



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*

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Thursday, April 14, 2022

3:00 PM

Virtual Conference Call-in: (877) 309-2073

Access Code: 321-036-781#

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**Call to Order**

*Meeting called to order at 3:12 p.m.*

**Roll Call**

**Present:** 6 - McCarthy, Wagner, Hines, Jr., Manzanet, Hurtado, Guskowski

**Excused:** 3 - Rainey, Crosby, Zepecki

1. [T262](#) Approval of the minutes of the regular meeting held on March 24, 2022

**Sponsors:** THE CHAIR

**Attachments:** [Travaux Minutes for 3-34-2022\\_Final](#)

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

**Aye** 6 - McCarthy Wagner Hines, Jr. Manzanet Hurtado Guskowski

**No** 0

**Excused** 3 - Zepecki Rainey Crosby

2. [T263](#) Resolution approving an award of contract to increase the amount to Travaux, Inc. (Milwaukee, WI) to be the Construction Manager as Constructor for the Townhomes at Carver in an amount not to exceed \$ 7.4 million

**Sponsors:** THE CHAIR

**Attachments:** [Carver Project Description](#)  
[Carver Sources and Uses 9% S U-2022.03.23](#)  
[Carver G703](#)

*Fernando Aniban, HACM's Chief Financial Officer, gave a summary of the Rental Assistance Demonstration (RAD) Project Description for the Townhomes at Carver, provided with the agenda. Mr. Aniban informed the Board that this project will be closing at the end of May 2022 and construction starting in June 2022, with plans to rehab 10 units each month. Mr. Aniban also explained the temporary relocation for existing residents, giving the residents the option to return after rehab, or be issued a voucher to relocate permanently to another housing unit.*

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

**Aye** 6 - McCarthy Wagner Hines, Jr. Manzanet Hurtado Guskowski

**No** 0

**Excused** 3 - Zepecki Rainey Crosby

3. [T264](#)

Resolution approving an award of contract to Oostburg Concrete Products Incorporated (Oostburg, WI) for concrete footings and foundations for Phase 4A Townhomes (Westlawn Renaissance VII) at Westlawn Gardens Phase 2, in the amount of \$558,808.00, Official Notice 58071

**Sponsors:** THE CHAIR

**Attachments:** [Oostburg Concrete Products Inc- Bid Tab 58071](#)

*Warren Jones, Travaux, Inc.'s Vice President of Construction, stated Oostburg was the sole respondent to this bid and has satisfactorily performed similar work for Travaux. He noted that Oostburg is a 17% Minority Business Enterprise, and has agreed to working with staff to meet the Section 3 rule guidelines*

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

**Aye** 6 - McCarthy Wagner Hines, Jr. Manzanet Hurtado Guskowski

**No** 0

**Excused** 3 - Zepecki Rainey Crosby

4. [T265](#)

Resolution approving an award of contract to Dodge and Sons Builders LLC (Brookfield, WI), for drywall for Phase 4A Townhomes (Westlawn Renaissance VII) at Westlawn Gardens Phase 2, in the amount of \$1,713,544.00, Official Notice 58072

**Sponsors:** THE CHAIR

**Attachments:** [Dodge and Sons Builders LLC - Bid Tab 58072](#)

*Warren Jones, Travaux, Inc.'s Vice President of Construction, informed the Board that Dodge and Sons Builders LLC was the lowest bidder and has satisfactorily performed similar work for Travaux. Dodge and Sons is a 100% Veteran-Owned Business and has a goal of 25% Emerging Business Enterprise contracting. Directors discussed the amount of the variance between the bids and the actual cost estimate.*

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

**Aye** 6 - McCarthy Wagner Hines, Jr. Manzanet Hurtado Guskowski

**No** 0

**Excused** 3 - Zepecki Rainey Crosby

5. [T266](#) Resolution approving an award of contract to Roman's Grading Service Incorporated (Franksville, WI), for excavation for Phase 4A Townhomes (Westlawn Renaissance VII) at Westlawn Gardens Phase 2, in the amount of \$423,000.00, Official Notice 58074

