



City of Milwaukee

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

Meeting Minutes

TRAVAUX INC. BOARD OF DIRECTORS

Antonio M. Perez, President, Ald. James A. Bohl, Jr., Ricardo Diaz, Hon. M. Joseph Donald, Daniel McCarthy, Mark Nicolini, Mark Wagner, and James N. Witkowiak

Wednesday, June 6, 2018

2:30 PM

City Hall, Room 301-A, 200 East Wells Street

Call to Order

Meeting called to order at 3:10 p.m.

Roll Call

Present: 7 - Nicolini, Witkowiak, McCarthy, Diaz, Wagner, Perez, Donald

T 32

Approval of the meeting minutes held on April 11, 2018

Sponsors: THE CHAIR

Attachments: [April 11, 2018 Travaux Minutes.pdf](#)

A motion was made by M. Joseph Donald, seconded by James N. Witkowiak, that this Motion be APPROVED. This motion PREVAILED by the following vote:

Aye: 7 - Nicolini, Witkowiak, McCarthy, Diaz, Wagner, Perez, and Donald

No: 0

[T_33](#)

Resolution approving award of contract (non-competitive solution) to Fireline Sprinkler LLC (Appleton, WI) for sprinkler system for Victory Manor mid-Rise apartment building at Westlawn Gardens Phase 2 in the amount of \$249,939.00

Sponsors: THE CHAIR

Attachments: [Fireline Sprinkler LLC- 57820 IFB-Sprinkler Sys WL Gardens Phase 2.pdf](#)

Warren Jones, Travaux Vice President of Construction, stated that Fireline Sprinkler was part of the original contract for Armstrong General Contracting which went out of business abruptly on May 3, 2018. Armstrong originally submitted a bid; however, they never supplied the payment performance bond nor signed the contract. Fireline Sprinkler was a subcontractor on the original contract and agreed to take over their work for the same bid price that Armstrong previously submitted. Mr. Jones further stated that HUD provided a quick approval for a sole source non-competitive procurement. This decision allowed Travaux to stay on schedule.

Director Nicolini asked if the bid documents require bidders to submit documentation of their capacity and experience with the submittal of performance bonds. Mr. Jones responded that it is required.

Melissa Krotts, HACM Purchasing and Contracts Director, addressed Director Nicolini's question regarding a deadline for the submission of a performance bond by explaining that a performance bond is not required by the contractor until the contractor is on site, according to HACM's previous policy and procedures. Furthermore, for HACM to ask for the payment of that bond in advance may cause a setback for the contractor because it may be several months before the contractor is physically on the site. However, a five percent commitment is required with the bid document at the time of submittal and if for some reason the contractor becomes non-compliant, HACM would keep the five percent from the contractor.

Director McCarthy suggested that when new contractors are presented to the board, a revised Schedule of Values be part of the documentation for review as well as part of bid packet.

A motion was made by Ricardo Diaz, seconded by James N. Witkowiak, that this Travaux Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 7 - Nicolini, Witkowiak, McCarthy, Diaz, Wagner, Perez, and Donald

No: 0

T 34

Resolution approving award of contract (non-competitive procurement) to Insulation Technologies Inc. (Milwaukee, WI) for fiber cement siding for Victory Manor mid-rise apartment building at Westlawn Gardens Phase 2 in the amount of \$272,484.00

Sponsors: THE CHAIR

Attachments: [Insulation Technologies-57835 IFB Victory Manor REVISED 05-30-2018.pdf](#)

Mr. Jones explained this item is also the result of the same contractor going out of business. However, on this particular item Travaux will incur additional costs of approximately \$30,000 to match Insulation Technologies (Intec) second lowest bid in the original competitive solicitation. In addition to being a part of other current projects, Intec has performed well in the past for Travaux.

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

Aye: 6 - Nicolini, McCarthy, Diaz, Wagner, Perez, and Donald

No: 0

Excused: 1 - Witkowiak

T 35

Report from the President

Sponsors: THE CHAIR

President Pérez requested an update from Scott Simon, Vice President of Business and Development for Travaux, regarding the current construction of Travaux's new facilities at Convent Hill. Mr. Simon informed the board that occupancy is currently scheduled for the end of September or beginning of October. Mr. Simon also mentioned that they are on budget and operations have gone smoothly thus far. The space can hold about 15-16 people and Travaux currently has 12 individuals. Mr. Simon also stated that signage will be available to identify the office as Travaux by HACM's July Annual Meeting.

Mr. Pérez stated that the search continues for individuals that can be presented to the Housing Authority Board for consideration as candidates for the Travaux Board. Mr. Pérez further stated that the individuals would have experience in industries such as, real estate, construction, contract or real estate law, etc. He suggested the board submit any potential candidates they feel may be interested in participation on a voluntary basis.

Mr. Pérez requested a status update from Mr. Simon regarding the Hmong-American Peace Academy (HAPA) contract. Mr. Simon reported that there is a team in place with architects, engineers and building contractors, which will help HAPA with their master plan to develop and expand their academy for the long term. Right now Travaux and HAPA are trying to bring together a prioritizing plan for Phase I and II. Mr. Simon believed that it will be another month before there will be solid information as to how it will unfold.

Adjournment

There being no further business, Director Bohl made the motion to adjourn the meeting at 3:40 p.m. Director Donald seconded the motion. There being no objections, the motion carried.

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