Department of Administration
Purchasing Division

Waiver of Finance & Personnel Committee Approval
For Single Source Contract
Contract #E0000021235

Background:

User Department:	Common Council – City Clerk
Purchasing Agent:	Michelle Ojielo
Contract Description:	Vendor Service Contract for Financial Support of Milwaukee Block Clubs
Vendor Name and Location:	Safe & Sound, Inc. (Milwaukee, WI)
Contract Term:	One (1) year from date of award with options to extend for two (2) additional one (1) year periods upon mutual agreement
Requisition # and Date Received:	0000021235 and received 05/29/2025 0000021406 and received 09/15/2025
Original Contract Amount:	$400,000.00
Expenditures to Date:	n/a
Current Contract Amount:	$400,000.00

History of Contract Amendments:

Date	Item	Term	Cost
Pending	**Original Contract:** Vendor Service Contract for Financial Support of Milwaukee Block Clubs	07/07/2025 Through 07/06/2026	$400,000.00
Pending	**Amendment #1**: Scope of services, reporting requirements, application process and eligibility for use of funds is modified.	n/a	$0.00
Total (including the pending amendment)			**$400,000.00**

Purpose of Contract and Contract Amendment:

This is a recommendation to allow the Common Council-City Clerk to dispense with the competitive bidding process and enter into a Single Source Vendor Service Contract for Financial Support of Milwaukee Block Clubs with Safe & Sound, Inc. (Safe & Sound) for a contract term of one (1) year from date of award with options to extend for two (2) additional one (1) year periods upon mutual agreement in the amount of $400,000.00 funded by the Citizen-Led Transformational Fund (CLTF) Special Purpose Account (SPA) funds.

The SPA funding will be used by Safe & Sound to strengthen neighborhoods across all fifteen districts of the City of Milwaukee by supporting block clubs. In addition, and in alignment with the Safe & Sound Scope of Work and the Safe & Sound Block Club Project Budget, this amendment modifies the original contract by revising the services, reporting requirements, eligibility criteria, and application process. It also establishes a budget framework for Safe & Sound to implement the services.

Through the Common Council's SPA funding, Safe & Sound will facilitate the awarding of mini-grants to block clubs across all fifteen (15) districts for projects that promote community engagement and leadership development. A key goal of this initiative is the establishment of 25 new block clubs across the City. Eligible activities include neighborhood beautification, block parties, cleanups, Crime Prevention Through Environmental Design (CPTED) projects, youth engagement, and resident leader training. To evaluate impact and guide future strategies, Safe & Sound will collect quantitative data on participation and activities, as well as community stories, testimonials, and visual documentation to highlight outcomes and inform the Common Council on ongoing program development.

The budget for these services is as follows:

- Up to $20,000 per district x 15 districts = $300,000.00
- Up to $2,000 per new block club x 25 block clubs = $50,000.00
- $50,000.00 allocated for Safe & Sound overhead and administrative fees, including costs related to accounting, personnel, equipment, technology, and marketing

Total Budget: $400,000.00

Justification for Waiver:
Adopted on 04/02/2025, the Common Council approved funding for this contract through Resolution 241394. Accordingly, and in compliance with City Charter Section 16-05-4a, approval by the Finance and Personnel Committee is waived for services authorized by the Common Council.

DocuSigned by:
Rhonda U. Kelsey
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City Purchasing Director

9/25/2025
Date

F&P Waiver Presentation Date: 10/08/2025

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Department of Administration
Purchasing Division

Waiver of Finance & Personnel Committee Approval
For Single Source Contract
Contract #E0000021418

Background:

User Department:	Common Council – City Clerk
Purchasing Agent:	Michael Siler
Contract Description:	Vendor Service Contract for "Know Your Rights" Training (Immigrant advocate services)
Vendor Name and Location:	Voces de la Frontera, Inc. (Milwaukee, IW)
Contract Term:	04/01/2025 through 03/31/2026
Requisition # and Date Received:	Req 0000021418 & Rec'd 09/22/2025
Original Contract Amount:	$100,000.00
Expenditures to Date:	$0
Current Contract Amount:	$100,000.00

Purpose of Contract:

The purpose of this contract is to allow the office of the Milwaukee Common Council–City Clerk to dispense with the competitive bid process and enter into a Single-Source Vendor Service Contract for "Know Your Rights" Training with Voces de la Frontera, Inc. (Voces) for a contract term of 04/01/2025 through 03/31/2026 with a contract total of $100,000.00.

