



# City of Milwaukee

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

## Meeting Agenda HOUSING AUTHORITY

**MARK WAGNER, CHAIR**  
**Sherri L. Daniels, Vice Chair**  
**Brooke VandeBerg and Ald. Milele Coggs**

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Wednesday, July 13, 2022

9:30 AM

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

Access code: 642-409-709#

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### Annual Meeting

**The mission of the Housing Authority of the City of Milwaukee (HACM) is to foster strong, resilient and inclusive communities by providing a continuum of high-quality housing options that support self-sufficiency, good quality of life, and the opportunity to thrive.**

To view the meeting materials electronically, please go to: <https://milwaukee.legistar.com/MeetingDetail.aspx?ID=987464&GUID=F728F7B9-90F7-4F38-8591-F8B4F3492C74&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 Schmidtke at 286-5100, (FAX) 286-3456, (TDD) 286-3504 or by writing to the Coordinator at 650 West Reservoir, Milwaukee, WI 53212

#### Call to Order

#### Roll Call

#### A. APPROVAL OF THE CONSENT AGENDA

##### CONSENT AGENDA – ITEMS RECOMMENDED FOR APPROVAL

(All items listed under the Consent Agenda will be enacted by one motion unless a Commissioner requires otherwise, in which event, the item will be removed from the Consent Agenda and considered separately.)

1. [R13328](#) Approval of the minutes of the regular meeting held on May 11, 2022

Attachments: [HACM Minutes for May 11-2022\\_Final](#)

#### B. REPORTS AND DISCUSSION ITEMS

1. [R13332](#) Election of Chair
2. [R13333](#) Election of Vice Chair
3. [R13329](#) Resolution approving an award of contract to Grand Appliances (Brookfield, WI) for the purchase of ranges and refrigerators for the Housing Authority City of Milwaukee properties at an estimated yearly

amount of \$450,000.00 (Official Notice 58099)

This contract will be effective June 10, 2022 through June 9, 2023 with the option to be extended for four additional one-year terms upon mutual consent of both parties.

**Attachments:** [Grand Appliances -Bid tab 58099 for Ranges and Refrigerators](#)

4. [R13331](#) 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.

**Attachments:** [Final A102-2017 21-043 Travaux \(WRV\) General Contractor \(2\)](#)  
[Final-A102-2017 21-044 Travaux \(WRVII\) General Contractor](#)  
[Final-A102-2017 21-045 Travaux \(Townhomes at Carver\) General Contractor](#)  
[Sample use of Contract A102-2017 for WLR V-WLR VII and Townhomes](#)

5. [R13334](#) Resolution approving an increase in the Gross Maximum Price (GMP) for the Carver Park Project in an amount not-to-exceed \$7.99 million

After the receipt of additional bids for this project, the amended amount of \$7.4 million as per resolution R13317, adopted on April 13, 2022, is no longer adequate.

**Attachments:** [Updated G703 for Carver Park LLC](#)  
[Carver Park Project Description 6.30.22](#)

6. [R13335](#) Resolution approving a Change Order to Purchase Order WG120597 with Rams Contracting Ltd. for topsoil spreading for public construction phase 3 utilities at Westlawn Gardens Phase 2 in an amount not-to-exceed \$299,000.00

The original contract amount was for \$40,313.00. During construction, additional topsoil spreading work beyond the original scope was required with an additional amount not-to-exceed \$299,000.00, resulting in a new total of \$339,313.00. This now exceeds the \$250,000.00 threshold requiring Board approval.

**Attachments:** [Change Order -Rams Contracting WG120597.CO analysis-recommendation FI](#)

7. [R13336](#) Resolution approving an award of contract to Division 10 Personnel

Services to provide maintenance employee staffing for the Housing Authority of the City of Milwaukee for an amount approximately \$440,000.00 per year.(Official Notice 58022)

This contract includes the option to be extended for four additional one-year terms upon mutual consent of both parties.

**Attachments:** [Bid Tab 58022 - Temporary Staffing Services](#)

[Bid Tab 58022 Evaluation for Division 10 Personnel - Temporary Staffing Service](#)

8. [R13330](#) Report from the Secretary-Executive Director

**Attachments:** [NAHRO Article - HUD Receives Significant Funding Increase in House Proposa](#)

### Adjournment

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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>.

Be hereby notified that three (3) members of the Crucible, Inc. Board of Directors may be present at the meeting of the HACM Board of Commissioners, as some members serve on both boards. While a quorum of the Crucible, Inc. Board may be present at the HACM meeting, they will not exercise the responsibilities, authority, or duties vested in the Crucible, Inc. Board of Directors.