



City of Milwaukee

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

Meeting Minutes

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, May 12, 2022

3:00 PM

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

Access Code: 434-661-053#

To view the meeting materials electronically, please go to: <https://milwaukee.legistar.com/MeetingDetail.aspx?ID=965628&GUID=1B39DC0A-4DEC-4690-9D6E-40F24C822B6A&Options=info|&Search=>

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Call to Order

Meeting called to order at 3:07 p.m.

Roll Call

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

Excused: 1 - Guskowski

1. [T270](#) Approval of the minutes of the regular meeting held on April 14, 2022

Sponsors: THE CHAIR

Attachments: [Travaux April Meeting Minutes](#)

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

Aye 7 - Zepecki McCarthy Hines, Jr. Manzanet Rainey Crosby Hurtado

No 0

Absent 1 - Wagner

Excused 1 - Guskowski

2. [T271](#) Resolution approving an award of contract to BV Tetzlaff Incorporated (Brookfield, WI) for Plumbing (TCP-9.1-RB) for Townhomes at Carver Park in an amount not to exceed \$668,500.00 (Official Notice 58089)

Sponsors: THE CHAIR

Attachments: [IFB Bid Tab 58089 BV Tetzlaff for Plumbing TCP-9.1-RB for Townhomes at Carver Park Carver Final GMP](#)

Warren Jones, Travaux Inc.'s Vice President of Construction, explained that the official notice for this item was put out twice. On the second occasion, BV Tetzlaff Incorporated was the lowest responsive and responsible bidder. Travaux reviewed the bid, as well as, consulted with the architect and engineers, and all parties were satisfied. Mr. Jones noted that BV Tetzlaff Incorporated is a 100% Women-owned Business Enterprise (WBE). Mr. Jones concluded by answering Directors' questions about the bid variance and the overall budget of the Townhomes at Carver Park project.

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

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

No 0

Excused 1 - Guskowski

3. [T272](#)

Resolution approving an award of contract to DMJ Services LLC dba Action Heating, Cooling & Plumbing (Milwaukee, WI) for Heating, Ventilation and Air Conditioning (TCP-10.1-RB) for Townhomes at Carver Park in an amount not to exceed \$995,800.00 (Official Notice 58090)

Sponsors: THE CHAIR

Attachments: [IFB Bid Tab 58090 DMJ Sevices LLC dba Action Heating Cooling and Plumbing TCP-10.1-RB for HVAC at Townhomes at Carver Park Carver Final GMP](#)

Warren Jones, Travaux Inc.'s Vice President of Construction, explained that DMJ Services LLC dba Action Heating, Cooling & Plumbing has performed similar work satisfactorily on previous jobs. Mr. Jones noted that both bids were significantly under the cost estimate and that relates to the previous bid review that some cost estimates are high and some low. Mr. Jones commented that he was not sure how the Cost Estimator derived the numbers. Mr. Jones stated DMJ Services LLC dba Action Heating, Cooling & Plumbing is a 100% Women-owned Business Enterprise (WBE).

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

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

No 0

Excused 1 - Guskowski

4. [T273](#)

Resolution approving an award of contract to Hurt Electric Incorporated (Wauwatosa, WI) for Electrical (TCP-11.1-RB) for Townhomes at Carver

Park in an amount not to exceed \$829,750.00 (Official Notice 58091)

Sponsors: THE CHAIR

Attachments: [IFB Bid Tab 58091 Hurt Electric for Electrical TCP-11.1-RB for Townhomes at Carver Park](#)
[Carver Final GMP](#)

Warren Jones, Travaux Inc.'s Vice President of Construction, explained that Hurt Electric Incorporated was the sole respondent to this request for bid and that they have satisfactorily done similar work in the past for Travaux. Mr. Jones noted that Travaux staff thought the cost estimate from the Estimator was low prior to sending out the official notice. That was borne out by the sole bid which significantly exceeded the cost estimate. It is however, still within the Guaranteed Maximum Price. Staff reviewed the submitted bid with Hurt Electric Incorporated to ensure the scope of work was understood and complete. Mr. Jones explained that electrical work right now is one of the more dynamic trades because the cost of necessary materials and fixtures have been increasing. Mr. Jones stated Hurt Electric Incorporated is a 100% Minority-owned Business Enterprise (MBE).

