



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., Grady L. Crosby, Hon. M. Joseph Donald, Daniel McCarthy, Mark Wagner, Eugene R. Guskowski, Ald. Khalif Rainey, Atty. Kimberly Hurtado, and Eugene Manzanet

Thursday, October 17, 2019

3:00 PM

Convent Hill Community Room
455 E. Odgen, 1st Floor

Call to Order

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

Roll Call

Present: 7 - McCarthy, Wagner, Perez, Manzanet, Donald, Crosby, Guskowski

Excused: 3 - Rainey, Bohl, Hurtado

1. [T123](#) Approval of the minutes of the regular meeting held on September 13, 2019

Sponsors: THE CHAIR

Attachments: [Travaux Minutes for 9-13-19.pdf](#)

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

Aye 6 - McCarthy Wagner Perez Manzanet Crosby Guskowski

No 0

Excused 3 - Rainey Bohl Hurtado

Abstain 1 - Donald

2. [T124](#) Resolution approving the award of contract to Champion Commercial Structures (Troy, MI) for factory-built housing units for Phase 4B Townhomes for Westlawn Gardens Phase 2 in the amount not to exceed \$22,000,000.00

Sponsors: THE CHAIR

Attachments: [Summary David Flores Champion.pdf](#)
[RFP Champion Commercial Structures for PH4B Townhouses.pdf](#)
[Site Plan for Phase 4B_Champion Contract.pdf](#)
[Westlawn Renaissance VI - map showing units.pdf](#)
[Champion brief summary.pdf](#)
[Company background The Corner Poster.pdf](#)
[Co Overview CCS-Hotel Flyer 2018.pdf](#)

Warren Jones, Travaux Vice President of Construction and Kevin Theissen, Travaux's Sr. Project Manager recommended that the award of contract be made to Champion Commercial Structures (Troy, MI) in the amount and not to exceed \$22,000,000. Mr. Jones explained that the project consists of 138 modular unit buildings for the Westlawn Gardens phase 2. Mr. Jones stated that Travaux has never worked with Champion, however, Kevin Theissen and Glen Radford, Travaux Project Manager, visited the plant in Troy, Michigan to look at their facilities, quality of work and procedures for assembling the units. Mr. Jones also stated that both Project Managers came back with positive reviews from the plant's method of operations. Mr. Theissen stated that the Champion's facility is very large and has the capacity to assemble the amount of units that Travaux/HACM will need in the next 18 months once the project is started. Mr. Jones affirmed that Champion would be the best contractor for the project. Back ground information and supporting documents on Champion Commercial were provided to the Board with the agenda.

Gabe DeVougas, HACM Section 3 Coordinator, reported that Champion Commercial Structures is not a certified MBE or WBE with the State of Wisconsin. Champion Commercial Structures has identified a need to subcontract at this time for the crane and modular erector work. If Champion Commercial Structures needs to subcontract any other portion of the work, then Champion Commercial Structures will contact Purchasing/Contracts Services prior to seeking any subcontractors on its own.

The Directors asked several questions regarding the other bidder, Terrace Homes Retail LLC, in regards to dollar amount for the RFP and their capability to perform the scope of work at Westlawn Gardens. The Directors requested that all dollar amounts for all bidders be made accessible with the agenda items. Mr. Jones stated that the Board will have a more detailed breakdown of the actual cost from other bidders for the project's phases and production of the modular units before the next Board meeting in November.

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

Aye 6 - McCarthy Wagner Perez Manzanet Crosby Guskowski

No 0

Excused 3 - Rainey Bohl Hurtado

Abstain 1 - Donald

3. [T125](#)

Report from the President

Sponsors: THE CHAIR

Scott Simon, Travaux Vice President of Business Development, Allison Daase, Travaux Project Manager, gave updates on the three projects that are part of Rental Assistance Development (RAD) conversion. Allison Daase, Travaux Project Manager, reported that Holton Terrace is on budget and currently renovating the ninth floor, which is on schedule for completion. Mr. Simon stated that Merrill Park is targeted for the RAD closing in November and the schematic designs will be done by November 21st. Mr. Simon also stated that Travaux plans closing on the project by December 1st, 2019 and begin construction February 1st, 2020. Becher Court is running behind schedule, however, the plans for schematic designs will be due by mid-November, along with design drawings by the beginning of December. Construction drawings will be done at the end January, expecting the permits back by the middle of March 2020, at that time construction will begin.

President Pérez asked Fernando Aniban, HACM, Chief Financial Officer, to update the Board on the new staffing at Travaux. Mr. Aniban stated that the new Procurement Manager, Lacey Parson, was hired to handle procurement for Travaux offices. Ms. Lacey is coming to Travaux from Milwaukee County with experience in procurement both in the private and public sector as a supervisor, making her familiar with a highly regulated environment. Mr. Aniban also stated James Bartsch, the new Finance Manager, joined Travaux with experience in the construction industry. Mr. Aniban stated that he is very confident in the recent administrative additions to the Travaux offices.

President Pérez asked Director Donald to say a few words to the Board. Director Donald addressed the Board and officially resigned as a Director of the Travaux Board due to his new appointment to the Court of Appeals. Judge Donald thanked the Board for allowing him to be a part of such an amazing organization and bid a farewell to all.

Adjournment

There being no further business, Director Manzanet made a motion to adjourn the meeting at 4:15 p.m. Director Crosby seconded the motion, There being no objections, the motion carried.

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