Justification for Waiver:

Voces works with immigrant community members in Milwaukee, providing services through training, education, outreach, and legal assistance. Voces prepare programming on issues of worker rights, interfacing with ICE, and provides resources for emergency and/or legal assistance. Voces created a curriculum, known as "Know Your Rights", that covers key information for workers and immigrant families on what to do when facing unfair or illegal discrimination or deportation.

The selected organization and funding was approved by Common Council File No. 241394 related to the Council-Led Transfer Fund (CLTF).

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

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City Purchasing Director

10/28/2025

Date

F&P Waiver Presentation Date: 11/19/2025

Department of Administration
Purchasing Division

Waiver of Finance & Personnel Committee Approval
For Sole Source Contract
Contract #E0000018423

Background:

User Department:	Milwaukee Health Department
Purchasing Agent:	Shavon Winters
Contract Description:	Vendor Service Contract for High Lead Level Family Services
Vendor Name and Location:	Community Advocates, Inc. (Milwaukee, WI)
Contract Term:	Two (2) years from date of award with option to extend annually upon mutual consent
Requisition # and Date Received:	Requisition #0000021377 & Received 08/25/2025
Original Contract Amount:	$200,000.00 **(GRANT-FUNDED: HUD Lead Hazard)**
Expenditures to Date:	$437,687.50
Current Contract Amount:	$516,000.00

History of Contract Amendments:

Date	Item	Term	Cost
10/06/2021	Vendor Service Contract for High Lead Level Family Services **F&P Waiver Presentation Date: 10/06/2021**	08/31/2021 through 08/30/2023	$200,000.00
02/23/2023	Amendment #1: Increased the contract total by $200,000.00 from $200,000.00 to $400,000.00. **F&P Waiver Presentation Date: 02/23/2023**	N/A	$200,000.00
11/28/2023	Amendment #2: Extended the contract term for one (1) year from 08/31/2023 through 08/30/2024. **F&P Waiver Presentation Date: Not Required**	08/31/2023 through 08/30/2024	N/A
05/15/2024	Amendment #3: Extended the contract term for one (1) year from 08/31/2024 through 08/30/2025 and increased the contract total by $116,000.00 from $400,000.00 to $516,000.00. **F&P Waiver Presentation Date: 05/15/2024**	08/31/2024 through 08/30/2025	$116,000.00
Pending	**Amendment #4:** Extend the contract term for one (1) year, from 08/31/2025 through 08/30/2026 and increase the contract total by $72,000.00 from $516,000.00 to $588,000.00.	08/31/2025 through 08/30/2026	$72,000.00
Total (including the pending amendment)			**$588,000.00**

Purpose of Amendment:

The purpose of this amendment is to allow the City of Milwaukee Health Department to continue its use of their Sole Source Vendor Service Contract for High Lead Level Family Services with Community Advocates, Inc. (Community Advocates) by extending the contract term for one (1) year from 08/31/2025 through 08/30/2026 and to increase the contract total by $72,000.00 from $516,000.00 to $588,000.00. The extension coincides with the Housing and Urban Development (HUD) Lead Hazard Reduction Grant to extend annually upon mutual consent.

Justification for Waiver:

Community Advocates, Inc. provides families with timely and objective relocation services, including securing temporary accommodations and assuring relocation resources in the form of stipends. The stipends offset costs, such as food, transportation and other expenses associated with relocation. Community Advocates' Housing Department support to the City of Milwaukee Health Department's Lead Hazard Reduction Program (LHRP) is essential as there is no other organization equipped to meet the program's needs at this time.

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

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City Purchasing Director

9/25/2025

Date

F&P Waiver Presentation Date: 10/29/2025

Department of Administration
Purchasing Division

Waiver of Finance & Personnel Committee Approval
For Single Source Contract
Contract #E0000020744

Background:

User Department:	Milwaukee Health Department
Purchasing Agent:	Ann Patz
Contract Description:	Vendor Service Contract for Public Health Nurse Certification Program
Vendor Name and Location:	University of Cincinnati (Cincinnati, OH)
Contract Term:	Five (5) years from date of award and may be extended with prior written agreement signed by both parties
Requisition # and Date Received:	Req #0000020744 Rec'd 10/08/2024
Original Contract Amount:	$71,000.00 **(CDC PH Infra Grant Funded)**
Expenditures to Date:	n/a
Current Contract Amount:	$71,000.00

Purpose of Contract:

The purpose of this contract is to allow Milwaukee Health Department (MHD) to dispense with the competitive bidding process and enter into a Single Source Vendor Service Contract for Public Health Nurse Certification Program with University of Cincinnati. The contract term is five (5) years from date of award and may be extended with prior agreement signed by both parties. Department of Health and Human Services Building a Strong Foundation for a Strong Workforce grant.

