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- Westlawn Gardens Phase 2 - Bldgs. 2.2 & 2.3
- Westlawn Gardens Phase 2 - Horizontal Utilities
- Holton Terrace
- Merrill Park
- Becher Court
- Central Support West – Parking Structure
- Hmong American Peace Academy (HAPA)

*Friday, December 13, 2019*



# WESTLAWN GARDENS 2 - BLDG 2.2

## PHOTOS OF EXISTING AREA



Occupancy permit for Building 2.2 was obtained on 12/5/2019 .

Pic – 298 Looking west at retail area. >

Pic – 340 First floor corridor showing changes in elevations. (below)





# WESTLAWN GARDENS 2 - BLDG 2.2

## PHOTOS OF EXISTING AREA



Pic – 819 Main entrance.



Pic – 323 Sitting area at main entrance.





# WESTLAWN GARDENS 2 - BLDG 2.2

## PHOTOS OF EXISTING AREA



< Pic - 861 Move in entrance showing complete parking lot and sidewalk.

Pic - 844 At move in entrance looking at main entrance. (below)





# WESTLAWN GARDENS 2 - BLDG 2.3

## PHOTOS OF EXISTING AREA



Building 2.3 is on schedule with interior finishes in progress on the first floor.

Anticipating no delays in manpower or materials to finish project .

Pic – 693 South elevation showing stone and hardy siding complete. >



Pic – 735 Southeast elevation showing alley road complete. Siding complete. Waiting on rails to be installed. >





# WESTLAWN GARDENS 2 - BLDG 2.3

## PHOTOS OF EXISTING AREA



Pic – 777 North elevation along Silver Spring Drive . Siding and Stone complete. Waiting on Rails and Store front to be installed. (left)

Pic - 214 Second floor corner unit. Cabinets and tops installed. Mechanical finishes in progress. (middle)

Pic - 256 Retaining wall at Retail . Last of stone to be completed. (right)

