

**Department of Administration
Purchasing Division**

**Waiver of Finance & Personnel Committee Approval
For Single Source Contract
Contract #E0000021648**

Background:

User Department:	Common Council- City Clerk
Purchasing Agent:	Ann Patz
Contract Description:	Vendor Service Contract for Administering Housing Stabilization Furniture and Household Items
Vendor Name and Location:	Community Advocates, Inc. (Milwaukee, WI)
Contract Term:	One (1) year from date of award
Requisition # and Date Received:	0000021648 Rec'd 12/23/2025
Original Contract Amount:	\$90,000.00
Expenditures to Date:	0.00
Current Contract Amount:	\$90,000.00

Purpose of Contract:

The purpose of this contract is to allow the City of Milwaukee Common Council-City Clerk to dispense with the competitive bidding process and enter into a Single Source Vendor Service Contract for Administering Housing Stabilization Furniture and Household Items with Community Advocates, Inc. for a contract term of one (1) year from date of award. The contract total is \$90,000.00 and Council Led Transfer Funds (CLTF) will be used per Resolution File No. 241394.

Justification for Waiver:

Community Advocates, Inc. will administer housing stabilization by way of adequate furnishing and basic household necessities for individuals and families relocating into permanent housing (individuals and families who are moving from homelessness or precarious housing situation e.g., shelters, streets, vehicles, overcrowded living conditions into permanent housing.).

Common Council Resolution 241394 has allocated funds of \$90,000.00 to City of Milwaukee Community Block Grant Administration for support to existing programs to prevent homelessness.

For this reason and in accordance with City Charter 16-05-4a, Finance and Personnel Committee approval is waived for services authorized by the Common Council.

DocuSigned by:

Rhonda U. Kelsey

2/11/2026

Date

City Purchasing Director...

F&P Waiver Presentation Date: 03/20/2026

**Department of Administration
Purchasing Division**

**Waiver of Finance & Personnel Committee Approval
Sole Source Contract
Contract #E0000019057**

Background:

User Department:	Milwaukee Police Department
Purchasing Agent:	Shavon Winters
Contract Description:	Vendor Service Contract for MPD Card Access Maintenance
Vendor Name and Location:	Toepfer Security LLC (Waukesha, WI)
Contract Term:	09/01/2022 through 12/31/2022 with annual options to extend upon mutual agreement
Requisition # and Date Received:	Req. #0000021592 & Rec'd 12/19/2025
Original Contract Amount:	\$187,360.00
Expenditures to Date:	\$603,409.96
Current Contract Amount:	\$603,550.00

History of Contract Amendments:

Date	Item	Term	Cost
08/11/2022	Vendor Service Contract for MPD Card Access Maintenance F&P Waiver Presentation Date: Not Presented	09/01/2022 through 12/31/2022	\$187,360.00
03/15/2023	Amendment #1: Increased the contract total by \$100,000.00 from \$187,360.00 to \$287,360.00 and extended the contract term for one (1) year, from 01/01/2023 through 12/31/2023, exercising the annual option to extend upon mutual agreement. F&P Waiver Presentation Date: 03/15/2023	01/01/2023 through 12/31/2023	\$100,000.00
12/27/2023	Amendment #2: Increased the contract total by \$6,190.00 from \$287,360.00 to \$293,550.00 and extended the contract term for one (1) year, from 01/01/2024 through 12/31/2024, exercising the annual option to extend upon mutual agreement. F&P Waiver Presentation Date: Not Presented as a one-time increase exception for less than \$10,000.00.	01/01/2024 through 12/31/2024	\$6,190.00
05/15/2024	Amendment #3: Increased the contract total by \$200,000.00 from \$293,550.00 to \$493,550.00 and extended the contract term for one (1) year, from 01/01/2025 through 12/31/2025, exercising the annual option to extend upon mutual agreement. F&P Waiver Presentation Date: 05/15/2024	01/01/2025 through 12/31/2025	\$200,000.00
11/19/2025	Amendment #4: Incorporated a name change from Toepfer Security Corporation to Toepfer Security LLC and increased the contract total by \$110,000.00 from \$493,550.00 to \$603,550.00. F&P Waiver Presentation Date: 11/19/2025	n/a	\$110,000.00

Pending	Amendment #5: Extend the contract term for one (1) year, from 01/01/2026 through 12/31/2026, exercising the annual option to extend upon mutual agreement and increase the contract total by \$170,000.00 from \$603,550.00 to \$773,550.00.	01/01/2026 through 12/31/2026	\$170,000.00
Total (including the pending amendment)			\$773,550.00