Justification for Waiver:

MHD is required to support accreditation and compliance with WI DHS 140 of Wisconsin Department of Health Services. A Public Health Nurse (PHN) certificate program aligns with MHD's ongoing initiatives to improve health outcomes for all by equipping our public health nurses with the specialized skills and knowledge required to address the needs of all our communities. This training will serve as a cornerstone in the development of our neighborhood nursing program, empowering nurses to deliver community-centered care.

At this time there are no reasonably available providers of public health nursing certification. The American Nursing Association has discontinued its certification for public health nurses. The National Board of Public Health Examiners (NBPHE) is exploring an accreditation, certification, credentialing process but has not deployed it. The University of Wisconsin and other institutions offer a Master's level degree, which is more intensive than needed and not cost effective for MHD. Until NBPHE is in place, MHD has found University of Cincinnati to be the only certificate program currently available through an accredited institution.

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.

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Rhonda U. Kelsey

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City Purchasing Director

9/9/2025

Date

F&P Waiver Presentation Date: 10/29/2025

Department of Administration
Purchasing Division

Waiver of Finance & Personnel Committee Approval
For Single Source Contract
Contract #E0000017591-A

Background:

User Department:	Milwaukee Health Department
Purchasing Agent:	Don Glover
Contract Description:	Vendor Service Contract for Providing TB Medical Expertise, Prevention and Management
Vendor Name and Location:	Sanders Medical Consulting, Inc. (Milwaukee, WI)
Contract Term:	One (1) year from date of award (08/20/2020 through 08/19/2021) with five (5) one (1) year options to extend upon mutual consent
Requisition # and Date Received:	Req. #0000021345 & Rec'd 08/20/2025
Original Contract Amount:	$30,000.00
Expenditures to Date:	$176,212.63
Current Contract Amount:	$181,075.00

History of Contract Amendments:

Date	Item	Term	Cost
08/20/2020	Original Contract: Vendor Service Contract for Providing TB Medical Expertise, Prevention and Management. **F&P Approval not required**	08/20/2020 through 08/19/2021	$30,000.00
05/19/2021	Amendment #1: Increased the contract total by $37,500.00 from $30,000.00 to $67,500.00 and extended the contract term for one (1) year, from 08/20/2021 through 08/19/2022, exercising the first (1st) of five (5) options to extend upon mutual consent. **F&P Approval on 05/19/2021**	08/20/2021 through 08/19/2022	$37,500.00
07/26/2022	Amendment #2: Increased the contract total by $38,575.00 from $67,500.00 to $106,075.00 and extended the contract term for one (1) year, from 08/20/2022 through 08/19/2023, exercising the second (2nd) of five (5) options to extend upon mutual consent. **F&P Approval on 07/26/2022**	08/20/2022 through 08/19/2023	$38,575.00
07/26/2023	Amendment #3: Increased the contract total by $35,000.00 from $106,075.00 to $141,075.00 and extended the contract term for one (1) year, from 08/20/2023 through 08/19/2024, exercising the third (3rd) of five (5) options to extend upon mutual consent. **F&P Approval on 07/26/2023**	08/20/2023 through 08/19/2024	$35,000.00
05/15/2024	Amendment #4: Increased the contract total by $40,000.00 from $141,075.00 to $181,075.00 and extended the contract term for one (1) year, from 08/20/2024 through 08/19/2025, exercising the fourth (4th) of five (5) options to extend upon mutual consent. **F&P Approval on 05/15/2024**	08/20/2024 through 08/19/2025	$40,000.00

04/09/2025	Amendment #5: Incorporated a vendor name change from James D Sanders to Sanders Medical Consulting, Inc., in compliance with the Contractor's W-9 dated 02/05/2025 (Exhibit 1). Create contract E0000017591-A and transferred the remaining funds of $23,822.37 from contract E0000017591 to E0000017591-A. **F&P Approval not required**	N/A	N/A
Pending	**Amendment #6:** Increase the contract total by $25,000.00 from $181,075.00 to $206,075.00. Additionally, extend the contract term by one (1) year, from 08/20/2025 through 08/19/2026, exercising the fifth (5^{th}) of five (5) options to extend.	08/20/2025 through 08/19/2026	$25,000.00
Total (including the pending amendment)			**$206,075.00**

Purpose of Amendment:
The purpose of this amendment is to continue services under the Milwaukee Health Department Vendor Service Contract for Providing TB Medical Expertise, Prevention and Management with Sanders Medical Consulting, Inc., by increasing the contract total by $25,000.00 from $181,075.00 to $206,075.00. Additionally, extending the contract term for one (1) year, from 08/20/2025 through 08/19/2026, exercising the fifth (5^{th}) of five (5) options to extend.

