



City of Milwaukee

P.O. Box 324
Milwaukee, WI
53201-0324

Meeting Agenda

TRAVAUX INC. BOARD OF DIRECTORS

*Willie L. Hines, Jr., President, Grady L. Crosby, Daniel
McCarthy, Mark Wagner, Eugene R. Guskowski, Ald. Khalif
Rainey, Atty. Kimberly Hurtado, Eugene Manzanet, and Joan
Zepecki*

Thursday, July 14, 2022

3:00 PM

Virtual Conference Call-in: (877) 309-2073

Access Code: 154-936-149#

To view the meeting materials electronically, please go to: <https://milwaukee.legistar.com/MeetingDetail.aspx?ID=987473&GUID=0D07783E-A224-45F0-ACE5-836975657C41&Options=info|&Search=>

Upon reasonable notice, efforts will be made to accommodate the needs of persons with disabilities who cannot access the meeting via phone. For additional information contact the Housing Authority ADA coordinator, Patricia Schmidtknecht at 286-5100, (FAX) 286-3456, (TDD) 286-3504 or by writing to the Coordinator at 650 West Reservoir, Milwaukee, WI 53212.

Call to Order

Roll Call

1. [T281](#) Approval of the minutes of the regular meeting held on June 10, 2022
2. [T282](#) Resolution approving an increase in the Gross Maximum Price (GMP) for the Carver Park Project in an amount not-to-exceed \$7.99 million

After the receipt of additional bids for this project, the amended amount of \$7.4 million as per Resolution No. T263, adopted on April 14, 2022, is no longer adequate

Attachments: [Carver Park Project Description 6.30.22](#)
[G703 Carver Revised](#)

3. [T283](#) Resolution approving an award of contract to Insulation Technologies Incorporated (Milwaukee, WI) for building exterior repairs and painting (TCP-17.1-RB) for Townhomes at Carver Park, in the amount of \$981,596.81 (Official Notice 58100)
Attachments: [Bid Tab 58100 Insulation Tech Inc for Repairs-Painting TH Carver Park](#)
4. [T284](#) Resolution approving a Change Order to Purchase Order WGVI1213 with DJS Construction LLC for drywall (labor only) in Blocks 12, 14, and 17 for Phase 4B Townhomes at Westlawn Gardens Phase 2, in an amount not to exceed \$234,000.00

The original contract amount was for \$50,000.00. During construction, additional drywall work beyond the original scope was required with an additional amount not-to-exceed \$234,000.00, resulting in a new total of

\$284,000.00. This now exceeds the \$250,000.00 threshold requiring Board approval.

Attachments: [Change Order for DJS Construction POWGVI1213-analysis-recommendation F](#)

5. [T280](#) Resolution authorizing the use of AIA Document A102-2017 for Westlawn Renaissance V LLC, Westlawn Renaissance VII LLC and Townhomes at Carver Park LLC

This resolution will authorize management to use the AIA document A102-2017 as required by the Wisconsin Housing and Economic Development Authority (WHEDA) as lender and tax allocating agency, instead of the previously approved A133-2009. This changes the role of Travaux, Inc. on the contract from Construction Manager to General Contractor. Both documents, however, requires a Cost Plus with Gross Maximum Price methodology in setting the contract amount. Investors are agreeable to this change

Attachments: [Final A102-2017_21-043 Travaux \(WRV\) General Contractor \(2\)](#)
[Final A201-2017_21-044 Travaux \(WRVII\) General Contractor](#)
[Final A102-2017_21-045 Travaux \(Townhomes at Carver\) General Contractor](#)
[Sample Contract A102-2017 for WLR V-WLR VII and Townhomes](#)

6. [T285](#) Report from the President

7. [T286](#) The Board may receive a motion to convene in closed session pursuant to Section 19.85(1)(g) Wis. Stats. to confer with a representative of legal counsel who will render oral or written advice concerning strategy to be adopted by the Board with respect to litigation in which it is or is likely to become involved. The Board may then reconvene in open session concerning any such item following the closed session, however it is expected that the Board will adjourn the meeting in the Closed Session

Adjournment

Upon reasonable notice, efforts will be made to accommodate the needs of persons with disabilities through sign language interpreters or auxiliary aids. For additional information or to request this service, contact the Housing Authority ADA Coordinator, Patricia Schmidtknecht at 286-5100, (FAX) 286-3456, (TDD) 286-3504 or by writing to the Coordinator at 650 West Reservoir, Milwaukee, WI 53212.

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