



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., Ricardo Diaz,
Hon. M. Joseph Donald, Daniel McCarthy, Mark Nicolini, Mark
Wagner, James N. Witkowiak, Ald. Khalif Rainey, and Atty.
Kimberly Hurtado*

Thursday, September 13, 2018

2:30 PM

City Hall, Room 301-A, 200 East Wells Street

Call to Order

Meeting called to order at 3:15 p.m.

Roll Call

Present: 6 - Witkowiak, McCarthy, Wagner, Perez, Donald, Bohl

Excused: 4 - Nicolini, Diaz, Rainey, Hurtado

1. [T46](#) Approval of the minutes of the regular meeting held on August 8, 2018

Sponsors: THE CHAIR

Attachments: [August 8, 2018 Travaux Minutes.pdf](#)

Director Bohl and Director McCarthy asked that the minutes be amended to include Director Bohl as being "Excused" from the last meeting and not being listed as "Absent." There being no objections, the motion to approve the minutes as amended carried.
2. [T47](#) Motion accepting the appointment of Kimberly A. Hurtado to the Travaux Board of Directors

Sponsors: THE CHAIR

Attachments: [HACM Resolution re Travaux Board Appointment of Kim Hurtado](#)
[Kimberly A. Hurtado Bio](#)
3. [T48](#) Resolution approving the adoption of a Travaux Employee Handbook

Sponsors: THE CHAIR

Attachments: [Travaux Employee Handbook Draft Aug 2018](#)

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

Aye 5 - Witkowiak McCarthy Wagner Perez Bohl

No 0

Excused 3 - Nicolini Diaz Rainey

Abstain 1 - Donald

4. [T49](#) Resolution approving a contract to Rams Contracting Limited (Lannon, WI) for Excavation and Erosion Control for Multi-Family Apartment Building 2.3 at Westlawn Gardens Phase 2 in the amount of \$156,300.00

Sponsors: THE CHAIR

Attachments: [Travaux G703 - Westlawn Gardens Ph2 Apt Bldg 2 3 09-10-18](#)
[57868 IFB tab Excavation & Erosion Control Rams Contracting Ltd](#)

Staff explained that the Travaux Board will be approving the contract to be the General Contractor for Westlawn Gardens Phase 2 Buildings 2.2 and 2.3 in the future, once the Guaranteed Maximum Price has been finalized.

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

Aye 5 - Witkowiak McCarthy Wagner Perez Bohl

No 0

Excused 3 - Nicolini Diaz Rainey

Abstain 1 - Donald

5. [T50](#) Resolution approving a contract to Oostburg Concrete Products (Oostburg, WI) for Footings and Foundation for Multi-Family Apartment Building 2.3 at Westlawn Gardens Phase 2 in the amount of \$445,250.00

Sponsors: THE CHAIR

Attachments: [57870 IFB tab Footings & Foundation Oostburg Concrete Products](#)

A motion was made by M. Joseph Donald, seconded by James N. Witkowiak, that this Travaux Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye 6 - Witkowiak McCarthy Wagner Perez Donald Bohl

No 0

Excused 3 - Nicolini Diaz Rainey

6. [T51](#) Resolution approving a contract to Insulation Technologies, Incorporated (Milwaukee, WI) for Wood Windows and Patio Doors (Commodity Only) for Multi-Family Apartment Building 2.3 at Westlawn Gardens Phase 2 in the amount of \$245,029.00

Sponsors: THE CHAIR

Attachments: [57871 IFB tab Wood Windows & Patio Doors - Comm Only insulation Technologies Inc](#)

Warren Jones, Travaux Vice President of Construction, explained that the initial apparent low bidder withdrew their bid due to an error in their submission which negated their ability to provide the commodity.

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

Aye 6 - Witkowiak McCarthy Wagner Perez Donald Bohl

No 0

Excused 3 - Nicolini Diaz Rainey

7. [T52](#) Resolution approving a contract to Great Lakes Components LLC (Elkhorn, WI) for Wood Panelization (Furnish and Install) for Multi-Family Apartment Building 2.3 at Westlawn Gardens Phase 2 in the amount of \$1,274,997.00

Sponsors: THE CHAIR

Attachments: [57872 IFB tab Wood Panelization -Furnish & Install- Great Lakes Components](#)

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

Aye 6 - Witkowiak McCarthy Wagner Perez Donald Bohl

No 0

Excused 3 - Nicolini Diaz Rainey

8. [T53](#) Resolution approving a contract to JMarincic LLC (Milwaukee, WI) for Masonry for Multi-Family Apartment Building 2.2 at Westlawn Gardens Phase 2 in the amount of \$352,440.00

Sponsors: THE CHAIR

Attachments: [Travaux G703 - Westlawn Gardens Ph2 Apt Bldg 2 2 09-10-18](#)
[57874 IFB tab Masonry JMarincic](#)

A motion was made by James N. Witkowiak, seconded by Antonio Perez, that this Travaux Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye 6 - Witkowiak McCarthy Wagner Perez Donald Bohl

No 0

Excused 3 - Nicolini Diaz Rainey

9. [T54](#) Resolution approving a contract to Schindler Elevator Corporation (Menomonee Falls, WI) for Elevators for Multi-Family Apartment Building 2.2 at Westlawn Gardens Phase 2 in the amount of \$249,900.00

