



# 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*

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Wednesday, October 10, 2018

2:30 PM

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

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#### Call to Order

*Meeting called to order at 3:10p.m.*

#### Roll Call

**Present:** 10 - Nicolini, Witkowiak, McCarthy, Diaz, Wagner, Perez, Donald, Rainey, Bohl, Hurtado

1. [T64](#)

Approval of the minutes of the regular meeting held on September 13, 2018

**Sponsors:** THE CHAIR

**Attachments:** [September 13th, 2018 Travaux Minutes](#)

*Director Hurtado and Director Rainey abstained from the motion to approve minutes as they were not members of the board prior to today's meeting.*

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

**Aye** 8 - Nicolini Witkowiak McCarthy Diaz Wagner Perez Donald Bohl

**No** 0

**Abstain** 2 - Rainey Hurtado

2. [T65](#) Resolution authorizing the development of a Succession Plan Policy that will be incorporated into the Travaux Employee Handbook

**Sponsors:** THE CHAIR

**Attachments:** [Succession Planning Policy Travaux.pdf](#)

*Crystal Reed-Hardy, HACM Human Resource Director, stated that she is seeking the approval of the Succession Plan Policy that will be incorporated in the Travaux Employee Handbook. Mr. Pérez stated that this plan will mirror the Housing Authority of the City of Milwaukee's (HACM) handbook.*

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

**Aye** 10 - Nicolini Witkowiak McCarthy Diaz Wagner Perez Donald Rainey Bohl  
Hurtado

**No** 0

3. [T66](#) Resolution approving a construction contract with Westlawn Renaissance III LLC for the construction of Buildings 2.2 and 2.3 and in the amount of \$23,564,739 and related construction budget

**Sponsors:** THE CHAIR

**Attachments:** [WG2 Bldg 2 2-2 3 Unit Breakdown 181005\\_small.pdf](#)  
[WLG Bldg 2 2 Project Budget 10-03-2018 final.xls](#)  
[WLG Bldg 2 3 Project Budget 10-03-2018 final.xls](#)

*Fernando Aniban, HACM Chief Financial Officer and Kevin Theissen, Travaux Sr. Project Manager, explained where the property to be developed is located and budget items. They also answered questions from the Directors regarding, how they might deal with a shortfall, about the Valued Engineered items, about seeing contracts before the Board meeting, about receiving Casual Analysis.*

**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** 10 - Nicolini Witkowiak McCarthy Diaz Wagner Perez Donald Rainey Bohl  
Hurtado

**No** 0

4. [T67](#) Resolution approving a contract to Cardinal Fabricating Corp. (Milwaukee, WI) for structural steel framing for Multi-Family Apartment Building 2.3 at Westlawn Gardens Phase 2 in the amount of \$157,000.00

**Sponsors:** THE CHAIR

**Attachments:** [57898 IFB tab WLG Ph2 Multi-Fam Apt bldg 2.3 Cardinal Fabricating Corp strcutural steel framing.docx](#)

*Director Hurtado asked does Travaux, Inc. have in their contracts a provision that allows for Termination for Convenience. Mr. Theissen will look into it and forward those contracts and the language to the Board.*

*Gabriel DeVougas, HACM Section 3 Coordinator, informed the Board of the EBE/Section 3 participation. Cardinal Fabricating Corporation is not a certified participant, however they have agreed to other economics efforts and will be making a contribution to the Section 3 fund.*

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

**Aye** 10 - Nicolini Witkowiak McCarthy Diaz Wagner Perez Donald Rainey Bohl Hurtado

**No** 0

5. [T68](#) Resolution approving a contract to JMarincic LLC (Milwaukee, WI) for masonry for Multi-Family Apartment Building 2.3 at Westlawn Gardens Phase 2 in the amount of \$431,000.00

**Sponsors:** THE CHAIR

**Attachments:** [57888 IFB tab WLG Ph2 Multi-Fam Apt Bldg 2.32 Masonary JMarincic.docx](#)

*Gabriel DeVougas informed the Board that JMarincic, LLC is not a certified EBE/Section 3 participant, however they have agreed to other economics efforts which are being negotiated for a hire for Building 2.2, and will be pursuing a hire for Building 2.3.*

