



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, January 27, 2022

3:00 PM

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

Access Code: 840-416-413#

Special Meeting

To view the meeting materials electronically, please go to: <https://milwaukee.legistar.com/MeetingDetail.aspx?ID=926245&GUID=EA9B4302-7C2A-4775-B60A-2F9B13450785&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 Schmidt knecht 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

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

Roll Call

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

Excused: 1 - Perez

1. [T225](#) Resolution approving an award of contract to Insulation Technologies Incorporated (Milwaukee, WI) for fiber cement siding for Building 3.1 (Westlawn Renaissance V) at Westlawn Gardens Phase 2 in the amount of \$504,411.00, Official Notice 58034

Sponsors: THE CHAIR

Attachments: [Bid Tab 58034-Insulation Tech-Fiber Cement Siding](#)
[3.1 Final GMP- CORRECTED 01.25.2022](#)

Fernando Aniban, HACM's Chief Financial Officer, gave a summary from the attachments provided with the agenda and made mention that items 1 through 9, refer to Westlawn Renaissance V, Building 3.1, stating that the Guaranteed Maximum Price budget has been finalized at \$12 million dollars and is expected to close at the end April 2022. Warren Jones, Travaux's Vice President of Construction, and Kevin Theissen, Travaux's Project Executive, answered Directors' questions regarding the amount of bid opportunities and the Emerging and Women's Business Enterprise participation. Mr. Jones explained the reason for calling this special board meeting was to avoid the price increases that are coming later. Mr. Jones also responded to

questions regarding contract commitment and obligation to complete the work within the agreed timeframe

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

Aye 8 - McCarthy Wagner Hines, Jr. Rainey Crosby Hurtado Guskowski Zepecki

No 0

Excused 1 - Perez

Abstain 1 - Manzanet

2. [T226](#)

Resolution approving an award of contract to Wenger Construction Incorporated (Campbellsport, WI) for thermoplastic-polyolefin (TPO) roofing for Building 3.1 (Westlawn Renaissance V) at Westlawn Gardens Phase 2 in the amount of \$413,669.00, Official Notice 58035

Sponsors: THE CHAIR

Attachments: [Bid Tab 58035 Wenger Constrc Inc-Thermoplastic Polyolefin TPO Roofing](#)
[3.1 Final GMP-CORRECTED 01.25.2022](#)

Warren Jones, Travaux's Vice President of Construction, and Kevin Theissen, Travaux's Project Executive, answered Directors' questions regarding bids and why they were considerably higher than the estimated budget amount. Mr. Theissen explained that the cost of the materials has increased; roofing and insulation especially have taken a steep increase in pricing.

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

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

No 0

Excused 1 - Perez

3. [T227](#)

Resolution approving an award of contract to Schindler Elevator Corporation (Menomonee Falls, WI) for elevators for Building 3.1 (Westlawn Renaissance V) at Westlawn Gardens Phase 2 in the amount of \$265,000, Official Notice 58036

Sponsors: THE CHAIR

Attachments: [Bid Tab 58036-Schindler Elevator-Elevators](#)
[3.1 Final GMP-CORRECTED 01.25.2022](#)

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

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

No 0

Excused 1 - Perez

4. [T228](#)

Resolution approving an award of contract to Action Heating and Cooling (Milwaukee, WI) for mechanical for Building 3.1 (Westlawn Renaissance V) at Westlawn Gardens Phase 2 in the amount of \$889,660.00, Official Notice 58037

Sponsors: THE CHAIR

Attachments: [Bid Tab 58037-Action Heating Cooling-Mechanical](#)
[3.1 Final GMP- CORRECTED 01.25.2022](#)

Warren Jones, Travaux's Vice President of Construction, stated that Action Heating and Cooling has done work for Travaux in the past and has performed satisfactorily.

