



City of Milwaukee

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

Meeting Minutes

TRAVAUX INC. BOARD OF DIRECTORS

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

Thursday, January 13, 2022

3:00 PM

Virtual Mtg Call-in: 1-866-899-4679

Access Code: 290-889-621#

To view the meeting materials electronically, please go to:

[https://milwaukee.legistar.com/MeetingDetail.aspx?](https://milwaukee.legistar.com/MeetingDetail.aspx?ID=922794&GUID=53D74CF4-8329-46B6-B628-DF728C3B4853&Options=info&Search=)

[ID=922794&GUID=53D74CF4-8329-46B6-B628-DF728C3B4853&Options=info&Search=](https://milwaukee.legistar.com/MeetingDetail.aspx?ID=922794&GUID=53D74CF4-8329-46B6-B628-DF728C3B4853&Options=info&Search=)

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Call to Order

Meeting called to order at 3:03pm

Roll Call

Present: 8 - McCarthy, Wagner, Hines, Jr., Manzanet, Crosby, Hurtado, Guskowski, Zepecki

Excused: 2 - Perez, Rainey

1. [T216](#) Approval of the minutes of the regular meeting held on December 10th, 2021

Sponsors: THE CHAIR

Attachments: [December 10, 2021 Travaux Minutes](#)

A motion was made by Eugene Manzanet, seconded by Joan Zepecki, that this Motion be APPROVED. This motion PREVAILED by the following vote:

Aye 8 - McCarthy Wagner Hines, Jr. Manzanet Crosby Hurtado Guskowski Zepecki

No 0

Excused 2 - Perez Rainey

2. [T217](#) Motion to designate the February 2022 Travaux Board Meeting as the 2022 Annual Meeting
- Sponsors:** THE CHAIR
- A motion was made by Dan McCarthy, seconded by Eugene Manzanet, that this Motion be APPROVED. This motion PREVAILED by the following vote:**
- Aye** 8 - McCarthy Wagner Hines, Jr. Manzanet Crosby Hurtado Guskowski Zepecki
- No** 0
- Excused** 2 - Perez Rainey
3. [T218](#) Resolution approving signatories to the Travaux, Inc. bank and financial accounts
- Sponsors:** THE CHAIR
- A motion was made by Willie Hines, Jr., seconded by Kimberly Hurtado, that this Travaux Resolution be ADOPTED. This motion PREVAILED by the following vote:**
- Aye** 8 - McCarthy Wagner Hines, Jr. Manzanet Crosby Hurtado Guskowski Zepecki
- No** 0
- Excused** 2 - Perez Rainey
4. [T219](#) Resolution approving an increased contract amount with Westlawn Renaissance V LLC to be the Construction Manager as Constructor for Westlawn Renaissance V project in an amount not to exceed \$12 million
- Sponsors:** THE CHAIR
- Attachments:** [WR V Project Description with original sources and uses](#)
[WR V Proforma with revised sources and uses](#)
[WR V Budget Summary Bldg 3.4 G703](#)
[WR V - Site Plan](#)
- Warren Jones, Vice President of Construction, stated since more than 80% of the job has been bid out, the actual costs of the project are better known and that the budget increase is due to an increase in material and labor costs.*
- Fernando Aniban, Chief Financial Officer, explained the funds would come from other Housing Authority of the City of Milwaukee (HACM) sources; potentially from the American Rescue Plan Act (ARPA) funds awarded for the Choice Neighborhood Initiative project.*
- A motion was made by Eugene Manzanet, seconded by Dan McCarthy, that this Travaux Resolution be ADOPTED. This motion PREVAILED by the following vote:**
- Aye** 8 - McCarthy Wagner Hines, Jr. Manzanet Crosby Hurtado Guskowski Zepecki

No 0

Excused 2 - Perez Rainey

5. [T220](#)

Resolution approving award of contract to Great Lakes Components LLC (Elkhorn, WI) for factory-built panels (furnish and install) for Building 3.1 (Westlawn Renaissance V) at Westlawn Gardens Phase 2 in an amount not to exceed \$1,750,000.00 (Official Notice No. 58041)

Sponsors: THE CHAIR

Attachments: [IFB Bid Tab 58041 Great Lakes Components LLC for Factory-Built Panels for Building 3.1 WRV WG Phase 2](#)
[WR V - Site Plan](#)

Warren Jones, Vice President of Construction, explained after an original request for bids provided no valid results, an invited request for bid was sent to Great Lakes Components LLC and Travaux worked with them on the quote and staff hope the costs may be reduced. Mr. Jones said Great Lakes has performed and supplied many of the panels at the Westlawn Gardens project.

Director Hurtado commented that in the next year there are indications that prices will be increasing for residential and multi-family construction which will impact labor and material budgets and cause cost overruns. She encouraged staff that if something needs quick approval for lower pricing, they should ask for a special meeting.