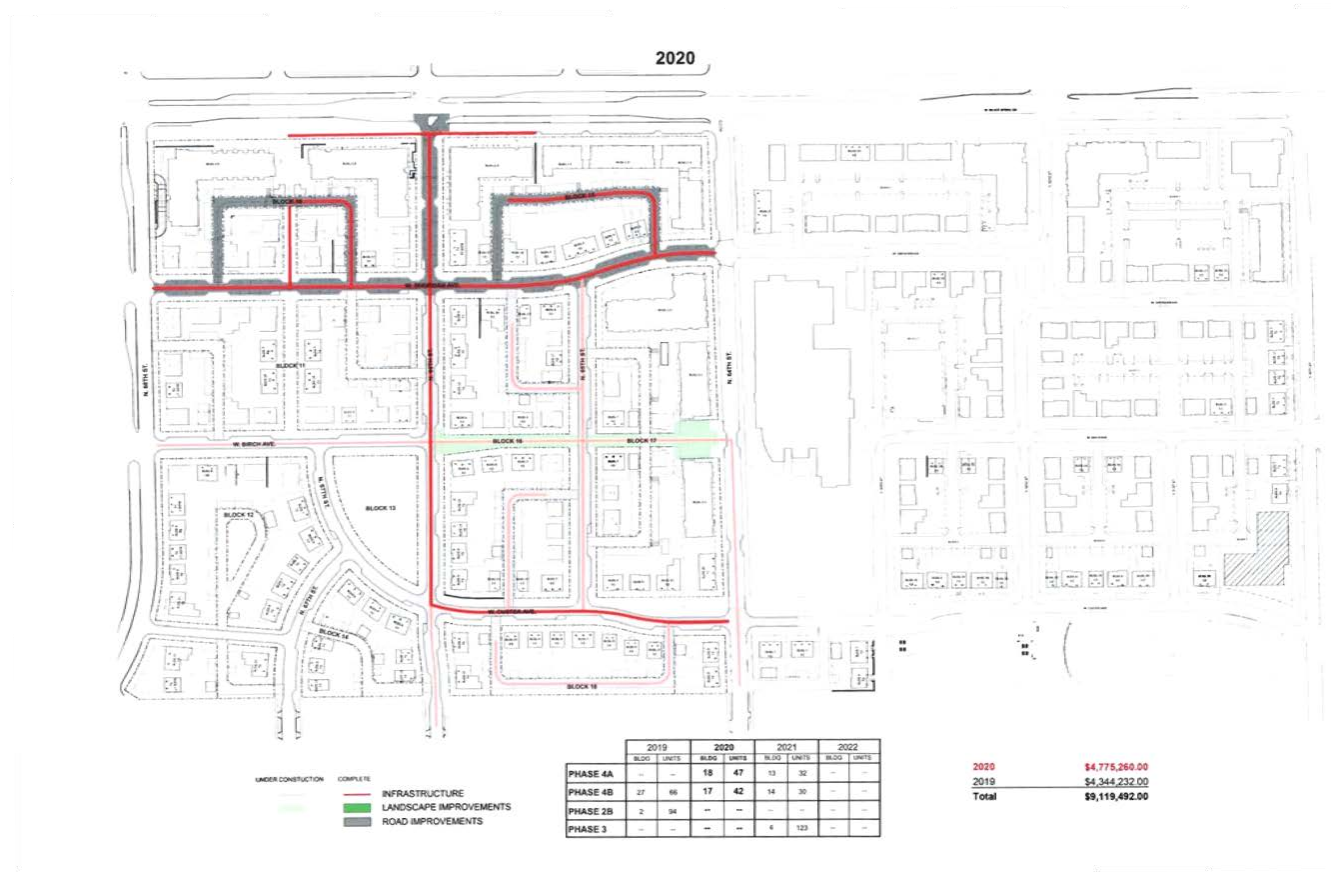




# WESTLAWN GARDENS 2 - HORIZONTAL UTILITIES SUMMARY



Horizontal utilities are complete from Sheridan St. heading North.  
All utilities South of Sheridan on 66<sup>th</sup> St and Custer are in progress.  
Work will continue on 66<sup>th</sup> and Custer thru next couple of Months.





# WESTLAWN GARDENS 2 - HORIZONTAL UTILITIES

## PHOTOS OF EXISTING AREA



Pic – 584 66<sup>th</sup> St. is complete with sidewalk and street lighting on both sides.



Pic – 626 66th St. Looking east. Road and parking lanes complete. Street lighting set and sidewalks complete only north of Sheridan.





# WESTLAWN GARDENS 2 - HORIZONTAL UTILITIES

## PHOTOS OF EXISTING AREA



Pic – 105 66<sup>th</sup> St. Looking West. Road and parking lanes complete. With street lighting set and sidewalks complete on North side of road.



Pic – 147 Existing topsoil and clay stored on site for future use.







# HOLTON TERRACE RAD CONVERSION PROJECT SUMMARY

The Holton Terrace RAD Conversion Project is the renovation of a 120 unit low income/elderly/disabled property. This includes 96 standard units and 24 units that are being converted into ADA compliant units.

To date, 12 standard units have been renovated and are occupied or ready to be occupied. The units on floors 9, 8, 7, and 6, that are to be converted to ADA compliant units are in the demolition stages.

Travaux has renovated the Media Room, Billiard and Workout Room, and are in the process of completing the Common Kitchen and the New Computer Room. The front drive has been sealed and the back parking lot has been refinished and striped. The new monument sign will be completed this spring and the elevator modernization will begin around the same time. The bids are in for all scopes of work and they are what was anticipated.