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

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

No 0

Excused 1 - Guskowski

5. [T274](#)

Resolution approving an award of contract to Dodge and Sons Builders, LLC (Brookfield, WI) for Interior Finish Carpentry and Painting (TCP-17.1-RB) for Townhomes at Carver Park in an amount not to exceed \$1,262,569.72 (Official Notice 58092)

Sponsors: THE CHAIR

Attachments: [IFB Bid Tab 58092 Dodge and Sons Builders LLC for Interior Finish Carpentry and Painting TCP-17.1RB for Townhomes at Carver Park](#)
[Carver Final GMP](#)

Warren Jones, Travaux Inc.'s, Vice President of Construction, noted that Dodge and Sons Builders, LLC has satisfactorily performed similar scopes of work in the past on other projects, although not at this scope or amount; however, Travaux feels confident Dodge and Sons Builders, LLC can perform this work on time and within budget. Mr. Jones added that Dodge and Sons Builders LLC is a 100% Veteran-Owned Business (VOB).

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

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

No 0

Excused 1 - Guskowski

6. [T275](#) Resolution approving an award of contract to BYCO Incorporated (Mayville, WI) for Flooring (TCP-13.1-RB) for Townhomes at Carver Park in an amount not to exceed \$1,076,740.00 (Official Notice 58093)

Sponsors: THE CHAIR

Attachments: [IFB Bid Tab 58093 BYCO Inc. for Flooring TCP-13.1-RB for Flooring for Townhomes at Carver Park Carver Final GMP](#)

Warren Jones, Travaux Inc.'s, Vice President of Construction, stated BYCO Incorporated, the sole bidder, has performed similar work on past projects satisfactorily and feels confident that BYCO Incorporated can do the work within their submitted pricing and timeframe allowed for the job. Mr. Jones explained that the materials in the scope of work have changed from carpeting to a luxury vinyl plank solid surface in the Townhomes at Carver Park units and that the solid surface should help with future maintenance at this development. Mr. Jones stated BYCO Incorporated is a 100% Minority-owned Business Enterprise (MBE).

After the final bid for award had been voted upon, there was a general discussion regarding the large variances seen between the estimating company's cost estimate and the bidder's proposed amount. Directors asked Mr. Jones how the estimating company had been hired and if there was a plausible reason for the wide ranges of variances seen in the bids just awarded a contract. Mr. Jones explained that the Estimator had been hired by the architectural firm. Mr. Jones added that he had expressed similar dissatisfaction with the estimating numbers received and had communicated to the architectural firm that they not utilize this estimating firm for future Travaux projects.

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

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

No 0

Excused 1 - Guskowski

7. [T276](#) Report from the President

Sponsors: THE CHAIR

President Hines informed the Directors that the Housing Authority of the City of Milwaukee (HACM) is involved with Community Development Alliance and its efforts to increase home ownership and affordable housing in the City of Milwaukee. President Hines stated HACM's participation would focus on its tenant-based voucher program which has the capacity to be used towards a mortgage, giving people an opportunity to be homeowners.

President Hines informed the Board about a \$20 million investment for multifamily housing tax credit developments made available by Governor Evers and the Wisconsin Housing and Economic Development Authority (WHEDA). President Hines explained the monies are intended for cost overruns and gaps in funding for recent tax credit

awardees and that he and Mr. Aniban, HACM's Chief Financial Officer, would keep the Board updated as they meet with WHEDA's new director, Elmer Moore, Jr. and as the RFP process opens up.

Mr. Hines introduced Warren Jones, Travaux's Vice President of Construction, to share recent good news. Mr. Jones, who attended the Milwaukee Business Journal's "Real Estate Awards" luncheon, stated there were two projects Travaux and HACM were affiliated with that won awards. One was the VA Soldiers Home, a historical restoration and renovation in which HACM provided housing choice vouchers and the other was the Hmong American Peace Academy High School expansion where Travaux acted as Owner's Representative.

Mr. Hines concluded by letting the Board know that if they would like to see the Milwaukee Soldier's Home at the VA Center, he and staff could arrange a tour.

Adjournment

There being no further business, Commissioner Zepecki made a motion to adjourn the meeting at 3:58 p.m. Commissioner Crosby seconded the motion. There being no objections, the motion carried.

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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