



# 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, 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, November 14, 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 3:23p.m.*

#### Roll Call

**Present:** 7 - Nicolini, McCarthy, Diaz, Wagner, Perez, Donald, Rainey

**Excused:** 3 - Witkowiak, Bohl, Hurtado

1. [T77](#) Approval of the minutes of the regular meeting held on October 10, 2018

**Sponsors:** THE CHAIR

**Attachments:** [October 10, 2018 Travaux Minutes](#)

**A motion was made by Dan McCarthy, seconded by ALD. RAINEY, that this Motion be APPROVED. This motion PREVAILED by the following vote:**

**Aye** 7 - Nicolini McCarthy Diaz Wagner Perez Donald Rainey

**No** 0

**Excused** 3 - Witkowiak Bohl Hurtado

2. [T78](#) Motion accepting the appointment of Grady L. Crosby to the Travaux Board of Directors

**Sponsors:** THE CHAIR

**Attachments:** [Grady Crosby Bio - Oct 2018](#)  
[HACM Resolution #13008 - Travaux Board Appointment Grady L. Crosby](#)

**A motion was made by Dan McCarthy, seconded by M. Joseph Donald, that this Motion be APPROVED. This motion PREVAILED by the following vote:**

**Aye** 7 - Nicolini McCarthy Diaz Wagner Perez Donald Rainey

**No** 0

**Excused** 3 - Witkowiak Bohl Hurtado

3. [T79](#)

Resolution approving the creation of a Development and Construction Committee which is a subcommittee of the Board of Directors, chaired by Director Dan McCarthy

**Sponsors:** THE CHAIR

**Attachments:** [Committee Charter for Development & Construction Committee](#)

*A friendly amendment was offered to add "chaired by Director Dan McCarthy."*

**A motion was made by ALD. RAINEY, seconded by Dan McCarthy, that this Travaux Resolution be AMENDED. This motion PREVAILED by the following vote:**

**Aye** 7 - Nicolini McCarthy Diaz Wagner Perez Donald Rainey

**No** 0

**Excused** 3 - Witkowiak Bohl Hurtado

*As amended.*

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

**Aye** 7 - Nicolini McCarthy Diaz Wagner Perez Donald Rainey

**No** 0

**Excused** 3 - Witkowiak Bohl Hurtado

4. [T80](#)

Resolution approving Travaux's Procurement Policies and Procedures

**Sponsors:** THE CHAIR

**Attachments:** [Travaux Procurement Policies & Procedures 11-05-18](#)

**This Travaux Resolution was NOT ACTED ON**

5. [T81](#) Resolution approving a contract to Cathedral Builders Incorporated (Jackson, WI) for Finish Carpentry for the Multi-Family Apartment Building 2.2 at Westlawn Gardens Phase 2 in the amount of \$430,043.00 (Official Notice No. 57901)

**Sponsors:** THE CHAIR

**Attachments:** [57901 IFB tab WLG Ph2 Multi-Fam Apt Bldg 2.2 Finish Carpentry Cathedral Builders](#)  
[57901 EBE-Sec3 Review Cathedral Builders WLG Ph2 Bldg 2.2 Finish Carpentry 11-09-18](#)  
[Travaux G703 - WLG Bldg 2.2 Project Budget REVISED 11-13-2018](#)

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

**Aye** 7 - Nicolini McCarthy Diaz Wagner Perez Donald Rainey

**No** 0

**Excused** 3 - Witkowiak Bohl Hurtado

6. [T82](#) Resolution approving a contract to Sanchez Painting Contractors Incorporated (Wauwatosa, WI) for Paintings and Wall Coverings for the Multi-Family Apartment Building 2.2 at Westlawn Gardens Phase 2 in the amount of \$167,551.00 (Official Notice No. 57903)

