ 27,961
Commissioners	\$ 8,835	\$ 8,978	\$ (143)	\$ 44,247	\$ 44,890	\$ (643)	\$ 107,736	\$ 8,835	\$ 8,651	\$ 185	\$ 44,247	\$ 44,120	\$ 127
Business Dev./Marketing	\$ 3,542	\$ 7,400	\$ (3,858)	\$ 22,394	\$ 35,800	\$ (13,406)	\$ 95,850	\$ 3,542	\$ 7,058	\$ (3,516)	\$ 22,394	\$ 34,922	\$ (12,528)
Accounting	\$ 16,921	\$ 23,508	\$ (6,587)	\$ 85,319	\$ 119,017	\$ (33,698)	\$ 309,771	\$ 16,921	\$ 27,960	\$ (11,040)	\$ 85,319	\$ 133,464	\$ (48,145)
Total G&A Costs	\$ 255,061	\$ 261,292	\$ (6,231)	\$ 1,107,862	\$ 1,314,817	\$ (206,955)	\$ 3,247,544	\$ 255,061	\$ 246,153	\$ 8,909	\$ 1,107,862	\$ 1,140,447	\$ (32,585)
Operating Income/(Loss)	\$ (204,650)	\$ (263,969)	\$ 59,319	\$ (1,072,456)	\$ (1,333,375)	\$ 260,919	(\$3,419,244)	\$ (204,650)	\$ (203,715)	\$ (934)	\$ (1,072,456)	\$ (1,111,320)	\$ 38,864
NON-OPERATING REVENUES/(EXPENSES)													
Property and Other Tax Revenue	\$ 788,435	\$ 98,725	\$ 689,710	\$ 869,295	\$ 123,393	\$ 745,902	\$ 6,102,004	\$ 788,435	\$ 413,425	\$ 375,010	\$ 869,295	\$ 467,100	\$ 402,195
Property Tax Expenses	\$ 92,266	\$ (25,990)	\$ 118,256	\$ (4,910)	\$ (129,950)	\$ 125,040	\$ (311,880)	\$ 92,266	\$ (23,360)	\$ 115,626	\$ (4,910)	\$ (116,800)	\$ 111,890
Federal & State Grants	\$ -	\$ 128,770	\$ (128,770)	\$ 24,353	\$ 257,540	\$ (233,187)	\$ 1,692,525	\$ -	\$ 9,082	\$ (9,082)	\$ 24,353	\$ 25,643	\$ (1,290)
Investment Income	\$ 174,684	\$ 16,667	\$ 158,017	\$ 430,834	\$ 83,335	\$ 347,499	\$ 200,004	\$ 174,684	\$ 6,293	\$ 168,391	\$ 430,834	\$ 43,140	\$ 387,694
Unrealized Gain/Loss from Investments	\$ 206,848	\$ -	\$ 206,848	\$ (703,767)	\$ -	\$ (703,767)	\$ -	\$ 206,848	\$ -	\$ 206,848	\$ (703,767)	\$ -	\$ (703,767)
Amortization (Expense)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gain on Sale of Fixed Assets	\$ -	\$ 2,500	\$ (2,500)	\$ -	\$ 12,500	\$ (12,500)	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ 11,983,781	\$ (11,983,781)
Total Non-Operating Revenues/(Expenses)	\$ 1,262,233	\$ 220,672	\$ 1,041,561	\$ 615,805	\$ 346,818	\$ 268,987	\$ 7,712,653	\$ 1,262,233	\$ 405,440	\$ 856,793	\$ 615,805	\$ 12,402,865	\$ (11,787,060)
Net Income/(Loss) before Depreciation	\$ 1,057,583	\$ (43,297)	\$ 1,100,880	\$ (456,651)	\$ (986,557)	\$ 529,906	\$ 4,293,409	\$ 1,057,583	\$ 201,724	\$ 855,859	\$ (456,651)	\$ 11,291,545	\$ (11,748,196)
Depreciation	\$ 507,860	\$ 607,510	\$ (99,650)	\$ 2,537,641	\$ 3,037,550	\$ (499,909)	\$ 7,290,120	\$ 507,860	\$ 556,099	\$ (48,239)	\$ 2,537,641	\$ 2,780,497	\$ (242,856)
Net Income/(Loss) after Depreciation	\$ 549,723	\$ (650,807)	\$ 1,200,530	\$ (2,994,292)	\$ (4,024,107)	\$ 1,029,815	(\$2,996,711)	\$ 549,723	\$ (354,375)	\$ 904,097	\$ (2,994,292)	\$ 8,511,048	\$ (11,505,340)
Major Maintenance	\$ -	\$ 10,000	\$ (10,000)	\$ 16,187	\$ 20,000	\$ (3,813)	\$ 949,535	\$ -	\$ (649)	\$ 649	\$ 16,187	\$ 39,707	\$ (23,520)
Engineering Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfers (In) Out	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Income/(Loss)	\$ 549,723	\$ (660,807)	\$ 1,210,530	\$ (3,010,479)	\$ (4,044,107)	\$ 1,033,628	(\$3,946,246)	\$ 549,723	\$ (353,726)	\$ 903,448	\$ (3,010,479)	\$ 8,471,341	\$ (11,481,820)

DuPage Flight Center

STATEMENT OF REVENUES AND EXPENSES

For the Month Ending 5/31/2022

	Month			YTD			2022 Annual Budget	Month			YTD		
	Actual	Budget	Variance	Actual	Budget	Variance		2022	2021	Variance	2022	2021	Variance
REVENUES													
Hangar Rentals	\$ 48,813	\$ 25,000	\$ 23,813	\$ 251,302	\$ 201,000	\$ 50,302	\$ 430,000	\$ 48,813	\$ 25,735	\$ 23,078	\$ 251,302	\$ 240,364	\$ 10,938
Ramp Tie Downs & Overnight fees	\$ 4,562	\$ 2,000	\$ 2,562	\$ 8,845	\$ 10,000	\$ (1,155)	\$ 24,000	\$ 4,562	\$ 5,110	\$ (548)	\$ 8,845	\$ 11,964	\$ (3,119)
Fuel and Oil Sales	\$ 1,681,456	\$ 989,608	\$ 691,848	\$ 7,633,894	\$ 4,632,371	\$ 3,001,523	\$ 11,601,368	\$ 1,681,456	\$ 1,058,917	\$ 622,539	\$ 7,633,894	\$ 4,543,691	\$ 3,090,203
Line Service Other	\$ 5,490	\$ 5,833	\$ (343)	\$ 67,090	\$ 29,165	\$ 37,925	\$ 69,996	\$ 5,490	\$ 6,000	\$ (510)	\$ 67,090	\$ 49,104	\$ 17,986
Aircraft Catering	\$ 1,486	\$ 792	\$ 694	\$ 2,270	\$ 3,960	\$ (1,690)	\$ 9,504	\$ 1,486	\$ -	\$ 1,486	\$ 2,270	\$ 3,486	\$ (1,216)
Non Airfield Rent/Lease/Maintenance Revenue	\$ 806	\$ 417	\$ 389	\$ 3,056	\$ 2,392	\$ 664	\$ 5,961	\$ 806	\$ 427	\$ 379	\$ 3,056	\$ 2,436	\$ 620
Total Revenue	\$ 1,742,613	\$ 1,023,650	\$ 718,963	\$ 7,966,457	\$ 4,878,888	\$ 3,087,569	\$ 12,140,829	\$ 1,742,613	\$ 1,096,189	\$ 646,424	\$ 7,966,457	\$ 4,851,045	\$ 3,115,412
OPERATING EXPENSES													
Fuel and Oil Cost of Sales	\$ 1,209,070	\$ 504,636	\$ 704,434	\$ 4,752,851	\$ 2,353,688	\$ 2,399,163	\$ 5,910,691	\$ 1,209,070	\$ 531,013	\$ 678,057	\$ 4,752,851	\$ 2,179,453	\$ 2,573,399
De ice Cost of Goods	\$ -	\$ -	\$ -	\$ 16,426	\$ 27,500	\$ (11,074)	\$ 34,000	\$ -	\$ -	\$ -	\$ 16,426	\$ 4,508	\$ 11,918
Credit Card Expense	\$ 24,161	\$ 13,164	\$ 10,997	\$ 107,168	\$ 60,564	\$ 46,604	\$ 152,812	\$ 24,161	\$ 11,455	\$ 12,706	\$ 107,168	\$ 59,172	\$ 47,996
Food - COGS	\$ 7,292	\$ 7,000	\$ 292	\$ 31,651	\$ 35,300	\$ (3,649)	\$ 84,600	\$ 7,292	\$ 7,238	\$ 53	\$ 31,651	\$ 36,657	\$ (5,006)
Maintenance	\$ 20,650	\$ 19,391	\$ 1,259	\$ 107,371	\$ 98,737	\$ 8,634	\$ 243,856	\$ 20,650	\$ 15,792	\$ 4,858	\$ 107,371	\$ 88,691	\$ 18,680
Total Cost of Sales	\$ 1,261,172	\$ 544,191	\$ 716,981	\$ 5,015,467	\$ 2,575,789	\$ 2,439,678	\$ 6,425,959	\$ 1,261,172	\$ 565,498	\$ 695,673	\$ 5,015,467	\$ 2,368,480	\$ 2,646,987
Gross Profit/(Loss)	\$ 481,442	\$ 479,459	\$ 1,983	\$ 2,950,991	\$ 2,303,099	\$ 647,892	\$ 5,714,870	\$ 481,442	\$ 530,691	\$ (49,249)	\$ 2,950,991	\$ 2,482,565	\$ 468,425
GENERAL AND ADMINISTRATIVE	\$ 129,334	\$ 145,931	\$ (16,597)	\$ 667,551	\$ 715,214	\$ (47,663)	\$ 1,797,413	\$ 129,334	\$ 127,400	\$ 1,934	\$ 667,551	\$ 648,153	\$ 19,398
Operating Income/(Loss)	\$ 352,108	\$ 333,528	\$ 18,580	\$ 2,283,439	\$ 1,587,885	\$ 695,554	\$ 3,917,457	\$ 352,108	\$ 403,291	\$ (51,184)	\$ 2,283,439	\$ 1,834,412	\$ 449,027
Net Income/(Loss) before Depreciation	\$ 352,108	\$ 333,528	\$ 18,580	\$ 2,283,439	\$ 1,587,885	\$ 695,554	\$ 3,917,457	\$ 352,108	\$ 403,291	\$ (51,184)	\$ 2,283,439	\$ 1,834,412	\$ 449,027
Depreciation	\$ 693	\$ 693	\$ 0	\$ 3,467	\$ 3,465	\$ 2	\$ 8,316	\$ 693	\$ 693	\$ -	\$ 3,467	\$ 3,467	\$ -
Major Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ (20,000)	\$ -	\$ 20,000	\$ (20,000)
Net Income/(Loss)	\$ 351,414	\$ 332,835	\$ 18,579	\$ 2,279,972	\$ 1,584,420	\$ 695,552	\$ 3,909,141	\$ 351,414	\$ 382,598	\$ (31,184)	\$ 2,279,972	\$ 1,810,945	\$ 469,027