**Sponsors:** THE CHAIR

**Attachments:** [Romans Grading Service Inc. - Bid Tab 58074](#)

*Warren Jones, Travaux, Inc.'s Vice President of Construction, conveyed to the Board that Roman's Grading Service Incorporated was the lowest responding bidder. Travaux checked references and verified the information submitted by Roman's. They are not certified as an Emerging Business Enterprise (EBE) for the State of Wisconsin. Directors discussed the EBE participation of both bidders on this contract.*

**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** 6 - McCarthy Wagner Hines, Jr. Manzanet Hurtado Guskowski

**No** 0

**Excused** 3 - Zepecki Rainey Crosby

6. [T267](#) Resolution approving an award of contract to JMarincic LLC (Lannon, WI), for concrete slab-on-grade and stoops for Phase 4A Townhomes (Westlawn Renaissance VII) at Westlawn Gardens Phase 2, in the amount of \$531,000.00, Official Notice 58084

**Sponsors:** THE CHAIR

**Attachments:** [JMarincic LLC - Bid Tab 58084](#)

*Warren Jones, Travaux, Inc.'s Vice President of Construction, noted that JMarincic has done similar work for Travaux in the past satisfactorily and is capable of*

performing the work outlined in bidding documents. Mr. Jones mentioned that JMarincic is not certified as an Emerging Business Enterprise in the State of Wisconsin and has not identified a need to subcontract at this time. Directors discussed the large difference between the bid amount versus the estimate. Kevin Theissen, Travaux Inc.'s, Senior Project Manager, explained the variance in the estimate done in January 2022 was in anticipation of rising costs in materials.

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

**Aye** 6 - McCarthy Wagner Hines, Jr. Manzanet Hurtado Guskowski

**No** 0

**Excused** 3 - Zepecki Rainey Crosby

7. [T268](#)

Resolution approving an award of contract to Hurt Electric Incorporated (Wauwatosa, WI) for electrical design assistance for Phase 4A Townhomes (Westlawn Renaissance VII) at Westlawn Gardens Phase 2, in an amount not to exceed \$2,274,800,00, Official Notice 58096

**Sponsors:** THE CHAIR

**Attachments:** [Hurt Electric Inc - Bid Tab 58096 FINAL](#)

Warren Jones, Travaux, Inc.'s Vice President of Construction, explained the recommendation for this bid and how they came to the decision. Mr. Jones made note that Hurt Electric confirmed they are able to perform the work, would add lead electricians as needed and is a 100% Emerging Business Enterprise in the State of Wisconsin. Mr. Jones answered Commissioner's questions about the final contract amount, explaining it will be determined when the contractor and the engineers agree on the final wiring schematics

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

**Aye** 6 - McCarthy Wagner Hines, Jr. Manzanet Hurtado Guskowski

**No** 0

**Excused** 3 - Zepecki Rainey Crosby

8. [T269](#)

Report from the President

**Sponsors:** THE CHAIR

**Attachments:** [ARPA Planned Use](#)

President Hines stated that as we move out of the pandemic, and HACM and Travaux, Inc. have taken on the properties formerly managed by Friends of Housing, HACM is realigning its organizational structure. In addition, President Hines informed the Board that Alderwoman Milele A. Coggs has joined the HACM Board of Commissioners.

Fernando Aniban, HACM's Chief Financial Officer, summarized the American Rescue

*Plan Act document provided with the agenda and how those funds will be distributed.*

*Chair Wagner thanked the Board for their time and wished them a happy holiday.*

## **Adjournment**

*There being no further business, Director Manzanet made a motion to adjourn the meeting at 4:25 p.m. Director Guskowski seconded the motion. There being no objections, the motion carried.*

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