TRAVAUX

A real estate company with a social mission.

- WESTLAWN GARDENS PHASE 2
  - Horizontal Utilities (Phases 3 & 4·1)
  - Phase 4B Townhomes
  - Buildings 2·2 (Walnut) & 2·3 (Oak)
- HOLTON TERRACE
- MERRILL PARK
- BECHER COURT
- HACM – VARIOUS SITES

January 8, 2021

WESTLAWN GARDENS 2
SCHEDULE BY AREA

BLOCK 16 NORTH AND BLOCK 15
OCCUPANCY: FEBRUARY 2021

Phase 1 and 2 Site Plan - Phase 4B

WESTLAWN GARDENS 2

HORIZONTAL UTILITIES (PHASES 3 & 4.1)

NARRATIVE SUMMARY

Phase 3 Horizontal Utilities consists of the installation of the storm, water and sewer mains and laterals for Blocks 15, 16 , 17 and 18, as well as the public road system including a portion of Sheridan, 66th Street down to Custer, and 65th Street. Phase 3 also includes work on 64th Street and the intersection of 64th and Custer. Also included in the Phase 3 Horizontal Utilities is Street lighting and the remaining amount of empty conduit that loops the site and terminates at the M & M building. This phase is 100% complete.

Phase 4.1 Horizontal Utilities consists of the installation of storm, water and sewer mains and the lateral for blocks 12 and 14. Blocks 12 and 14 are located in the NW quadrant of the development and boarders 66th Street, Birch and 68th Street. This work is approximately 50% complete with the road system starting on October 12, 2020 with a completion of mid-November. This area will receive approximately 27 townhomes in March of 2021.

WESTLAWN GARDENS 2 - HORIZONTAL UTILITIES

PHOTO OF EXISTING AREA

WESTLAWN GARDENS 2
PHASE 4B TOWNHOMES
NARRATIVE SUMMARY

We broke ground on this project in early July and started setting the first building (Block 16 North/Bldg. 27) on July 28th, 2020 and we set 31 townhomes by October 30, 2020.

Townhomes located on Block 16 North to be turned over at the beginning of February. This will be 11 townhomes and 26 apartments.

Townhomes located on Block 15 will be turned over at the beginning of March. This will consist of 6 townhomes and another 19 apartments.

Townhomes located on Block 16 South will be turned over in mid March. This will consist of 10 townhomes and another 21 apartments.

WESTLAWN GARDENS 2 - PHASE 4B

PHOTOS OF EXISTING AREA

Site Overview

WESTLAWN GARDENS 2 - PHASE 4B

PHOTOS OF BLDG 27

Kitchen 1

Kitchen 2

Living Room to Kitchen

WESTLAWN GARDENS 2 - PHASE 4B

PHOTOS OF BLDG 27

Second Floor Bedroom

Second Floor Hall

Stairwell to Second Floor

Third Floor Bedroom

WESTLAWN GARDENS 2 - PHASE 4B

PHOTOS OF EXISTING AREA

65 Street Block 16

Block 16 South

WESTLAWN GARDENS 2 - PHASE 4B

PHOTOS OF EXISTING AREA

Block 11 Storm Structure

Sewer Main

WESTLAWN GARDENS 2 - PHASE 4B

PHOTOS OF EXISTING AREA

Block 12 sewer & water to homes

Block 14 sewer & water

WESTLAWN GARDENS 2 - PHASE 4B

PHOTOS OF EXISTING AREA

Custer Avenue

Sheridan Avenue looking east

WESTLAWN GARDENS 2 - PHASE 4B
PHOTOS OF EXISTING AREA

Block 17 future 3.2 and 3.3

WESTLAWN GARDENS 2

BLDG 2.2 – THE WALNUT
5545 N 66TH ST

BLDG 2.3 – THE OAK
6525 W SILVER SPRING DR

NARRATIVE SUMMARY

The two 59,000 SF buildings were constructed by Travaux and completed early 2020.

Building 2.2 – The Walnut won the Daily Reporter Top Projects Award of 2019.

These buildings also were completed with a substantial savings to the GMP. At this point there are residents now living at each building.

WESTLAWN GARDENS 2 - BLDG 2.2

PHOTOS OF EXISTING AREA

WESTLAWN GARDENS 2 - BLDG 2.2

PHOTOS OF EXISTING AREA

WESTLAWN GARDENS 2 - BLDG 2.2

PHOTOS OF EXISTING AREA

WESTLAWN GARDENS 2 - BLDG 2.3

PHOTOS OF EXISTING AREA

WESTLAWN GARDENS 2 - BLDG 2.3

PHOTOS OF EXISTING AREA

WESTLAWN GARDENS 2 - BLDG 2.3

PHOTOS OF EXISTING AREA

WESTLAWN GARDENS 2 - BLDG 2.3

PHOTOS OF EXISTING AREA

<< Lobby

Mail Area >>

Hallway

HOLTON TERRACE
2825 N HOLTON ST
NARRATIVE SUMMARY

We received substantial completion and sign-off of all permits on the 18th of December.

