



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*

Thursday, July 14, 2022

3:00 PM

Virtual Conference Call-in: (877) 309-2073

Access Code: 154-936-149#

To view the meeting materials electronically, please go to: <https://milwaukee.legistar.com/MeetingDetail.aspx?ID=987473&GUID=0D07783E-A224-45F0-ACE5-836975657C41&Options=info|&Search=>

Upon reasonable notice, efforts will be made to accommodate the needs of persons with disabilities who cannot access the meeting via phone. For additional information contact the Housing Authority ADA coordinator, Patricia Schmidtkecht at 286-5100, (FAX) 286-3456, (TDD) 286-3504 or by writing to the Coordinator at 650 West Reservoir, Milwaukee, WI 53212.

Call to Order

Meeting called to order at 3:02 p.m.

Roll Call

Present: 6 - McCarthy, Wagner, Hines, Jr., Manzanet, Crosby, Zepecki

Excused: 3 - Rainey, Hurtado, Guskowski

1. [T281](#) Approval of the minutes of the regular meeting held on June 10, 2022

Sponsors: THE CHAIR

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

Aye 6 - Zepecki McCarthy Wagner Hines, Jr. Manzanet Crosby

No 0

Excused 3 - Rainey Hurtado Guskowski

2. [T282](#) Resolution approving an increase in the Gross Maximum Price (GMP) for the Carver Park Project in an amount not-to-exceed \$7.99 million

After the receipt of additional bids for this project, the amended amount of \$7.4 million as per Resolution No. T263, adopted on April 14, 2022, is no longer adequate

Sponsors: THE CHAIR

Attachments: [Carver Park Project Description 6.30.22](#)
[G703 Carver Revised](#)

Fernando Aniban, HACM's Assistant Secretary, explained that when this item was originally brought to the Board for \$7.4 million, there were two contracts that were not bid out yet: internal painting of the units and exterior repairs. Travaux solicited bids, however they were too high, and were rebid with some adjustments to the scope of work. Even after those adjustments, there was still an additional increase of \$500,000 in the Guaranteed Maximum Price for this project. Mr. Aniban noted that the project is now 93% bid out and confident that the remaining items will be within the budget. With that being said, Mr. Aniban stated that this increase is being brought to the Board for approval in order to adjust the contract amount and close the deal by the end of July.

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

Aye 6 - Zepecki McCarthy Wagner Hines, Jr. Manzanet Crosby

No 0

Excused 3 - Rainey Hurtado Guskowski

3. [T283](#)

Resolution approving an award of contract to Insulation Technologies Incorporated (Milwaukee, WI) for building exterior repairs and painting (TCP-17.1-RB) for Townhomes at Carver Park, in the amount of \$981,596.81 (Official Notice 58100)

Sponsors: THE CHAIR

Attachments: [Bid Tab 58100 Insulation Tech Inc for Repairs-Painting TH Carver Park](#)

Warren Jones, Travaux's Vice President of Construction, explained that the official notice for this item was put out twice. On the second notice, Insulation Technologies Incorporated was the lowest responsible bidder. They were also very proactive in inspecting the work to be done to make sure they understood the scope of services needed. Insulation Technologies Incorporated has done work for Travaux in past and performed satisfactorily.

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

Aye 5 - Zepecki McCarthy Wagner Hines, Jr. Crosby

No 0

Excused 3 - Rainey Hurtado Guskowski

Abstain 1 - Manzanet

4. [T284](#)

Resolution approving a Change Order to Purchase Order WGV11213 with DJS Construction LLC for drywall (labor only) in Blocks 12, 14, and 17 for Phase 4B Townhomes at Westlawn Gardens Phase 2, in an amount not to exceed \$234,000.00

The original contract amount was for \$50,000.00. During construction, additional drywall work beyond the original scope was required with an additional amount not-to-exceed \$234,000.00, resulting in a new total of \$284,000.00. This now exceeds the \$250,000.00 threshold requiring Board approval.