Prairie Landing Golf Club

STATEMENT OF REVENUES AND EXPENSES

For the Month Ending 5/31/2022

	Month			YTD			2022 Annual Budget	Month			YTD		
	Actual	Budget	Variance	Actual	Budget	Variance		2022	2021	Variance	2022	2021	Variance
REVENUES													
P100 - Golf Administration	\$ 770	\$ 187	\$ 583	\$ 1,826	\$ 988	\$ 838	\$ 2,500	\$ 770	\$ 87	\$ 683	\$ 1,826	\$ 588	\$ 1,238
P300 - Golf Operations	\$ 206,439	\$ 144,585	\$ 61,854	\$ 587,630	\$ 504,276	\$ 83,354	\$ 1,582,000	\$ 206,439	\$ 182,398	\$ 24,041	\$ 587,630	\$ 619,948	\$ (32,319)
P400 - Golf Food and Beverage	\$ 49,418	\$ 49,181	\$ 237	\$ 78,741	\$ 75,420	\$ 3,321	\$ 365,000	\$ 49,418	\$ 47,800	\$ 1,618	\$ 78,741	\$ 79,113	\$ (372)
P500 - Golf Banquets	\$ 31,464	\$ 48,500	\$ (17,036)	\$ 77,860	\$ 92,500	\$ (14,640)	\$ 332,700	\$ 31,464	\$ 7,980	\$ 23,484	\$ 77,860	\$ 25,230	\$ 52,630
P600 - Golf In-house Events	\$ 5,942	\$ 10,000	\$ (4,058)	\$ 15,648	\$ 26,500	\$ (10,852)	\$ 45,000	\$ 5,942	\$ 5,085	\$ 857	\$ 15,648	\$ 14,983	\$ 665
P700 - Golf Outings	\$ 28,200	\$ 10,000	\$ 18,200	\$ 31,426	\$ 15,999	\$ 15,427	\$ 350,000	\$ 28,200	\$ 45,346	\$ (17,146)	\$ 31,426	\$ 51,360	\$ (19,935)
P900 - Kitty Hawk Café	\$ 1,010	\$ 1,100	\$ (90)	\$ 5,644	\$ 6,000	\$ (356)	\$ 14,200	\$ 1,010	\$ 771	\$ 239	\$ 5,644	\$ 3,202	\$ 2,442
Total Revenue	\$ 323,244	\$ 263,553	\$ 59,691	\$ 798,775	\$ 721,683	\$ 77,092	\$ 2,691,400	\$ 323,244	\$ 289,468	\$ 33,776	\$ 798,775	\$ 794,424	\$ 4,351
OPERATING EXPENSES													
P200 - Golf Maintenance	\$ 71,372	\$ 82,059	\$ (10,687)	\$ 215,059	\$ 245,168	\$ (30,109)	\$ 853,488	\$ 71,372	\$ 67,344	\$ 4,028	\$ 215,059	\$ 226,595	\$ (11,536)
P300 - Golf Operations	\$ 39,667	\$ 37,891	\$ 1,776	\$ 95,152	\$ 96,914	\$ (1,762)	\$ 347,197	\$ 39,667	\$ 37,722	\$ 1,945	\$ 95,152	\$ 92,772	\$ 2,380
P400 - Golf Food and Beverage	\$ 33,667	\$ 28,933	\$ 4,734	\$ 80,052	\$ 61,619	\$ 18,433	\$ 255,428	\$ 33,667	\$ 27,426	\$ 6,241	\$ 80,052	\$ 68,424	\$ 11,628
P500 - Golf Banquets	\$ 19,969	\$ 25,448	\$ (5,480)	\$ 76,114	\$ 75,842	\$ 272	\$ 253,104	\$ 19,969	\$ 6,377	\$ 13,592	\$ 76,114	\$ 33,502	\$ 42,612
P600 - Golf In-house Events	\$ 1,847	\$ 5,006	\$ (3,159)	\$ 6,577	\$ 13,265	\$ (6,688)	\$ 22,524	\$ 1,847	\$ 2,030	\$ (184)	\$ 6,577	\$ 5,276	\$ 1,302
P700 - Golf Outings	\$ 3,940	\$ 1,421	\$ 2,519	\$ 4,205	\$ 2,274	\$ 1,931	\$ 49,942	\$ 3,940	\$ 1,692	\$ 2,247	\$ 4,205	\$ 1,892	\$ 2,313
P800 - Golf Kitchen	\$ 16,491	\$ 17,933	\$ (1,442)	\$ 69,587	\$ 78,267	\$ (8,680)	\$ 199,920	\$ 16,491	\$ 14,048	\$ 2,443	\$ 69,587	\$ 63,741	\$ 5,845
P900 - Kitty Hawk Café	\$ 1,010	\$ 1,100	\$ (90)	\$ 5,644	\$ 6,000	\$ (356)	\$ 14,200	\$ 1,010	\$ 771	\$ 239	\$ 5,644	\$ 3,202	\$ 2,442
Total Cost of Sales	\$ 187,962	\$ 199,791	\$ (11,829)	\$ 552,390	\$ 579,349	\$ (26,959)	\$ 1,995,803	\$ 187,962	\$ 157,411	\$ 30,552	\$ 552,390	\$ 495,404	\$ 56,987
Gross Profit/(Loss)	\$ 135,281	\$ 63,762	\$ 71,519	\$ 246,384	\$ 142,334	\$ 104,050	\$ 695,597	\$ 135,281	\$ 132,057	\$ 3,224	\$ 246,384	\$ 299,020	\$ (52,636)
GENERAL AND ADMINISTRATIVE	\$ 44,038	\$ 42,139	\$ 1,899	\$ 212,652	\$ 202,585	\$ 10,067	\$ 526,961	\$ 44,038	\$ 44,617	\$ (578)	\$ 212,652	\$ 210,452	\$ 2,200
Operating Income/(Loss)	\$ 91,243	\$ 21,623	\$ 69,620	\$ 33,732	\$ (60,251)	\$ 93,983	\$ 168,636	\$ 91,243	\$ 87,441	\$ 3,802	\$ 33,732	\$ 88,568	\$ (54,835)
NON-OPERATING REVENUES/(EXPENSES)													
Property Tax Expenses	\$ 2,259	\$ (5,000)	\$ 7,259	\$ (22,308)	\$ (25,000)	\$ 2,692	(\$60,000)	\$ 2,259	\$ 95,774	\$ (93,515)	\$ (22,308)	\$ 51,238	\$ (73,545)
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gain on Sale of Fixed Assets	\$ -	\$ -	\$ -	\$ 250	\$ -	\$ 250	\$ -	\$ -	\$ 50	\$ (50)	\$ 250	\$ 1,400	\$ (1,150)
Net Income/(Loss) before Depreciation & Adj.	\$ 93,502	\$ 16,623	\$ 76,879	\$ 11,675	\$ (85,251)	\$ 96,926	\$ 108,636	\$ 93,502	\$ 183,265	\$ (89,762)	\$ 11,675	\$ 141,205	\$ (129,531)
Depreciation	\$ 40	\$ 84	\$ (44)	\$ 785	\$ 420	\$ 365	\$ 1,008	\$ 40	\$ 207	\$ (167)	\$ 785	\$ 1,033	\$ (247)
Major Maintenance	\$ -	\$ -	\$ -	\$ 37,500	\$ 81,666	\$ (44,166)	\$ 81,666	\$ -	\$ -	\$ -	\$ 37,500	\$ -	\$ 37,500
Transfers (In) Out	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Income/(Loss)	\$ 93,463	\$ 16,539	\$ 76,924	\$ (26,611)	\$ (167,337)	\$ 140,726	\$ 25,962	\$ 93,463	\$ 183,058	\$ (89,595)	\$ (26,611)	\$ 140,173	\$ (166,783)



Accounts Receivable Aging Report Over 60 Days Past Due

Customer No.	Customer Name	Current @ 05/31/22	1 to 30 Days Overdue	31 to 60 Days Overdue	61 to 90 Days Overdue	91+ Days Overdue	Total	% of Total
A-TEA01	Travel Express Aviation	0.00	0.00	0.00	0.00	112,993.25	112,993.25	46.61%
A-RSA01	RSH Aviation, Inc.	0.00	3,272.00	3,272.00	0.00	27,002.48	33,546.48	13.84%
A-61L01	6-1 LLC	0.00	0.00	0.00	0.00	24,300.00	24,300.00	10.02%
A-MUM02	Matt Mukenschnabl	0.00	800.00	0.00	0.00	17,132.02	17,932.02	7.40%
A-AFS01	AVEL FLIGHT SCHOOL, INC.	0.00	1,040.00	1,040.00	0.00	14,755.00	16,835.00	6.94%
A-TEA03	TRAVEL EXPRESS MAINTENANCE	0.00	0.00	0.00	0.00	12,568.30	12,568.30	5.18%
A-GLL01	Glenway Leasing	0.00	493.00	493.00	0.00	5,447.13	6,433.13	2.65%
A-SPD01	STATE POLICE DEPARTMENT	0.00	2,136.44	2,136.44	0.00	2,136.44	6,409.32	2.64%
A-HAR04	Raza Haq	0.00	0.00	0.00	0.00	1,391.81	1,391.81	0.57%
A-THS01	Scott Thoman	0.00	0.00	0.00	0.00	1,288.00	1,288.00	0.53%
A-FSX01	FSX Chicago, LLC	0.00	0.00	0.00	0.00	887.66	887.66	0.37%
A-BAJ02	Airboss Private Aviation Services	0.00	3,534.60	3,497.36	81.06	470.65	7,583.67	3.13%
A-VIS01	Shawn P. Vincent	0.00	0.00	0.00	266.10	0.00	266.10	0.11%
Report Total:		-	11,276.04	10,438.80	347.16	220,372.74	242,434.74	
Percent of Total:		0.00%	4.65%	4.31%	0.14%	90.90%	100.00%	



TO: Board of Commissioners

FROM: Mark Doles
Executive Director

RE: Authorization of Proposed Resolution 2022-2518 , Award of a Design-Build Contract to Harbour Contractors, Inc. for Hangar Construction

DATE: June 10, 2022

SUMMARY:

In support of the 2022 capital project to utilize the Design-Build process to construct a 48,000 SF, 2-Bay tenant hangar with office space, staff utilized a two-phase procurement process to select a design-build firm for this project. Harbour Contractors, Inc. (“Harbour”) was selected through that process. At the May meeting, the Board authorized staff to negotiate a final Guaranteed Maximum Price (“GMP”) contract for consideration.

Harbour’s submittal dated April 7, 2022, the basis for our negotiations, had an initial cost estimate of \$16,683,906. A final GMP figure has been negotiated by staff and our consultant CH2M/Jacobs that is now \$17,012,178. This is a small 2.0% change from the initial estimate. This 2.0% change is due to material cost changes in the last 60-days, final pricing provided by some of Harbour’s subcontractors and value engineering items to save costs.

There were items discussed that are not included in the GMP but are owner-controlled allowances that are DAA authorized funds that would require Harbour’s approval from the DAA for expenditure and not subject to the calculation for any cost savings distribution at the completion of the contract. Upon completion, cost savings under the GMP are shared with the DAA receiving 75% and Harbour receiving 25%. There are also liquidated damages to Harbour for not meeting the final approved schedule. These damages are \$1,000 per day.

These items are not anticipated to be spent but could be required due to the final design and permitting process. The owner allowance items include:

Change in Caisson Depth / Unsuitable Soils	\$100,000
Fire Pump / Pump Room	\$125,000
<u>Material Cost Escalation Allowance</u>	<u>\$250,000</u>
	\$475,000

The anticipated schedule, based upon authorizing a contract on June 15, 2022 results in the start of construction activities on April 3, 2023 with final completion in May 2024. Precast wall panels are one of the controlling items as “bed” space for their production is extremely limited. The anticipated fabrication and delivery duration is currently 300-days. Harbour’s award of this

precast panel subcontract would be shortly after execution of the contract to reserve future “bed” space to have panels onsite in October 2023.

PREVIOUS COMMITTEE/BOARD ACTION:

May 18, 2022 Board authorized motion for staff to negotiate a final GMP Design-Build contract with Harbour Contractors, Inc.

REVENUE OR FUNDING IMPLICATIONS:

2022 Capital Budget	\$19,150,000
Shortlisted Firm Stipend to Prepare GMP Estimates	(\$6,000)
Harbour GMP Design-Build Contract	(\$17,012,178)
Owner’s Contingency (includes allowances, permit fees and Builder’s Risk Insurance) – 5.0%	(\$855,000)
CH2M Task Order Construction Phase Services	(\$404,000)
Parking Lot State Grant Project (Total Value \$450K, DAA share 10%)	(\$45,000)
DAA Remaining Budgeted Funds 4.3%	\$827,822

Owner’s contingency of \$855,000, 5.0% of the project, includes the allowance items totaling \$475K, West Chicago Permit Fees estimated at \$230,000, Builder’s Risk Insurance estimated at \$30,000 and \$120,000 for any minor changes required by the DAA.

Total funds requested to be authorized by Resolution 2022-2518 are \$17,867,178 which is the total of the Harbour GMP Contract (\$17,012,178) and the Owner’s Contingency (\$855,000).

If you will recall, the other two proposals submitted were for \$18.418M and \$18.467M. Engineer’s estimate was \$19.128M.

