



Legislation Details (With Text)

**File #:** T280                      **Version:** 0

**Type:** Travaux Resolution                      **Status:** Passed

**File created:** 6/7/2022                      **In control:** TRAVAUX INC. BOARD OF DIRECTORS

**On agenda:** 6/10/2022                      **Final action:** 7/14/2022

**Effective date:**

**Title:** 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

**Indexes:**

**Attachments:** 1. Final A102-2017\_21-043 Travaux (WRV) General Contractor (2), 2. Final A201-2017\_21-044 Travaux (WRVII) General Contractor, 3. Final A102-2017\_21-045 Travaux (Townhomes at Carver) General Contractor, 4. Sample Contract A102-2017 for WLR V-WLR VII and Townhomes

| Date      | Ver. | Action By                       | Action             | Result | Tally |
|-----------|------|---------------------------------|--------------------|--------|-------|
| 6/10/2022 | 0    | TRAVAUX INC. BOARD OF DIRECTORS | HELD IN COMMISSION | Pass   | 4:1   |
| 7/14/2022 | 0    | TRAVAUX INC. BOARD OF DIRECTORS | ADOPTED            | Pass   | 6:0   |

280

Original

T208 - adopted: 10/14/2021, T209 - adopted: 10/14/2021, T210 - adopted: 10/14/2021  
The President

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

WHEREAS, per prior Resolutions, Travaux, Inc. board of directors approved entering into a contract construction manager as constructor with Westlawn Renaissance V LLC, Westlawn Renaissance VII LLC, and Townhomes at Carver LLC utilizing AIA Document A133-2019; and

WHEREAS, the Wisconsin Housing and Economic Development Authority (WHEDA), the Lender and tax credit allocating agency in its most recent amendment to the Qualified Allocation Plan (QAP) now mandates the A102-2017 for owner and contractor to use as Contract Document; and

NOW THEREFORE BE IT RESOLVED, by Travaux, Inc. that they approve the use of AIA Document A102-2017 as required by the QAP for the mentioned projects; 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 the Authority and Westlawn Renaissance V LLC, Westlawn Renaissance VII LLC and Townhomes at Carver LLC; and, be it

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

Attachment:

A102-2017-WR V

A102-2017-WR VII

A102-2017-Townhomes at Carver

Housing Management, Fernando Aniban, 06/07/2022