



Legislation Details (With Text)

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File created:	10/7/2021	In control:	HOUSING AUTHORITY
On agenda:	10/13/2021	Final action:	10/13/2021
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Title:	Resolution approving an award of contract to Travaux, Inc. (Milwaukee, WI) to be the Construction Manager as Constructor for the Townhomes at Carver Park Rehabilitation project in an amount not-to-exceed \$5.35 million		
Sponsors:	THE CHAIR		
Indexes:			
Attachments:	1. Project Description Townhomes at Carver Park.pdf, 2. Financial Analysis-Townhomes at Carver Park Project.pdf, 3. Construction Manager as Constructor Townhomes Carver Park Standard Contract A133-2009.pdf, 4. General Conditions Townhomes at Carver Park A201-2017.pdf		

Date	Ver.	Action By	Action	Result	Tally
10/13/2021	0	HOUSING AUTHORITY	ADOPTED	Pass	5:0

13266

Original

The Chair

Resolution approving an award of contract to Travaux, Inc. (Milwaukee, WI) to be the Construction Manager as Constructor for the Townhomes at Carver Park Rehabilitation project in an amount not-to-exceed \$5.35 million

WHEREAS, WHEREAS, Townhomes at Carver Park Project 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 rehabilitation of 122 rental housing units; and

WHEREAS, HACM will incorporate Carver Park LLC to be the owner entity for this Project; and

WHEREAS, HACM is the developer and the Managing Member of Carver Park LLC through its wholly owned Limited Liability Company, Carver Park 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 Carver Park LLC, that will own the Townhomes at Carver Park Project 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 the Townhomes at Carver Project rehabilitation 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 Carver Park 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 Management, Fernando Aniban, 10/7/2021