



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

Thursday, July 9, 2020

3:00 PM

Public Listen-In: (872) 240-3212

Access Code: 973-175-941#

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Call to Order

Meeting called to order at 3:06 p.m.

Roll Call

Present: 9 - McCarthy, Wagner, Perez, Manzanet, Crosby, Bohl, Hurtado, Guskowski, Zepecki

Excused: 1 - Rainey

1. [T160](#) Approval of the Minutes of the regular meeting held on June 19th, 2020

Sponsors: THE CHAIR

Attachments: [June 19, 2020 Travaux Minutes](#)

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

Aye 9 - McCarthy Wagner Perez Manzanet Crosby Bohl Hurtado Guskowski Zepecki

No 0

Excused 1 - Rainey

2. [T161](#)

Resolution approving a contract with Westlawn Renaissance IV LLC to be the Construction Manager at Risk [as Constructor] for the Westlawn Renaissance IV project in an amount not-to-exceed \$13.95 million

Sponsors: THE CHAIR

Attachments: [Executive Summary for Westlawn Renaissance IV](#)
[Site Plan for Westlawn Renaissance IV](#)
[Sources & Uses for Westlawn Renaissance IV](#)
[Construction Estimate for Westlawn Renaissance IV](#)
[Westlawn Renaissance IV - Travaux Contract A133-2009 - DRAFT 06-27-2020](#)
[Westlawn Renaissance IV - Travaux General Conditions A201-2017 - DRAFT 06-27-2020](#)

Warren Jones, Travaux's Vice President of Construction, explained that Westlawn Renaissance IV will be two 30 one-bedroom unit modular buildings across 64th Street from the Silver Spring Neighborhood Center. It is expected that the closing on this 9% tax credit deal with PNC will happen in October. The work will start with the foundation next spring and it is scheduled to be occupied no later than December 31, 2022.

President Pérez and Fernando Aniban, HACM's Chief Financial Officer, answered Directors questions about the building's targeted residents of youth aging out of foster care. Directors suggested organizations to speak to which already provide supportive services in the space.

Directors also had questions about the materials provided. A typo was noted on the Construction Cost Estimate with the same building number appearing in both buildings' columns, which will be corrected.

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

Aye 9 - McCarthy Wagner Perez Manzanet Crosby Bohl Hurtado Guskowski
Zepecki

No 0

Excused 1 - Rainey

3. [T162](#)

Resolution approving a contract to Champion Modular Incorporate dba Champion Commercial Structures (Troy, MI) for Factory-Built Housing Units for Westlawn Renaissance IV (Building 3.2 and 3.3) at Westlawn Gardens Phase 2 in an amount not to exceed \$6,500,000.00 (Official Notice No. 57983)

Sponsors: THE CHAIR

Attachments: [IFB Tab 57983 Champion Modular for WR IV Bldgs 3.2 & 3.3 at WL Phase 2](#)

Staff answered Directors' questions about the "Request for Proposals (RFP) Analysis and Staff Recommendation" form, and questions about the responses to this RFP in particular. The Directors also asked if, due to the pandemic, there had been or would be any research into there being any problems with Champion Commercial Structures' supply chain or their ability to fulfill their obligations. The Directors asked for an update at next month's meeting.

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

Aye 9 - McCarthy Wagner Perez Manzanet Crosby Bohl Hurtado Guskowski Zepecki

No 0

Excused 1 - Rainey

4. [T163](#)

Resolution approving a contract to Schindler Elevator Corporation (Menomonee Falls, WI) for elevator modernization (HT-25.1) for Remodeling at Holton Terrace in the amount of \$556,070.00 (Official Notice No. 57986)

Sponsors: THE CHAIR

Attachments: [IFB Tab 57986 Schindler Elevator Corp for Holton Elevator Modernization \(HT-25.1\)](#)
[Holton Terrace Awards 06-30-2020](#)

Warren Jones, Travaux's Vice President of Construction, explained that Holton Terrace is undergoing a Rental Assistance Demonstration (RAD) conversion, which will transform 24 units into fully ADA-compliant units. The other 96 units will have lesser updates. The budget will also allow for a full modernization of the elevators. Travaux's elevator consultant has reviewed the bids to ensure the bid does not use proprietary equipment.

Directors made suggestions about areas of the contract that staff should look at carefully and also requested an organization-wide synopsis of the effects of the pandemic on costs and Travaux's ability to provide its product both currently and in the future.

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

Aye 9 - McCarthy Wagner Perez Manzanet Crosby Bohl Hurtado Guskowski
Zepecki

No 0

Excused 1 - Rainey

5. [T164](#)

Report from the President

Sponsors: THE CHAIR

President Pérez noted the old adage that adversity doesn't develop character, it reveals it, and said that it was evident in Travaux's progress forward in these times. He is pleased with the work he is seeing in the offices and out in the field and that the worksites have been kept in good shape.

President Pérez asked Warren Jones, Travaux's Vice President of Construction, to provide an update on current projects. Mr. Jones noted that Travaux received the first permits for Westlawn Renaissance VI's 138 units of townhomes and that the first foundation was poured today.

President Pérez had Fernando Aniban, HACM's Chief Financial Officer, speak about recently engaging Baker Tilly for a review of Travaux's financial processes, as Travaux continues its development. The Director's comments are also being incorporated. In addition, HACM is currently working with the Bronner Group to develop a Business Continuity & Comprehensive Disaster Plan that will touch on Travaux's operations. Mr. Aniban continued that HACM recently closed two tax credit deals: in March, Westlawn Renaissance VI closed and Becher Court closed on June 30th. Westlawn Renaissance IV is expected to close in October. President Pérez suggested sharing the proposal the Bronner Group provided regarding the Business Continuity Plan to the Directors.

President Pérez thanked the Directors for taking their time during the pandemic for the Board Meetings, and for the depth and breadth of experience that they bring.

Director Wagner suggested that a list of the projects that are closed, underway, upcoming, or under consideration be provided to the Board.

Adjournment

There being no further business, Director Bohl made a motion to adjourn the meeting at 4:21 p.m. Commissioner Manzanet seconded the motion. There being no objections, the motion carried.

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