



## Legislation Details (With Text)

**File #:** R13331      **Version:** 0  
**Type:** Housing Authority Resolution      **Status:** Passed  
**File created:** 6/7/2022      **In control:** HOUSING AUTHORITY  
**On agenda:** 6/9/2022      **Final action:** 7/13/2022

**Effective date:**

**Title:** Resolution authorizing the use of AIA Document A102-2017 for Westlawn Renaissance V LLC, Westlawn Renaissance VII LLC and Townhomes at Carver Park LLC

This resolution will authorize management to use the AIA document A102-2017 as required by the Wisconsin Housing and Economic Development Authority (WHEDA) as lender and tax allocating agency, instead of the previously approved A133-2009. This changes the role of Travaux, Inc. on the contract from Construction Manager to General Contractor. Both documents, however, requires a Cost Plus with Gross Maximum Price methodology in setting the contract amount. Investors are agreeable to this change.

**Sponsors:** THE CHAIR

**Indexes:**

**Attachments:** 1. Final A102-2017\_21-043 Travaux (WRV) General Contractor (2), 2. Final-A102-2017\_21-044 Travaux (WRVII) General Contractor, 3. Final-A102-2017\_21-045 Travaux (Townhomes at Carver) General Contractor, 4. Sample use of Contract A102-2017 for WLR V-WLR VII and Townhomes

Date	Ver.	Action By	Action	Result	Tally
7/13/2022	0	HOUSING AUTHORITY	ADOPTED	Pass	3:0

13331

Original

R13267 - adopted: 10/13/2021, R13268 - adopted: 10/13/2021, R13266 - adopted: 10/13/2021

The Chair

Resolution authorizing the use of AIA Document A102-2017 for Westlawn Renaissance V LLC, Westlawn Renaissance VII LLC and Townhomes at Carver Park LLC

This resolution will authorize management to use the AIA document A102-2017 as required by the Wisconsin Housing and Economic Development Authority (WHEDA) as lender and tax allocating agency, instead of the previously approved A133-2009. This changes the role of Travaux, Inc. on the contract from Construction Manager to General Contractor. Both documents, however, requires a Cost Plus with Gross Maximum Price methodology in setting the contract amount. Investors are agreeable to this change.

WHEREAS, per prior Resolutions, the Housing Authority of the City of Milwaukee board of commissioners approved entering into a contract with Travaux, Inc. to be the construction manager as constructor for Westlawn Renaissance V, Westlawn Renaissance VII and Townhomes at Carver Park projects utilizing AIA Document A133-2019; and

WHEREAS, the Wisconsin Housing and Economic Development Authority (WHEDA), the lender and tax credit allocating agency in its most recent amendment to the Qualified Allocation Plan (QAP) now mandates the A102-2017 for owner and contractor to use as Contract Document; and

NOW THEREFORE BE IT RESOLVED, by the Housing Authority of the City of Milwaukee that they approve the use of AIA Document A102-2017 as required by the QAP for the mentioned projects; and, be it

FURTHER RESOLVED, that the proper officers of the Authority are hereby authorized and directed to properly execute said contract for and on behalf of the Authority and Westlawn Renaissance V LLC, Westlawn Renaissance VII LLC and Townhomes at Carver LLC; and, be it

RESOLVED FINALLY, that all acts previously performed, relative to this matter, by the Commissioners and the Secretary Executive Director of the Authority, be and hereby are approved, ratified, and confirmed in all respects.

Attachment:

A102-2017-WR V

A102-2017-WR VII

A102-2017- Townhomes at Carver

Housing Management, Fernando Aniban, 6/7/2022