*In response to a question, Mr. DeVougas explained the Section 3 program is the legal requirement to provide jobs and contracts to eligible residents and companies when receiving certain HUD financial assistance. Mr. DeVougas further explained that those businesses that do not meet the Section 3 requirements are asked to give a contribution toward the Section 3 program of 1% to 10% of the thier contracts. Mr. DeVougas also informed the Board that HACM's goal was 30% participation and presently HACM is at 33% Section 3 participation.*

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

**Aye** 10 - Nicolini Witkowiak McCarthy Diaz Wagner Perez Donald Rainey Bohl Hurtado

No 0

6. [T69](#) Resolution approving a contract to Schindler Elevator Corp. (Menomonee Falls, WI) for elevators for Multi-Family Apartment Building 2.3 at Westlawn Gardens Phase 2 in the amount of \$249,900.00

**Sponsors:** THE CHAIR

**Attachments:** [57889 IFB tab WLG Ph2 Multi-Fam Apt bldg 2.3 Elevators.docx](#)

*Gabriel DeVogas informed the Board that Schindler Elevator Corporation is not certified EBE firm with the State, they are a Union Shop, which means they are bound by those guidelines for union hires.*

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

**Aye** 10 - Nicolini Witkowiak McCarthy Diaz Wagner Perez Donald Rainey Bohl Hurtado

**No** 0

7. [T70](#) Resolution approving a contract to Southport Engineered Systems LLC (Caledonia, WI) for mechanical for Multi-Family Apartment Building 2.3 at Westlawn Gardens Phase 2 in the amount of \$949,285.00

**Sponsors:** THE CHAIR

**Attachments:** [57891 IFB tab WGL Ph2 Multi-Fam Apt bldg 2.3 Mechanical.docx](#)

*Gabriel DeVogas informed the Board that Southport Engineered Systems LLC is not a certified firm with the State nor Section 3 certified. However, Southport agreed based on other economics efforts, to work with Mr. DeVogas to determine whether the YouthBuild crew can be hired for any scope of the work. Mr. Pérez directed to Mr. DeVogas to give a brief summary on YouthBuild. Mr. DeVogas explained that the YouthBuild group is composed of twelve individuals, ages 18 to 24, that HACM utilizes to provide on-the-job training and workforce development. Mr. DeVogas further explain that YouthBuild is a collaborative partnership that helps prepare young adults for careers and employment in the construction industry. The focus is on increasing educational and work skills while providing exposure and access to employment in the construction trades.*

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

**Aye** 10 - Nicolini Witkowiak McCarthy Diaz Wagner Perez Donald Rainey Bohl Hurtado

**No** 0

8. [T71](#) Resolution approving a contract to Hurt Electric Inc. (Menomonee Falls, WI) for electrical for Multi-Family Apartment Building 2.3 at Westlawn Gardens Phase 2 in the amount of \$1,363,000.00

**Sponsors:** THE CHAIR

**Attachments:** [57892 IFB tab WLG Ph2 Multi\\_Fam Apt Bldg 2.3 Electrical.docx](#)

*Gabriel DeVougas informed the Board that Hurt Electric Inc. is a Section 3 certified firm and also certified with the State as a Minority Business Enterprise (MBE) firm, capturing 100% from the total contract toward Section 3 goals.*

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

**Aye** 10 - Nicolini Witkowiak McCarthy Diaz Wagner Perez Donald Rainey Bohl  
Hurtado

**No** 0

9. [T72](#) Resolution approving a contract to Bohmann & Vick Inc. (Brookfield, WI) for plumbing for Multi-Family Apartment Building 2.3 at Westlawn Gardens Phase 2 in the amount of \$965,700.00

**Sponsors:** THE CHAIR

**Attachments:** [57893 IFB tab WLG Ph2 Multi-Fam Apt Bldg 2.3 Plumbing.docx](#)

*Gabriel DeVougas informed the Board that Bohman & Vick, Inc. is a Women Business Enterprise (WBE) certified with the State, however they are not Section 3 certified. Bohman has agreed, based on other economic efforts, to give HACM a donation equivalent to 1% of this total contract toward the Section 3 goals.*

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

**Aye** 10 - Nicolini Witkowiak McCarthy Diaz Wagner Perez Donald Rainey Bohl  
Hurtado

**No** 0

10. [T73](#) Resolution approving a contract to Wenger Roofing, Siding & Sheet Metal (Campbellsport, WI) for Thermoplastic Membrane Roofing (TPO) for Multi-Family Apartment Building 2.3 at Westlawn Gardens Phase 2 in the amount of \$242,862.00

