



## Legislation Text

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**File #:** R13433, **Version:** 0

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R13433

Original

The Chair

Resolution approving an award of contract to Travaux, Inc. (Milwaukee, WI) to be the Construction Contractor for the Highland Gardens Rehabilitation project in an amount not-to-exceed \$8,838,593

**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 (“**WHEDA**”) for the rehabilitation of 114 rental housing units at Highland Gardens (the “**Project**”); and

**WHEREAS**, HACM incorporated Highland Gardens LLC (the “**Project Owner**”) to be the owner entity of the Project; and

**WHEREAS**, HACM is the developer and the Managing Member of the Project Owner through its wholly owned Limited Liability Company, Highland Gardens 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**, WHEDA, as lender to the Project, dictates the Contract Form or Document, currently AIA Document A102-2017 titled Standard Form of Agreement Between Owner and Contractor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price to be used as contract document; and

**WHEREAS**, the Secretary-Executive Director recommends that the Project Owner enters into a contract with Travaux, Inc.; now, therefore, be it

**RESOLVED**, HACM approves entering into a contract with Travaux, Inc. to be the construction manager as constructor for the Project; and, be it

**FURTHER RESOLVED**, that the proper officers of HACM are hereby authorized and directed to properly execute said contract for and on behalf of HACM and the Project Owner; 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 HACM; and, be it

**FURTHER RESOLVED**, that all acts previously performed, relative to this matter, by the Commissioners and the Secretary-Executive Director of HACM, be and hereby are approved, ratified, and confirmed in all respects.

Attachments:

Project Description Project Proforma  
Draft of Construction Management Contract

Procurement 10/19/2023