



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. Guskowski, Ald. Khalif Rainey, Atty. Kimberly Hurtado, Eugene Manzanet, and Joan Zepecki

Friday, June 19, 2020

3:00 PM

Conference Call Listen Only: (872) 240-3311

Access Code: 383-408-333

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Call to Order

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

Roll Call

Present: 8 - McCarthy, Wagner, Perez, Manzanet, Crosby, Bohl, Guskowski, Zepecki

Excused: 2 - Rainey, Hurtado

1. [T155](#) Approval of the minutes of the regular meeting held on May 14, 2020

Sponsors: THE CHAIR

Attachments: [Travaux Minutes for 05-14-20.pdf](#)

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

Aye 8 - McCarthy Wagner Perez Manzanet Crosby Bohl Guskowski Zepecki

No 0

Excused 2 - Rainey Hurtado

2. [T156](#) Resolution approving an award of contract to DMJ Services LLC dba

Action Heating & Cooling (Milwaukee, WI) for HVAC for Phase 4B Townhomes at Westlawn Gardens Phase 2 in the amount of \$980,000.00

Sponsors: THE CHAIR

Attachments: [DMJ Services LLC dba Action Heating and Cooling IFB 57981.pdf](#)
[WRVI-Phase 4B awards 6-6-20 REV 6-9-2020.pdf](#)
[Site Maps of WR VI - Elevations.pdf](#)
[Site Maps of WR VI - Site Plan.pdf](#)

Warren Jones, Travaux's Vice President of Construction, answered Director's questions about there only being one bid for this contract and how it was advertised. Mr. Jones explained the aggressive time schedule and the current highly competitive market. Kevin Theissen, Senior Project Manager, mentioned additional attempts to bring in more bids and why the contractors did not bid. Gabe DeVougas, HACM's Section 3 Coordinator, provided EBE and Section 3 information on this contract.

Mr. Theissen made a recommendation to provide the Directors with a list of contractors that are notified of bids in addition to actual bidders.

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

Aye 8 - McCarthy Wagner Perez Manzanet Crosby Bohl Guskowski Zepecki

No 0

Excused 2 - Rainey Hurtado

3. [T157](#)

Resolution approving an award of contract to Oostburg Concrete Products Incorporated (Oostburg, WI) for concrete crawl spaces for Phase 4B Townhomes at Westlawn Gardens Phase 2 in the amount of \$1,088,959.00

Sponsors: THE CHAIR

Attachments: [Oostburg Concrete for concrete work on crawl spaces IFB 57987.pdf](#)
[WRVI-Phase 4B awards 6-6-20 REV 6-9-2020.pdf](#)
[Site Maps of WR VI - Elevations.pdf](#)
[Site Maps of WR VI - Site Plan.pdf](#)

Kevin Theissen, Travaux's Senior Project Manager, stated that Travaux reduced the scope of the work, based on guidance from the Construction and Development Committee, in an attempt to get additional bidders and that he also reached out to additional contractors including De Arteaga Incorporated. Gabe DeVougas, Section 3 Coordinator, informed the Board that Oostburg Concrete Products is contracting six percent of its contract to Heritage Ready Mix, a certified MBE business.

President Pérez recommended that Mr. DeVougas send the Section 3 guide "Doing Business With Us" to prospective businesses in order to attract more participation from bidders.

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

Aye 8 - McCarthy Wagner Perez Manzanet Crosby Bohl Guskowski Zepecki

No 0

Excused 2 - Rainey Hurtado

4. [T158](#)

Resolution approving an award of contract to Bohmann & Vick Incorporated (Brookfield, WI) for plumbing for Phase 4B Townhomes at Westlawn Gardens Phase 2 in the amount of \$1,111,000.00

Sponsors: THE CHAIR

Attachments: [Bohman and Vick Inc for plumbing ph4b WGL IFB 57988.pdf](#)
[WRVI-Phase 4B awards 6-6-20 REV 6-9-2020.pdf](#)
[Site Maps of WR VI - Elevations.pdf](#)
[Site Maps of WR VI - Site Plan.pdf](#)

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

Aye 8 - McCarthy Wagner Perez Manzanet Crosby Bohl Guskowski Zepecki

No 0

Excused 2 - Rainey Hurtado

5. **T159**

Report from the President

Sponsors: THE CHAIR

President Pérez recommended a follow-up survey to be given for contractors to respond as to their experience with the bidding process with our organization.

President Pérez informed the Directors that they would be receiving a "COVID-19 Return to the Workplace Guide" document being developed for the Housing Authority of the City of Milwaukee (HACM) and Travaux. President Pérez thanked the Board for their time and expertise.

Adjournment

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