

MINUTES
DU PAGE NATIONAL TECHNOLOGY PARK BOARD
March 12, 2007

The meeting was called to order by Chairman Gorski at 2:21p.m.

Members Present: Kathy Buettner
 Gerald Gorski
 Dan Goodwin

Members Absent: Peter Huizenga

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

Other Present George Maurides, Maurides & Foley, L.L.C.
 Mark Wrzeszcz, CBBEL
 Paul Bryant, Kudrna & Associates
 Karen Courney, Wolf & Co.
 Paul Wiese, JJR
 Fred Reynolds, CenterPoint Properties
 Chris Aiston, City of Geneva
 David Bird, DAA
 Mark Doles, DAA
 Mike Masciola, DAA
 Bryon Miller, DAA

Approval of Minutes

Mbr. Buettner moved to approve the minutes of December 11, 2006 Board meeting Seconded by Mbr. Goodwin. Roll call vote: 3 ayes: Chairman Gorski and Mbrs. Buettner and Goodwin. No nays. Motion carried.

Executive Director's Report

Jack Tenison stated in the last couple of months we have received many favorable news articles on the activity at the Tech Park. Mr. Tenison credits the positive press to the Tech Park Board, the consultants as well as DAA staff.

Mr. Tenison included in the Board packet a draft report of an agreement with CenterPoint Properties ("CenterPoint") regarding the leasing of the Communications Facility. When the lease is completed it will be presented to the Capital Development Committee and the DAA Board for consideration.

Fred Reynolds of CenterPoint stated he has met with Jack Tenison and George Maurides regarding the Communications Facility lease and the attorneys for CenterPoint are looking into some questions that were brought up.

Mr. Reynolds stated he is working on submitting documents for an 83,000 sf facility.

Mr. Reynolds stated they are in the design stages for the Smart Building and are comparing the prices against the market.

Mr. Tenison stated the bids are coming in significantly lower than the approved budget for the proposed items on today's agenda and if approved it appears the Tech Park will not need to borrow as much from CenterPoint as originally projected.

Project Engineer Report

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

- *Fabyan Parkway Improvements* – The signals are up and operational. The project is 99% complete with a few punch list items that need to be finished when the weather is more amicable.
- *Roosevelt Road Improvements* – J.A. Johnson Paving began the roadwork but was hampered by inclement weather that significantly affected their ability to complete the work. A new completion date of May 15, 2007 has been established.

Financial Reports

Mr. Tenison submitted the balance sheet as of February 28, 2007 and the revised 2007 budget.

Mr. Tenison stated that at the last Board, meeting Mbr. Huizenga questioned why certain things were reported in a certain manner. Karen Courtney of Wolf & Co. sent an e-mail to the Board answering these questions. Mbr. Buettner stated she had not received that e-mail. Mr. Tenison stated he would send her a copy.

Mr. Tenison stated the most significant change in terms of dollar scope has to do with the landscape maintenance which is on the agenda today.

Mbr. Goodwin moved to approve corporate resolution 2007-1 entitled "Approve Revised 2007 Budget". Seconded by Mbr. Buettner. Roll call vote: 3 ayes: Chairman Gorski and Mbrs. Buettner and Goodwin. No nays. Motion carried.

Award Contract For Bike Path Constuction To Schroeder Asphalt In An Amount Not To Exceed \$191,436.50

Mr. Tenison stated the bids for the Bike Path construction along the west side of Technology Boulevard came in very good. Mr. Tenison stated that the low bid by Schroeder Asphalt Services Inc. was reviewed by CBBEL to check references and their recommendation is to award the contract to Schroeder Asphalt Services Inc.

Mark Wrzeszcz of CBBEL stated there was a math error on the contractors bid submittal in the amount of \$300.00 and we are holding them to the lower amount of \$191,436.50.

Mr. Wrzeszcz stated the bike path will be 4,400 lineal feet long, 10 feet wide and it will be constructed with 3" asphalt and 6" aggregate. Mr. Wrzeszcz stated it will cost approximately \$4.00 per square foot.

Mbr. Buettner moved to approve corporate resolution 2007-2 entitled "Award of DuPage National Technology Park Bike Path Construction Project No. 01-294T to Schroeder Asphalt Services, Inc." Seconded by Mbr. Goodwin. Roll call vote: 3 ayes: Chairman Gorski and Mbrs. Buettner and Goodwin. No nays. Motion carried.