Sponsors: THE CHAIR

Attachments: [Change Order for DJS Construction](#)
[POWGV1213-analysis-recommendation FINAL](#)

Warren Jones, Travaux's Vice President of Construction, informed the Board that this additional work was required because the modular buildings as supplied on a separate contract by Champion Modular Inc. dba Champion Commercial Structures were delivered with much more needed drywall repair and patchwork than originally expected. Since DJS was already contracted for drywall repair and patchwork on an as-needed basis, DJS was authorized to provide as much work as needed for each modular building when it was delivered and set. DJS Construction has done work for Travaux in the past and performed satisfactorily.

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

Aye 6 - Zepecki McCarthy Wagner Hines, Jr. Manzanet Crosby

No 0

Excused 3 - Rainey Hurtado Guskowski

5. [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, let the Directors know that by

approving this item, HACM was able to close Westlawn Renaissance V on July 6th, and with that HACM was able to get back the predevelopment advances of \$1.6 million and \$200,000 in developer fees. Mr. Aniban stated that at the last board meeting, Directors instructed management to acquire an independent counsel for Travaux to review the changes of the contract from AIA133-2019 to AIA102-2017. Travaux hired Donald Schoenfeld, with VonBriesen & Roper, S.C. who met with the Development Committee along with HACM's counsel from Michael Best, to go through the changes in the contracts. For instance, there is a predevelopment services scope embedded in the AIA133-2019 but not in the AIA102-2017, which was then added to the AIA102-2017 as an amendment to the predevelopment agreement. Attorney Schoenfeld confirmed that the AIA102-2017 obligations and rights between the parties ended up as originally agreed upon in the A133-2019 contract.

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

Aye 6 - Zepecki McCarthy Wagner Hines, Jr. Manzanet Crosby

No 0

Excused 3 - Rainey Hurtado Guskowski

6. [T285](#)

Report from the President

Sponsors: THE CHAIR

Mr. Hines mentioned that the organization is in the process of securing additional resources for HACM for ongoing activities and projects related to Travaux. With that being said, there was some good news from the State. Mr. Aniban informed the Board that HACM submitted an application to the Wisconsin Housing and Economic Development Authority (WHEDA) for \$2 million in American Rescue Plan Act (ARPA) funds for Westlawn Renaissance VII and other affordable housing projects. Mr. Aniban announced that of the \$2 million requested, HACM was granted \$1.4 million.

Mr. Hines continued by inviting the Directors to a Legacy Tribute for Mr. Pérez on Tuesday, July 19th, which is being sponsored by the Great Lakes Civilian Conservation Corps.

Lastly, Mr. Hines concluded that two individuals are expected to join the HACM Board of Commissioners, and he anticipates having six Commissioners in place by the end of August.

7. [T286](#)

The Board may receive a motion to convene in closed session pursuant to Section 19.85(1)(g) Wis. Stats. to confer with a representative of legal counsel who will render oral or written advice concerning strategy to be adopted by the Board with respect to litigation in which it is or is likely to become involved. The Board may then reconvene in open session concerning any such item following the closed session, however it is expected that the Board will adjourn the meeting in the Closed Session

Sponsors: THE CHAIR

Director Manzanet made a motion to convene in closed session at 3:33 p.m. Director

Zepecki seconded the motion. There being no objections, the motion carried.

Director Manzanet convened the Travaux, Inc. Board in closed session pursuant to Wis. Stats. Secs. 19.85 (1) (g) to confer with a representative of legal counsel who will render oral or written advice concerning strategy to be adopted by the Board with respect to litigation in which it is or likely to become involved. The Board may then reconvene in open session concerning any such item following the closed session, however it is expected that the Board will adjourn the meeting in Closed Session.

Adjournment

There being no further business, Director Manzanet made a motion to adjourn the meeting at 4:25 p.m. Director Zepecki 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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