



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, Eugene R. Guskowski, Atty. Kimberly Hurtado,
Eugene Manzanet, Ph.D., and Joan Zepecki*

Thursday, July 11, 2024

3:00 PM

Link: <https://meet.goto.com/449304261>

Access Code: 449-304-261#

Call-in: (877) 309-2073

Call to Order

Meeting called to order at 3:03 p.m.

Roll Call

Present: 5 - Hines, Jr., Crosby, Hurtado, Guskowski, Zepecki

Excused: 2 - McCarthy, Manzanet

1. [T341](#) Approval of the minutes of the regular meeting held on June 13th, 2024

Sponsors: THE CHAIR

Attachments: [June 13, 2024 Meeting Minutes](#)

A motion was made Grady Crosby, seconded by Kimberly Hurtado, that this Motion be APPROVED This motion PREVAILED by Voice Vote

2. [T342](#) Resolution approving an award of contract to Insulation Technologies, Inc. (Milwaukee, WI) for windows at Highland Gardens in the amount of \$1,332,391.00 (Official Notice 58138)

Sponsors: THE CHAIR

Attachments: [Bid Tab 58138 Insulation Technologies Windows at Highland Gardens](#)
[Bid Tab 58138 Insulation Technologies Schedule of Values HG](#)

Warren Jones, Travaux's Vice President of Construction, summarized the bid documents included with the agenda. He stated that it was a competitive bid with two respondents. Insulation Technologies, Inc. has done similar work for Travaux in the past and performed satisfactorily. Mr. Jones explained that the bid was higher than the cost estimate because Highland Gardens is a retrofit building that has different types of windows.

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

Aye 4 - Hines, Jr. Crosby Hurtado Zepecki

No 0

Absent 1 - Guskowski

Excused 2 - McCarthy Manzanet

3. [T343](#)

Resolution approving an award of contract to Tiles in Style, LLC DBA Taza Construction (Milwaukee, WI) for flooring at Highland Gardens in the amount of \$322,886.00 (Official Notice 58140)

Sponsors: THE CHAIR

Attachments: [Bid Tab 58140 Tiles in Style Flooring at Highland Gardens](#)
[Bid Tab 58140 Tiles in Style Schedule of Values](#)

Warren Jones, Travaux's Vice President of Construction, summarized the documents included with the agenda. He stated that it was a competitive bid with two respondents and that Tiles in Style's price was significantly lower than the cost estimate. Mr. Jones explained that the consultants have vetted the bid to make sure that Tiles and Style has everything included on the bid scope and specifications and the consultants have concluded that it is a responsible bid.

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 5 - Hines, Jr. Crosby Hurtado Guskowski Zepecki

No 0

Excused 2 - McCarthy Manzanet

4. [T344](#)

Resolution approving an award of contract to Sanchez Painting Contractors, Inc. (Milwaukee, WI) for painting at Highland Gardens in the amount of \$532,768.00 (Official Notice 58141)

Sponsors: THE CHAIR

Attachments: [Bid Tab 58141 Sanchez Painting Painting at Highland Gardens](#)
[Bid Tab 58141 Sanchez Painting Schedule of Values HG](#)

Warren Jones, Travaux's Vice President of Construction, summarized the documents included with the agenda. He stated that three competitive bids were received and Sanchez Painting's price was very close to the cost estimate. Sanchez Painting is a 100% Emerging Business Enterprise that has worked with Travaux on prior projects.

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

Aye 5 - Hines, Jr. Crosby Hurtado Guskowski Zepecki

No 0

Excused 2 - McCarthy Manzanet

5. [T345](#) Resolution approving an award of contract to Dodge and Sons Builders LLC (Fond Du Lac, WI) for residential casework and countertops at Highland Gardens in the amount of \$302,900.00 (Official Notice 58142)

Sponsors: THE CHAIR

Attachments: [Bid Tab 58142 Dodge and Sons Casework & Counter Tops at Highland Gardens](#)
[Bid Tab 58142 Dodge and Sons Schedule of Values HG](#)

Warren Jones, Travaux's Vice President of Construction, summarized the documents included with the agenda. He stated that Dodge and Sons Builders has satisfactorily performed similar work for Travaux and that the consultants have provided a recommendation indicating that the bid represents the specification and scope of work. The Directors asked questions about the sequencing of work for firms awarded multiple contracts and if there was an offset to the budget to cover those bids with higher-than-expected bid amounts.

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

Aye 5 - Hines, Jr. Crosby Hurtado Guskowski Zepecki

No 0

Excused 2 - McCarthy Manzanet

6. [T346](#) Report from the President

Sponsors: THE CHAIR

Attachments: [Section 8 Voucher Utilization Update](#)
[Public Housing Occupancy \(12Mo\) & Work Order Report](#)
[Affordable Housing Occupancy \(12Mo\) & Work Order Report](#)
[Market Rate Occupancy \(12mo\) & Work Order Report](#)

Jackie Martinez, HACM's Section 8 Director, summarized the Voucher Utilization Update included with the agenda. Ms. Martinez answered the Directors' questions about the process of pulling applicants from the waitlist.

Gregory Anderson, Travaux's Vice President of Asset Management, presented metrics on the June 2024 Housing Authority of the City of Milwaukee's occupancy rates and work order status for Public-, Affordable- and Market-Rate Housing included with the agenda. The Directors asked questions about maintenance staffing and the turn-around time of open work orders.

7. **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.**

Director Hurtado made a motion to convene in closed session at 3:43 p.m. Director Guszowski seconded the motion. There being no objections, the motion carried.

President Hines convened the Travaux Board 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

There being no further business, the President adjourned the meeting in Closed Session at 4:10 p.m. with the consent of the other Directors in attendance.

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, Marquette Treadway 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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