



Legislation Details (With Text)

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**File created:** 10/8/2021                      **In control:** TRAVAUX INC. BOARD OF DIRECTORS

**On agenda:** 10/14/2021                      **Final action:** 10/14/2021

**Effective date:**

**Title:** Resolution approving a contract with Westlawn Renaissance V LLC to be the Construction Manager as Constructor for the Westlawn Renaissance V project in an amount not-to-exceed \$10.87 million

**Sponsors:** THE CHAIR

**Indexes:**

**Attachments:** 1. Project Description-Westlawn Renaissance V.pdf, 2. Financial Analysis-Westlawn Renaissance V.pdf, 3. Construction Manager as Constructor Westlawn Renaissance V-A133-2009.pdf, 4. General Conditions-Westlawn Renaissance V- A201-2017.pdf

Date	Ver.	Action By	Action	Result	Tally
10/14/2021	0	TRAVAUX INC. BOARD OF DIRECTORS	ADOPTED	Pass	9:0

209

Original

The President

Resolution approving a contract with Westlawn Renaissance V LLC to be the Construction Manager as Constructor for the Westlawn Renaissance V project in an amount not-to-exceed \$10.87 million

WHEREAS, WHEREAS, Westlawn Renaissance V is one of the Housing Construction Phases (Phase 4A) of Westlawn Choice Neighborhood Project that received Commitment for Housing Assistance Payments (CHAP) under the Rental Assistance Demonstration (RAD) from the Housing and Urban Development (HUD); and

WHEREAS, the Housing Authority of the City of Milwaukee (HACM) received an allocation of Low Income Housing Tax Credits from the Wisconsin Housing and Economic Development Authority for the construction of 44 rental housing units; and

WHEREAS, HACM incorporated Westlawn Renaissance V LLC to be the owner entity of this Project; and

WHEREAS, HACM is the developer and the Managing Member of Westlawn Renaissance V LLC through its wholly owned Limited Liability Company, Westlawn Renaissance V Development LLC; and

WHEREAS, the President recommends that Travaux, Inc. enter into a contract with Westlawn Renaissance V LLC; now, therefore, be it

RESOLVED, by Travaux, Inc. that they approve entering into a contract with Westlawn Renaissance V LLC the to be the construction manager at risk/constructor for Westlawn Renaissance V (Phase 4A) project; and, be it

FURTHER RESOLVED, that the proper officers of Travaux, Inc. are hereby authorized and directed to properly execute said contract for and on behalf of Travaux, Inc.; and, be it

FURTHER RESOLVED, that if any extensions of the time of performance and change orders are needed, the Chairman or President may approve such request without any further action of Travaux Inc.; and, be it

FURTHER RESOLVED, that all acts previously performed, relative to this matter, by the Directors and the Present of Travaux, Inc., be and hereby are approved, ratified, and confirmed in all respects.

Attachments:

Project Description

Low Income Housing Tax Credit Financial Analysis (Project Pro-forma)

Draft of Construction Management Contract

    AIA Document A133 -2009 "CM as Constructor"

    AIA Document A201 - 2017 - General Conditions

Housing Management, Fernando Aniban, 10/8/2021