



## Legislation Details (With Text)

<b>File #:</b>	R13317	<b>Version:</b>	0
<b>Type:</b>	Housing Authority Resolution	<b>Status:</b>	Passed
<b>File created:</b>	4/7/2022	<b>In control:</b>	HOUSING AUTHORITY
<b>On agenda:</b>	4/13/2022	<b>Final action:</b>	4/13/2022
<b>Effective date:</b>			
<b>Title:</b>	Resolution approving an award of contract to increase the amount to Travaux, Inc. (Milwaukee, WI) to be the Construction Manager as Constructor for the Townhomes at Carver in an amount not to exceed \$ 7.4 million		
<b>Sponsors:</b>	THE CHAIR		
<b>Indexes:</b>			
<b>Attachments:</b>	1. Carver - Project Description 4.1.22, 2. Carver Detailed Statement Forecast and Uses _9%_S U-2022.03.23, 3. Carver - G703		

Date	Ver.	Action By	Action	Result	Tally
4/13/2022	0	HOUSING AUTHORITY	ADOPTED	Pass	2:0

13317

Second

R13266 adopted 10/13/2021

Resolution approving an award of contract to increase the amount to Travaux, Inc. (Milwaukee, WI) to be the Construction Manager as Constructor for the Townhomes at Carver in an amount not to exceed \$ 7.4 million

WHEREAS, WHEREAS, Townhomes at Carver Project received Commitment for Housing Assistance Payments (CHAP) under the Rental Assistance Demonstration (RAD) from the Housing and Urban Development (HUD); and

WHEREAS, the Housing Authority of the City of Milwaukee (HACM) received an allocation of Low Income Housing Tax Credits from the Wisconsin Housing and Economic Development Authority for the rehabilitation of 122 rental housing units; and

WHEREAS, HACM incorporated Townhomes at Carver LLC to be the owner entity for this Project; and

WHEREAS, HACM is the developer and the Managing Member of Townhomes at Carver LLC through its wholly owned Limited Liability Company, Townhomes at Carver Development LLC; and

WHEREAS, HACM formed its instrumentality Travaux, Inc. to strategically position its own development and construction capacity and provide services both to HACM and to entities outside of its portfolio; and

WHEREAS, after bidding out about 73% of the trades for this project, the initial amount set of \$5.35mm as per Resolution No. R13266 (passed 10/31/21) is no longer adequate; and

WHEREAS, the Secretary-Executive Director recommends that Townhomes at Carver LLC enters into a contract with Travaux, Inc. for an amount not to exceed the amount indicated in this resolution; now, therefore, be it

RESOLVED, by the Housing Authority of the City of Milwaukee approved entering into a contract with Travaux, Inc. to be the construction manager as constructor for Townhomes at Carver project; and, be it

FURTHER RESOLVED, that the proper officers of the Authority are hereby authorized and directed to properly execute said contract for and on behalf of the Authority and Townhomes at Carver LLC; and, be it

FURTHER RESOLVED, that if any extensions of the time of performance and change orders are needed, the Chairman or Secretary-Executive Director may approve such request without any further action of the Authority; and, be it

FURTHER RESOLVED, that all acts previously performed, relative to this matter, by the Commissioners and the Secretary Executive Director of the Authority, be and hereby are approved, ratified, and confirmed in all respects.

Attachments:

Project Description

Detailed Project Sources & Uses

G703

Housing Management, Fernando Aniban, 04/07/2022