



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, August 13, 2020

3:00 PM

Conference Call - Listen Only: (646) 749-3129

Access Code: 304-889-3129#

Call to Order

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

Roll Call

Present: 8 - McCarthy, Wagner, Perez, Manzanet, Rainey, Bohl, Hurtado, Zepecki

Excused: 2 - Crosby, Guskowski

1. [T165](#) Approval of the minutes of the regular meeting held on July 9, 2020

Sponsors: THE CHAIR

Attachments: [Travaux Minutes for 07-09-20.pdf](#)

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

Aye 8 - McCarthy Wagner Perez Manzanet Rainey Bohl Hurtado Zepecki

No 0

Excused 2 - Crosby Guskowski

2. [T166](#) Resolution approving various Change Order items for Purchase Order HOL12980 with Dodge and Sons Builders LLC for framing and drywall (HT-9.1) for remodeling at Holton Terrace in an amount not to exceed \$357,000. (HOL12980)

Sponsors: THE CHAIR

Attachments: [CO Analysis HOL12980 Dodge Sons Holton Tr framing-drywall FINAL.pdf](#)
[Holton Terrace Photos.pdf](#)

Warren Jones, Travaux's Vice President of Construction, explained that the Change Order was due to a building inspector's order to modify the project plans to create shafts that were not on the original plans. Gabriel DeVougas, HACM's Section 3 Coordinator, reported that Dodge and Sons Builders LLC is a certified Veteran-owned Business (VOB) and a Section 3-certified firm.

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

Aye 8 - McCarthy Wagner Perez Manzanet Rainey Bohl Hurtado Zepecki

No 0

Excused 2 - Crosby Guskowski

3. [T167](#)

Resolution approving an award of contract to Bohmann & Vick Incorporated (Brookfield, WI) for plumbing (BC-9.1) and remodeling at Becher Court in the amount of \$448,500.00 (Official Notice 57993)

Sponsors: THE CHAIR

Attachments: [Bohmann Vick Becher Crt - Official Notice 57993 FINAL.doc](#)
[Becher Court RAD Rehab Awards 07-31-2020.pdf](#)

Gabriel DeVougas, HACM's Section 3 Coordinator, noted that Bohmann and Vick Incorporated is a certified Women Business Enterprise firm.

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

Aye 8 - McCarthy Wagner Perez Manzanet Rainey Bohl Hurtado Zepecki

No 0

Excused 2 - Crosby Guskowski

4. [T168](#)

Resolution approving an award of contract to DMJ Services LLC dba Action Heating & Cooling (Milwaukee, WI) for heating, ventilation and air conditioning (HVAC) (BC-10.1) and remodeling at Becher Court in the amount of \$436,000.00. (Official Notice 57994)

Sponsors: THE CHAIR

Attachments: [DMJ Services for HVAC Becher Crt - Official Notice 57994 FINAL.pdf](#)
[Becher Court RAD Rehab Awards 07-31-2020.pdf](#)

Warren Jones, Travaux's Vice President of Construction, stated that there was only one response for this bid, even after aggressively marketing to other companies. Gabriel DeVougas, HACM's Section 3 Coordinator, stated that DMJ Services LLC dba Action Heating and Cooling is a certified Women Business Enterprise firm.

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

Aye 8 - McCarthy Wagner Perez Manzanet Rainey Bohl Hurtado Zepecki

No 0

Excused 2 - Crosby Guskowski

5. [T169](#)

Resolution approving an award of contract to Hurt Electric Incorporated (Wauwatosa, WI) for electrical (BC-11.1) and remodeling at Becher Court in the amount of \$538,800.00 (Official Notice 57995)

Sponsors: THE CHAIR

Attachments: [Hurt Electric electrical remodeling Becher Crt Official Notice 57995.pdf](#)
[Becher Court RAD Rehab Awards 07-31-2020.pdf](#)

Warren Jones, Travaux's Vice President of Construction, informed the Board that there was only one bid and it was higher than the budgeted estimate. However, Hurt Electric Incorporated has experience and knowledge of the project and was the lowest responsive and responsible bidder. Gabriel DeVougas, HACM's Section 3 Coordinator, noted that Hurt Electric Incorporated is a certified Minority Business Enterprise with the State of Wisconsin and a Section 3 business.