Staff is still confident that the project will be completed below the GMP with savings distribution to both the DAA and Harbour at a final construction cost of \$17.5-\$17.6M. Therefore, our conservative analysis based upon construction cost of \$17.518M remains the same:

- Estimated final construction cost of \$17,518,000
- Final construction cost, 100% financed with a 30-year amortization at 2.5%
- Net Present Value calculation with a minimum rate of return at 2.5%
- Estimated market rent obtained in full by year 3, with 2.0% increase per year
- Estimated net fuel revenue from tenancy increasing to \$300,000 annually in year 5 and only increasing 1.0% per year thereafter

This analysis showed a possible 2.17% to 4.1% return on initial investment over a 30-year period and 3.5% to 5.5% return with residual value of the building at 90% of original construction cost.

Positive cash flow can be attained in year 4 and net positive cashflow starts in year 10.

Based upon analysis, payback could be 18.1 years.

STAKEHOLDER PROCESS:

Not applicable

LEGAL REVIEW:

Legal counsel has previously reviewed and revised the AIA contract A141-2014 Standard Form of Agreement between Owner and Design-Builder including Exhibit A - Design Build Amendment that will be the basis for this contract. Business terms will be inserted for execution by both parties upon approval by the DAA Board.

ATTACHMENTS:

- Revised Submittal from Harbour Contractors, Inc. dated June 9, 2022
- Proposed Resolution 2022-2518 , Award of a Design-Build Contract to Harbour Contractors, Inc. for Hangar Construction
- Statement of Political Contributions

ALTERNATIVES:

The Board can deny, modify or amend this issue.

RECOMMENDATION:

It is the recommendation of the Executive Director and staff that the Board approve proposed Resolution 2022-2518 , Authorizing the Award of a Design-Build Contract to Harbour Contractors, Inc. for Hangar Construction.

June 9, 2022 – Rev

Dan Barna
Operations and Capital Program Manager
DuPage Airport Authority
2700 International Drive – Suite 200
West Chicago, IL 60185

Via Email dbarna@dupageairport.com

Dan,

Harbour Contractors, Inc. in conjunction with our design partners Burns McDonnell and Muller & Muller, Ltd are pleased to submit the following revision to our original proposal submitted on April 28, 2022 for the Design Build of the new Tenant Hangar at DuPage Airport.

The revisions include items discussed in our scope review teleconference and follow up meeting as well as additional value engineering. Revisions include:

- Cost breakout of Site Utilities by category.
- Cost breakout of metal roof and wall panels.
- Incorporation of simple saver roof system value engineering.
- Revised schedule showing spring start.
- Addition of requested low voltage systems allowance.
- Adjustment of P&P bond to commence at contract in lieu of at start of construction.
- Updated material pricing and material storage costs to reduce escalation impacts.
- Additional clarifications based on scope review meetings.

Sincerely,



Chris Kozak
VP-Construction
Harbour Contractors, Inc.

PROPOSAL NARRATIVE

1. Our proposal has been adjusted based upon an approval of award on June 15, 2022. Given the current market conditions, additional delays in award may result in material escalation.
2. We have included full design costs in our proposal.
 - Civil and Structural Design will be performed by Burns & McDonnell.
 - Architectural Design will be performed by Muller & Muller.
 - MEP / FP Design will be performed by design build subcontractors or Burns & McDonnell.
3. We will include sustainable design features as applicable that will not increase the project cost.
4. We have included costs for additional topographic survey as necessary for design, additional soil borings and geotechnical report.
5. We have included costs for third party construction testing services.
6. West Chicago permit fees are to be paid for by the owner, we have included an allowance for additional permit fees and inspection fees. Harbour shall prepare all permit applications and coordinate the permit process.
7. As indicated in the bridging documents we have included an allowance for ComEd fees. All utility usage during construction shall be paid for by the owner.
8. Gas line up to the builder meter shall be provided by utility company.
9. We have included full-time on-site project management and supervision.
Our proposed project team includes Project Executive, Chris Kozak and Project Superintendent, Ken Williams, both of which have experience working at DuPage Airport.
10. Our proposed construction schedule represents the immediate start of design and procurement of materials with a construction start of spring 2023. The construction schedule was extended slightly based upon the earliest current precast panel delivery dates. Should the precast deliver dates improve we can expect the schedule to return to its original duration. Liquidated damages shall not apply for material unavailability due to no fault of design builder and provided design builder has exhausted all reasonable alternative material options.
11. We have included activities and durations in our schedule for Owner review at each design phase.
12. Our foundation design is based the following:
 - Hangar
 - Caisson are based upon the following
 - Eleven (11) 30" diameter straight shaft caissons to a depth of -41'
 - Twelve (12) 36" diameter caissons with a 9' bell to a depth of -41'
 - Twenty-Two (22) 48" diameter caissons with a 12' bell to a depth of -41'
 - 23 tons of rebar

Pile caps and 2' x 3' Perimeter Grade Beam with 20 tons of rebar
8" slab on grade with #4 rebar at 16" oc, ew o 2" sand cushion on 8" stone base.

Office

Office foundations to be standard 1' x 2' spread footing with 1' foundation wall.
Office slab to be 5" slab on grade with W2.9 x W2.9 mesh.

13. We exclude any costs or schedule impacts associated with the discovery of, testing for, handling of and removal of and hazardous or contaminated soils/materials or rock excavation.
14. We have included standard dewatering consisting of excavation pumping that can be accomplished with a 3" pump in an 8 hour day. We exclude any additional dewatering systems such as well points.
15. Our proposal is based upon all excavated material being left on site at the airport spoils stockpile.
16. We have not included excavation and subgrade preparation for the parking lot area, we have only included excavation as necessary for the construction of the building.
17. We have included the 2" sand cushion at the hangar and office.
18. We have included a standard pre-engineered building roof system that does not require the open web trusses indicated in the bridging documents. Under this design the depth of the roof structure members is reduced resulting in an overall building height reduction while maintaining the bridging document required interior clear height. Building based upon West Chicago code, Risk category II.
19. PEMB design includes all necessary hangar door deflections and required load conditions per applicable codes.
20. We have included the specified TUFF CAST wall panels indicated in the bridging documents. Based upon the metal building manufacture recommendation we have not included horizontal panel layout above the hangar door.
21. We have included a standing seam roof with simple saver fabric roof liner which was used on the transient hangar project.
22. We have not included fire rated translucent panels.
23. We have included moisture mitigation for the epoxy flooring system.
24. We have included electric heated door track for the hangar doors.
25. Based upon obtained flow data we have not included any costs for a fire pump or fire pump room in the base contract amount, the Owner is carrying a separate allowance for fire pump/ fire pump room should it be required.
26. Per West Chicago exemption, we have not included foam fire protection systems. We have not included any additional column protection fire sprinklers.

27. We have included costs for a payment and performance bond, cost has been adjusted to commence the bond at execution of contract in lieu of start of construction. Payment and performance Bond and insurance to be billed in full on first invoice.
28. Owner shall agree to material down payments and billing of stored materials as necessary to maintain the project schedule. Harbour to provide cash flow indicating requirements.
29. Owner shall allow for use of adequate sized area for a material laydown area near the new hangar location. We have included restoration costs as necessary.
30. We have included an allowance for low voltage systems.
31. We have not included any costs for winter conditions.
32. Builders risk insurance is to be provided by the Owner.
33. We exclude sales tax.
34. We have included costs for onsite storage containers for stored materials.
35. See our cost proposal for additional allowance items. All allowance items shall be treated as an allowance per the contract, required owner approval for usage and shall not be subject to shared savings. All unused allowances shall be returned to the Owner.
36. We have included construction contingency for the exclusive use of the Design Builder for material escalation and final contract awards. Any unused contingency shall be subject to shared savings and shall not be utilized for any owner scope of work revisions.
37. Due to the inabilities of material suppliers for certain trades to guarantee pricing the owner is carrying a separate an escalation allowance of \$250,000 for the following specific trades:
 - a. Steel
 - b. Glass & Glazing (Aluminum)
 - c. Roofing

Harbour to provide base line data upon contract awards related to any escalation items, any escalation costs incurred shall be paid at actual cost for Owner allowance.
Escalation for all other trades shall be from construction contingency.

38. Given the nature of the design build contract structure final trade contractor selections cannot be made until the design phase of the project is completed and trade contract pricing finalized based upon the Owner approved design. Harbour will endeavor to maximize MBE/WBE participation in the project. Based upon if initial trade contractor pricing the initial MBE/DBE participation is as follows:

MBE	33%
WBE	2%

39. We have included a landscaping allowance for seeding, mulching and 2' wide 6" deep gravel strip along the building.

Project **DuPage Airport Hanger**
 Location **West Chicago, IL**
 Date **6/9/2022**

TOTAL SF 55,879

GENERAL REQUIREMENTS				
Division	Description	SF Cost	%	Cost
DIV 1	Design Services	\$ 8.15	2.68%	\$ 455,350.00
DIV 1	Site Surveys	\$ 0.09	0.03%	\$ 5,000.00
DIV 1	Geotechnical Investigation	\$ 0.74	0.24%	\$ 41,475.00
DIV 1	Utility Locate Services	\$ 0.06	0.02%	\$ 3,500.00
DIV 1	Permit Fees - Allowance	\$ 0.45	0.15%	\$ 25,000.00
DIV 1	Utility Company Fees - Allowance	\$ 0.36	0.12%	\$ 20,000.00
DIV 1	Construction Testing	\$ 0.89	0.29%	\$ 50,000.00
DIV 1	Field Engineering & Layout	\$ 0.36	0.12%	\$ 20,000.00
DIV 1	Temp Fencing & Barricades	\$ 0.87	0.28%	\$ 48,475.00
Subtotal		\$ 11.97	3.93%	\$ 668,800.00

SITE WORK				
Division	Description	SF Cost	%	Cost
DIV 2	Dewatering			Not Included
DIV 2	Site Excavation	\$ 2.18	0.72%	\$ 122,094.00
DIV 2	Soil Stabilization at Apron Paving	\$ 0.12	0.04%	\$ 6,667.00
DIV 2	Building Excavation	\$ 2.25	0.74%	\$ 125,656.00
DIV 2	Haul off Caisson Spoils	\$ 0.14	0.05%	\$ 7,700.00
DIV 2	On Site Haul Roads / Staging Areas	\$ 0.22	0.07%	\$ 12,500.00
DIV 2	Temporary Erosion Control	\$ 0.23	0.08%	\$ 12,823.00
DIV 2	Erosion Control Monitoring	\$ 0.16	0.05%	\$ 9,000.00
DIV 2	Site Utilities - Building Sanitary Sewer	\$ 0.56	0.19%	\$ 31,494.00
DIV 2	Site Utilities - Oil Water Separator & Oily Water Sanit	\$ 1.21	0.40%	\$ 67,528.00
DIV 2	Site Utilities - Storm Sewer	\$ 1.56	0.51%	\$ 87,308.00
DIV 2	Site Utilities - Water Systems	\$ 0.44	0.15%	\$ 24,728.00
DIV 2	Site Utilities - Gas			By Utility
DIV 2	Asphalt Pavement			Not Included
DIV 2	Site Concrete - Apron Paving	\$ 0.79	0.26%	\$ 44,000.00
DIV 2	Site Concrete - Apron Joint Sealing	\$ 0.22	0.07%	\$ 12,150.00
DIV 2	Site Concrete - Curb & Gutter/Flatwork	\$ 0.79	0.26%	\$ 44,400.00
DIV 2	Landscaping - Allowance	\$ 0.27	0.09%	\$ 15,000.00
DIV 2	Irrigation Systems			Not Included
DIV 2	Site Furnishings			None
DIV 2	Fencing	\$ 0.73	0.24%	\$ 40,950.00
DIV 2	Caissons	\$ 11.75	3.86%	\$ 656,500.00
DIV 2	Caissons Depth / Unsuitable Soils Allowance			In Owner Budget
Subtotal		\$ 23.63	7.76%	\$ 1,320,498.00