Justification for Waiver:
Sanders Medical Consulting, Inc. performs critical medical consultation services that ensure high-quality, evidenced-based care for individuals diagnosed with tuberculosis (TB). The TB medical consultant provides essential clinical guidance, including the review and approval of treatment plans for active TB cases, clinical oversight of TB and Latent Tuberculosis Infection cases, ensuring all cases receive timely, medical evaluation and treatment; clinical guidance and mentorship to public health nurses and other TB program staff; medical consultation on 100% of active TB cases; reviews and signs medical orders for TB-related diagnostics, treatment plans, and medications; attends weekly case review meetings, and documents consultations and medical decisions in OCHIN/EPIC.

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
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City Purchasing Director

10/5/2025
Date

F&P Waiver Presentation Date: 11/19/2025

Department of Administration
Purchasing Division

Waiver of Finance & Personnel Committee Approval
For Sole Source Contract
Contract #E0000021279

Background:

User Department:	Milwaukee Police Department
Purchasing Agent:	Michelle Ojielo
Contract Description:	Vendor Service Contract for UPS Batteries and Maintenance Services for Liebert Equipment
Vendor Name and Location:	Vertiv Corporation
Contract Term:	11/09/2025 through 11/08/2030
Requisition # and Date Received:	0000021279 received 06/17/2025
Original Contract Amount:	$193,678.66
Expenditures to Date:	$0.00
Current Contract Amount:	n/a

Purpose of Contract:

This purpose of this contract is to dispense with the City's competitive bidding process to allow the Milwaukee Police Department (MPD) to enter into a Sole Source Vendor Service Contract for UPS Batteries and Maintenance Services for Liebert Equipment with Vertiv Corporation (Vertiv). The contract term is from 11/09/2025 through 11/08/2030, with a total contract value of $193,678.66, as detailed in Vertiv's service proposal dated 09/24/2025 and Purchase Order PUR21279.

As the original equipment manufacturer (OEM) of the MPD's proprietary Liebert uninterruptible power supply (UPS) and power distribution systems, Vertiv is uniquely qualified to support the critical infrastructure that ensures uninterrupted operation of MPD's data communication facility. This five-year maintenance agreement guarantees comprehensive preventive maintenance services, including guaranteed response times, dedicated customer support, and full coverage of parts and labor. All services will be performed exclusively by Vertiv-trained professionals, ensuring the highest standards of technical expertise, reliability, and system integrity.

Background:

Under Contract E0000016022-A, Vertiv successfully provided comprehensive uninterruptible power supply (UPS) maintenance services to the MPD from December 1, 2018, through November 30, 2022. Given the critical nature of UPS systems in supporting essential communication and data infrastructure, their failure poses a significant risk to operational continuity and public safety. Vertiv's proactive and preventive maintenance program is specifically engineered to mitigate such risks by ensuring the reliability and performance of these systems. Due to Vertiv's proven expertise and familiarity with MPD's complex data communication infrastructure, the company was selected as the Sole Source Vendor for continued support under this new contract.

Justification for Waiver:

An F&P Waiver is warranted as Vertiv, the original equipment manufacturer (OEM) of the uninterruptible power supply (UPS) and power systems at the Milwaukee Police Department's data communication facility, provides proprietary services essential to the ongoing operation and reliability of these critical systems. The manufacturer's warranty has expired, and immediate action is needed to restore maintenance coverage and ensure continued system reliability. The facility currently lacks protection, creating an urgent risk to the power and communications infrastructure essential to public safety operations. Vertiv systems support mission-critical functions, and only the OEM has the proprietary tools, firmware access, and technical expertise necessary to service and maintain them without compromising system performance or compliance. Any disruption could impair law enforcement communications and pose a serious threat to public safety, warranting immediate sole-source procurement.

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.

