



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, Mark Wagner, Eugene R. Guskowski, Ald. Khalif
Rainey, Atty. Kimberly Hurtado, Eugene Manzanet, and Joan
Zepecki*

Thursday, March 24, 2022

3:00 PM

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

Access Code: 409-521-477#

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=>

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Call to Order

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

Roll Call

Present: 7 - McCarthy, Wagner, Hines, Jr., Manzanet, Hurtado, Guskowski, Zepecki

Excused: 2 - Rainey, Crosby

- [T239](#) Approval of the minutes of the special meeting held on January 27, 2022

Sponsors: THE CHAIR

A motion was made Kimberly Hurtado, seconded by Eugene Manzanet, that this Motion be APPROVED This motion PREVAILED by Voice Vote
- [T246](#) Approval of the minutes of the regular meeting held on February 10, 2022

Sponsors: THE CHAIR

A motion was made Eugene Manzanet, seconded by Joan Zepecki, that this Motion be APPROVED This motion PREVAILED by Voice Vote

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)

Sponsors: THE CHAIR

Attachments: [IFB Bid Tab 58035 Roofed Right Right America LLC for Thermoplastic Polyolefin Roofing for Building 3.1 WRV WG Phase 2tab REV Mar 2022](#)

Warren Jones, Travaux's Vice President of Construction, explained that Wenger Construction, Incorporated, whose bid had been accepted to perform the Thermoplastic-Polyolefin (TPO) roofing for Building 3.1 (Westlawn Renaissance V) at Westlawn Gardens Phase 2, realized they had made some errors in their proposal and requested to have their bid withdrawn. After staff review, it was determined the errors were not purposeful and the bid was rescinded. Roofed Right America LLC, was the second lowest bid and their proposed amount was \$5,000 more than Wenger Construction, Inc., still within the project's Guaranteed Maximum Price (GMP) budget. Mr. Jones affirmed that Roofed Right America, LLC, has done similar work for Travaux in the past and have performed satisfactorily.

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 7 - McCarthy Wagner Hines, Jr. Manzanet Hurtado Guskowski Zepecki

No 0

Excused 2 - Rainey Crosby

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

Sponsors: THE CHAIR

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](#)

Fernando Aniban, HACM's Chief Financial Officer, gave a summary from the attachments provided. Mr. Aniban explained how the original contract amount was estimated and that the continuing supply chain issues, relative tightness in the labor market and rising costs in construction had significantly increased the required budget. Mr. Aniban noted that the budget for the future market rate phases will be reallocated to close the financing gap.

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 7 - McCarthy Wagner Hines, Jr. Manzanet Hurtado Guskowski Zepecki

No 0

Excused 2 - Rainey Crosby

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)

Sponsors: THE CHAIR

Attachments: [IFB Bid Tab 58070 Johnson Controls Fire Protection LP for Electronic Safety and Security Building 3.4 WR VII WG Phase 2](#)
[3.4 Total Budget Summary](#)

Warren Jones, Travaux's Vice President of Construction, noted that Johnson Controls Fire Protection Limited Partnership has satisfactorily performed similar work for Travaux. Johnson Controls is not a certified Emerging Business Enterprise (EBE) with the State of Wisconsin, but is subcontracting work to Hurt Electric, Incorporated, which is a 30.8% Minority Business Enterprise (MBE).

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 7 - McCarthy Wagner Hines, Jr. Manzanet Hurtado Guskowski Zepecki

No 0

Excused 2 - Rainey Crosby

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)

Sponsors: THE CHAIR

Attachments: [IFB Bid Tab 58075 Byco Inc. for Flooring Phase 4A Townhomes WRVII WG Phase 2](#)

Warren Jones, Travaux's Vice President of Construction, explained BYCO, Incorporated was the sole respondent to this bid. Mr. Jones noted BYCO has performed similar work for Travaux on previous jobs satisfactorily, along with being a 100% certified Minority Business Enterprise (MBE).

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 7 - McCarthy Wagner Hines, Jr. Manzanet Hurtado Guskowski Zepecki

No 0

Excused 2 - Rainey Crosby

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)

Sponsors: THE CHAIR

Attachments: [IFB Bid Tab 58076 Sanchez Painting Contractors for painting Phase 4A Townhomes WRVII WG Phase 2](#)

Warren Jones, Travaux's Vice President of Construction, stated Sanchez Painting Contractors, Incorporated has done similar work for Travaux previously and performed satisfactorily. Mr. Jones noted there was a good response to this bid request. Sanchez had the lowest bid and it was confirmed they had a complete understanding of the scope of work, along with being a 100% certified Minority Business Enterprise (MBE).

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

Aye 7 - McCarthy Wagner Hines, Jr. Manzanet Hurtado Guskowski Zepecki

No 0

Excused 2 - Rainey Crosby

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)

Sponsors: THE CHAIR

Attachments: [IFB Bid Tab 58077 Roofed Right America LLC for Roofing Phase 4A Townhomes WRVII WG Phase 2](#)

Warren Jones, Travaux's Vice President of Construction, noted Roofed Right America LLC has done similar work for Travaux and performed satisfactorily. Mr. Jones stated competitive bids were received for this portion of work and Roofed Right America LLC was below the cost estimate.

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 7 - McCarthy Wagner Hines, Jr. Manzanet Hurtado Guskowski Zepecki

No 0

Excused 2 - Rainey Crosby

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)

Sponsors: THE CHAIR

Attachments: [IFB Bid Tab 58078 Insulation Technologies Inc. for Fiber Cement Siding Phase 4A Townhomes WRVII WG Phase 2](#)

Warren Jones, Travaux's Vice President of Construction, stated Insulation Technologies, Incorporated has done similar work for Travaux and performed satisfactorily, along with being a 100% certified Minority Business Enterprise (MBE). Mr. Jones informed the Board that competitive bids were received and that the selected bid has been vetted by the architects who determined the complete scope of work was understood in the proposal submitted.