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

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

No 0

Excused 1 - Perez

5. [T229](#)

Resolution approving an award of contract to B V Tetzlaff Incorporated (Brookfield, WI) for plumbing for Building 3.1 (Westlawn Renaissance V) at Westlawn Gardens Phase 2, in the amount of \$795,000.00, Official Notice 58038

Sponsors: THE CHAIR

Attachments: [Bid Tab 58038-B V Tetzlaff Inc-Plumbing](#)
[3.1 Final GMP- CORRECTED 01.25.2022](#)

Warren Jones, Travaux's Vice President of Construction, and Kevin Theissen, Travaux's Project Executive, answered Directors' questions and recommended that BV Tetzlaff, Incorporated be awarded the contract. Mr. Jones affirmed that they have done similar work in the past at Westlawn Gardens and are familiar with the project. Mr. Jones also informed the Board that BV Tetzlaff Incorporated has been vetted and Travaux has done their due diligence to make sure that everything was included in their bid. Mr. Theissen assured the Directors that the documents submitted by BV Tetzlaff Incorporated were reviewed to make sure all paperwork was complete, including a second review from the mechanical engineers to verify they were correct

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

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

No 0

Excused 1 - Perez

6. [T230](#)

Resolution approving an award of contract to Hurt Electric Incorporated (Wauwatosa, WI) for electrical for Building 3.1 (Westlawn Renaissance V) at Westlawn Gardens Phase 2, in the amount of \$1,668,000.00, Official Notice 58039

Sponsors: THE CHAIR

Attachments: [Bid Tab 58039-Hurt Electric-Electrical](#)
[3.1 Final GMP- CORRECTED 01.25.2022](#)

Warren Jones, Travaux's Vice President of Construction, and Kevin Theissen, Travaux's Project Executive, noted that Hurt Electric, Incorporated, has done similar work for Travaux at Westlawn Gardens site and has performed satisfactorily, along with being a 100% Minority Business Enterprise (MBE). Mr. Theissen answered questions regarding the bid amount being higher than the estimated budget, due to price increases in material cost. Mr. Theissen mentioned that two additional bidders considered the work, but unfortunately due to bonding issues, could not go forward with their submittals.

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

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

No 0

Excused 1 - Perez

7. [T231](#)

Resolution approving an award of contract to Oostburg Concrete Products Incorporated (Oostburg, WI) for footings, foundations, and slab-on-grade for Building 3.1 (Westlawn Renaissance V) at Westlawn Gardens Phase 2, in the amount of \$262,543.57, Official Notice 58043

Sponsors: THE CHAIR

Attachments: [Bid Tab 58043-Oostburg Concrete-footing-foundation-slab on grade](#)
[3.1 Final GMP- CORRECTED 01.25.2022](#)

Warren Jones, Travaux's Vice President of Construction, and Kevin Theissen, Travaux's Project Executive, noted that Oostburg Concrete Products Incorporated has performed similar work at the Westlawn site and has been satisfactory. Oostburg has 46% Emerging and Women's Business Enterprise participation. Mr. Theissen shared that Oostburg is one of the largest local concrete contractors in the area.

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

vote:

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

No 0

Excused 1 - Perez

8. [T232](#)

Resolution approving an award of contract to BYCO Incorporated (Mayville, WI) for flooring for Building 3.1 (Westlawn Renaissance V) at Westlawn Gardens Phase 2, in the amount of \$355,000.00, Official Notice 58067

Sponsors: THE CHAIR

Attachments: [Bid Tab 58067-BYCO Inc-Flooring](#)
[3.1 Final GMP-CORRECTED 01.25.2022](#)

Warren Jones, Travaux's Vice President of Construction, stated that BYCO Incorporated has performed similar work for Travaux and has also provided 100% Minority Business Enterprise (MBE) participation for this contract.

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

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

No 0

Excused 1 - Perez

9. [T233](#)

Resolution approving an award of contract to Common Links Construction LLC (Brookfield, WI) for gypsum board assembly for Building 3.1 (Westlawn Renaissance V) at Westlawn Gardens Phase 2, in the amount of \$762,800.00, Official Notice 58068

Sponsors: THE CHAIR

Attachments: [Bid Tab 58068-Common Links Contrc LLC-Gypsum Board Assembly](#)
[3.1 Final GMP- CORRECTED 01.25.2022](#)

Warren Jones, Travaux's Vice President of Construction, stated that Common Links Construction LLC has done work for Travaux in past and has performed satisfactorily. Mr. Jones assured the Board that Travaux is confident that Common Links will do well on the contract. There was no Emerging Business Enterprise (EBE) participation on this job, however Common Links did state if they need additional hires, they will reach out to Travaux for their recommendation for subcontractors.

