



City of Milwaukee

P.O. Box 324
Milwaukee, WI
53201-0324

Meeting Minutes

TRAVAUX INC. BOARD OF DIRECTORS

*Willie L. Hines, Jr., President, Grady L. Crosby, Daniel
McCarthy, Mark Wagner, Eugene R. Guskowski, Ald. Khalif
Rainey, Atty. Kimberly Hurtado, Eugene Manzanet, and Joan
Zepecki*

Friday, June 10, 2022

3:00 PM

Virtual Conference Call-in: (866) 899-4679

Access Code: 204-618-285#

To view the meeting materials electronically, please go to: <https://milwaukee.legistar.com/MeetingDetail.aspx?ID=982336&GUID=5D5FD308-CAA6-42A4-8609-C57C6BDDF8F8&Options=info|&Search=>

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Call to Order

Meeting called to order at 3:05 p.m.

Roll Call

Present: 5 - McCarthy, Wagner, Hines, Jr., Crosby, Hurtado

Excused: 4 - Manzanet, Rainey, Guskowski, Zepecki

1. [T277](#) Approval of the minutes of the regular meeting held on May 12, 2022

Sponsors: THE CHAIR

Attachments: [Travaux Minutes for May 12-2022_Final](#)

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

Aye 5 - McCarthy Wagner Hines, Jr. Crosby Hurtado

No 0

Excused 4 - Zepecki Manzanet Rainey Guskowski

2. [T278](#) Resolution approving an award of contract to Sanchez Painting Contractors Incorporated (Milwaukee, WI) for interior painting (TCP-12.1-RB) for Townhomes at Carver Park in the amount of \$870,673.00 (Official Notice 58098)

Sponsors: THE CHAIR

Attachments: [Sanchez Painting Contractors Inc - Bid Tab 58098 for Interior Painting](#)

Warren Jones, Travaux Inc.'s Vice President of Construction, stated this was the second time this item was put out to bid with a slight revision in the scope of work. Sanchez Painting has been vetted and has performed satisfactorily for Travaux, Inc. in the past. Mr. Jones noted that Sanchez Painting Contractors Incorporated are a 100% Minority-owned Business Enterprise (MBE) certified contractor. Mr. Jones concluded by responding to Directors' questions about the bid amount and the extensive scope of work to be performed, to which he assured the Directors that Sanchez Painting Contractors Inc. has a firm grasp of what is needed on the job.

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

Aye 5 - McCarthy Wagner Hines, Jr. Crosby Hurtado

No 0

Excused 4 - Zepecki Manzanet Rainey Guskowski

3. [T280](#)

Resolution authorizing the use of AIA Document A102-2017 for Westlawn Renaissance V LLC, Westlawn Renaissance VII LLC and Townhomes at Carver Park LLC

This resolution will authorize management to use the AIA document A102-2017 as required by the Wisconsin Housing and Economic Development Authority (WHEDA) as lender and tax allocating agency, instead of the previously approved A133-2009. This changes the role of Travaux, Inc. on the contract from Construction Manager to General Contractor. Both documents, however, requires a Cost Plus with Gross Maximum Price methodology in setting the contract amount. Investors are agreeable to this change

Sponsors: THE CHAIR

Attachments: [Final A102-2017_21-043 Travaux \(WRV\) General Contractor \(2\)](#)
[Final A201-2017_21-044 Travaux \(WRVII\) General Contractor](#)
[Final A102-2017_21-045 Travaux \(Townhomes at Carver\) General Contractor](#)
[Sample Contract A102-2017 for WLR V-WLR VII and Townhomes](#)

Fernando Aniban, HACM's Assistant Secretary-Deputy Director, informed the Board of a change in the contract forms as required by the Wisconsin Housing and Economic Development Authority (WHEDA) that would change Travaux, Inc.'s role from Construction Manager to General Contractor. Michael Best & Friedrich Attorney Michelle Ebben, HACM's counsel on this item, explained that the A102-2017 has the same liability risk clause as the A133-2009 contract and switching forms will not add any substantive risk liability. Atty. Ebben added that one difference is that the predevelopment / preconstruction services are delineated in the A133 and not in the A102. However, the substance of the content will not change.

