



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, Eugene R. Guskowski, Atty. Kimberly Hurtado,
Eugene Manzanet, Ph.D., and Joan Zepecki*

Thursday, December 14, 2023

3:00 PM

Convent Hill Community Room
455 East Ogden Milwaukee, WI, 2nd Floor

Call to Order

Roll Call

1. [T322](#) Approval of the minutes of the regular meeting held on November 9, 2023

Attachments: [November 9, 2023 Meeting Minutes](#)

2. [T323](#) Motion to approve the proposed 2024 schedule for the Travaux Board of Directors

Attachments: [2024 Travaux Board Schedule](#)

3. [T324](#) Resolution approving an increase to Purchase Order WRV12240 with Common Links Construction LLC (Brookfield, WI) for painting and wall coverings for Building 3.1 (Westlawn Renaissance V) at Westlawn Gardens Phase 2 in an amount not to exceed \$13,310.00

Staff is recommending increasing the purchase order due to additional work needed beyond the original scope which emerged during the painting and wall covering work. It includes (A) touch-up patching, sanding, and painting at various locations; and (B) painting and touch-up associated with an added door and frame, yet to be installed. (A) has already been completed for \$8,310.00. (B) has yet to be done, but an allowance of \$5,000.00 is proposed for this work. The Modernization & Development Services Section requests an additional contract amount not to exceed \$13,310.00 for the change order work described herein. The new purchase order amount of \$262,910.00 not-to-exceed now exceeds the \$250,000.00 threshold; therefore, approval by the Travaux Inc. Board of Directors is requested

Attachments: [Common Links Change Order WRV12240 Analysis Recommendation](#)

4. [T325](#) Resolution authorizing the change of Trustee in reference to Travaux, Inc. 401 (k) & Profit Sharing Plan

Attachments: [Trust Agreement](#)

5. [T326](#) Report from the President

Attachments: [Work Order Status for November-Public Housing](#)
[Work Order Status for November-BNS](#)
[Work Order Status for November-Affordable Hsg](#)
[Public Housing Occupancy Report](#)
[Affordable Housing Occupancy Report](#)
[Market Rate Occupancy Report](#)
[Secion 8 Voucher Utilization Update](#)
[Tenant Contacts Public Housing](#)
[Tenant Contacts Affordable Housing](#)
[Tenant Contacts Market Rate Housing](#)
[Tenant Contacts HCV All Certification Specialists](#)
[Tenant Contacts PBV All Certification Specialists](#)
[Travaux Board Presentation](#)

Adjournment

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