



Legislation Details (With Text)

File #: R13267 **Version:** 0
Type: Housing Authority Resolution **Status:** Passed
File created: 10/7/2021 **In control:** HOUSING AUTHORITY
On agenda: 10/13/2021 **Final action:** 10/13/2021

Effective date:

Title: Resolution approving an award of contract to Travaux, Inc. (Milwaukee, WI) 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
10/13/2021	0	HOUSING AUTHORITY	ADOPTED	Pass	5:0

13267

Original

The Chair

Resolution approving an award of contract to Travaux, Inc. (Milwaukee, WI) 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 for 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, HACM formed its instrumentality Travaux, Inc. to strategically position its own development and construction capacity and provide services both to HACM and to entities outside of its portfolio; and

WHEREAS, the Secretary-Executive Director recommends that Westlawn Renaissance V LLC enters into a contract with Travaux, Inc.; now, therefore, be it

RESOLVED, by the Housing Authority of the City of Milwaukee approved entering into a contract with Travaux, Inc. to be the construction manager at risk/constructor for Westlawn Renaissance V project; and, be it

FURTHER RESOLVED, that the proper officers of the Authority are hereby authorized and directed to properly execute said contract for and on behalf of the Authority and Westlawn Renaissance V LLC; and, be it

FURTHER RESOLVED, that if any extensions of the time of performance and change orders are needed, the Chairman or Secretary-Executive Director may approve such request without any further action of the Authority; and, be it

FURTHER RESOLVED, that all acts previously performed, relative to this matter, by the Commissioners and the Secretary Executive Director of the Authority, 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 Managementt, Fernando Aniban, 10/7/2021