Purpose of Amendment:

The purpose of this amendment to the City’s Vendor Service Contract for MPD Card Access Maintenance with Toepfer Security LLC (Toepfer) is to extend the contract term for one (1) year, from 01/01/2026 through 12/31/2026, exercising the annual option to extend upon mutual agreement and to increase the contract total by \$170,000.00 from \$603,550.00 to \$773,550.00 in accordance with the Contractor’s Email Estimate dated 10/30/2025. This will include ongoing maintenance of the Milwaukee Police Department’s (MPD) building surveillance systems using the Exacq Vision video management system and for license renewals. Operating funds will be used for this contract amendment.

Justification for Waiver:

Toepfer Security LLC (formerly known as Toepfer Security Corporation) supports the security systems for several City Departments. Toepfer controls, monitors, and gathers information on video surveillance, card access records, security schedules, building infrastructure data, and automated controls for the majority of the City’s buildings. Toepfer’s access, surveillance, and security systems, including the corresponding software, is proprietary. Therefore, maintenance and support for these systems can only be provided by Toepfer.

For this reason and in accordance with City Charter 16-05-4a, Finance and Personnel Committee approval is waived for services authorized by the Common Council.

DocuSigned by:

Rhonda U. Kelsey

3/3/2026

City Purchasing Director...

Date

F&P Waiver Presentation Date: 03/20/2026

**Department of Administration
Purchasing Division**

**Waiver of Finance & Personnel Committee Approval
For Sole Source Contract
Contract #E0000017018**

Background:

User Department:	Milwaukee Police Department
Purchasing Agent:	Don Glover
Contract Description:	Vendor Service Contract for IntelliCloud (Intellivue) Expansion and Optimization
Vendor Name and Location:	Intellinetics, Inc. (Columbus, OH)
Contract Term:	Three (3) years from the date of award with the option to extend for two (2) additional one (1) year terms upon mutual consent
Requisition # and Date Received:	0000021508 & 10/27/2025
Original Contract Amount:	\$253,700.00
Expenditures to Date:	\$403,709.32
Current Contract Amount:	\$403,709.32

History of this Contract:

Date	Item	Term	Cost
11/19/2019	Original Vendor Service Contract for IntelliCloud (Intellivue) Expansion and Optimization Presented to F&P Committee on: 11/19/2019	10/28/2019 through 10/27/2022	\$253,700.00
09/14/2022	Amendment #1: Increased the estimated contract total by \$42,268.88 from \$253,700.00 to \$295,968.88. Presented to F&P Committee on: 09/14/2022	N/A	\$42,268.88
07/26/2023	Amendment #2: Extended the contract term for two (2) years, from 10/28/2022 through 10/27/2024, exercising both options to extend for two (2) additional one (1) year terms upon mutual consent. Increased the contract total by \$52,788.21 from \$295,968.88 to \$348,757.09. Presented to F&P Committee on: 07/26/2023	10/28/2022 through 10/27/2024	\$52,788.21
07/09/2025	Amendment #3: Created an option to extend the contract from 10/28/2024 through 10/27/2025, and immediately exercised that option. Increased the contract total by \$54,952.23 from \$348,757.09 to \$403,709.32. Presented to F&P Committee on: 07/09/2025	10/28/2024 through 10/27/2025	\$54,952.23
Pending	Amendment #4: Increasing the contract total by \$56,051.27 from \$403,709.32 to \$459,760.59. Incorporating a 2% price increase per contractor's letter dated 11/17/2025 effective 01/17/2026. Additionally, add and immediately exercise the option to extend the contract term for one (1) year from 10/28/2025 through 10/27/2026.	10/28/2025 through 10/27/2026	\$56,051.27
Total (including the pending amendment)			\$459,760.59

Purpose of Amendment:

The purpose of this amendment is to amend the City's Vendor Service Contract for IntelliCloud (Intellivue) Expansion and Optimization with Intellinetics, Inc., by increasing the contract total by \$56,051.27, from \$403,709.32 to \$459,760.59. Incorporating a 2% price increase per contractor's letter dated 11/17/2025 effective 01/17/2026. Additionally, add and immediately exercise the option to extend the contract term for one (1) year, from 10/28/2025 through 10/27/2026.