# HOLTON TERRACE RAD CONVERSION PROJECT PHOTOS OF EXISTING AREA



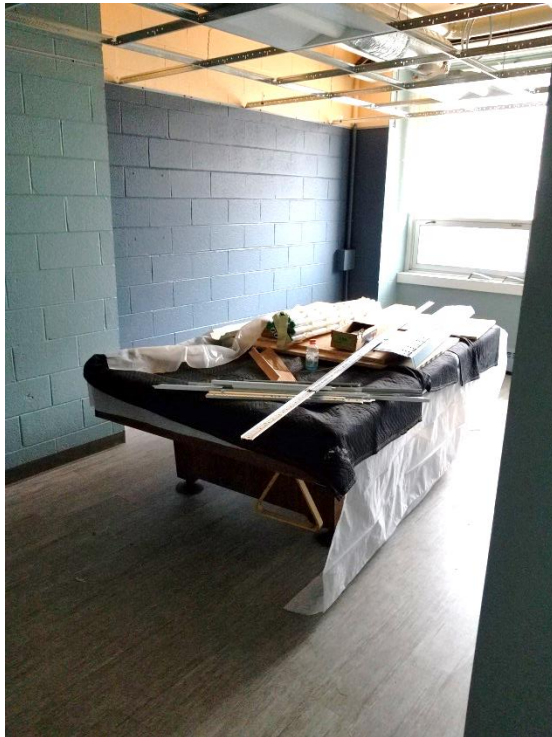
Common Kitchen During  
Renovation (upper left)

Demoed ADA Unit - Photo 1

Demoed ADA Unit - Photo 2



# HOLTON TERRACE RAD CONVERSION PROJECT PHOTOS OF EXISTING AREA



New Billiard Room  
(upper left)

< New Work Out Room

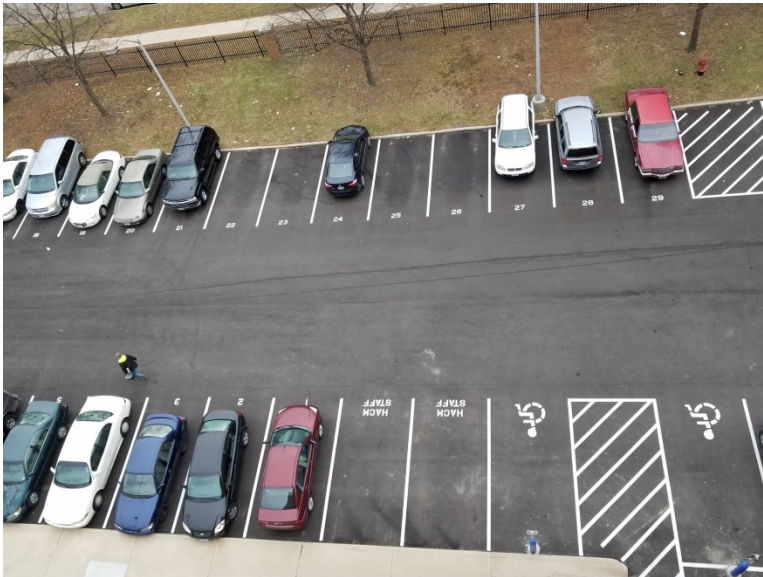
Renovated Media Room  
(upper right)



# HOLTON TERRACE RAD CONVERSION PROJECT PHOTOS OF EXISTING AREA



Renovated Parking Lot



Standard Unit During Renovation





# HOLTON TERRACE RAD CONVERSION PROJECT PHOTOS OF EXISTING AREA



Renovated Standard Unit Kitchen ^^

Renovated Standard Unit Bathroom >>







# MERRILL PARK RAD CONVERSION PROJECT SUMMARY

The Merrill Park RAD Conversion Project is the renovation of 9 stories, 120 units of low income/elderly/disabled property. This includes 96 standard units and 24 units that are being converted into ADA compliant units.

Common area will get a facelift including the community room and kitchen, media room, billiards room, exercise and computer rooms. The front drive and rear parking lot will get new asphalt, curb and gutter and restriped. ADA parking stalls will be widened to accommodate van accessible parking. The site will get a new monument sign, all lighting will be replaced with LED fixtures, the building façade will be repaired and selective sidewalks will be replaced.