BUILDING CONSTRUCTION				
Division	Description	SF Cost	%	Cost
Div 3	Building Concrete	\$ 17.72	5.82%	\$ 990,000.00
Div 3	Precast Wall Panels	\$ 9.35	3.07%	\$ 522,735.00
Div 4	Unit Masonry Assemblies	\$ 1.05	0.34%	\$ 58,485.00
Div 5	Structural Steel	\$ 4.75	1.56%	\$ 265,196.00
Div 5	Miscellaneous Steel	\$ 0.44	0.15%	\$ 24,800.00
Div 5	Decorative Faux Support Rods - Allowance	\$ 0.28	0.09%	\$ 15,400.00
Div 5	Decorative Etched Diver Panel at Entry - Allowance	\$ 0.13	0.04%	\$ 7,500.00
Div 6	General Carpentry	\$ 1.01	0.33%	\$ 56,370.00
Div 6	Millwork and Casework	\$ 0.72	0.24%	\$ 40,240.00
Div 7	Sprayed on Fire Proofing			None

Div 7	Pump Room Metal Roofing				Not Included
Div 7	Membrane Roofing	\$ 4.74	1.56%	\$ 265,000.00	
Div 7	Office Metal Wall Panels	\$ 1.97	0.65%	\$ 110,000.00	
Div 7	Translucent Wall Panels	\$ 3.74	1.23%	\$ 208,825.00	
Div 7	Translucent Canopy	\$ 2.64	0.87%	\$ 147,465.00	
Div 7	Polycarbonate Door Canopies	\$ 0.12	0.04%	\$ 6,600.00	
Div 7	Joint Sealants	\$ 0.57	0.19%	\$ 32,000.00	
Div 8	Doors/Frames/Hardware	\$ 2.82	0.93%	\$ 157,460.00	
Div 8	Overhead Doors	\$ 0.25	0.08%	\$ 14,120.00	
Div 8	Window Fire Shutters	\$ 0.36	0.12%	\$ 20,280.00	
Div 8	Hangar Doors	\$ 10.31	3.39%	\$ 576,013.00	
Div 8	Glass and Glazing	\$ 2.71	0.89%	\$ 151,353.00	
Div 9	Drywall & Metal Studs	\$ 7.71	2.53%	\$ 430,725.00	
Div 9	Ceramic Tile	\$ 0.36	0.12%	\$ 20,285.00	
Div 9	Acoustical Ceilings	\$ 0.45	0.15%	\$ 25,210.00	
Div 9	Resilient & Carpet Flooring	\$ 0.57	0.19%	\$ 31,607.00	
Div 9	Fluid Applied Flooring	\$ 5.50	1.81%	\$ 307,101.00	
Div 9	Concrete Sealer	\$ 0.02	0.01%	\$ 1,250.00	
Div 9	Painting	\$ 2.32	0.76%	\$ 129,917.00	
Div 10	Visual Display Boards				Not Included
Div 10	Projection Screens				Not Included
Div 10	Toilet Accessories	\$ 0.03	0.01%	\$ 1,952.00	
Div 10	Louvers and Vents				In HVAC
Div 10	Interior Signage - Allowance	\$ 0.01	0.00%	\$ 500.00	
Div 10	Exterior Signage - Allowance	\$ 0.04	0.01%	\$ 2,500.00	
Div 10	Fire Protection Specialties	\$ 0.03	0.01%	\$ 1,800.00	
Div 11	Residential Appliances				By Owner
Div 12	FF & E (Fixtures, Furniture & Equipment)				By Owner
Div 13	Pre-Engineered Metal Buildings	\$ 61.34	20.15%	\$ 3,427,342.00	
Div 13	Pre-Engineered Metal Buildings - Metal Roof	\$ 12.97	4.26%	\$ 725,000.00	
Div 13	Pre-Engineered Metal Buildings - Metal Wall Panels	\$ 13.42	4.41%	\$ 750,000.00	
DIV 15	Fire Protection	\$ 3.34	1.10%	\$ 186,550.00	
DIV 15	Fire Pump / Pump Room Allowance				In Owner Budget
DIV 15	Building Plumbing	\$ 11.85	3.89%	\$ 662,265.00	
DIV 15	HVAC	\$ 16.60	5.45%	\$ 927,500.00	
DIV 16	Building Electrical	\$ 14.84	4.87%	\$ 829,255.00	
DIV 16	Voice and Data Systems - Conduits & Boxes				In Electrical
DIV 16	Voice / Data / Security Systems - Allowance	\$ 0.81	0.26%	\$ 45,000.00	
DIV 16	Security Systems - Electronic Hardware, Conduits & Boxes				In Electrical
DIV 16	Security Systems - Devices & Interface				Not Included
	Escalation Allowance				In Owner Budget
Subtotal		\$ 217.89	71.57%	\$ 12,175,601.00	

CONSTRUCTION MANAGEMENT				
Division	Description	SF Cost	%	Cost
	CONTINGENCY	\$ 25.35		\$ 1,416,490.00
	GENERAL CONDITIONS	\$ 10.64		\$ 594,639.00
	INSURANCE	\$ 3.24		\$ 181,172.00
	BUILDERS RISK INSURANCE			By Owner
	CONSTRUCTION MANAGEMENT FEE	\$ 8.82		\$ 492,896.00
	PAYMENT & PERFORMANCE BONDS	\$ 2.90		\$ 162,082.00
	Subtotal	\$ 50.95		\$ 2,847,279.00
	TOTAL	\$ 304.45	83.26%	\$ 17,012,178.00

Owner Allowances - Not included in GMP

Caissons Depth / Unsuitable Soils Allowance	\$	100,000.00
Fire Pump / Pump Room Allowance	\$	125,000.00
Escalation Allowance	\$	250,000.00

ALTERNATES				
<i>Alternate 1</i>	Delete west office interior build out		Deduct	\$ (307,178.00)

Activity ID	Activity Name	Original Duration	Activity % Complete	Start	Finish	2022												2023												2024															
						Qtr 2			Qtr 3			Qtr 4			Qtr 1			Qtr 2			Qtr 3			Qtr 4			Qtr 1			Qtr 2			Qtr 3			Qtr 4									
						Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec							
2021 DuPage Airport Authority Hangar						537		28-Apr-22	23-May-24	23-May-24, 2021 DuPage Airport Author																																			
PROJECT TEAM SELECTION						34		28-Apr-22	16-Jun-22	16-Jun-22, PROJECT TEAM SELECTION																																			
A1000	Submit Proposal	0	0%	28-Apr-22		◆ Submit Proposal, 28-Apr-22																																							
A1010	Owner Proposal Review / Interviews	5	0%	28-Apr-22	04-May-22	■ Owner Proposal Review / Interviews																																							
A1020	Owner Design Builder Selection	0	0%		04-May-22	◆ Owner Design Builder Selection,																																							
A1040	Owner / Design Builder Contracts	28	0%	05-May-22	14-Jun-22	■ Owner / Design Builder Contracts																																							
A2130	Board Approval	1	0%	15-Jun-22	15-Jun-22	Board Approval																																							
A2140	Notice of Award	0	0%	16-Jun-22		◆ Notice of Award, 16-Jun-22																																							
PRE-CONSTRUCTION						341		15-Jun-22	09-Oct-23	09-Oct-23, PRE-CONSTRUCTION																																			
A1050	Project Kick Off Workshop	5	0%	15-Jun-22	21-Jun-22	■ Project Kick Off Workshop																																							
Design						139		16-Jun-22	30-Dec-22	30-Dec-22, Design																																			
Preliminary Design						27		16-Jun-22	25-Jul-22	25-Jul-22, Preliminary Design																																			
A2770	Owner Provide CAD bridging documents	2	0%	16-Jun-22	17-Jun-22	Owner Provide CAD bridging documents																																							
A1060	Program & Bridging Doc Evaluation	10	0%	22-Jun-22	06-Jul-22	■ Program & Bridging Doc Evaluation																																							
A1070	Building Floor Plan Shell Base Plan Modifications (If Ne	5	0%	22-Jun-22	28-Jun-22	■ Building Floor Plan Shell Base Plan Modifications (If Necessary)																																							
A1080	Owner Approval of Building Floor Plan and Shell Base P	0	0%		28-Jun-22	◆ Owner Approval of Building Floor Plan and Shell Base Plan,																																							
A1090	Underground Utility Location Verification	3	0%	29-Jun-22	01-Jul-22	Underground Utility Location Verification																																							
A1100	Perform Additional Soil Borings / Test Pits	3	0%	29-Jun-22	01-Jul-22	Perform Additional Soil Borings / Test Pits																																							
A1110	Prepare & Issue Geotechnical Report	15	0%	05-Jul-22	25-Jul-22	■ Prepare & Issue Geotechnical Report																																							
60% Design						40		29-Jun-22	24-Aug-22	24-Aug-22, 60% Design																																			
A1780	60% Civil Design	20	0%	29-Jun-22	27-Jul-22	■ 60% Civil Design																																							
A1790	60% Architectural Design	20	0%	29-Jun-22	27-Jul-22	■ 60% Architectural Design																																							
A1800	60% Structural Design	20	0%	29-Jun-22	27-Jul-22	■ 60% Structural Design																																							
A1810	60% Fire Protection Design	20	0%	14-Jul-22	10-Aug-22	■ 60% Fire Protection Design																																							
A1820	60% Plumbing Design	20	0%	14-Jul-22	10-Aug-22	■ 60% Plumbing Design																																							
A1830	60% Electrical Design	20	0%	14-Jul-22	10-Aug-22	■ 60% Electrical Design																																							
A2110	60% HVAC Design	20	0%	14-Jul-22	10-Aug-22	■ 60% HVAC Design																																							
A1840	Submit 60% Design Review Package	0	0%		10-Aug-22	◆ Submit 60% Design Review Package,																																							
A1850	Owner Review of 60% Design Package	10	0%	11-Aug-22	24-Aug-22	■ Owner Review of 60% Design Package																																							
A1860	Owner Approval of 60% Design Package	0	0%		24-Aug-22	◆ Owner Approval of 60% Design Package,																																							
90% Design						40		25-Aug-22	20-Oct-22	20-Oct-22, 90% Design																																			
A1870	90% Civil Design	20	0%	25-Aug-22	22-Sep-22	■ 90% Civil Design																																							
A1880	90% Architectural Design	20	0%	25-Aug-22	22-Sep-22	■ 90% Architectural Design																																							
A1900	90% Fire Protection Design	20	0%	25-Aug-22	22-Sep-22	■ 90% Fire Protection Design																																							
A1910	90% Plumbing Design	20	0%	25-Aug-22	22-Sep-22	■ 90% Plumbing Design																																							
A1920	90% Electrical Design	20	0%	25-Aug-22	22-Sep-22	■ 90% Electrical Design																																							
A2120	90% HVAC Design	20	0%	25-Aug-22	22-Sep-22	■ 90% HVAC Design																																							
A1890	90% Structural Design	20	0%	09-Sep-22	06-Oct-22	■ 90% Structural Design																																							
A1930	Submit 90% Design Review Package	0	0%		06-Oct-22	◆ Submit 90% Design Review Package,																																							
A1940	Owner Review of 90% Design Package	10	0%	07-Oct-22	20-Oct-22	■ Owner Review of 90% Design Package																																							
A1950	Owner Approval of 90% Design Package	0	0%		20-Oct-22	◆ Owner Approval of 90% Design Package,																																							
Final Design						50		21-Oct-22	30-Dec-22	30-Dec-22, Final Design																																			
A1960	Address Owner 90% Comments	10	0%	21-Oct-22	03-Nov-22	■ Address Owner 90% Comments																																							

■ Actual Level of Effort
 ■ Remaining Work
 ◆ Milestone
■ Actual Work
 ■ Critical Remaining Work
 ▼ summary

The schedule indicated above is a representative schedule for completion of the project as a whole. Individual activity start, finish and durations may vary from planned dates. Harbour Contractors reserves the right to modify schedule logic and sequencing as the project progresses.