The elevator work is starting on Monday the 11th of January.

The landscaping work will start in the Spring.

HOLTON TERRACE
PHOTOS OF EXISTING AREA

Monument Sign

HOLTON TERRACE
PHOTOS OF UNIT 205

Completed Standard

HOLTON TERRACE
PHOTOS OF UNIT 205

Completed Standard

HOLTON TERRACE
PHOTOS OF UNIT 801

Completed ADA

HOLTON TERRACE
PHOTOS OF UNIT 801

Completed ADA

MERRILL PARK

222 N 33RD ST

NARRATIVE SUMMARY

We completed the standard units on the 9th floor and moved residents into those units from the 8th floor. Construction is currently ongoing in the 8th floor standard units. The ADA units are framed and rough MEP work is ongoing.

We are working to solidify a schedule for the 1st floor work as there are many moving parts with having to relocate the building office while that area is being remodeled.

We still have a few items to bid out on the project including the exterior façade work which will be bid as soon as we have a scope of work.

MERRILL PARK
PHOTOS OF UNIT 801

ADA unit under construction

MERRILL PARK
PHOTOS OF UNIT 801

ADA unit under construction

MERRILL PARK
PHOTOS OF UNIT 811

Standard unit under construction

MERRILL PARK

PHOTOS OF LEVELS 08-09

PROGRESS PHOTOS:

PROGRESS PHOTOS	
Level 08 Unit #801 – Kitchen	Level 08 Unit #801 – Bathroom

PROGRESS PHOTOS	
Level 09 Unit #901 - Kitchen	Level 09 Unit #901 - Bedroom

BECHER COURT
1802 W BECHER ST
NARRATIVE SUMMARY

Becher Court construction began September 8th, 2020 and we are scheduled to be completed in December 2021.

We are currently working on the 6th floor standard units as well as all of the ADA units. The 6th floor standard units are scheduled to be completed by the end of January and we will start working on the 5th floor standard units in February. The roof replacement is complete and was inspected by the roof manufacturer. The work on the elevators is scheduled to start next week.

We came in slightly under budget during buyout of this project, but we still need to bid out a few small scopes of work as well as the exterior facade work.

BECHER COURT
PHOTOS OF UNIT 619

Standard unit under construction

BECHER COURT
PHOTOS OF UNIT 630

ADA unit under construction

BECHER COURT
PHOTOS OF UNIT 630

ADA unit under construction

BECHER COURT
PHOTOS OF EXISTING AREA

Roof

BECHER COURT
PHOTOS OF EXISTING AREA

Water Heaters

Standard Bathroom

HACM
VARIOUS SITES
NARRATIVE SUMMARY

Project	Location	Consultant / Contractor	Budget	Description
Central Support East: Roof Replacement	5011 W. Lisbon Ave., RAP only	Quorum FJA Christiansen	A&E: ($14,956) FJA CH: ($141,225)	Replacement of the existing roof in the building housing HACM's Section 8 Program. Work us substantially complete, consultants provided punch work review 10/8.
Central Support West: Parking Structure Drain Repairs	5125 W. Lisbon Ave	EUA Berglund	A&E: ($5,800) Berglund:($27,500)	Replacement of parking deck drains for parking deck structure. Construction scheduled to start 10/12 with and completed within 2 weeks.
Green Roof Maintenance: COS and HFRC	COS 650 Reservoir HFRC 1452 N 7th	Green Team of WI DJ Frank Landscaping	$7,483.75 (green roof) $1,276.00 (irrigation)	Annual/seasonal maintenance of Green roofs and associated irrigation systems.
Highland Gardens: RAD Application	1818 W. Juneau Ave.	D3G/Galbraith & Carnahan	TBD	Preparing Schedule of Work and Budget for LIHTC Application for Highland Gardens/Townhomes at Carver Park.
Westlawn Gardens: Rear Canopy Issues	Phase I	Torti Gallas TBD	TBD	Assembling bidding documents and budget to repair 55 failing rear unit entry canopies on Phase I buildings at Westlawn Gardens.
Cellular Upgrades at Various Sites	222 N. 33rd St.	T-Mobile	Revenue Created	Merrill Park T-Mobile currently undergoing equipment improvements, with expected completion by 10/9 less final city inspections. College Court, Lincoln Court, and Lapham Park recently completed pending final city inspection. Becher Court upgrades tentatively scheduled to start 10/12.

HACM
VARIOUS SITES
PHOTOS OF EXISTING AREA

COS Green Roof

HACM
VARIOUS SITES
PHOTOS OF EXISTING AREA

CSE Roof Replacement

Cellular Upgrades

THANK
YOU