Construction drawings are scheduled for completion mid-January with construction to commence following permits and bid procurement.





# BECHER COURT RAD CONVERSION PROJECT SUMMARY

The Becher Court RAD Conversion Project is the renovation of 6 stories, 120 units of low income/elderly/disabled property. This includes 96 standard units and 24 units that are being converted into ADA compliant units.

Common corridors will get new ceilings, light fixtures and carpet flooring. The front drive get new asphalt and restriped including ADA parking to accommodate van accessible parking. The site will get a new monument sign, the building façade will be repaired and the roof will be replaced.

Construction drawings are scheduled for completion mid-February with construction to commence following permits and bid procurement.





# CENTRAL SUPPORT WEST (CSW)

## SUMMARY

Central Support West (CSW) parking structure repair project is the repair and replacement of over 28,000 square feet of parking structure.

Project is complete with the exception of the 5 doors which are on order and anticipated to be installed in January 2020.

Repairs include:

- Removal of existing parking deck membrane.
- Demo and replacement of concrete pour strip sitting on top of precast double T concrete planks.
- Demo and replacement of exposed masonry block within wall elevations, tuck-pointing same walls, installation of control joints, removal and reinstallation of all caulked areas, removal of damaged concrete wall caps, repairs to damaged perimeter decorative fencing.
- Demo and replacement of 5 doors.
- Restoration of concrete flange connections between precast concrete planks and repairing cracks within concrete planks.
- Installation of new 3 layer parking deck membrane.
- Restriping both deck levels and painting bollards and the electrical generator.