Activity ID	Activity Name	Original Duration	Activity % Complete	Start	Finish	2022												2023												2024											
						Qtr 2			Qtr 3			Qtr 4			Qtr 1			Qtr 2			Qtr 3			Qtr 4			Qtr 1			Qtr 2			Qtr 3			Qtr 4					
						Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec			
Pre-Cast																																									
A1440	Precast - Contract Award	5	0%	16-Jun-22	09-Oct-23													09-Oct-23, Pre-Cast																							
A1450	Precast - Shop Drawings	20	0%	23-Jun-22	21-Jul-22																																				
A1460	Precast - Shop Drawing Review & Approval	15	0%	22-Jul-22	11-Aug-22																																				
A1470	Precast - Fabrication & Delivery	300	0%	12-Aug-22	09-Oct-23													Precast - Fabrication & Delivery																							
Hangar Doors																																									
A1690	Hangar Doors - Contract Award	5	0%	29-Jun-22	27-Jul-22																																				
A1700	Hangar Doors - Shop Drawings / Loads for PEMB Design	5	0%	07-Jul-22	13-Jul-22																																				
A1710	Hangar Doors - Shop Drawing Review & Approval	5	0%	14-Jul-22	20-Jul-22																																				
A1720	Hangar Doors - Fabrication & Delivery	5	0%	21-Jul-22	27-Jul-22																																				
Structural Steel																																									
A1640	Structural Steel - Contract Award	5	0%	07-Oct-22	10-Feb-23													10-Feb-23, Structural Steel																							
A1650	Structural Steel - Shop Drawings	20	0%	14-Oct-22	10-Nov-22																																				
A1660	Structural Steel - Shop Drawing Review & Approval	60	0%	11-Nov-22	03-Feb-23																																				
A1670	Structural Steel - Fabrication & Delivery	5	0%	06-Feb-23	10-Feb-23																																				
General Trades																																									
A2060	Biding & Contract Awards - Remianing Trades	20	0%	07-Oct-22	03-Nov-22																																				
Coordination																																									
A1200	Site Specific Safety Plan - Prepare & Submitt	5	0%	11-Aug-22	17-Aug-22																																				
A1230	Site Logistics Plan - Prepare & Submitt	5	0%	11-Aug-22	17-Aug-22																																				
A1210	Site Specific Safety Plan - Owner Review	5	0%	18-Aug-22	24-Aug-22																																				
A1240	Site Logistics Plan - Owner Review	5	0%	18-Aug-22	24-Aug-22																																				
A1220	Site Specific Safety Plan - Owner Approval	0	0%		24-Aug-22																																				
A1250	Site Logistics Plan - Owner Approval	0	0%		24-Aug-22																																				
CONSTRUCTION																																									
Hangar Construction																																									
Site Work																																									
A1190	Mobilization	10	0%	03-Apr-23*	14-Apr-23																																				
A1260	Field Layout & Engineering	3	0%	17-Apr-23	19-Apr-23																																				
A1270	Install Temporary Barricades / Fencing	3	0%	20-Apr-23	24-Apr-23																																				
A1280	Install Silt Fencing	2	0%	25-Apr-23	26-Apr-23																																				
A1290	Install Temporary Construction Entrance	2	0%	27-Apr-23	28-Apr-23																																				
A1300	Install Inlet Protection & Misc. BMP's	2	0%	27-Apr-23	28-Apr-23																																				
A1310	Strip & Stock Topsoil	5	0%	01-May-23	05-May-23																																				
A1320	Site Rough Grading & Building Pad Prep	5	0%	08-May-23	12-May-23																																				
Shell & Core																																									
Hangar																																									
A1330	Pothole for Caissons	2	0%	15-May-23	16-May-23																																				
A1340	Drill & Pour Caissons	15	0%	17-May-23	06-Jun-23																																				
A1350	Excavate for Grade Beams	5	0%	07-Jun-23	13-Jun-23																																				
A1360	Form & Pour Muds Sills / Grade Beams / Caisson Caps	15	0%	14-Jun-23	04-Jul-23																																				
A1370	Backfill Grade Beams / Pad Fill	5	0%	05-Jul-23	11-Jul-23																																				
A1380	PEMB - Delivery & Shake Out	5	0%	12-Jul-23	18-Jul-23																																				

█ Actual Level of Effort █ Remaining Work ◆ Milestone
█ Actual Work █ Critical Remaining Work ▶ summary

The schedule indicated above is a representative schedule for completion of the project as a whole. Individual activity start, finish and durations may vary from planned dates. Harbour Contractors reserves the right to modify schedule logic and sequencing as the project progresses.

RESOLUTION 2022-2518

Award of a Design-Build Contract to Harbour Contractors, Inc. for Hangar Construction

WHEREAS, the DuPage Airport Authority (“Authority”), DuPage County, Illinois is a duly authorized and existing Airport Authority under the laws of the State of Illinois; and

WHEREAS, the Authority has solicited a request for qualifications from design-build firms for the construction of a hangar (the “Project”); and

WHEREAS, the Authority has received and reviewed nine (9) statements of qualifications and has shortlisted four (4) design-build firms to submit proposals for completion of the Project; and

WHEREAS, the Authority has received and reviewed three (3) proposals through a request for proposal evaluation committee process; and

WHEREAS, the Authority recommends entering into a Design-Build Contract with Harbour Contractors, Inc. for completion of the Project; and

WHEREAS, the Board of Commissioners of the Authority hereby deems it to be in the best interests of the Authority to enter into a Design-Build Contract with Harbour Contractors, Inc. for completion of the Project at a total cost not-to-exceed \$17,867,178, which includes a \$855,000 owner’s contingency and 25% of any shared savings to be paid to Harbour Contractors, Inc., with the remaining 75% of any shared savings to be credited to the Authority; and

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the DuPage Airport Authority hereby authorizes the Executive Director, Mark Doles, to execute said Design-Build Contract with Harbour Contractors, Inc. for completion of the Project at a total cost not-to-exceed \$17,867,178 and to take whatever steps necessary to effectuate the terms of said Design-Build Contract.

This resolution shall be in full force and effective immediately upon its adoption and approval.

Karyn M. Charvat	_____	Gina R. LaMantia	_____
Juan E. Chavez	_____	Michael V. Ledonne	_____
Joshua S. Davis	_____	Donald C. Sharp	_____
Herbert A. Getz	_____	Daniel J. Wagner	_____
Anthony M. Giunti Jr.	_____		

Passed and approved by the Board of Commissioners of the DuPage Airport Authority this 15th day of June 2022.

CHAIRMAN

(ATTEST)

SECRETARY

RESOLUTION 2022-2518

**DUPAGE AIRPORT AUTHORITY
DESIGN-BUILD SERVICES: TENANT HANGAR CONSTRUCTION
SOLICITATION NO. 2022-0128**

STATEMENT OF POLITICAL CONTRIBUTIONS

Harbour Contractors, Inc.

(name of entity or individual)

23830 West Main Street

Plainfield, IL 60544

(address of entity or individual)

1. List the name and office of every elected official, as that term is defined in the DuPage Airport Authority's Procurement Policy, whom a contribution, exceeding \$150.00 total, was made to in the 24 months preceding the execution of this form. For each elected official, provide, in the space provided, the date of the contribution(s), the amount of the contribution(s) and the form of the contribution(s). If additional space is needed, please attach a separate sheet of paper containing a full and complete list.

Elected Official	Office	Date	Amount	Form
N/A				

NOTE: If this statement of political contributions is being made on behalf of a business entity or other type of organization, a separate, additional, statement of political contributions may be required by the DuPage Airport Authority. When making this statement of political contributions in an individual capacity, you must include contribution(s) made by your spouse and dependant children. See pages 11-13 of the Procurement Policy of the DuPage Airport Authority for said requirements.

VERIFICATION:

"I declare that this statement of political contributions (including any accompanying lists of contributions) has been examined by me and to the best of my knowledge and belief is a true, correct and complete statement of my (or the entities) political contributions as required by the Procurement Policy of the DuPage Airport Authority. Further, by signing this document I authorize the DuPage Airport Authority to disclose this information as it sees fit."

2/15/22
(date)


(signature)

V.P.
(title of signer, if a business)



TO: Board of Commissioners
FROM: Mark Doles
Executive Director
RE: Authorization of Resolution 2022-2519, Authorizing the Execution of Construction Phase Task Order No. 44C with CH2M Pre-Construction and Construction Phase Support Services – Parts C & D
DATE: June 9, 2022

SUMMARY:

This is a request to authorize execution of a Task Order for Pre-Construction & Construction Phase Support Services – Parts C and D with CH2M relating to the approved construction of the hangar.

Because of the magnitude of the project, the Airport Authority requires assistance in the form of independent oversight of this construction project. The scope of this Agreement includes, but is not limited to:

- Review of project to ensure bridging documents are being adhered to
- Review of design submittals
- Act as owner’s representative to assist with negotiation and preparation of any field changes
- Coordination , review and acceptance of certifications, shop drawings, and submittals
- Respond to all correspondence and request for information from the Design Builder
- Perform field observations of construction activities (apron, structure and utilities)
- Field inspection will be onsite two to four days per week for the duration of the project as required based upon activities
- Review of payment applications
- Attendance at weekly construction meetings

Staff received a proposal from CH2M not-to-exceed \$404,000.29 for these pre-construction and construction phase support services. This proposed fee is 2.99% of the total estimated actual construction cost. On the construction of previous hangars, an independent fee analysis was performed that supported a fee in the range of 3-4% of the construction value. This fee appears fair and reasonable based upon that data and is comparable to fees associated with the same services as were performed on the most recent hangar construction project.

PREVIOUS COMMITTEE/BOARD ACTION:

Not applicable.

REVENUE OR FUNDING IMPLICATIONS:

The FY'2022 Capital budget includes \$19,150,000 for the construction of this project. Based upon the GMP proposal from Harbour and other known costs, the following will be the committed and remaining funds.

2022 Capital Budget	\$19,150,000
Shortlisted Firm Stipend to Prepare GMP Estimates	(\$6,000)
Harbour GMP Design-Build Contract	(\$17,012,178)
Owner's Contingency (includes allowances, permit fees and Builder's Risk Insurance) – 5.0%	(\$855,000)
CH2M Task Order Construction Phase Services	(\$404,000)
Parking Lot State Grant Project (Total Value \$450K, DAA share 10%)	(\$45,000)
DAA Remaining Budgeted Funds 4.3%	
\$827,822	

STAKEHOLDER PROCESS:

Not applicable

LEGAL REVIEW:

Legal counsel has previously reviewed the Master Agreement to which the existing Task Order and proposed amendment with CH2M will apply.

ATTACHMENTS:

- Task Order No. 44C
- Resolution 2022-2519, Authorizing the Execution of Construction Phase Task Order No. 44C with CH2M Pre-Construction and Construction Phase Support Services – Parts C & D

ALTERNATIVES:

The Board can deny, modify or amend this issue.

RECOMMENDATION:

It is the recommendation of the Executive Director and staff that the Board approve proposed Resolution 2022-2519, Authorizing the Execution of Construction Phase Task Order No. 44C with CH2M Pre-Construction and Construction Phase Support Services – Parts C & D.

DuPage Airport

Task Order #44C, Tenant Hangar–Pre-Construction & Construction Phase Support Services-Parts C & D

CH2M, 04/20/2022

Project Overview

This scope of services involves professional Construction Support services to be provided by CH2M HILL, INC., (CH2M), a wholly owned subsidiary of Jacobs, associated with a new 48,000 square foot Tenant hangar at the DuPage Airport (DPA). Design Bridging Documents were completed under Task Orders #44A & 44B. Completion of design and construction is to be carried out by the successful bidder. Tasks included in this scope include:

- Pre-Construction Support Services (Part C)
- Construction Phase Support Services (Part D)

DuPage Airport will utilize the hangar as a storage facility to accommodate various aircraft and associated ground support equipment. The design will incorporate office space with restrooms for two separate tenants, with full build-out for one tenant and partial build-out for the second tenant included in the base bid. A deductive alternate provides for partial build-outs in both tenant spaces.

Design will be in accordance with current editions of relevant regulatory requirements, including but not limited to, the Illinois Department of Transportation Building Codes, City of West Chicago Building Codes, and appropriate FAA Advisory Circulars.

This document is intended to define the scope of services to support the Design-Build Request for Proposal review, review and oversight of design completion, and oversight of construction of the Project, to be carried out by DAA's selected Design-Build (DB) Contractor.

Project Team

CH2M will be responsible for task management, quality assurance, stakeholder coordination, research, data collection and analysis, review of received bids, design review, and construction support services, under the supervision of a project Resident Engineer (RE).