A motion was made by Kimberly Hurtado, seconded by Willie Hines, Jr., that this Travaux Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye 7 - McCarthy Wagner Hines, Jr. Crosby Hurtado Guskowski Zepecki

No 0

Absent 1 - Manzanet

Excused 2 - Perez Rainey

6. [T221](#) Resolution approving award of contract to Great Lakes Components LLC (Elkhorn, WI) for factory-built panels (furnish and install) for Building 3.4 in an amount not to exceed \$950,000.00 and Townhomes in an amount not to exceed \$4,800,000.00 for (Westlawn Renaissance VII) at Westlawn Gardens (Phase 4A) in a combined amount not to exceed \$5,750,000.00 (Official Notice No. 58041)

Sponsors: THE CHAIR

Attachments: [IFB Bid Tab 58041 Great Lakes Components LLC for Factory-Built Panels for Building 3.4 and Townhomes WRVII WG Phase 4A WR VII - Building 3.4 - Site Plan](#)
[WR VII - Town Houses - Site Plan \(1\)](#)

Warren Jones, Vice President of Construction, stated the bidding process for Building 3.4 and the Townhomes was the same as for Building 3.1, Westlawn Renaissance V, and that Travaux has confidence this company can produce for all three of the projects.

A motion was made by Dan McCarthy, seconded by Eugene Guskowski, that this Travaux Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye 8 - McCarthy Wagner Hines, Jr. Manzanet Crosby Hurtado Guskowski Zepecki

No 0

Excused 2 - Perez Rainey

7. [T222](#) Resolution approving award of contract to Insulation Technologies Inc. (Milwaukee, WI) for windows and patio doors (commodity only) for Building 3.1 (Westlawn Renaissance V) at Westlawn Gardens Phase 2 in an amount not to exceed \$322,319.10 (Official Notice No. 58040)

Sponsors: THE CHAIR

Attachments: [IFB Bid Tab 58040 Insulation Technologies Inc for Building 3.1 WRV WG Phase 2 Windows and Patio Doors](#)
[WR V - Site Plan](#)

Warren Jones, Vice President of Construction, stated an invitation for proposal was issued and two responses were received; however, both were rejected. Travaux met with the architects to resolve misunderstandings on bid documents and issued an invited request for proposal to Great Lakes. Director Manzanet inquired about what steps had been taken to ensure future bid documents did not cause confusion. Mr. Jones stated Travaux will make sure future bid documents are clear.

A motion was made by Dan McCarthy, seconded by Kimberly Hurtado, that this Travaux Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye 7 - McCarthy Wagner Hines, Jr. Crosby Hurtado Guskowski Zepecki

No 0

Excused 2 - Perez Rainey

Abstain 1 - Manzanet

8. [T223](#)

Resolution approving award of contract to Insulation Technologies Inc. (Milwaukee, WI) for windows and patio doors (commodity only) for Building 3.4 in an amount not to exceed \$231,028.65 and Townhomes (Phase 4A) in an amount not to exceed \$342,915.97 (Westlawn Renaissance VII) at Westlawn Gardens Phase 2 in a combined amount not to exceed \$573,944.62

Sponsors: THE CHAIR

Attachments: [IFB Bid Tab 58040 Insulation Technologies Inc for Building 3.4 and Townhomes Phase 4A WRVII WG Phase 2 Windows and Patio Doors WR VII - Building 3.4 - Site Plan](#)
[WR VII - Town Houses - Site Plan \(1\)](#)

Warren Jones, Vice President of Construction, explained the same solicitation was used for Building 3.1 as for Building 3.4 and the Townhomes so the contractor knows they are doing all three sites.

A motion was made by Grady Crosby, seconded by Eugene Guskowski, that this Travaux Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye 7 - McCarthy Wagner Hines, Jr. Crosby Hurtado Guskowski Zepecki

No 0

Excused 2 - Perez Rainey

Abstain 1 - Manzanet

9. [T224](#)

Report from President

Sponsors: THE CHAIR

Acting President Willie Hines thanked the Board for their commitment. Mr. Hines explained that HACM's Goal Setting is paused as two Commissioners recently stepped down, but that he is in communication with the Mayor's office and Common Council about potential new Commissioners. He encouraged the Directors to speak with him if they know of someone who would be a good fit for the HACM Board. Mr. Hines mentioned that staff will be providing updates about Travaux to the HACM Board in the coming months and will keep Travaux informed about HACM.

- 10. 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.**

Acting President Hines made a motion to convene in closed session at 3:57 p.m. Director Manzanet seconded the motion. There being no objections, the motion carried.

Acting President Hines convened the Travaux, Inc. Board in closed session pursuant to Wis. Stats. Secs. 19.85 (1) (g) 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 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 Closed Session.

Adjournment

There being no further business, the Chair adjourned the meeting at 4:45 p.m. with the consent of the other Directors in attendance.

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