Justification for Waiver:

Milwaukee Police Department has thirty (30) licenses from Intellinetics, Inc. to document and upload Crime Scene Photos, Finger Print Cards, and other required documentation for retrieval on an as-needed basis. The IntelliCloud (Intellivue) enhancement offers uploading and expansion capability that will work with the existing software. This expansion adds a software upgrade to a site license, digital photo enhancements, arrest report application improvements, new index card application, a platform administrator and developer training.

The Intellivue Software is proprietary and can only be purchased, upgraded, supported and maintained by the manufacturer, Intellinetics, Inc.

For this reason and in accordance with City Charter 16-05-4a, Finance and Personnel Committee approval is waived for services authorized by the Common Council.

DocuSigned by:

Rhonda U. Kelsey

City Purchasing Director
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1/30/2026

Date

F&P Waiver Presentation Date: 03/20/2026

**Department of Administration
Purchasing Division**

**Waiver of Finance & Personnel Committee Approval
for Sole Source Contract
Contract #E0000020499**

Background:

User Department:	Department of Administration – Environmental Collaboration Office
Purchasing Agent:	Shavon Winters
Contract Description:	Vendor Service Contract for ClimateView Monitoring Tool
Vendor Name and Location:	Keramida Environmental, Inc. dba Keramida, Inc. (Indianapolis, IN)
Contract Term:	One (1) year from the date of award with three (3) options to extend for additional one (1) year periods, upon mutual agreement
Requisition # and Date Received:	Req. #0000021666 & Rec'd 01/15/2026
Original Contract Amount:	\$45,000.00
Expenditures to Date:	\$0.00 Federal GRANT: BIL/EECBG
Current Contract Amount:	\$65,000.00

History of Contract Amendments:

Date	Item	Term	Cost
07/08/2024	Original Contract: Vendor Service Contract for ClimateView Monitoring Tool F&P Waiver Presentation: Not Required	07/08/2024 through 07/07/2025	\$45,000.00
05/07/2025	Amendment #1: Extended the contract term from 07/08/2025 through 12/31/2025, exercising the first (1 st) of three (3) options to extend upon mutual agreement and increased the contract total by \$20,000.00 from \$45,000.00 to \$65,000.00. F&P Waiver Presentation: 05/07/2025	07/08/2025 through 12/31/2025	\$20,000.00
Pending	Amendment #2: Incorporate the EECBG Grant Award Letter and EECBG Special Terms and Conditions; extend the contract term for one (1) year, from 01/01/2026 through 12/31/2026, exercising the second (2 nd) of three (3) options to extend upon mutual agreement; and increase the contract total by \$53,500.00 from \$65,000.00 to \$118,500.00.	01/01/2026 through 12/31/2026	\$53,500.00
Total (including the pending amendment)			\$118,500.00

Purpose of Amendment:

The purpose of this amendment is to recommend amending the City’s Vendor Service Contract for ClimateView Monitoring Tool with Keramida Environmental, Inc. dba Keramida, Inc. (Keramida, Inc.) by incorporating the EECBG Grant Award Letter and EECBG Special Terms and Conditions; by extending the contract term for one (1) year, from 01/01/2026 through 12/31/2026, exercising the second (2nd) of three (3) options to extend upon mutual agreement; and by increasing the contract total by \$53,500.00 from \$65,000.00 to \$118,500.00, in accordance with the Contractor’s Proposal #P31363 dated 01/22/2026. This contract is funded by way of the Federal Department of Energy Bipartisan Infrastructure Law (BIL) with The Energy Efficiency Conservation Block Grant (EECBG) through 08/31/2026. The Department of Administration – Environmental Collaboration Office will use Operating Funds if needed after this grant expires.

Justification for Waiver:

ClimateView is being developed to forecast and publicly report on emissions data. This will help inform decisions that will improve environmental efficiency in municipal operations across Milwaukee as a whole. Keramida, Inc. is the only trained and certified ClimateView partner in the United States. Extending this contract will allow continued software licensing for ClimateView plus support for updating the metrics.

For this reason and in accordance with City Charter 16-05-4a, Finance and Personnel Committee approval is waived for services authorized by the Common Council.