Scope of Services

As part of this project, CH2M will perform the following tasks:

Part C – Pre-Construction Support

- 1.0 Design-Build Request for Proposal support: Provide responses to Contractor bid phase questions and support bid process and contractor pricing as requested by DAA. 100 hours is allocated for this support.
- 2.0 Design Phase Submittals and Requests for Information (RFI): Review and respond to Submittals (max. 12), RFIs (max. 10), and Substitution Requests (max. 4) to clarify design intent of previously issued Bridging Documents and as requested by Owner.

Reviews and responses will be completed within 14 calendar days of receipt of the Submittal.

- 3.0 D-B Submittal Review: Perform review of Contractor’s design-build documents for adherence to design intent and meeting Owner’s project goals. Design Submittal Reviews will be completed within 21 calendar days of receipt of the Submittal.
 - 3.1 60% Design Submittal Review
 - 3.2 100% Design Submittal Review
- 4.0 Project management to include coordination, communication and tracking of overall project status, budget, schedule, and invoicing.

Part D – Construction Phase Support Services

- 5.0 The project Resident Engineer will perform full-time, on-site supervision, inspection and reporting, and manage the Construction Phase Services for the project including the following:
 - 5.1 Task management and coordination.
 - 5.2 Attend one pre-construction meeting on-site, Project Manager will also attend. Preparation of agenda and meeting materials will be performed by the DB Contractor.
 - 5.3 Attend weekly construction progress meetings. Agenda and meeting minutes to be completed by the DB Contractor.
 - 5.4 Quality Assurance will consist of oversight of Quality Control Sampling and Testing of Materials as required by the Project Plans and Specifications and performed by the DB Contractor or assignee as well as review of submitted quality documentation for conformance and compliance. Separate materials sampling and testing by CH2M is not included in the scope.
 - 5.5 Perform construction observation/inspection daily and provide written progress reports weekly.
 - 5.6 Submittal management, routing, documentation (log maintenance) and coordination. Review of Shop Drawings and Submittals during construction will be performed by the DB Contractor.
 - 5.7 RFI management, routing, documentation (log maintenance) and coordination. Review and response to Requests for Information (RFIs) during construction will be performed by the DB Contractor.
 - 5.8 Obtain and review material certifications and test results for building materials prior to use in construction and reject or approve as required.
 - 5.9 Review Change Order (COR) and Contingency Adjustment requests (CAR) and provide opinion of appropriateness to Owner; for budgetary purposes, scope includes a maximum of 4 COR/CAR reviews, including revisions.
 - 5.10 Review monthly Contractor Pay Applications and provide opinion of appropriateness to Owner; for budgetary purposes, scope includes a maximum of 15 contractor pay application reviews, including revisions.
 - 5.11 Perform one inspection at Substantial Completion and provide punch list of items to be completed for Final Inspection.
 - 5.12 Perform one inspection at Final Completion, provide punch list of items to be completed for Final Acceptance, and oversee completion of outstanding items.
 - 5.13 Provide to DB Contractor logs, certifications, reports and other documentation as required for DB Contractor to complete Closeout Documents.

- 6.0 Project management to include coordination, communication and tracking of overall project status, budget, schedule, and invoicing.

Schedule

CH2M will complete the Task 44C services in three parts (C-Bidding, C-Design & D), as defined in the Scope of Services, under the following schedule:

- Part C – Bidding – Concurrent with Design-Build Request for Proposal Process – Assume 3 months.
- Part C – Design – Concurrent with Design-Build Contractor Schedule – Assumed to be 6 months for cost estimating.
- Part D – Concurrent with Design-Build Contractor Schedule - Assumed to be 12 months with a 2 month overlap of design for cost estimating.
- Total project duration is anticipated at 15 months (450 days).

Deliverables

Project Deliverables are summarized in the Scope of Services section above. Deliverables will be provided electronically, in pdf format. Documents will be formatted for 8.5”x11” printing, unless noted otherwise or as required by Authorities Having Jurisdiction.

Assumptions

1. DAA will provide an airport escort as needed during site visits and access to the site will be made available to CH2M during normal business hours.
2. DAA will provide available existing documents pertaining to the project work area for reference. Information obtained from these documents is assumed to be accurate and complete, unless otherwise indicated.
3. Front end contract documents for bidding will be provided by DAA.
4. Evaluation by specialty engineers will be considered additional services and will be negotiated on a case-by-case basis under a separate task authorization.
5. Pre-Construction Support services include one bid selection cycle with RFI question and responses.
6. Assumes DAA will provide a work area for the RE during construction.
7. Items specifically excluded from this scope of work, that would require additional release to add, include the following:
 - a. Environmental and hazardous materials assessment and remediation services. CH2M shall at no time take title, risk of loss or ownership of hazardous materials or wastes encountered during the performance of this project. DAA recognizes that CH2M assumes no risk and/or liability for hazardous materials encountered while performing any services associated with such hazardous waste.
 - b. Site visits to other facilities.
 - c. Recommendations or design pertaining to areas of the facility outside the scope of this document.
 - d. Final design and construction documents.

- e. Permitting services.
 - f. Any other services not specifically included in this scope of work.
8. CH2M will not be responsible for the accuracy or completeness of Contractor-developed documents, nor for means, methods and safety protocols during construction.

Contract Provisions

CH2M has prepared this proposal with the understanding that the services enumerated in this Task Order #44C scope of work and the attached “Cost Breakdown” estimate, CH2M HILL INC. will be compensated for its actual cost plus fixed fee as outlined in the scope above with the Total Project cost included below. This effort constitutes 396 Hours of Part C – Preconstruction Support Services and 2,701 hours of Part D Construction Phase Support Services.

Total Project Cost (Part C + Part D)

- Actual Cost = \$354,687.59
- Fixed Fee = \$49,312.70
- Total Not-to-Exceed Contract Authorized Amount = \$404,000.29

EXHIBIT II, Task Order #44C
DuPage Airport Authority
COST BREAKDOWN

NAME OF FIRM				
CH2M				
PROJECT NUMBER(S) AND DESCRIPTION				DATE
Task Order #44C, Tenant Hangar - Pre-Construction & Construction Phase Services				April 20, 2022
I. DIRECT COSTS				
Work Classification	No. Hours	Rate / Hour	Total	
1 Principal	0	\$ 75.00	\$ -	
2 Senior Project Manager	78	\$ 104.22	\$ 8,129.16	
3 Project Manager	0	\$ 75.00	\$ -	
4 Project Engineer	0	\$ 71.12	\$ -	
5 Senior Civil Engineer	10	\$ 75.00	\$ 750.00	
6 Senior Electrical Engineer	22	\$ 88.66	\$ 1,950.52	
7 Senior Structural Engineer	22	\$ 76.76	\$ 1,688.72	
8 Senior Mechanical Engineer	22	\$ 86.11	\$ 1,894.42	
9 Senior Planner/Architect	10	\$ 81.36	\$ 813.60	
10 Cost Estimator	0	\$ 68.42	\$ -	
11 Resident Engineer	2212	\$ 56.50	\$ 124,978.00	
12 Architect	216	\$ 45.68	\$ 9,866.88	
13 Civil Engineer	169	\$ 42.41	\$ 7,167.29	
14 Structural Engineer	102	\$ 66.36	\$ 6,768.72	
15 Drainage Engineer	34	\$ 34.06	\$ 1,158.04	
16 Electrical Engineer	46	\$ 47.05	\$ 2,164.30	
17 Mechanical Engineer	36	\$ 61.19	\$ 2,202.84	
18 Planner	0	\$ 46.62	\$ -	
19 Staff Engineer	0	\$ 34.47	\$ -	
20 Material Coordinator	0	\$ 48.60	\$ -	
21 Quality Control	0	\$ 43.00	\$ -	
22 Senior CADD Technician	12	\$ 49.30	\$ 591.60	
23 CADD Technician	16	\$ 36.25	\$ 580.00	
24 Field Inspector	0	\$ 38.40	\$ -	
25 Project Controls	34	\$ 65.20	\$ 2,216.80	
26 Admin Staff	56	\$ 31.60	\$ 1,769.60	
Total Labor Hours	3097			
TOTAL OF SECTION I			\$ 174,690.49	
II. IN-HOUSE REPRODUCTION COSTS			\$ -	
III. MATERIALS AND SUPPLIES (Not included in G&A Costs)			\$ -	
IV. INDIRECT COSTS (Furnish details)				
1. Overhead on Direct Labor - Percentage - Field Rate (RE Only)	91.490%	\$	114,342.37	
2. Overhead on Direct Labor - Percentage - Office Rate	102.700%	\$	51,054.73	
3. General and Administrative Costs (% Direct Labor)	0.00%	\$	-	
A. Profit - % of All above Direct and Indirect Costs	14.50%	\$	49,312.70	
TOTAL OF SECTION IV			\$ 214,709.80	
V. TOTAL OF SECTIONS I, II, III AND IV			\$ 389,400.29	
VI. REIMBURSABLE ITEMS				
1. Subconsultant: None		\$	-	
2. RE vehicle - Pick-up or SUV - \$1,100/month for 12 months = \$10,800		\$	10,800.00	
3. Printing, Mail/Courier services		\$	500.00	
4. Travel 3 trips (1-Mechanical, 1-Electrical, 1--Architechural)		\$	3,300.00	
TOTAL OF SECTION VI			\$ 14,600.00	
VII. PROPOSAL (TOTAL OF SECTIONS V AND VI)			\$ 404,000.29	
REMARKS (Identify by Section and Item Number, if applicable, if additional space is required, use separate blank sheet of paper.)				
Labor rates are based on contract classification rates.				
Labor hours are estimated, not to be construed as maximum or minimum for any given labor category.				
The proposed total represents a not to exceed amount.				

RESOLUTION 2022-2519

Authorizing the Execution of Construction Phase Task Order No. 44C with CH2M Pre-Construction and Construction Phase Support Services – Parts C & D

WHEREAS, the DuPage Airport Authority, an Illinois Special District (“Authority”), previously selected CH2M to provide planning, design and construction services for various construction projects pursuant to the Local Government Professional Services Selection Act, 50 ILCS 510/0.01 et seq.;

WHEREAS, the Authority expects to pursue the accomplishment of a project described as Hangar Construction (the "Project"); and

WHEREAS, the Authority has previously entered into a Contract with CH2M for work at the DuPage Airport and is in receipt of Task Order No. 44C from CH2M for submittal review and construction phase services on the Project for a total not-to-exceed amount of \$404,000.29; and

WHEREAS, the Authority finds that the cost to provide said services is reasonable and deems it to be in the best interest of the Authority to enter into Task Order No. 44C with CH2M for such submittal review and construction phase services; and

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the DuPage Airport Authority hereby authorizes the Executive Director, Mark Doles to execute Task Order No. 44C with CH2M for a total not-to-exceed amount of \$404,000.29 and to take whatever steps necessary to effectuate the terms of said Task Order on behalf of the Authority.

This resolution shall be in full force and effective immediately upon its adoption and approval.

Karyn M. Charvat _____
Juan E. Chavez _____
Joshua S. Davis _____
Herbert A. Getz _____
Anthony M. Giunti Jr. _____

Gina R. LaMantia _____
Michael V. Ledonne _____
Donald C. Sharp _____
Daniel J. Wagner _____

Passed and approved by the Board of Commissioners of the DuPage Airport Authority this 15th day of June 2022.