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

Aye 6 - McCarthy Wagner Hines, Jr. Hurtado Guskowski Zepecki

No 0

Excused 2 - Rainey Crosby

Abstain 1 - Manzanet

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)

Sponsors: THE CHAIR

Attachments: [IFB Bid Tab 58079 Action Heating Cooling and Plumbing for HVAC Phase 4A Townhomes WRVII WG Phase 2](#)

Warren Jones, Travaux's Vice President of Construction, noted Action Heating, Cooling and Plumbing has done similar work for Travaux and performed satisfactorily, along with being a 100% Women Business Enterprise (WBE).

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 7 - McCarthy Wagner Hines, Jr. Manzanet Hurtado Guskowski Zepecki

No 0

Excused 2 - Rainey Crosby

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)

Sponsors: THE CHAIR

Attachments: [IFB Bid Tab 58080 BV Tetzlaff Inc. Plumbing Phase 4A Townhomes WRVII WG Phase 2](#)

Warren Jones, Travaux's Vice President of Construction, noted BV Tetzlaff, Incorporated has done similar work for Travaux and performed satisfactorily, along with being a 100% Women Business Enterprise (WBE). Mr. Jones stated that the bid was competitive and while significantly lower than the other bid, it was slightly higher than the cost estimate due to the increase of material prices.

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 7 - McCarthy Wagner Hines, Jr. Manzanet Hurtado Guskowski Zepecki

No 0

Excused 2 - Rainey Crosby

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)

Sponsors: THE CHAIR

Attachments: [IFB Bid Tab 58081 Dodge and Sons Builders LLC for Finish Carpentry Phase 4A Townhomes WRVII WG Phase 2](#)

Warren Jones, Travaux's Vice President of Construction, noted Dodge and Sons Builders LLC has done similar work in the past for Travaux and performed satisfactorily, along with being a certified 100% Veteran Owned Business (VOB). Mr. Jones informed the Board that the bid, while higher than the cost estimate, was significantly lower than the other bid and still within the Guaranteed Maximum Price.

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

Aye 7 - McCarthy Wagner Hines, Jr. Manzanet Hurtado Guskowski Zepecki

No 0

Excused 2 - Rainey Crosby

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)

Sponsors: THE CHAIR

Attachments: [IFB Bid Tab 58083 Insulation Technologies for Thermal Insulation Phase 4A Townhomes WRVII WG Phase 2](#)

Warren Jones, Travaux's Vice President of Construction, noted Insulation Technologies, Incorporated has done similar work and performed satisfactorily, along with being a certified 100% Minority Business Enterprise (MBE). Mr. Jones stated Insulation Technologies, Incorporated was the sole bidder and their proposal was much lower than the cost estimate.

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

Aye 6 - McCarthy Wagner Hines, Jr. Hurtado Guskowski Zepecki

No 0

Excused 2 - Rainey Crosby

Abstain 1 - Manzanet

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)

Sponsors: THE CHAIR

Attachments: [IFB Bid Tab 58085 Complete Fire Solutions Inc. for Fire Protection Systems Phase 4A Townhomes WRVII WG Phase 2](#)

Warren Jones, Travaux's Vice President of Construction, and Kevin Theissen, Travaux's Senior Program Manager, stated that Complete Fire Solutions, Incorporated has performed work at Building 3.1 (Westlawn Renaissance V) and Building 3.4 (Westlawn Renaissance VII) for Travaux, as well as, working as a subcontractor for Champion Modular, Incorporated dba Champion Commercial Structures (Champion).

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 7 - McCarthy Wagner Hines, Jr. Manzanet Hurtado Guskowski Zepecki

No 0

Excused 2 - Rainey Crosby

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)

Sponsors: THE CHAIR

Attachments: [IFB Bid Tab 58087 Milwaukee Millwork for Doors, Frames, Hardware, Trim Phase 4A Townhomes WRVII WG Phase 2](#)

Warren Jones, Travaux's Vice President of Construction, noted Milwaukee Millwork has supplied similar items to Travaux in the past and their bid was within the cost estimate. Mr. Jones explained that MBE participation is covered during installation, not with this commodity-only contract.

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

Aye 7 - McCarthy Wagner Hines, Jr. Manzanet Hurtado Guskowski Zepecki

No 0

Excused 2 - Rainey Crosby

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)

Sponsors: THE CHAIR

Attachments: [IFB Bid Tab 58088 Milwaukee Marble and Granite for Casework, Countertops, Shelving Phase 4A Townhomes WRVII WG Phase 2](#)

Warren Jones, Travaux's Vice President of Construction, noted Milwaukee Marble & Granite has done similar work in the past for Travaux and performed satisfactorily, along with being a certified 100% Veteran Owned Business (VOB). Mr. Jones informed the Board the bid was competitive and less than the 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 7 - McCarthy Wagner Hines, Jr. Manzanet Hurtado Guskowski Zepecki

No 0

Excused 2 - Rainey Crosby

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

Sponsors: THE CHAIR

President Hines thanked the Travaux Board of Directors for the support they have given HACM over the years which has made it possible not only for HACM to be sustained pre-COVID 19, but through COVID as well. In addition, President Hines thanked the Directors for adjusting their schedules to accommodate this Board meeting, which is taking place later in the month than usual, to allow for various items that needed review and approval.

Adjournment

There being no further business, President Hines adjourned the meeting at 4:16 p.m. with the consent of the other Directors in attendance.

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