



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, Daniel McCarthy, Mark Wagner, Eugene R.
Guszkowski, Ald. Khalif Rainey, Atty. Kimberly Hurtado, and
Eugene Manzanet*

Thursday, April 9, 2020

3:00 PM

The public may listen in the meeting via phone:

+1 (872) 240-3212

Access Code: 325-769-093#

Call to Order

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

To view the meeting materials electronically, you may view them at:

[https://milwaukee.legistar.com/MeetingDetail.aspx?](https://milwaukee.legistar.com/MeetingDetail.aspx?ID=773652&GUID=E68E5964-0E1E-4E2E-BCA4-1582998DB56E&Options=info&Search=)

[ID=773652&GUID=E68E5964-0E1E-4E2E-BCA4-1582998DB56E&Options=info&Search=](https://milwaukee.legistar.com/MeetingDetail.aspx?ID=773652&GUID=E68E5964-0E1E-4E2E-BCA4-1582998DB56E&Options=info&Search=)

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Roll Call

Present: 8 - McCarthy, Wagner, Perez, Manzanet, Rainey, Crosby, Hurtado, Guskowski

Excused: 1 - Bohl

1. [T140](#) Approval of the minutes of the regular meeting held on March 5, 2020

Sponsors: THE CHAIR

Attachments: [Travaux Minutes for 03-05-2020.pdf](#)

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

Aye 8 - McCarthy Wagner Perez Manzanet Rainey Crosby Hurtado Guskowski

No 0

Excused 1 - Bohl

2. [T141](#) Motion accepting the appointment of Joan Zepecki to the Travaux Board

of Directors

Sponsors: THE CHAIR

Attachments: [Travaux Board Appointment - Joan Zepecki Bio & Fact Sheet.pdf](#)

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

Aye 8 - McCarthy Wagner Perez Manzanet Rainey Crosby Hurtado Guskowski

No 0

Excused 1 - Bohl

3. [T142](#)

Resolution awarding a contract to Rams Contracting Ltd. (Lannon, WI) for excavation for Phase 4B Townhomes at Westlawn Gardens Phase 2 in an amount of \$567,000.00

Sponsors: THE CHAIR

Attachments: [Westlawn Gardens Ph4B Rams Contracting-Lannon WI IFB 57956 FINAL.pdf](#)
[Westlawn Renaissance VI-Phase 4B awards 03-31-2020.pdf](#)

Directors made several inquiries regarding the budget and changes in the scope of work, for example, a decrease in square footage as basements turned into crawl spaces. Directors also inquired if any special requirements are needed with permits or contracts that would interfere with construction.

Warren Jones, Travaux's Vice President of Construction, and Kevin Theissen, Travaux's Senior Project Manager, answered that there are contingencies in place if any further adjustments need to be made to the project, however the contract is under budget and they do not foresee that the budget changes will affect the overall goals and the completion of construction.

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 8 - McCarthy Wagner Perez Manzanet Rainey Crosby Hurtado Guskowski

No 0

Excused 1 - Bohl

4. [T143](#)

Resolution awarding a contract to Roofed Right America (Milwaukee, WI) for roofing for Phase 4B Townhomes at Westlawn Gardens Phase 2 in the amount of \$998,631.00

Based on the review of bids by staff, the Modernization & Development Services section recommends award to Roofed Right America, the lowest responsive and responsible bidder. The bid submitted by Tri-County Contracting is non-responsive because it was not accompanied by the required bid guarantee at the time of bid opening,

and, thus, must be rejected

Sponsors: THE CHAIR

Attachments: [WLG Ph VI Townhomes 4B IFB 57958 FINAL.pdf](#)
[WLR VI-Phase 4B awards 03-31-2020.pdf](#)

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

Aye 8 - McCarthy Wagner Perez Manzanet Rainey Crosby Hurtado Guskowski

No 0

Excused 1 - Bohl

5. [T144](#)

Resolution awarding a contract to DJS Construction LLC (Greenfield, WI) for exterior carpentry for Phase 4B Townhomes at Westlawn Gardens Phase 2 in the amount of \$575,000

Sponsors: THE CHAIR

Attachments: [DJS Construction LLC for Exterior Carpentry IFB 57962 FINAL.pdf](#)
[Westlawn Renaissance VI-Phase 4B awards 03-31-2020.pdf](#)

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

Aye 8 - McCarthy Wagner Perez Manzanet Rainey Crosby Hurtado Guskowski

No 0

Excused 1 - Bohl

6. [T145](#)

