



# City of Milwaukee

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

## Meeting Agenda

### 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, March 24, 2022

3:00 PM

Virtual Mtg Call-in: (866) 899-4679

Access Code: 409-521-477#

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To view the meeting materials electronically, please go to: <https://milwaukee.legistar.com/MeetingDetail.aspx?ID=951493&GUID=E0C5761D-CD17-4719-A614-38537EE3447B&Options=info|&Search=>

Upon reasonable notice, efforts will be made to accommodate the needs of persons with disabilities who cannot access the meeting via phone. For additional information contact the Housing Authority ADA Coordinator, Patricia Schmidtkecht at 414-286-5100, (FAX) 414-286-3456, (TDD) 414-286-3504 or by writing to the Coordinator at 650 West Reservoir, Milwaukee, WI 53212

#### Call to Order

#### Roll Call

1. [T239](#) Approval of the minutes of the special meeting held on January 27, 2022
2. [T246](#) Approval of the minutes of the regular meeting held on February 10, 2022
3. [T261](#) Resolution rescinding award of contract to Wenger Construction Incorporated (Campbellsport, WI) and instead accepting the bid of and awarding a contract to Roofed Right America LLC (Milwaukee, WI) for Thermoplastic-Polyolefin (TPO) Roofing for Building 3.1 (Westlawn Renaissance V) at Westlawn Gardens Phase 2 in an amount not to exceed \$418,248.00 (Official Notice 58035)  
**Attachments:** [IFB Bid Tab 58035 Roofed Right Right America LLC for Thermoplastic Polyolefi](#)
4. [T259](#) Resolution approving an increased contract amount with Westlawn Renaissance VII LLC to be the Construction Manager as Constructor for Westlawn Renaissance VII project in an amount not-to-exceed \$32.7 million  
**Attachments:** [Brief on Requested Resolution - Increase in WR VII Contract Amount](#)  
[WR VII Project Description](#)  
[WR7 Revised Project Sources & Uses](#)  
[Townhouse G703 4C-GMP Final](#)  
[Townhouse Bid 4C-GMP Final](#)  
[3.4 GMP G703 Final](#)  
[3.4 GMP Bid Tab Final](#)

5. [T247](#) Resolution approving award of contract to Johnson Controls Fire Protection Limited Partnership (Menomonee Falls, WI) for electronic safety and security (furnish and install) for Building 3.4 (Westlawn Renaissance VII) at Westlawn Gardens Phase 2 in an amount not to exceed \$258,693.41(Official Notice 58070)  
**Attachments:** [IFB Bid Tab 58070 Johnson Controls Fire Protection LP for Electronic Safety and Security 3.4 Total Budget Summary](#)
6. [T248](#) Resolution approving award of contract to BYCO Incorporated (Mayville, WI) for Flooring for Phase 4A Townhomes (Westlawn Renaissance VII) at Westlawn Gardens Phase 2 in an amount not to exceed \$695,320.00 (Official Notice 58075)  
**Attachments:** [IFB Bid Tab 58075 Byco Inc. for Flooring Phase 4A Townhomes WRVII WG Ph](#)
7. [T249](#) Resolution approving award of contract to Sanchez Painting Contractors Incorporated (Milwaukee, WI) for Painting for Phase 4A Townhomes (Westlawn Renaissance VII) at Westlawn Gardens Phase 2 in an amount not to exceed \$399,997.00 (Official Notice 58076)  
**Attachments:** [IFB Bid Tab 58076 Sanchez Painting Contractors for painting Phase 4A Townh](#)
8. [T250](#) Resolution approving award of contract to Roofed Right America LLC (Milwaukee, WI) for Roofing for Phase 4A Townhomes (Westlawn Renaissance VII) at Westlawn Gardens Phase 2 in an amount not to exceed \$847,470.00 (Official Notice 58077)  
**Attachments:** [IFB Bid Tab 58077 Roofed Right America LLC for Roofing Phase 4A Townhom](#)
9. [T251](#) Resolution approving award of contract to Insulation Technologies Incorporated (Milwaukee, WI) for Fiber Cement Siding for Phase 4A Townhomes (Westlawn Renaissance VII) at Westlawn Gardens Phase 2 in an amount not to exceed \$2,364,789.00 (Official Notice 58078)  
**Attachments:** [IFB Bid Tab 58078 Insulation Technologies Inc. for Fiber Cement Siding Phase](#)
10. [T252](#) Resolution approving award of contract to Action Heating, Cooling & Plumbing (Milwaukee, WI) for Heating, Ventilation and Air Conditioning for Phase 4A Townhomes (Westlawn Renaissance VII) at Westlawn Gardens Phase 2 in an amount not to exceed \$1,244,525.00 (Official Notice 58079)  
**Attachments:** [IFB Bid Tab 58079 Action Heating Cooling and Plumbing for HVAC Phase 4A T](#)
11. [T253](#) Resolution Approving Award of contract to B V Tetzlaff Incorporated (Brookfield, WI) For Plumbing for Phase 4A Townhomes (Westlawn Renaissance VII) at Westlawn Gardens Phase 2 in an amount not to exceed \$1,987,000.00 (Official Notice 58080)  
**Attachments:** [IFB Bid Tab 58080 BV Tetzlaff Inc. Plumbing Phase 4A Townhomes WRVII WG](#)
12. [T254](#) Resolution approving award of contract to Dodge and Sons Builders LLC (Brookfield, WI) for Finish Carpentry for Phase 4A Townhomes (Westlawn

Renaissance VII) at Westlawn Gardens Phase 2 in an amount not to exceed \$557,588.00 (Official Notice 58081)

**Attachments:** [IFB Bid Tab 58081 Dodge and Sons Builders LLC for Finish Carpentry Phase 4](#)

13. [T255](#) Resolution approving award of contract to Insulation Technologies Incorporated (Milwaukee, WI) for Thermal Insulation and Vapor Barrier for Phase 4A Townhomes (Westlawn Renaissance VII) at Westlawn Gardens Phase 2 in an amount not to exceed \$466,300.00 (Official Notice 58083)

**Attachments:** [IFB Bid Tab 58083 Insulation Technologies for Thermal Insulation Phase 4A To](#)

14. [T256](#) Resolution approving award of contract to Complete Fire Solutions Incorporated (Neenah, WI) for Fire Protection Systems for Phase 4A Townhomes (Westlawn Renaissance VII) at Westlawn Gardens Phase 2 in an amount not to exceed \$275,300.00 (Official Notice 58085)

**Attachments:** [IFB Bid Tab 58085 Complete Fire Solutions Inc. for Fire Protection Systems Ph](#)

15. [T257](#) Resolution approving award of contract to Milwaukee Millwork (Milwaukee, WI) for Unit Doors, Frames, Hardware and Trim (commodity only) for Phase 4A Townhomes (Westlawn Renaissance VII) at Westlawn Gardens Phase 2 in an amount not to exceed \$468,215.33 (Official Notice 58087)

**Attachments:** [IFB Bid Tab 58087 Milwaukee Millwork for Doors, Frames, Hardware, Trim Pha](#)

16. [T258](#) Resolution approving award of contract to Milwaukee Marble & Granite (Milwaukee, WI) for Casework, Countertops and Shelving (commodity only) for Phase 4A Townhomes (Westlawn Renaissance VII) at Westlawn Gardens Phase 2 in an amount not to exceed \$280,810.00 (Official Notice 58088)

**Attachments:** [IFB Bid Tab 58088 Milwaukee Marble and Granite for Casework, Countertops, S](#)

17. [T260](#) Report from the President

## Adjournment

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 Schmidtkecht 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>.