**Sponsors:** THE CHAIR

**Attachments:** [57903 IFB tab WLG Ph2 Multi-Fam Apt Bldg 2.2 Paintings & Wall Coverings Sanchez Painting Contractors](#)  
[57903 EBE-Sec3 Review Sanchez Painting Contractors WLG Ph2 Bldg 2.2 Painting & Wall Coverings 11-09-18](#)

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

**Aye** 7 - Nicolini McCarthy Diaz Wagner Perez Donald Rainey

**No** 0

**Excused** 3 - Witkowiak Bohl Hurtado

7. [T83](#) Resolution approving a contract to Thomas A. Mason Company Incorporated (Milwaukee, WI) for Flooring for the Multi-Family Apartment Building 2.3 at Westlawn Gardens Phase 2 in the amount of \$362,438.00 (Official Notice No. 57908)

**Sponsors:** THE CHAIR

**Attachments:** [57908 IFB tab WLG Ph2 Multi-Fam Apt Bldg 2.3 Flooring Thomas A Mason](#)  
[57908 EBE-Sec3 Review Thomas A Mason WLG Ph2 Bldg 2.3 Flooring 11-09-18](#)  
[Travaux G703 - WLG 2.3 Project Budget REVISED 11-13-2018](#)

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

**Aye** 7 - Nicolini McCarthy Diaz Wagner Perez Donald Rainey

**No** 0

**Excused** 3 - Witkowiak Bohl Hurtado

8. [T84](#) Resolution approving a contract to Thomas A. Mason Company Incorporated (Milwaukee, WI) for Paintings and Wall Coverings for the Multi-Family Apartment Building 2.3 at Westlawn Gardens Phase 2 in the amount of \$163,597.00 (Official Notice No. 57909)

**Sponsors:** THE CHAIR

**Attachments:** [57909 IFB tab WLG Ph2 Multi-Fam Apt Bldg 2.3 Painting & Wall Covering Thomas A Mason](#)  
[57909 EBE-Sec3 Review Thomas A Mason WLG Ph2 Bldg 2.3 Painting & Wall Coverings 11-09-18](#)

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

**Aye** 7 - Nicolini McCarthy Diaz Wagner Perez Donald Rainey

**No** 0

**Excused** 3 - Witkowiak Bohl Hurtado

9. [T85](#) Resolution approving a contract to Milwaukee Millwork (Milwaukee, WI) for Unit Doors, Frames and Hardware (Commodity Only) for the Multi-Family Apartment Building 2.3 at Westlawn Gardens Phase 2 in the amount of \$155,000.00 (Official Notice No. 57910)

**Sponsors:** THE CHAIR

**Attachments:** [57910 IFB tab WLG Ph2 Multi-Fam Apt Bldg 2.3 Unit Doors Frames & Hardware - Commodity - Milw Millwork](#)  
[57910 EBE-Sec3 Review Milw Millwork WLG Ph2 Bldg 2.3 Unit Doors Frames & Hardware -Commodity- 11-09-18](#)

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** 7 - Nicolini McCarthy Diaz Wagner Perez Donald Rainey

**No** 0

**Excused** 3 - Witkowiak Bohl Hurtado

10. [T86](#) Report from the President

**Sponsors:** THE CHAIR

*President Pérez noted that in Travaux's infancy, in order to get the ball rolling, its board was initially populated with HACM Board members. Now that the Travaux Board is up and running and being filled with a variety of industry specialists, the time may be coming to begin decoupling the Travaux Board from the HACM Board. This may be a future discussion point for the HACM Board.*

*President Pérez further stated that as Travaux has become an active entity, it is acting as a General Contractor for the first time, and the staff values the insight that the Board can provide on these matters. Beyond that and the very important duties of any board, staff also look to the Directors for the future vision of the organization and the avenues the organization may pursue in the years going forward.*

## Adjournment

*There being no further business, Director Nicolini made a motion to adjourn the meeting at 3:43p.m. Director Donald seconded the motion. There being no objections, the motion carried.*

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