Sponsors: THE CHAIR

Attachments: [57875 IFB Tab Elevators Schindler Elevator Corp](#)

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 6 - Witkowiak McCarthy Wagner Perez Donald Bohl

No 0

Excused 3 - Nicolini Diaz Rainey

10. [T55](#) Resolution approving a contract to Action Heating & Cooling (Milwaukee, WI) for Mechanical for Multi-Family Apartment Building 2.2 at Westlawn Gardens Phase 2 in the amount of \$973,000.00

Sponsors: THE CHAIR

Attachments: [57877 IFB tab Mechanical Action Heating & Cooling](#)

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

Aye 6 - Witkowiak McCarthy Wagner Perez Donald Bohl

No 0

Excused 3 - Nicolini Diaz Rainey

11. [T56](#) Resolution approving a contract to Hurt Electric (Menomonee Falls, WI) for Electrical for Multi-Family Apartment Building 2.2 at Westlawn Gardens Phase 2 in the amount of \$1,248,690.00

Sponsors: THE CHAIR

Attachments: [57878 IFB tab Electrical Hurt Electric](#)

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

Aye 6 - Witkowiak McCarthy Wagner Perez Donald Bohl

No 0

Excused 3 - Nicolini Diaz Rainey

12. [T57](#) Resolution approving a contract to Bohmann & Vick, Incorporated (Brookfield, WI) for Plumbing for Multi-Family Apartment Building 2.2 at Westlawn Gardens Phase 2 in the amount of \$968,300.00

Sponsors: THE CHAIR

Attachments: [57879 IFB tab Plumbing Bohmann & Vick](#)

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

Aye 6 - Witkowiak McCarthy Wagner Perez Donald Bohl

No 0

Excused 3 - Nicolini Diaz Rainey

13. [T58](#) Resolution approving a contract to Roofed Right America (Milwaukee, WI) for Thermoplastic Membrane Roofing (TPO) for Multi-Family Apartment Building 2.2 at Westlawn Gardens Phase 2 in the amount of \$286,506.00

Sponsors: THE CHAIR

Attachments: [57880 IFB tab Thermoplastic Membrane Roofing Roofed Right America](#)

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

Aye 6 - Witkowiak McCarthy Wagner Perez Donald Bohl

No 0

Excused 3 - Nicolini Diaz Rainey

14. [T59](#) Resolution approving a contract to Insulation Technologies, Incorporated (Milwaukee, WI) for Fiber Cement Siding for Multi-Family Apartment Building 2.2 at Westlawn Gardens Phase 2 in the amount of \$376,543.00

Sponsors: THE CHAIR

Attachments: [57881 IFB tab Fiber Cement Siding Insulation Technologies](#)

A motion was made by James N. Witkowiak, seconded by M. Joseph Donald, that this Travaux Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye 6 - Witkowiak McCarthy Wagner Perez Donald Bohl

No 0

Excused 3 - Nicolini Diaz Rainey

15. [T60](#) Resolution approving a contract to B & D Contractors, Incorporated (New Berlin, WI) for Aluminum-Framed Entrances and Storefronts for Multi-Family Apartment Building 2.2 at Westlawn Gardens Phase 2 in the amount of \$171,100.00

Sponsors: THE CHAIR

Attachments: [57882 IFB tab Aluminum-Framed Entrances & Storefronts B & D Contractors](#)

A motion was made by James N. Witkowiak, seconded by M. Joseph Donald, that this Travaux Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye 6 - Witkowiak McCarthy Wagner Perez Donald Bohl

No 0

Excused 3 - Nicolini Diaz Rainey

16. [T61](#) Resolution approving a contract to Sanchez Painting Contractors, Incorporated (Wauwatosa, WI) for Cold-Formed Metal Framing, Gypsum Board and Insulation for Multi-Family Apartment Building 2.2 at Westlawn Gardens Phase 2 in the amount of \$753,838.00

Sponsors: THE CHAIR

Attachments: [57883 IFB tab Cold-Formed Metal Framing, Gypsum Board, and Insulation Sanchez Painting Contractors](#)

A motion was made by James N. Witkowiak, seconded by M. Joseph Donald, that this Travaux Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye 6 - Witkowiak McCarthy Wagner Perez Donald Bohl

No 0

Excused 3 - Nicolini Diaz Rainey

17. [T62](#) Resolution approving a contract to Cardinal Fabricating Corporation (Milwaukee, WI) for Structural Steel Framing for Multi-Family Apartment Building 2.2 at Westlawn Gardens Phase 2 in the amount of \$629,000.00

Sponsors: THE CHAIR

Attachments: [57884 IFB tab Structural Steel Framing Cardinal Fabricating Corp](#)

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

Aye 6 - Witkowiak McCarthy Wagner Perez Donald Bohl

No 0

Excused 3 - Nicolini Diaz Rainey

18. [T63](#) Report from the President

Sponsors: THE CHAIR

President Perez noted that there is an upcoming Contractor Fair on September 20th that already has over 110 interested potential vendors for work on future HACM and Travaux projects.

Adjournment

There being no further business, Director Bohl made a motion to adjourn the meeting at 3:55 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.

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