**Sponsors:** THE CHAIR

**Attachments:** [57894 IFB tab WLG Ph2 Multi-Fam Apt bldg 2.3 TPO.docx](#)

*Gabriel DeVougas informed the Board that Wenger Roofing, Siding & Sheet Metal does not have any State certifications for EBE or Section 3. Mr. DeVougas also stated that he is working with the company to see if they can meet the Section 3 qualifications.*

**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** 10 - Nicolini Witkowiak McCarthy Diaz Wagner Perez Donald Rainey Bohl Hurtado

**No** 0

11. [T74](#) Resolution approving a contract to Insulation Technologies Inc. (Milwaukee, WI) for fiber cement siding for Multi-Family Apartment Building 2.3 at Westlawn Gardens Phase 2 in the amount of \$384,783.00

**Sponsors:** THE CHAIR

**Attachments:** [57895 IFB tab WLG Ph2 Multi-Fam Apt bldg 2.3 Insulation Tech Inc.docx](#)

*Gabriel DeVougas informed the Board that Insulation Technologies Inc. is MBE/WBE certified and Section 3 certified.*

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

**Aye** 10 - Nicolini Witkowiak McCarthy Diaz Wagner Perez Donald Rainey Bohl Hurtado

**No** 0

12. [T75](#)

Resolution approving a contract to Common Links Construction LLC (Brookfield, WI) for cold-formed metal framing, gypsum board, and insulation for Multi-Family Apartment Building 2.3 at Westlawn Gardens Phase 2 in the amount of \$760,900.00

**Sponsors:** THE CHAIR

**Attachments:** [57897 IFB tab WLG Ph2 Multi-Fam Apt. Bldg 2.3 Common Links Construc LLC Metal Framing-Insulation.docx](#)

*Gabriel DeVougas informed the Board that Common Links Construction LLC is not State certified and do not meet the Section 3 qualifications. However, Mr. DeVougas stated that he is in the process of working with the company to see if they can meet the percentages for Section 3 funding.*

*Director McCarthy asked if Travaux has the ability as a contracting agency to accept any other bid that is not the lowest. Director Wagner responded that the lowest responsible bid has to be accepted due to HUD funding.*

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

**Aye** 10 - Nicolini Witkowiak McCarthy Diaz Wagner Perez Donald Rainey Bohl  
Hurtado

**No** 0

13. [T76](#)

Report from the President

Sponsors: THE CHAIR

*Mr. Pérez asked Mr. Theissen to talk about the structure of the bids. Mr. Theissen explained that Travaux could have combined some of the bids to comply with EBE/Section 3 qualifications; but if they were to combine the bidding, it becomes a larger scope of work with a higher performance bond, which some subcontractors may not have the resources. Mr. Theissen assured the Board that smaller subcontractors are interested in working with Travaux because of work on previous projects. Breaking contracts into smaller portions was beneficial because it allowed for smaller subcontractors to participate.*

*Mr. Pérez asked Fernando Aniban, HACM Chief Financial Officer to comment on Travaux, Inc. securing a bonding company. Mr. Aniban stated that Travaux is negotiating with a bonding company to underwrite Travaux, Inc. with a payment and performance bond, a surety bond issued to guarantee satisfactory completion of a project by a contractor and secure a payment. Travaux cannot be issued a notice to proceed with work because it is a requirement by HUD to have a performance bond in place by the General Contractor.*

*Mr. Pérez asked Scott Simon, Travaux, Inc. Vice President of Business Development, for updates about his area. Mr. Simon informed the Board that the construction at the new Travaux office, 401 East Ogden, on the Northwest corner of the Convent Hill building, is about 95% complete and looking forward to an open house some time in December 2018. Mr. Simon also mentioned that the parking lot at Convent Hill has now been completed.*

*Mr. Pérez asked Julie Wilson, HACM Assistant City Attorney to introduce herself to the Travaux Board. Ms. Wilson explained that she is working as general counsel for the Housing Authority and as of recently is also handling evictions as well. Ms. Wilson also gave the Board a synopsis of her background and legal experience. Mr. Pérez mentioned that Director Hurtado is also an attorney in the area of contractual law.*

**Adjournment**

*There being no further business, Director McCarthy made a motion to adjourn the meeting at 4:45p.m. Director Witkowiak 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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