



City of Milwaukee

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

Meeting Minutes

TRAVAUX INC. BOARD OF DIRECTORS

*Antonio M. Perez, President, James A. Bohl, Jr., Ricardo Diaz,
Hon. M. Joseph Donald, Daniel McCarthy, Mark Nicolini, Mark
Wagner, James N. Witkowiak, and Ald. Khalif Rainey*

Wednesday, August 8, 2018

2:30 PM

City Hall, 200 East Wells St, Room 301-B

Call to Order

Meeting called to order at 3:05p.m.

Roll Call

Present: 6 - Nicolini, Witkowiak, McCarthy, Wagner, Perez, Donald

Excused: 3 - Diaz, Rainey, Bohl

T39 Approval of the minutes of the regular meeting held on July 16, 2018

Sponsors: THE CHAIR

Attachments: [July 16, 2018 Travaux Minutes.pdf](#)

A motion was made by James N. Witkowiak, seconded by Dan McCarthy, that this Motion be APPROVED. This motion PREVAILED by the following vote:

Aye 6 - Nicolini Witkowiak McCarthy Wagner Perez Donald

No 0

Absent 2 - Diaz Bohl

Excused 1 - Rainey

T40

Resolution Approving Award of Contract to Rams Contracting Ltd. (Lannon, WI), for Official Notice Number 57862, Excavation and Erosion Control for Multi-Family Apartment Building 2.2 at Westlawn Gardens Phase 2 in the amount of \$150,700.00

Sponsors: THE CHAIR

Attachments: [Contract 57862 IFB tab Rams Constr Contract for WLG Ph 2- Excav & Erosion Control.pdf](#)

David Flores, Travaux Modernization & Development Services Administrator, explained that these are the first contracts for the work being done at building 2.2. Both Mr. Flores and Kevin Theissen, Travaux Senior Program Manager, noted that all the contractors have previously worked well with the Housing Authority

A motion was made by M. Joseph Donald, seconded by James N. Witkowiak, that this Travaux Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye 6 - Nicolini Witkowiak McCarthy Wagner Perez Donald

No 0

Absent 2 - Diaz Bohl

Excused 1 - Rainey

T41

Resolution Approving Award of Contract to Oostburg Concrete Products Inc. (Oostburg, WI), for Official Notice Number 57864, Footings and Foundation for Multi-Family Apartment Building 2.2 at Westlawn Gardens Phase 2 in the amount of \$410,834.00

Sponsors: THE CHAIR

Attachments: [Contract 57864 IFB tab WLG Ph 2 Footings & foundations Oostburg Concrete.pdf](#)

A motion was made by M. Joseph Donald, seconded by James N. Witkowiak, that this Travaux Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye 6 - Nicolini Witkowiak McCarthy Wagner Perez Donald

No 0

Absent 2 - Diaz Bohl

Excused 1 - Rainey

T42

Resolution Approving Award of Contract to Insulation Technologies Inc. (Milwaukee, WI) for Official Notice Number 57866, Wood Windows and Patio Doors (Commodity Only) for Multi-Family Apartment Building 2.2 at Westlawn Gardens Phase 2 in the amount of \$155,546.00

Sponsors: THE CHAIR

Attachments: [Contract 57866 IFB tab WLG Rena III Insulation Tech Inc. Windos Patio doors.pdf](#)

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

Aye 6 - Nicolini Witkowiak McCarthy Wagner Perez Donald

No 0

Absent 2 - Diaz Bohl

Excused 1 - Rainey

T43

Resolution approving award of contract to Great Lakes Components LLC. (Elkhorn, WI) for Official Notice Number 57867, Wood Panelization (Furnish and Install) for Multi-Family Apartment Building 2.2 at Westlawn Gardens Phase 2 in the amount of \$1,268,504

Sponsors: THE CHAIR

Attachments: [Contract 57867 IFB tab WLG Wood Panelization Furnish & Install Great Lakes Components.pdf](#)

A motion was made by M. Joseph Donald, seconded by James N. Witkowiak, that this Travaux Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye 6 - Nicolini Witkowiak McCarthy Wagner Perez Donald

No 0

Absent 2 - Diaz Bohl

Excused 1 - Rainey

T44

Resolution accepting the appointment of Alderman Khalif J. Rainey to the Travaux Board of Directors

Sponsors: THE CHAIR

Attachments: [Khalif Rainey 2012 Resume.pdf](#)

[Appt Ald Khalif J Rainey to Travaux Brd of Directors.doc](#)

Mr. Pérez mentioned an update in Alderman Rainey's resume which currently he is the Vice Chair for Zoning and Neighborhood Development Committee (ZND). Alderman Rainey has recently taken the position as Chair of the committee. This says much for his passion for Milwaukee's neighborhoods and his willingness to serve.

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

Aye 6 - Nicolini Witkowiak McCarthy Wagner Perez Donald

No 0

Absent 2 - Diaz Bohl

Excused 1 - Rainey

T45

Report from the President

Sponsors: THE CHAIR

Attachments: [PNC Letter - Chris Goller Thank You Ltr re Bill Demchak 07-24-18](#)
[Visit - Rec'd 07-30-18.pdf](#)

The Directors were shown a clip of the new home modules for Westlawn Garden Scattered Sites. Mr. Theissen explained that the M16's are six-module units that are brought to the site already painted with the interior cabinets, electrical and windows installed, then put together on site. It takes about four to six hours to connect the units.

Mr. Pérez asked Fernando Aniban, HACM Chief Financial Officer, if there were any updates on Travaux's office space. Mr. Aniban stated that everything is coming along and the move is scheduled for October 2018. The Housing Authority for the City of Milwaukee (HACM) just awarded Travaux the contract to be General Contractor for the Westlawn Renaissance III project, which is the 2.2 Building, Phase 2 at Westlawn Gardens. The project costs are estimated at \$20 million.

Mr. Aniban provided the board with two documents outlining the work schedules for the Victory Manor and Westlawn Scattered Sites projects. Mr. Theissen pointed out that Victory Manor's cost projection is on budget and on schedule. Mr. Thiessen stated that the Westlawn Garden Scattered Sites work schedule was originally estimated at \$7.2 million dollars, however right now the cost is at \$7.5 million. The work at Westlawn Gardens is scheduled to be completed in early November 2018.

Adjournment

There being no further business, Commissioner Witkowiak made a motion to adjourn the meeting at 3:45p.m. Commissioner Donald 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.

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