DocuSigned by:

Rhonda U. Kelsey

City Purchasing Director
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3/3/2026

Date

F&P Waiver Presentation Date: 03/20/2026

**Department of Administration
Purchasing Division**

**Waiver of Finance & Personnel Committee Approval
For Sole Source Contract
Contract #E0000017074**

Background:

User Department:	Milwaukee Health Department
Purchasing Agent:	Judy Hawkins
Contract Description:	Vendor Service Contract for Preventative Maintenance for Laboratory Equipment
Vendor Name and Location:	Life Technologies (Carlsbad, CA)
Contract Term:	01/01/2020 through 12/31/2020
Requisition # and Date Received	0000021515 & 11/19/2025
Original Contract Amount:	\$29,227.52 (GRANT-FUNDED: COVID ELC)
Expenditures to Date:	\$328,540.56
Current Contract Amount:	\$398,018.73

History of Contract Amendments:

Date	Item	Term	Cost
12/30/2019	Vendor Service Contract for Preventative Maintenance for Laboratory Equipment F&P Waiver not required Original Contract	01/01/2020 Through 12/31/2020	\$29,227.52
04/06/2020	Amendment #1: Increased the contract total by \$9,499.04 from \$29,227.52 to \$38,726.56. F&P Waiver not required.	N/A	\$9,499.04
01/13/2021	Amendment #2: Increased the contract total by \$40,596.00 from \$38,726.56 to \$79,322.56 and added the option to extend for two (2) additional one (1) year terms, upon mutual consent. Exercised the first (1 st) of two (2) options to extend the contract term for one (1) year from 01/01/2021 through 12/31/2021. F&P Waiver Presented on: 01/13/2021	01/01/2021 through 12/31/2021	\$40,596.00
10/27/2021	Amendment #3: Increased the contract total by \$29,940.00 from \$79,322.56 to \$109,262.56 and exercised the second (2 nd) of two (2) options to extend the contract term for one (1) year from 01/01/2022 to 12/31/2022. In addition, added the option to extend annually upon mutual consent. F&P Waiver Presented on: 10/27/2021	01/01/2022 through 12/31/2022	\$29,940.00
03/16/2022	Amendment #4: Increased the contract total by \$38,820.60 from \$109,262.56 to \$148,083.16 and extended the contract term for two (2) years, from 01/01/2023 to 12/31/2024, exercising the option to extend annually upon mutual consent. F&P Waiver Presented on: 03/16/2022	01/01/2023 through 12/31/2024	\$38,820.60
03/15/2023	Amendment #5: Increased the contract total by \$32,605.56 from \$148,083.16 to \$180,688.72. F&P Waiver Presented on: 03/15/2023	N/A	\$32,605.56

12/06/2023	Amendment #6: Increased the contract total by \$217,330.01 from \$180,688.72 to \$398,018.73. Added and immediately exercised the option to extend the contract term for four (4) years, from 01/01/2025 through 12/31/2028 upon mutual consent. F&P Waiver Presented on: 12/06/2023	01/01/2025 through 12/31/2028	\$217,330.01
Pending	Amendment #7: Increase the contract total by \$200,000.00 from \$398,018.73 to \$598,018.73. Add and immediately exercise the option to extend the contract term for one (1) year, from 01/01/2029 through 12/31/2029 upon mutual consent.	01/01/2029 through 12/31/2029	\$200,000.00
Total (including the pending amendment)			\$598,018.73

Purpose of Contract/Amendment:

The purpose of this Amendment is the City of Milwaukee Health Department (MHD) is seeking to amend the Vendor Service Contract for Preventative Maintenance for Laboratory Equipment with Life Technologies. This amendment will increase the contract total by \$200,000.00 from \$398,018.73 to \$598,018.73, and in addition, add and immediately extend the contract term for one (1) year from 01/01/2029 through 12/31/2029 in accordance with the Vendor’s Service Agreement Quotation #40765507 revised 02/13/2026. This is in alignment with the Center of Disease Control’s COVID Epidemiology and Laboratory Capacity (ELC) Grant No: 435100-A25-ELCProjE-01 for enhancing public health laboratory testing in order to respond to public health emergencies.

Justification for Waiver:

The original contract was put in place with Life Technologies Corporation in 2020 for service plan coverage for four (4) pieces of lab equipment. The equipment is utilized in testing patient samples for virus testing/diagnosis of communicable diseases including supporting COVID-19 testing. Services have successfully supported the laboratory in maintaining CLIA compliance and transitioning testing from older technology. Continued maintenance of the equipment is essential in ensuring that the MHD Lab is operating in accordance with regulatory guidelines. Life Technologies Corporation has met MHD’s expectations and there have been no service interruptions. This service is required to be able to test clinical patient samples and is mandatory as long as the instruments are in use.

For this reason and in accordance with City Charter 16-05-4a, Finance and Personnel Committee approval is waived for services authorized by the Common Council.

DocuSigned by:

Rhonda U. Kelsey

City Purchasing Director
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2/19/2026

Date

F&P Waiver Presentation Date: 03/20/2026