Kevin Theissen, Travaux's Senior Project Manager, answered Director's questions regarding the scope of the work and the amount awarded to Hurt Electric Incorporated.

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

Aye 8 - McCarthy Wagner Perez Manzanet Rainey Bohl Hurtado Zepecki

No 0

Excused 2 - Crosby Guskowski

6. [T170](#)

Resolution approving an award of contract to Common Links Construction LLC (Brookfield, WI) for Painting (BC-12.1) and remodeling at Becher Court in the amount of \$262,000.00 (Official Notice 57996)

Sponsors: THE CHAIR

Attachments: [Common Links Constrc painting-remodeling Becher Crt Official Notice 57996 FINAL.pdf](#)
[Becher Court RAD Rehab Awards 07-31-2020.pdf](#)

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 8 - McCarthy Wagner Perez Manzanet Rainey Bohl Hurtado Zepecki

No 0

Excused 2 - Crosby Guskowski

7. [T171](#) Resolution approving an award of contract to Roofed Right America LLC (Milwaukee, WI) for roofing (BC-16.1) and remodeling at Becher Court in the amount of \$319,427.00 (Official Notice 57998)

Sponsors: THE CHAIR

Attachments: [Roofed Right America for roofing-remodeling Becher Crt Official Notice 57998 FINAL.pdf](#)
[Becher Court RAD Rehab Awards 07-31-2020.pdf](#)

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 8 - McCarthy Wagner Perez Manzanet Rainey Bohl Hurtado Zepecki

No 0

Excused 2 - Crosby Guskowski

8. [T172](#) Resolution approving an award of contract to Dodge and Sons Builders LLC (Brookfield, WI) for framing and drywall (BC-6.1) for remodeling at Becher Court in the amount of \$533,500.00 (Official Notice 57999)

Sponsors: THE CHAIR

Attachments: [Dodge n Sons Bldrs framing-drywall-remodeling Becher Crt Official Notice 57999 FINAL.pdf](#)
[Becher Court RAD Rehab Awards 07-31-2020.pdf](#)

Warren Jones, Travaux's Vice President of Construction, informed the Board that Dodge and Sons Builders LLC were the third-lowest bidders for this contract. Two other bidders for this project missed key items on the bid documents and were disqualified. Kevin Theissen, Travaux's Project Manager, addressed Director's questions regarding the budget for this project. Mr. Theissen affirmed the overall budget on this project is still \$250,000 to \$300,000 under budget. Gabriel DeVougas, HACM's Section 3 Coordinator, stated that Dodge and Sons Builders LLC is a certified Section 3 firm and identified a need to subcontract to Foundation Building Materials LLC for supplies.

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 8 - McCarthy Wagner Perez Manzanet Rainey Bohl Hurtado Zepecki

No 0

Excused 2 - Crosby Guskowski

9. [T173](#) Resolution approving an award of contract to Ascend Elevator LLC (Brown Deer, WI) for elevator modernization (MP-18) for remodeling at Merrill Park in the amount of \$513,250.00 (Official Notice 58001)

Sponsors: THE CHAIR

Attachments: [Ascend Elevator LLC modernization-remodeling Merrill Prk Official Notice 58001 FINAL.pdf](#)
[Merrill Park RAD Rehab awards 07-31-2020.pdf](#)
[Merrill Park 6 Photos.pdf](#)

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 8 - McCarthy Wagner Perez Manzanet Rainey Bohl Hurtado Zepecki

No 0

Excused 2 - Crosby Guskowski

10. [T174](#)

Resolution approving an award of contract to Dodge and Sons Builders LLC (Brookfield, WI) for finish carpentry (MP-15.1) for remodeling at Merrill Park in the amount of \$247,859.36 (Official Notice 58002)

