



Meeting Minutes

TRAVAUX INC. BOARD OF DIRECTORS

*Willie L. Hines, Jr., President, Grady L. Crosby, Daniel
McCarthy, Mark Wagner, Eugene R. Guskowski, Ald. Khalif
Rainey, Atty. Kimberly Hurtado, Eugene Manzanet, and Joan
Zepecki*

Thursday, April 14, 2022

3:00 PM

Virtual Conference Call-in: (877) 309-2073

Access Code: 321-036-781#

To view the meeting materials electronically, please go to:

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Call to Order

Meeting called to order at 3:12 p.m.

Roll Call

Present: 6 - McCarthy, Wagner, Hines, Jr., Manzanet, Hurtado, Guskowski

Excused: 3 - Rainey, Crosby, Zepecki

1. [T262](#) Approval of the minutes of the regular meeting held on March 24, 2022

Sponsors: THE CHAIR

Attachments: [Travaux Minutes for 3-34-2022_Final](#)

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

Aye 6 - McCarthy Wagner Hines, Jr. Manzanet Hurtado Guskowski

No 0

Excused 3 - Zepecki Rainey Crosby

2. [T263](#) Resolution approving an award of contract to increase the amount to Travaux, Inc. (Milwaukee, WI) to be the Construction Manager as Constructor for the Townhomes at Carver in an amount not to exceed \$ 7.4 million

Sponsors: THE CHAIR

Attachments: [Carver Project Description](#)
[Carver Sources and Uses 9% S U-2022.03.23](#)
[Carver G703](#)

Fernando Aniban, HACM's Chief Financial Officer, gave a summary of the Rental Assistance Demonstration (RAD) Project Description for the Townhomes at Carver, provided with the agenda. Mr. Aniban informed the Board that this project will be closing at the end of May 2022 and construction starting in June 2022, with plans to rehab 10 units each month. Mr. Aniban also explained the temporary relocation for existing residents, giving the residents the option to return after rehab, or be issued a voucher to relocate permanently to another housing unit.

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

Aye 6 - McCarthy Wagner Hines, Jr. Manzanet Hurtado Guskowski

No 0

Excused 3 - Zepecki Rainey Crosby

3. [T264](#)

Resolution approving an award of contract to Oostburg Concrete Products Incorporated (Oostburg, WI) for concrete footings and foundations for Phase 4A Townhomes (Westlawn Renaissance VII) at Westlawn Gardens Phase 2, in the amount of \$558,808.00, Official Notice 58071

Sponsors: THE CHAIR

Attachments: [Oostburg Concrete Products Inc- Bid Tab 58071](#)

Warren Jones, Travaux, Inc.'s Vice President of Construction, stated Oostburg was the sole respondent to this bid and has satisfactorily performed similar work for Travaux. He noted that Oostburg is a 17% Minority Business Enterprise, and has agreed to working with staff to meet the Section 3 rule guidelines

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

Aye 6 - McCarthy Wagner Hines, Jr. Manzanet Hurtado Guskowski

No 0

Excused 3 - Zepecki Rainey Crosby

4. [T265](#)

Resolution approving an award of contract to Dodge and Sons Builders LLC (Brookfield, WI), for drywall for Phase 4A Townhomes (Westlawn Renaissance VII) at Westlawn Gardens Phase 2, in the amount of \$1,713,544.00, Official Notice 58072

Sponsors: THE CHAIR

Attachments: [Dodge and Sons Builders LLC - Bid Tab 58072](#)

Warren Jones, Travaux, Inc.'s Vice President of Construction, informed the Board that Dodge and Sons Builders LLC was the lowest bidder and has satisfactorily performed similar work for Travaux. Dodge and Sons is a 100% Veteran-Owned Business and has a goal of 25% Emerging Business Enterprise contracting. Directors discussed the amount of the variance between the bids and the actual cost estimate.

