



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, October 14, 2021

3:00 PM

Conference Call-in No.: (571)317-3116

Access Code: 988-995-125#

Call to Order

Meeting called to order at 3:00 p.m.

Roll Call

Present: 9 - McCarthy, Wagner, Hines, Jr., Manzanet, Crosby, Bohl, Hurtado,
Guskowski, Zepecki

Excused: 2 - Perez, Rainey

1. [T207](#) Approval of the minutes of the regular meeting held on September 16, 2021

Sponsors: THE CHAIR

Attachments: [Travaux Meeting Minutes for 9-16-21.pdf](#)

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

Aye 9 - McCarthy Wagner Hines, Jr. Manzanet Crosby Bohl Hurtado Guskowski
Zepecki

No 0

Excused 2 - Perez Rainey

2. [T208](#)

Resolution approving a contract with Carver Park LLC to be the Construction Manager as Constructor for the rehabilitation of the Townhomes at Carver Park project in an amount not-to-exceed \$5.35 million

Sponsors: THE CHAIR

Attachments: [Project Description Townhomes Carver Park.pdf](#)
[Financial Analysis-Townhomes Carver Park.pdf](#)
[Construction Manager as Constructor- Townhomes Carver Park-A133-2009.pdf](#)
[General Conditions-Townhomes Carver Park-A201-2017.pdf](#)

Fernando Aniban, HACM's Chief Financial Officer gave a summary from the attachments provided with the agenda and made mention of the Development and Construction flow-chart that was previously sent to the Directors describing Travaux's process from start to finish. Director McCarthy thanked Mr. Aniban for providing the document. Warren Jones, Vice President of Construction, answered Directors' questions regarding timelines, materials, supplies, and staffing to oversee the work. Mr. Jones also stated that Travaux would not be using the modular product for this project, instead going with a panelized product, which would work better with the structural calculation design and be more efficient. Directors inquired if there are any backup plans if HACM does not receive the funding. Willie Hines, Acting President, stated that HACM has been exploring other potential sources of viable funding to cover any gaps.

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

Aye 9 - McCarthy Wagner Hines, Jr. Manzanet Crosby Bohl Hurtado Guskowski Zepecki

No 0

Excused 2 - Perez Rainey

3. [T209](#) Resolution approving a contract with Westlawn Renaissance V LLC to be the Construction Manager as Constructor for the Westlawn Renaissance V project in an amount not-to-exceed \$10.87 million

Sponsors: THE CHAIR

Attachments: [Project Description-Westlawn Renaissance V.pdf](#)
[Financial Analysis-Westlawn Renaissance V.pdf](#)
[Construction Manager as Constructor Westlawn Renaissance V-A133-2009.pdf](#)
[General Conditions-Westlawn Renaissance V- A201-2017.pdf](#)

Fernando Aniban, HACM's Chief Financial Officer gave a summary from the attachments provided with the agenda and made mention of the Development and Construction flow-chart that was previously sent to the Directors describing Travaux's process from start to finish. Director McCarthy thanked Mr. Aniban for providing the document. Warren Jones, Vice President of Construction, answered Directors' questions regarding timelines, materials, supplies, and staffing to oversee the work. Mr. Jones also stated that Travaux would not be using the modular product for this project, instead going with a panelized product, which would work better with the structural calculation design and be more efficient. Directors inquired if there are any backup plans if HACM does not receive the funding. Willie Hines, Acting President, stated that HACM has been exploring other potential sources of viable funding to cover any gaps.

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

Aye 9 - McCarthy Wagner Hines, Jr. Manzanet Crosby Bohl Hurtado Guskowski
Zepecki

No 0

Excused 2 - Perez Rainey

4. [T210](#) Resolution approving a contract with Westlawn Renaissance VII LLC to be the Construction Manager as Constructor for the Westlawn Renaissance VII project in an amount not-to-exceed \$29.90 million

Sponsors: THE CHAIR

Attachments: [Project Description Westlawn Renaissance VII.pdf](#)
[Financial Analysis Westlawn Renaissance VII.pdf](#)
[Construction Manager as Constructor- A133-2009.pdf](#)
[General Conditions-A201-2017.pdf](#)

Fernando Aniban, HACM's Chief Financial Officer gave a summary from the attachments provided with the agenda and made mention of the Development and Construction flow-chart that was previously sent to the Directors describing Travaux's process from start to finish. Director McCarthy thanked Mr. Aniban for providing the document. Warren Jones, Vice President of Construction, answered Directors' questions regarding timelines, materials, supplies, and staffing to oversee the work. Mr. Jones also stated that Travaux would not be using the modular product for this project, instead going with a panelized product, which would work better with the structural calculation design and be more efficient. Directors inquired if there are any backup plans if HACM does not receive the funding. Willie Hines, Acting President, stated that HACM has been exploring other potential sources of viable funding to cover any gaps.

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

Aye 9 - McCarthy Wagner Hines, Jr. Manzanet Crosby Bohl Hurtado Guskowski
Zepecki

No 0

Excused 2 - Perez Rainey

5. [T211](#) Report from the President

Sponsors: THE CHAIR

Attachments: [The Daily Reporter Oak Top Project Award 2021.pdf](#)
[ZND Section 3 Presentation Oct 8-2019-pages_21-23 pages.pdf](#)

President Hines discussed the attached items and asked Kent Britton, HACM's Procurement Director, to speak on the Section 3 and Emerging Business Enterprise (EBE) efforts. Mr. Britton summarized the information attached based on HUD's old by-hire format which provides a snapshot of HACM's external outreach efforts in the market place. Mr. Hines stated that we do not have a Section 3 Director at this time; however, the position has been posted. Directors discussed the functions of the Section 3 program and how it assists housing residents. Director Manzanet asked for a snapshot of current numbers.

Director Wagner spoke about this month's virtual NAHRO conference, stating that HACM was recognized as a national leader in the industry and that he was a presenter on a panel about Housing Authority instrumentalities. Scott Simon, Travaux's Vice President of Business Development, informed the Board that the Hmong American Peace Academy (HAPA) is having the grand opening of its new high school on October 22, 2021.

Director Wagner thanked the Directors and the staff for their time.

Adjournment

There being no further business, Director Manzanet made a motion to adjourn the meeting at 4:15pm. Director Bohl 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.

Persons engaged in lobbying as defined in s. 305-43-4 of the Milwaukee Code of Ordinances are required to register with the City Clerk's Office License Division. Registered lobbyists appearing before a Common Council committee are required to identify themselves as such. More information is available at <http://city.milwaukee.gov/Lobbying>.