Award Contract For Landscape Installation Project To Landworks Ltd.

Mr. Tenison stated bids were publicly advertised for all parkway landscaping. The bid was broken up in two components based on two different criteria. Part A was a reflection of the present West Chicago Section 10.5 landscaping requirements and Part B reflected proposed changes to Section 10.5. Mr. Tenison stated the Tech Park is in the process of seeking City approval for the changes and he is asking that the Board authorize the Part A greater amount, but should the City agree to the Section 10.5 changes, it would decrease to the Part B lesser amount.

Mr. Tenison stated the low bidder, Landworks, Ltd., has bid \$478,417 for Part A and \$276,368 for Part B and is recommending award of this contract to Landworks, Ltd.

Paul Wiese of JJR stated Landworks, Ltd would hold their bid for 90 days; however if something is not determined by fall they will only hold the price if the wholesalers do not change their prices.

Phil Luetkehans of Schirott & Luetkehans stated the public hearing process for West Chicago will take approximately 45-60 days. Mr. Luetkehans stated that up to now, all changes that have been submitted to West Chicago have been linked with changes proposed by CenterPoint. Now the Tech Park is submitting these changes independently to expedite the process.

Mbr. Goodwin moved to approve corporate resolution 2007-3 entitled "Award of DuPage National Technology Park Landscape Installation Project to Landworks, Ltd." Seconded by Mbr. Buettner. Roll call vote: 3 ayes: Chairman Gorski and Mbrs. Buettner and Goodwin. No nays. Motion carried.

Award Contract For Landscape Maintenance To Wingren Landscape In An Amount Not To Exceed \$65,300.00

Mr. Tenison stated last year the maintenance staff of the DAA assisted with the maintenance at the Tech Park and did a fine job. Mr. Tenison stated he and Byron Miller of the DAA had discussions regarding how the landscape maintenance should be handled in 2007. Mr. Tenison stated we received three proposals for landscape maintenance from Landworks, Ltd., Wingren Landscaping and Emerald Landscaping. Mr. Tenison stated a scope of work was developed that included turf maintenance, irrigation system, prairie and pond edge maintenance, preparing the vegetation reports that are required by DuPage County and the planting of seasonal flowers.

Mr. Tenison stated that Mbr. Huizenga requested retaining a design expert. Mr. Tenison stated that during 2006 there was a substantial amount of utility work at the site which affects the way the site looks and that this year we will be able to maintain the landscape at a higher level. Mr.

Tenison is suggesting the Board review the overall impact of the maintenance attention at the end of the 2007 season after the additional growth for the presently installed plant material and with the addition of the parkway landscaping before making further expenditures in this area. Mr. Tenison is recommending Wingren Landscaping in an amount not to exceed \$65,300.

Mbr. Buettner moved to approve corporate resolution 2007-4 entitled "Award of DuPage National Technology Park Landscape Maintenance Contract to Wingren Landscaping". Seconded by Mbr. Goodwin. Roll call vote: 3 ayes: Chairman Gorski and Mbrs. Buettner and Goodwin. No nays. Motion carried.

Amendments To By-Laws

George Maurides of Maurides & Foley, LLC explained the proposal to change the By-Laws of the DuPage National Technology Park including the expansion of the Board. After the discussion it was determined that it would be best to receive additional information from the State of Illinois regarding whether changes would have an impact on the Grant Agreement.

Mbr. Gorski moved to table the proposed Amendments to By-Laws until the next scheduled Board meeting or until a special meeting is called. Seconded by Mbr. Goodwin. Roll call vote: 2 ayes: Chairman Gorski and Mbr. Goodwin. 1 present: Mbr. Buettner. No nays. Motion carried.

Old Business

None

New Business

None

Adjournment

With no further business remaining before the Board, the meeting was adjourned at 3:24 p.m. on a motion by Mbr. Goodwin, seconded by Mbr. Buettner. Roll call vote: 3 ayes: Chairman Gorski and Mbrs. Buettner and Goodwin. No nays. Motion carried.

Respectfully submitted,

Patti Miller