Directors discussed the amendments, potential of additional costs, liability risks, additional licenses, predevelopment / preconstruction fees for services, timeline, and deadlines. There was also discussion that some Directors felt that Travaux should

retain its own counsel to review and confirm that Travaux is not taking on additional costs or liabilities, as Ms. Ebben represents HACM, the other party in the agreement, even though it is the parent organization. Director McCarthy wanted to go on record that he is comfortable with the change in forms from A-133 to A-102 and sharing counsel with HACM.

Mr. Aniban stated that it is staff's intent to provide an edited contract, however there is a timeline for the approval as the closing needs to take place in early July. Mr. Aniban indicated he anticipates having the fully edited form with all supporting documents to WHEDA and to the investors by next week.

Director Hurtado made a motion, seconded by Director Crosby, acknowledging the request to change the contracting structure for Westlawn Renaissance V LLC, Westlawn Renaissance VII LLC, and Townhomes at Carver LLC from Construction Manager at Risk to General Contractor with Guaranteed Maximum Price (GMP) and that staff be directed to engage counsel to make modifications to and then utilize an A102 agreement so that the liability of Travaux, Inc. is no greater than and its other right and obligations are consistent with its standard A133 agreement previously approved by the Board.

Warren Jones, Travaux Inc.'s Vice President of Construction, in response to the earlier discussion, affirmed that Travaux, Inc. is licensed as a General Contractor with the State of Wisconsin and has all appropriate insurances in place.

President Hines acknowledged the turnaround WHEDA requested and the timeframe of the closing, and assured Directors that staff would work diligently to secure counsel as quickly as possible, and stated that, if needed, the organization will ask for additional time to postpone closing.

A motion was made by Kimberly Hurtado, seconded by Grady Crosby, that this Travaux Resolution be HELD IN COMMISSION. This motion PREVAILED by the following vote:

Aye 4 - Wagner Hines, Jr. Crosby Hurtado

No 1 - McCarthy

Excused 4 - Zepecki Manzanet Rainey Guskowski

[T287](#)

Motion acknowledging the request to change the contracting structure for Westlawn Renaissance V LLC, Westlawn Renaissance VII LLC, and Townhomes at Carver LLC from Construction Manager at Risk to General Contractor with Guaranteed Maximum Price (GMP) and that staff be directed to engage counsel to make modifications to and then utilize an A102 agreement so that the liability of Travaux, Inc. is no greater than and its other right and obligations are consistent with its standard A133 agreement previously approved by the Board.

Sponsors: THE CHAIR

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

Aye 4 - Wagner Hines, Jr. Crosby Hurtado

No 1 - McCarthy

Excused 4 - Zepecki Manzanet Rainey Guskowski

4. [T279](#)

Report from the President

Sponsors: THE CHAIR

President Hines asked Mr. Aniban to introduce HACM's new Chief Financial Officer. Fernando Aniban, HACM's Assistant Secretary-Deputy Director, introduced Dennis Yaccarino, who will oversee the financials for Travaux, Inc and HACM. He previously worked with the City of Milwaukee as the Budget Director during Mayor Barrett's tenure. Mr. Aniban considers Mr. Yaccarino an asset to HACM and Travaux, Inc. and welcomes him to the organization. Mr. Yaccarino stated that he is looking forward to working with staff.

President Hines thanked the Board for their time.

Director Wagner made closing remarks, wishing Happy Father's Day to those who are fathers and a Happy 4th of July to all.

Adjournment

There being no further business, Director Crosby made a motion to adjourn the meeting at 3:56 p.m. Director Hurtado seconded at 3:56 p, m.,.

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