# CENTRAL SUPPORT WEST (CSW)

## PHOTOS OF EXISTING AREA



Existing Stair Landing ^



Existing Generator Pad ^^

Existing Stairwell Door >>



Existing membrane and  
damaged pour strip >







# CENTRAL SUPPORT WEST (CSW) PHOTOS OF REPAIR IN PROGRESS



< Concrete Caps and  
CMU Wall

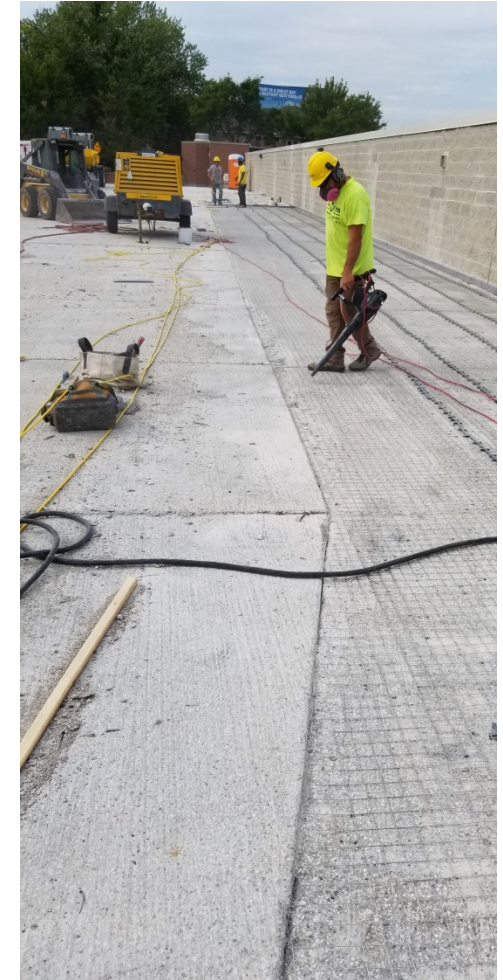


< New Generator Pad



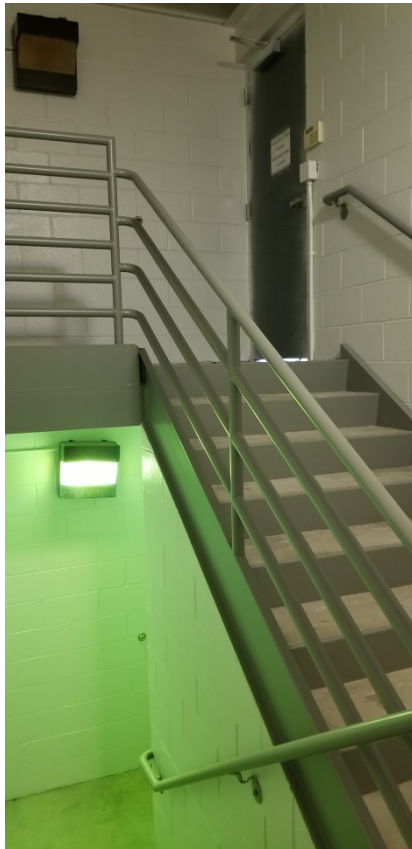
< Crack and Spall Repairs

Pour Strip Reinforcing >





# CENTRAL SUPPORT WEST (CSW) PHOTOS OF COMPLETED REPAIRS



< New stairwell paint

^ Generator painted and  
reinstalled on new pad

CMU Wall, new membrane and  
upper level striping (below)

Repaired Crack >







## HMONG AMERICAN PEACE ACADEMY SUMMARY

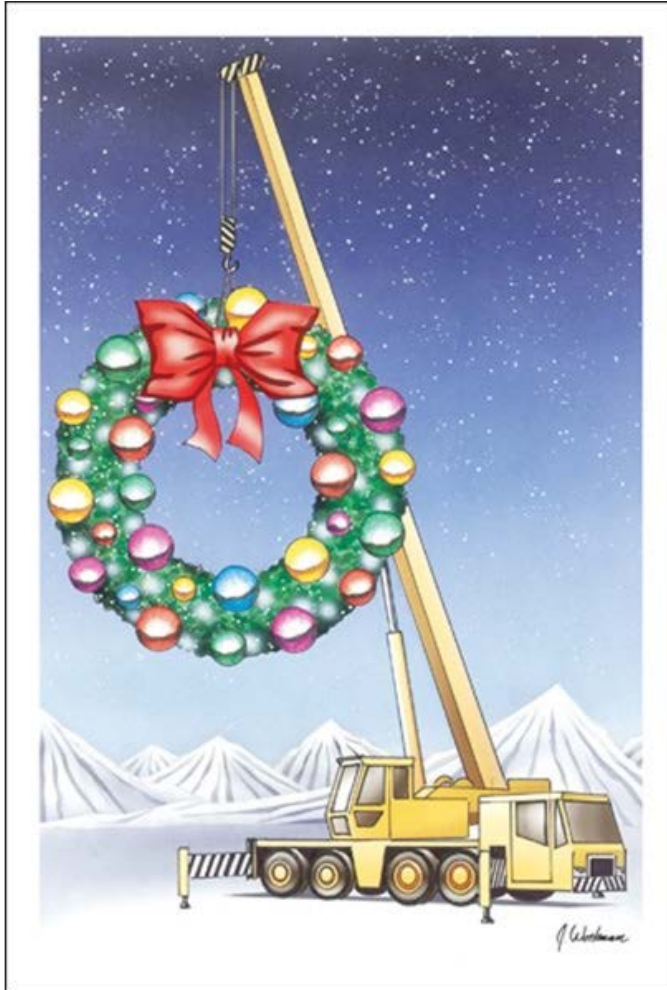


The Hmong American Peace Academy (HAPA) project is an addition to the existing school located at 84th and Hampton. The addition will add approximately 106,000 SF of High School education space, within three stories and containing a WIAA compliant gymnasium.

The project is estimated at \$30 million dollars and Travaux will serve as owners representative from pre-construction through project completion. The contract is prepared and being reviewed by HAPA's council.

Construction is anticipated to begin early 2020 with an occupancy date of August 2021.





**THANK YOU!**

**Questions or Comments??**

*HAPPY  
HOLIDAYS!*