Resolution awarding a contract to Hurt Electric Inc. (Menomonee Falls, WI) for electrical for Phase 4B Townhomes at Westlawn Gardens Phase 2 in the amount of \$465,800.00

Sponsors: THE CHAIR

Attachments: [Hurt Electrical for electrical WLG Ph2 4B IFB 57963 FINAL.pdf](#)
[Westlawn Renaissance VI-Phase 4B awards 03-31-2020.pdf](#)

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

Aye 8 - McCarthy Wagner Perez Manzanet Rainey Crosby Hurtado Guskowski

No 0

Excused 1 - Bohl

7. [T146](#) Resolution awarding a contract to Faust Co. Inc. (Milwaukee, WI) for plumbing (MP-08) for the remodeling at Merrill Park in the amount of \$484,500.00

Sponsors: THE CHAIR

Attachments: [Faust Co Inc plumbing at Merrill Prk IFB 57967 FINAL.pdf](#)
[Merrill Park RAD Rehab awards 03-30-2020.pdf](#)

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

Aye 8 - McCarthy Wagner Perez Manzanet Rainey Crosby Hurtado Guskowski

No 0

Excused 1 - Bohl

8. [T147](#) Resolution awarding a contract to DMJ Services LLC dba Action Heating & Cooling for Heating-Ventilating-Air Conditioning (HVAC) (MP-09) for the remodeling at Merrill Park in the amount of \$470,000.00

Sponsors: THE CHAIR

Attachments: [DMJ Services LLC for HVAC at Merrill Prk IFB 57968FINAL.pdf](#)
[Merrill Park RAD Rehab awards 03-30-2020.pdf](#)

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

Aye 8 - McCarthy Wagner Perez Manzanet Rainey Crosby Hurtado Guskowski

No 0

Excused 1 - Bohl

9. [T148](#) Resolution awarding a contract to Hurt Electric Inc. for electrical (MP-10) for the remodeling at Merrill Park in the amount of \$1,240,800.00

Sponsors: THE CHAIR

Attachments: [Hurt Electric for Electrical Remodel Merrill Prk IFB 57969 FINAL.pdf](#)
[Merrill Park RAD Rehab awards 03-30-2020.pdf](#)

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

Aye 8 - McCarthy Wagner Perez Manzanet Rainey Crosby Hurtado Guskowski

No 0

Excused 1 - Bohl

10. [T149](#) Resolution awarding a contract to Dodge & Sons Builders LLC (Brookfield, WI) for framing and drywall (MP-11) for the remodeling at Merrill Park in the amount of \$339,000.00

Sponsors: THE CHAIR

Attachments: [Dodge Sons Builders Remodel Merrill Prk IFB 57970 4-7-20.pdf](#)
[Merrill Park RAD Rehab awards updated 4-7-2020.pdf](#)

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

Aye 8 - McCarthy Wagner Perez Manzanet Rainey Crosby Hurtado Guskowski

No 0

Excused 1 - Bohl

11. [T150](#) Resolution awarding a contract to Insulation Technologies Inc. (Milwaukee, WI) for fiber cement siding for Phase 4B Townhomes at Westlawn Gardens Phase 2 in the amount of \$3,350,352.00

Sponsors: THE CHAIR

Attachments: [Insulation Tech Inc for Fiber Cement Siding WGL Ph2 4B IFB 57973 FINAL.pdf](#)
[Westlawn Renaissance VI-Phase 4B awards 03-31-2020.pdf](#)

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

Aye 7 - McCarthy Wagner Perez Rainey Crosby Hurtado Guskowski

No 0

Excused 1 - Bohl

Abstain 1 - Manzanet

12. [T151](#) Report by the President

Sponsors: THE CHAIR

Tony Pérez, Travaux's President, asked Mr. Jones about protecting the staff from COVID-19 when they are in the office and on sites. Mr. Jones stated that they have been utilizing the guidelines for protective gear such as masks and gloves, additional sanitizing stations have been added to the sites and staff is practicing physical distancing. Mr. Jones further stated that some office staff are working remotely.

Mr. Pérez pointed out that Travaux received the Daily Reporter's Top Projects for the State award for one of the Westlawn buildings, the Walnut, which is a 47-unit building located on the corner of Silver Spring Drive and 66th Street.

Mr. Pérez asked Amy Hall, HACM's Communications Coordinator, for updates. Ms. Hall mentioned that the Travaux website is completed and encouraged the Directors to take a look at the website before it goes live.

Adjournment

There being no further business, Director Manzanet made a motion to adjourn the meeting at 4:30p.m. Director Hurtado 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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