CHAIRMAN

(ATTEST)

SECRETARY

RESOLUTION 2022-2519



TO: Board of Commissioners

FROM: Dan Barna
Operations and Capital Program Manager

THROUGH: Mark Doles
Executive Director

RE: Proposed Resolution 2022-2520; Authorizing the Execution of a Planning and Design Phase Engineering Services Agreement with Crawford, Murphy & Tilly, Inc. for the State Capital Improvement Program Project Known as: Construct Hangar Parking Lot

DATE: June 6, 2022

SUMMARY:

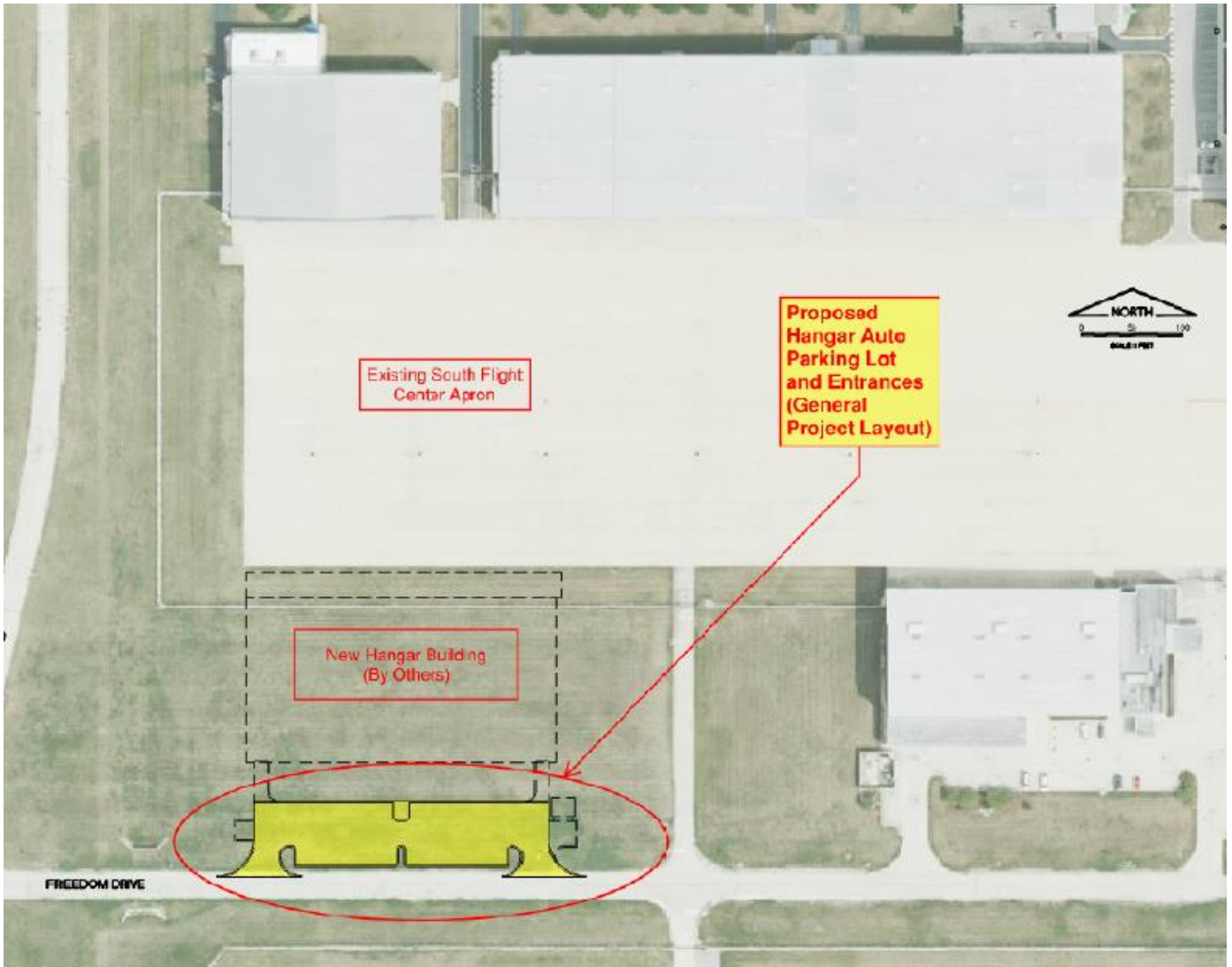
The Illinois Department of Transportation, Division of Aeronautics and the DuPage Airport Authority desire sponsoring a State Capital Improvement Program project known as: Construct Hangar Parking Lot.

The scope of work for this project consists of constructing an auto parking lot and roadway entrances that will serve the future 48,000 square foot hangar on the southwest corner of the South High Tail Ramp.

The Authority previously selected Crawford, Murphy & Tilly, Inc. (“CMT”) for providing design and construction phase engineering services related to this project. Staff is in receipt of a Planning and Design Phase Engineering Services Agreement from CMT for a total not-to-exceed amount of \$44,100.

The Authority anticipates receiving 90% reimbursement from the Rebuild Illinois Capital Investment Program to accomplish these services.

Exhibit is depicted on the next page.



PREVIOUS COMMITTEE/BOARD ACTION:

None.

REVENUE OR FUNDING IMPLICATIONS:

State Funding (Multi-modal Transportation Bond Funds)	\$405,000
DuPage Airport Authority (Local) Funding	\$45,000
Total Project Cost	\$450,000

The Authority anticipates receiving 90% reimbursement from the Rebuild Illinois Capital Investment Program to accomplish these services. Funding for this project is included in the 2022 Capital Budget.

STAKEHOLDER PROCESS:

None.

LEGAL REVIEW:

Legal counsel has previously reviewed the State of Illinois Department of Transportation, Division of Aeronautics Standard Agreement for Consultant Services at Illinois Airports for A/E, Planning and Special Services.

ATTACHMENTS:

- Proposed Resolution 2022-2520; Authorizing the Execution of a Planning and Design Phase Engineering Services Agreement with Crawford, Murphy & Tilly, Inc. for the State Capital Improvement Program Project Known as: Construct Hangar Parking Lot.

ALTERNATIVES:

The Board can deny, modify or amend this issue.

RECOMMENDATION:

It is the recommendation of the Executive Director and Staff that the Board approve Proposed Resolution 2022-2520; Authorizing the Execution of a Planning and Design Phase Engineering Services Agreement with Crawford, Murphy & Tilly, Inc. for the State Capital Improvement Program Project Known as: Construct Hangar Parking Lot.

RESOLUTION 2022-2520

Authorizing the Execution of a Planning and Design Phase Engineering Services Agreement with Crawford, Murphy & Tilly, Inc. for the State Capital Program Project Known as: Construct Hangar Parking Lot

WHEREAS, the DuPage Airport Authority, an Illinois Special District (“Authority”), previously selected Crawford, Murphy & Tilly, Inc. (“CMT”) to provide planning, design and construction services for various Airport Improvement Program projects pursuant to the Local Government Professional Services Selection Act, 50 ILCS 510/0.01 et seq.;

WHEREAS, the Authority expects to pursue the accomplishment of a State Capital Program project described as Construct Hangar Parking Lot (the "Project"); and

WHEREAS, the Authority has applied for State assistance in procuring State funds to accomplish the Project; and

WHEREAS, the Authority is in receipt of a Planning and Design Phase Engineering Services Agreement from CMT to provide planning and design phase services for the Project for a total not-to-exceed amount of \$44,100; and

WHEREAS, the Authority anticipates receiving 90% reimbursement from State funds to accomplish said services; and

WHEREAS, the Authority finds that the cost to provide said services is reasonable and the Board of Commissioners of the Authority deem it to be in the best interest of the Authority to enter into a Planning and Design Phase Engineering Services Agreement with CMT for the Project; and

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the DuPage Airport Authority hereby authorizes the Executive Director, Mark Doles, to execute a Planning and Design Phase Engineering Services Agreement with CMT for a total not-to-exceed amount of \$44,100 and to take whatever steps necessary to effectuate the terms of said Agreement on behalf of the Authority.

This resolution shall be in full force and effective immediately upon its adoption and approval.

Karyn M. Charvat _____
Juan E. Chavez _____
Joshua S. Davis _____
Herbert A. Getz _____
Anthony M. Giunti Jr. _____

Gina R. LaMantia _____
Michael V. Ledonne _____
Donald C. Sharp _____
Daniel J. Wagner _____

Passed and approved by the Board of Commissioners of the DuPage Airport Authority this 15th day of June, 2022.

CHAIRMAN

(ATTEST)

SECRETARY

TO: Board of Commissioners

FROM: Dan Barna
Operations and Capital Program Manager

THROUGH: Mark Doles
Executive Director

RE: Proposed Resolution 2022-2521; Authorizing the Execution of Design Phase Task Order No. 4 with Crawford, Murphy & Tilly, Inc. for the Project: Airfield Pavement Repairs

DATE: June 7, 2022



SUMMARY:

The Airport Authority’s 2022 Capital Budget includes a project to remove and replace several airfield concrete pavement panels, isolated drainage structures and hangar apron areas.

Staff is in receipt of a design phase task order from Crawford, Murphy & Tilly, Inc. (“CMT”) to conduct geotechnical investigation, design development, construction plans and specifications, and to provide assistance during bidding and permitting for a total not-to-exceed amount of \$18,770.

PREVIOUS COMMITTEE/BOARD ACTION:

None.

REVENUE OR FUNDING IMPLICATIONS:

2022 Capital Budget	\$475,000
CMT Design Phase Task Order No. 4	(\$18,770)
	\$456,230

STAKEHOLDER PROCESS:

No stakeholders have been identified at this time.

LEGAL REVIEW:

Legal counsel has previously drafted the standard form task order being utilized for this project.

ATTACHMENTS:

- Proposed Resolution 2022-2521; Authorizing the Execution of Design Phase Task Order No. 4 with Crawford, Murphy & Tilly, Inc. for the Project: Airfield Pavement Repairs.

ALTERNATIVES:

The Board can deny, modify or amend this issue.

RECOMMENDATION:

It is the recommendation of the Executive Director and Staff that the Board approve Proposed Resolution 2022-2521; Authorizing the Execution of Design Phase Task Order No. 4 with Crawford, Murphy & Tilly, Inc. for the Project: Airfield Pavement Repairs.

RESOLUTION 2022-2521

Authorizing the Execution of Design Phase Task Order No. 4 with Crawford, Murphy & Tilly, Inc. for the Project: Airfield Pavement Repairs

WHEREAS, the DuPage Airport Authority, an Illinois Special District (“Authority”), previously selected Crawford, Murphy & Tilly, Inc. to provide planning, design and construction services for various construction projects pursuant to the Local Government Professional Services Selection Act, 50 ILCS 510/0.01 et seq.;

WHEREAS, the Authority expects to pursue the accomplishment of a project described as Airfield Pavement Repairs (the "Project"); and

WHEREAS, the Authority has previously entered into a Contract with Crawford, Murphy & Tilly, Inc. for work at the DuPage Airport and is in receipt of Task Order No. 4 from Crawford, Murphy & Tilly, Inc. for design phase services on the Project for a total not-to-exceed amount of \$18,770; and

WHEREAS, the Authority finds that the cost to provide said services is reasonable and deems it to be in the best interest of the Authority to enter into Task Order No. 4 with Crawford, Murphy & Tilly, Inc. for such design phase services; and

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the DuPage Airport Authority hereby authorizes the Executive Director, Mark Doles to execute Task Order No. 4 with Crawford, Murphy & Tilly, Inc. for a total not-to-exceed amount of \$18,770 and to take whatever steps necessary to effectuate the terms of said Task Order on behalf of the Authority.

This resolution shall be in full force and effective immediately upon its adoption and approval.

Karyn M. Charvat	_____	Gina R. LaMantia	_____
Juan E. Chavez	_____	Michael V. Ledonne	_____
Joshua S. Davis	_____	Donald C. Sharp	_____
Herbert A. Getz	_____	Daniel J. Wagner	_____
Anthony M. Giunti Jr.	_____		

Passed and approved by the Board of Commissioners of the DuPage Airport Authority this 15th day of June 2022.