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

Aye 6 - McCarthy Wagner Hines, Jr. Manzanet Hurtado Guskowski

No 0

Excused 3 - Zepecki Rainey Crosby

5. [T266](#) Resolution approving an award of contract to Roman's Grading Service Incorporated (Franksville, WI), for excavation for Phase 4A Townhomes (Westlawn Renaissance VII) at Westlawn Gardens Phase 2, in the amount of \$423,000.00, Official Notice 58074

Sponsors: THE CHAIR

Attachments: [Romans Grading Service Inc. - Bid Tab 58074](#)

Warren Jones, Travaux, Inc.'s Vice President of Construction, conveyed to the Board that Roman's Grading Service Incorporated was the lowest responding bidder. Travaux checked references and verified the information submitted by Roman's. They are not certified as an Emerging Business Enterprise (EBE) for the State of Wisconsin. Directors discussed the EBE participation of both bidders on this contract.

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

Aye 6 - McCarthy Wagner Hines, Jr. Manzanet Hurtado Guskowski

No 0

Excused 3 - Zepecki Rainey Crosby

6. [T267](#) Resolution approving an award of contract to JMarincic LLC (Lannon, WI), for concrete slab-on-grade and stoops for Phase 4A Townhomes (Westlawn Renaissance VII) at Westlawn Gardens Phase 2, in the amount of \$531,000.00, Official Notice 58084

Sponsors: THE CHAIR

Attachments: [JMarincic LLC - Bid Tab 58084](#)

Warren Jones, Travaux, Inc.'s Vice President of Construction, noted that JMarincic has done similar work for Travaux in the past satisfactorily and is capable of

performing the work outlined in bidding documents. Mr. Jones mentioned that JMarincic is not certified as an Emerging Business Enterprise in the State of Wisconsin and has not identified a need to subcontract at this time. Directors discussed the large difference between the bid amount versus the estimate. Kevin Theissen, Travaux Inc.'s, Senior Project Manager, explained the variance in the estimate done in January 2022 was in anticipation of rising costs in materials.

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

Aye 6 - McCarthy Wagner Hines, Jr. Manzanet Hurtado Guskowski

No 0

Excused 3 - Zepecki Rainey Crosby

7. [T268](#)

Resolution approving an award of contract to Hurt Electric Incorporated (Wauwatosa, WI) for electrical design assistance for Phase 4A Townhomes (Westlawn Renaissance VII) at Westlawn Gardens Phase 2, in an amount not to exceed \$2,274,800,00, Official Notice 58096

Sponsors: THE CHAIR

Attachments: [Hurt Electric Inc - Bid Tab 58096 FINAL](#)

Warren Jones, Travaux, Inc.'s Vice President of Construction, explained the recommendation for this bid and how they came to the decision. Mr. Jones made note that Hurt Electric confirmed they are able to perform the work, would add lead electricians as needed and is a 100% Emerging Business Enterprise in the State of Wisconsin. Mr. Jones answered Commissioner's questions about the final contract amount, explaining it will be determined when the contractor and the engineers agree on the final wiring schematics

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

Aye 6 - McCarthy Wagner Hines, Jr. Manzanet Hurtado Guskowski

No 0

Excused 3 - Zepecki Rainey Crosby

8. [T269](#)

Report from the President

Sponsors: THE CHAIR

Attachments: [ARPA Planned Use](#)

President Hines stated that as we move out of the pandemic, and HACM and Travaux, Inc. have taken on the properties formerly managed by Friends of Housing, HACM is realigning its organizational structure. In addition, President Hines informed the Board that Alderwoman Milele A. Coggs has joined the HACM Board of Commissioners.

Fernando Aniban, HACM's Chief Financial Officer, summarized the American Rescue

Plan Act document provided with the agenda and how those funds will be distributed.

Chair Wagner thanked the Board for their time and wished them a happy holiday.

Adjournment

There being no further business, Director Manzanet made a motion to adjourn the meeting at 4:25 p.m. Director Guskowski 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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