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

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

No 0

Excused 1 - Perez

10. [T234](#)

Resolution approving an award of contract to Action Heating and Cooling (Milwaukee, WI) for mechanical for Building 3.4 (Westlawn Renaissance VII) at Westlawn Gardens Phase 2, in the amount of \$351,975.00, Official Notice 58053

Sponsors: THE CHAIR

Attachments: [Bid Tab 58053-Action Heating Cooling-Mechanical](#)
[3.4 Total Budget Update 1-25-22](#)

Fernando Aniban, HACM's Chief Financial Officer, gave a summary from the attachments provided with the agenda and mentioned that items 10 through 13 are for Westlawn Renaissance VII, Building 3.4. The financing for Westlawn Renaissance VII has not been finalized, however the Guaranteed Maximum Price for Building 3.4 is done. The bids for the rest of Westlawn Renaissance VII, which includes 31 new townhouses, are out and staff expects them by the end of February 2022 and to close the financing by the end of May 2022.

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

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

No 0

Excused 1 - Perez

11. [T235](#)

Resolution approving an award of contract to B V Tetzlaff Incorporated (Brookfield, WI) for plumbing for Building 3.4 (Westlawn Renaissance VII) at Westlawn Gardens Phase 2, in the amount of \$598,500.00, Official Notice 58054

Sponsors: THE CHAIR

Attachments: [Bid Tab 58054-B V Tetzlaff Inc-Plumbing](#)
[3.4 Total Budget Update 1-25-22](#)

Warren Jones, Travaux's Vice President of Construction, stated that BV Tetzlaff Incorporated has performed satisfactorily with similar scope of work for Travaux. This bid came in higher than the estimated budget amount due to the price increase of PVC and other plumbing materials. BV Tetzlaff Incorporated is a 100% Women's Business Enterprise (WBE).

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

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

No 0

Excused 1 - Perez

12. [T236](#)

Resolution approving an award of contract to Hurt Electric Incorporated (Wauwatosa, WI) for electrical for Building 3.4 (Westlawn Renaissance VII) at Westlawn Gardens Phase 2, in the amount of \$626,480.00, Official Notice 58055

Sponsors: THE CHAIR

Attachments: [Bid Tab 58055-Hurt Electric-Electrical](#)
[3.4 Total Budget Update 1-25-22](#)

Warren Jones, Travaux's Vice President of Construction, and Kevin Theissen, Travaux's Project Executive, informed the Board that Hurt Electric Incorporated has performed satisfactorily in the past and is a 100% Minority Business Enterprise (EBE). Mr. Jones responded to Directors' questions regarding the difference in pricing between Building 3.1 and 3.4 and Hurt's capacity to complete the job. Mr. Theissen explained that the original budget amount of \$701,936.00 included some Johnson Controls International (JCI) work, which was later split off into a separate bid category. The difference from the original bid amount will then go to the fire and security alarms, which are currently out for bid.

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

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

No 0

Excused 1 - Perez

13. [T237](#)

Resolution approving an award of contract to Common Links Construction LLC (Brookfield, WI) for cold-formed metal framing, gypsum board, and insulation for Building 3.4 (Westlawn Renaissance VII) at Westlawn Gardens Phase 2, in the amount of \$537,300.00, Official Notice 58049

Sponsors: THE CHAIR

Attachments: [Bid Tab 58049-Common Links Constr LLC-Cold Metra Framing Gypsum Insulation](#)
[3.4 Total Budget Update 1-25-22](#)

Warren Jones, Travaux's Vice President of Construction, and Kevin Theissen, Travaux's Project Executive, stated that Common Links Construction LLC has done similar work in the past and performed satisfactorily. Travaux is confident they can do both buildings at the Westlawn sites. Mr. Theissen responded to Directors' questions

regarding pricing and the cost increase in materials.

Acting President Hines thanked the Directors for their time and expertise.

Director Zepecki congratulated Mr. Hines on his award from the Business Journal for the 40 Under 40 Hall of Fame 2022.

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

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

No 0

Excused 1 - Perez

Adjournment

There being no further business, Director Crosby made a motion to adjourn the meeting at 4:14 p.m. Director Manzanet 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>.