CHAIRMAN

(ATTEST)

SECRETARY

RESOLUTION 2022-2521



TO: Board of Commissioners

FROM: Dan Barna
Operations and Capital Program Manager

THROUGH: Mark Doles
Executive Director

RE: Proposed Resolution 2022-2522; Authorizing the Execution of a Planning and Design Phase Engineering Services Agreement with Crawford, Murphy & Tilly, Inc. for the Airport Improvement Program Project Known as: Reconfigure Taxiway Echo

DATE: June 6, 2022

SUMMARY:

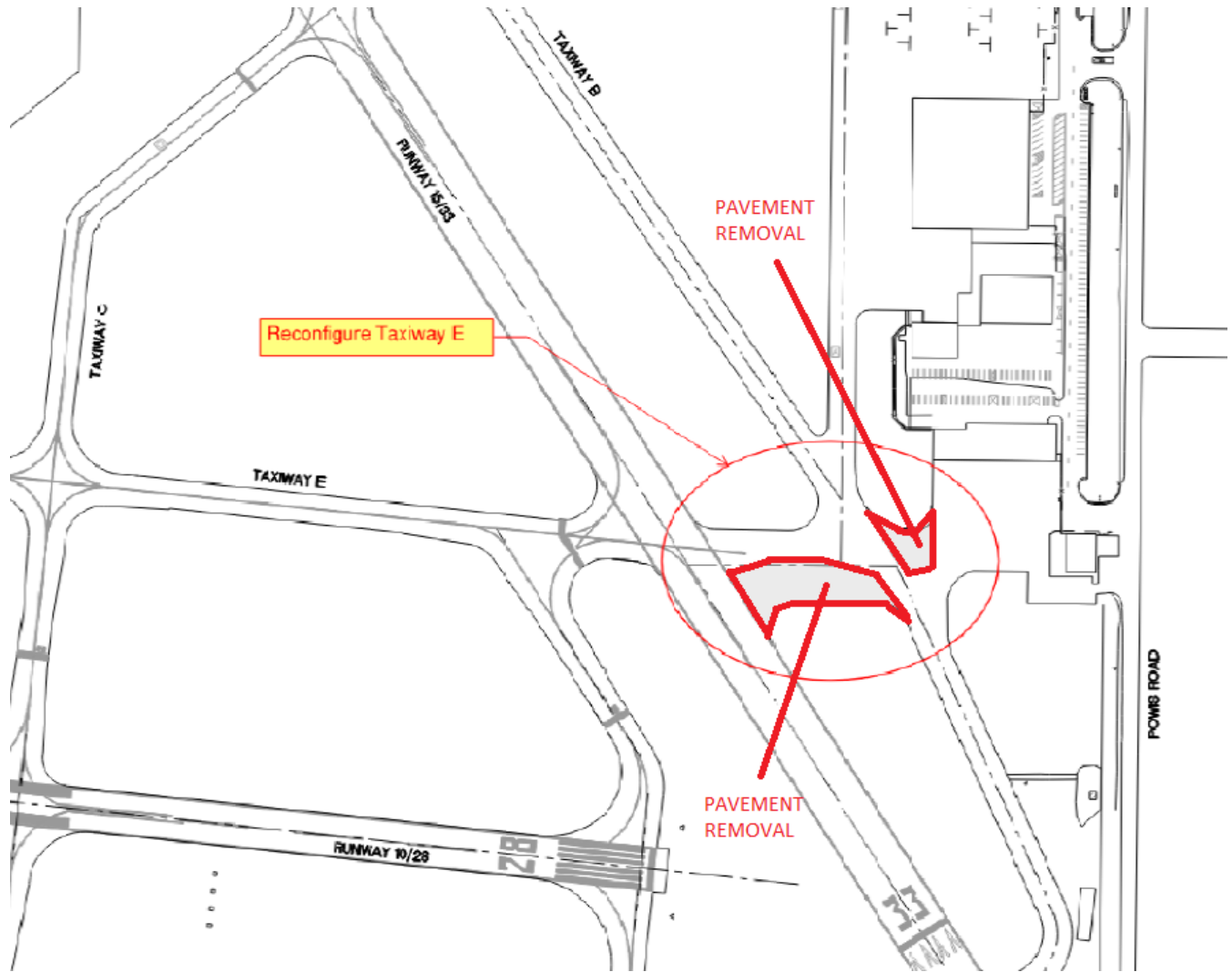
The Illinois Department of Transportation, Division of Aeronautics and the DuPage Airport Authority desire sponsoring an Airport Improvement Program project known as: Reconfigure Taxiway Echo.

Based upon recent FAA Runway Safety Action Team recommendations, the scope of work for this project consists of reconfiguring Taxiway Echo between Runway 15-33 and Taxiway Bravo. The existing taxiway pavement in the area is excessively wide and can cause pilot confusion. The proposed reconfiguration will remove pavement to standardize taxiway width and will eliminate direct access from an apron to a runway, reducing the potential for a runway incursion.

The Authority previously selected Crawford, Murphy & Tilly, Inc. (“CMT”) for providing design and construction phase engineering services related to this project. Staff is in receipt of a Planning and Design Phase Engineering Services Agreement from CMT for a total not-to-exceed amount of \$73,900.

The Authority anticipates receiving 95% reimbursement from Federal and State Funds to accomplish these services.

Exhibit is depicted on the next page.



PREVIOUS COMMITTEE/BOARD ACTION:

None.

REVENUE OR FUNDING IMPLICATIONS:

Federal Funding	\$411,864
State Funding	\$22,881
DuPage Airport Authority (Local) Funding	\$22,881
Total Project Cost	\$457,626

The Authority anticipates receiving 95% reimbursement from Federal and State Funds to accomplish these services. Funding for this project is included in the 2022 Capital Budget.

STAKEHOLDER PROCESS:

None.

LEGAL REVIEW:

Legal counsel has previously reviewed the State of Illinois Department of Transportation, Division of Aeronautics Standard Agreement for Consultant Services at Illinois Airports for A/E, Planning and Special Services.

ATTACHMENTS:

- Proposed Resolution 2022-2522; Authorizing the Execution of a Planning and Design Phase Engineering Services Agreement with Crawford, Murphy & Tilly, Inc. for the Airport Improvement Program Project Known as: Reconfigure Taxiway Echo.

ALTERNATIVES:

The Board can deny, modify or amend this issue.

RECOMMENDATION:

It is the recommendation of the Executive Director and staff that the Board approve Proposed Resolution 2022-2522; Authorizing the Execution of a Planning and Design Phase Engineering Services Agreement with Crawford, Murphy & Tilly, Inc. for the Airport Improvement Program Project Known as: Reconfigure Taxiway Echo.

RESOLUTION 2022-2522

Authorizing the Execution of a Planning and Design Phase Engineering Services Agreement with Crawford, Murphy & Tilly, Inc. for the Airport Improvement Program Project Known as: Reconfigure Taxiway Echo

WHEREAS, the DuPage Airport Authority, an Illinois Special District (“Authority”), previously selected Crawford, Murphy & Tilly, Inc. (“CMT”) to provide planning, design and construction services for various Airport Improvement Program projects pursuant to the Local Government Professional Services Selection Act, 50 ILCS 510/0.01 et seq.;

WHEREAS, the Authority expects to pursue the accomplishment of an Airport Improvement Program project described as Reconfigure Taxiway Echo (the "Project"); and

WHEREAS, the Authority has applied for State assistance in procuring Federal and/or State funds to accomplish the Project; and

WHEREAS, the Authority is in receipt of a Planning and Design Phase Engineering Services Agreement from CMT to provide planning and design phase services for the Project for a total not-to-exceed amount of \$73,900; and

WHEREAS, the Authority anticipates receiving 95% reimbursement from Federal and State funds to accomplish said services; and

WHEREAS, the Authority finds that the cost to provide said services is reasonable and the Board of Commissioners of the Authority deem it to be in the best interest of the Authority to enter into a Planning and Design Phase Engineering Services Agreement with CMT for the Project; and

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the DuPage Airport Authority hereby authorizes the Executive Director, Mark Doles, to execute a Planning and Design Phase Engineering Services Agreement with CMT for a total not-to-exceed amount of \$73,900 and to take whatever steps necessary to effectuate the terms of said Agreement on behalf of the Authority.

This resolution shall be in full force and effective immediately upon its adoption and approval.

Karyn M. Charvat _____
Juan E. Chavez _____
Joshua S. Davis _____
Herbert A. Getz _____
Anthony M. Giunti Jr. _____

Gina R. LaMantia _____
Michael V. Ledonne _____
Donald C. Sharp _____
Daniel J. Wagner _____

Passed and approved by the Board of Commissioners of the DuPage Airport Authority this 15th day of June, 2022.

CHAIRMAN

(ATTEST)

SECRETARY

RESOLUTION 2022-2523
APPROVING THE EXECUTION OF A VACANT LAND PURCHASE AGREEMENT
WITH BI DEVELOPER LLC

WHEREAS, the DuPage Airport Authority owns a certain approximate 42-acre parcel of real property between Illinois Route 38 and the Union Pacific rail line (the “Subject Property”) in fee simple interest; and

WHEREAS, on November 15, 2017, the Authority declared certain real estate in the DuPage Business Center, including the Subject Property, to be surplus and authorized the publication of a Notice for Public Sale to the general public for the sale of the Subject Property and other real estate in the DuPage Business Center; and

WHEREAS, on November 30, 2017, the Authority offered certain real estate in the DuPage Business Center, including the Subject Property, for sale to the general public by publishing said offer in the Daily Herald and asking for written offers to be received by the Executive Director of the Authority; and

WHEREAS, BI Developer LLC has offered to purchase the Subject Property for the sum of \$8,421,803; and

WHEREAS, the Authority deems it in the best interests of the Authority and the general public to declare the Subject Property surplus and enter into the Vacant Land Purchase Agreement, attached hereto as Exhibit A, with BI Developer LLC for the Subject Property.

NOW, THEREFORE, BE IT RESOLVED, THAT: the Board of Commissioners of the DuPage Airport Authority hereby authorizes the Executive Director to execute the Vacant Land Purchase Agreement with BI Developer LLC, attached hereto and made a part hereof as Exhibit A, and take whatever steps necessary to effectuate the terms of this Vacant Land Purchase Agreement on behalf of the Authority.

This Resolution shall be in full force and effect immediately upon its adoption and approval.

Karyn M. Charvat	_____	Gina R. LaMantia	_____
Juan E. Chavez	_____	Michael V. Ledonne	_____
Joshua S. Davis	_____	Donald C. Sharp	_____
Herbert A. Getz	_____	Daniel J. Wagner	_____
Anthony M. Giunti Jr.	_____		

Passed and approved by the Board of Commissioners of the DuPage Airport Authority this 15th of June, 2022.

(ATTEST)

CHAIRMAN

SECRETARY

RESOLUTION 2022-2523

EXHIBIT A

VACANT LAND PURCHASE AGREEMENT

RESOLUTION 2022-2524
APPROVING THE EXECUTION OF A NON-EXCLUSIVE DRAINAGE EASEMENT
AGREEMENT WITH GSI FAMILY INVESTMENTS OF ARIZONA LLC

WHEREAS, the DuPage Airport Authority owns property south of the Pheasant Run Golf Course, including Tower Road (the “Subject Property”) in fee simple interest; and

WHEREAS, in conjunction with the development of the Pheasant Run Golf Course property by GSI Family Investments of Arizona LLC (“GSI”), GSI has requested a non-exclusive drainage easement under portions of the Subject Property to tie into storm sewer facilities on Authority property; and

WHEREAS, the Authority deems it in the best interests of the Authority and the general public to grant GSI, Pheasant Run Industrial Park Owners Association, Inc. and the City of St. Charles a non-exclusive drainage easement and enter into the Non-Exclusive Drainage Easement Agreement, attached hereto as Exhibit A, for portions of the Subject Property.

NOW, THEREFORE, BE IT RESOLVED, THAT: the Board of Commissioners of the DuPage Airport Authority hereby authorizes the Executive Director to execute the Non-Exclusive Drainage Easement Agreement with GSI Family Investments of Arizona LLC, Pheasant Run Industrial Park Owners Association, Inc. and the City of St. Charles, attached hereto and made a part hereof as Exhibit A, and take whatever steps necessary to effectuate the terms of this Non-Exclusive Drainage Easement Agreement on behalf of the Authority.

This Resolution shall be in full force and effect immediately upon its adoption and approval.

Karyn M. Charvat	_____	Gina R. LaMantia	_____
Juan E. Chavez	_____	Michael V. Ledonne	_____
Joshua S. Davis	_____	Donald C. Sharp	_____
Herbert A. Getz	_____	Daniel J. Wagner	_____
Anthony M. Giunti Jr.	_____		

Passed and approved by the Board of Commissioners of the DuPage Airport Authority this 15th of June, 2022.

CHAIRMAN

SECRETARY

RESOLUTION 2022-2524

EXHIBIT A

VACANT LAND PURCHASE AGREEMENT