Sponsors: THE CHAIR

Attachments: [Dodge n Sons Bldrs finish carpentry-remodeling Merrill Prk Official Notice 58002.pdf](#)
[Merrill Park RAD Rehab awards 07-31-2020.pdf](#)
[Merrill Park 6 Photos.pdf](#)

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 8 - McCarthy Wagner Perez Manzanet Rainey Bohl Hurtado Zepecki

No 0

Excused 2 - Crosby Guskowski

11. [T175](#)

Resolution approving an award of contract to De Arteaga Incorporated. (Greenville, WI) for concrete crawlspaces and slabs on grade (Blocks 12, 14, and 17) for Phase 4B Townhomes at Westlawn Gardens Phase 2 in the amount of \$900,000 (Official Notice 58003)

Sponsors: THE CHAIR

Attachments: [De Arteaga Inc crawlspaces n slabs Official Notice 58003 FINAL.pdf](#)
[WRVI-Phase 4B awards 07-31-2020.pdf](#)
[Westlawn Gardens Site Plan for Crawlspaces and Plumbing.pdf](#)

Warren Jones, Travaux's Vice President of Construction, stated that there were two close bids for this section of the work. Mr. Jones stated this contract is higher than the budget amount and Travaux will be asking to use the contingency to cover some of the costs. Mr. Jones continued that approximately 91 percent of this project is bid out and this will put it over budget. Mr. Jones also responded to Directors as to what this award will do to the contingency amount on the project. Travaux will be asking for half of \$1.8 million of the funds for these bids. Kevin Theissen, Travaux's Senior Project

Manager, verified that this bid was \$5,000.00 less than the original bid.

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

Aye 8 - McCarthy Wagner Perez Manzanet Rainey Bohl Hurtado Zepecki

No 0

Excused 2 - Crosby Guskowski

12. [T176](#)

Resolution approving an award of contract to Bohmann & Vick Incorporated (Brookfield, WI) for plumbing (Blocks 12, 14, and 17) for Phase 4B Townhomes at Westlawn Gardens Phase 2 in the amount of \$898,000.00 (Official Notice 58004)

Sponsors: THE CHAIR

Attachments: [Bohmann n Vick plumbing Townhomes WLG ph2 Official Notice 58004 FINAL.pdf](#)
[WRVI-Phase 4B awards 07-31-2020.pdf](#)

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 8 - McCarthy Wagner Perez Manzanet Rainey Bohl Hurtado Zepecki

No 0

Excused 2 - Crosby Guskowski

13. [T177](#)

Report from the President

Sponsors: THE CHAIR

President Pérez asked Scott Simon, Travaux's Vice President of Business Development, to address the Hmong American Peace Academy (HAPA) and Hillside Terrace renovations. Mr. Simon informed the Board that Travaux has completed 20 percent of the contract with HAPA and is on schedule to finish the project. Kevin Theissen, Travaux's Senior Project Manager, stated in regards to HAPA, they are at 11% with WBE and MBE participation. HAPA is \$1 million under budget and looking into playground expansion. Mr. Theissen also mentioned that HAPA will have a groundbreaking event on October 2nd, 2020. Regarding Hillside Terrace, Mr. Simon informed the Directors that the development under HACM's ownership sits on 28 acres and that HACM is looking to replace the existing 470 public housing units with 2,400 units of mixed-income and public housing. Mr. Simon also explained that preliminary discussions have already happened with the residents, Alderwoman Coggs, the Milwaukee Bucks, the Department of Public Works and the Department of City Development.

Adjournment

There being no further business, Director Bohl made a motion to adjourn the meeting

at 4:30 p.m. Director McCarthy 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.

Persons engaged in lobbying as defined in s. 305-43-4 of the Milwaukee Code of Ordinances are required to register with the City Clerk's Office License Division. Registered lobbyists appearing before a Common Council committee are required to identify themselves as such. More information is available at <http://city.milwaukee.gov/Lobbying>.