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Rhonda U. Kelsey

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City Purchasing Director

10/16/2025

Date

F&P Waiver Presentation Date: 10/29/2025

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 Corporation (Waukesha, WI)
Contract Term:	09/01/2022 through 12/31/2022 with annual options to extend upon mutual agreement
Requisition # and Date Received:	Req. #0000021408 & Rec'd 09/18/2025
Original Contract Amount:	$187,360.00
Expenditures to Date:	$493,409.96
Current Contract Amount:	$493,550.00

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. 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: Increase the contract total by $200,000.00 from $293,550.00 to $493,550.00 and extend 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
Pending	**Amendment #4:** Incorporate a name change from Toepfer Security Corporation to Toepfer Security LLC and increase the contract total by $110,000.00 from $493,550.00 to $603,550.00.	n/a	$110,000.00
Total (including the pending amendment)			**$603,550.00**

<u>Purpose of Amendment:</u>
The purpose of this amendment to the City's Vendor Service Contract for MPD Card Access Maintenance with Toepfer Security Corporation is to incorporate a name change from Toepfer Security Corporation to Toepfer Security LLC in accordance with the Contractor's W-9 dated 04/17/2024 and to increase the contract total by $110,000.00 from $493,550.00 to $603,550.00. Purchase Order PUR19057-3 has been created for this purpose. 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.

<u>Justification for Waiver:</u>
Toepfer Security Corporation (Toepfer) 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
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City Purchasing Director

10/16/2025
Date

<u>F&P Waiver Presentation Date</u>: 11/19/2025

Department of Administration
Purchasing Division

Waiver of Finance & Personnel Committee Approval
For Sole Source Contract
Contract #E0000020638

Background:

User Department:	Department of Emergency Communications
Purchasing Agent:	Don Glover
Contract Description:	Vendor Service Contract for ProQA Licenses, Training, Annual Maintenance, Service and Support
Vendor Name and Location:	Medical Priority Consultants, Inc. dba Priority Dispatch Corp. (Salt Lake City, UT)
Contract Term:	Five (5) years from the date of award
Requisition # and Date Received:	Req. #0000021385 & Rec'd 08/29/2025
Original Contract Amount:	$234,396.50
Expenditures to Date:	$99,952.28
Current Contract Amount:	$234,396.50

History of Contract Amendments:

Date	Item	Term	Cost
11/05/2024	Original contract: The contract term was five (5) years from date of the award and the contract total was $234,396.50. **F&P Committee Presentation Date:11/20/2024**	11/05/2024 through 11/04/2029	$234,396.50
Pending	**Amendment #1**: Increase the contract total by $310,828.28 from $234,396.50 to $545,224.78, in accordance with contractor's quote dated 09/29/2025. Additionally, add option to extend the contract term for a one (1) year period.	N/A	$310,828.28
Total (including the pending amendment)			**$545,224.78**

Purpose of Amendment:

The purpose of this amendment is to cover annual maintenance and support to continue services under the Department of Emergency Communications (DEC) Vendor Service Contract for ProQA Licenses, Training, Annual Maintenance, Service and Support with Medical Priority Consultants, Inc. dba Priority Dispatch Corp., by increasing the contract total by $310,828.28 from $234,396.50 to $545,224.78, in accordance with contractor's quote dated 09/29/2025. Additionally, adding the option to extend the contract term for a one (1) year period.

Justification for Waiver:

ProQA is proprietary software of Priority Dispatch Corp. and has a contract already in place for the Milwaukee Fire Department and for use by the DEC for annual maintenance support of the software. In addition, ProQA software is the exclusive software of the gold standard protocols developed by International Academies of Emergency Dispatch (IAED), which is the standard-setting organization for the emergency dispatch and response services worldwide, and is the leading body of emergency dispatch experts.

The original requisition did not account for annual maintenance and support fees from, 2025 through 2029. Additional licenses were added in the amount of $84,778.28 requiring additional upfront costs, annual maintenance and support costs. The annual fees outlined in the original contract referencing the years, 2025 through 2029 were between $38,000.00 and $41,000.00 per year. Due to the additional licenses needed, the annual fees are now between $54,000.00 and $59,000.00 per year.

The attached chart (License Additions and Transfers) shows how many licenses were transferred from the Milwaukee Fire Department, additional licenses requested in 2024 and current request of licenses in 2025. Previously, only (FTP) Fire Trained Personnel had a need for these licenses, but currently with hiring and training UCT (Universal Call Takers), they need access to this information as well. The licenses are not assigned to individual employees. They are a group of shared licenses; employees can sign in and out to use them. The lack of adequate licenses caused issues with there not being enough licenses available for UCT and FTP during a shift.

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

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City Purchasing Director

10/22/2025

Date

<u>F&P Waiver Presentation Date</u>: 10/29/2025

Department of Administration
Purchasing Division

Waiver of Finance & Personnel Committee Approval
For Sole Source Contract
Contract #E0000020598

Background:

User Department:	Department of Public Works-Infrastructure Division
Purchasing Agent:	Ann Patz
Contract Description:	Vendor Service Contract for Rebuild/Upgrade of Trane Water Cooled Centrifugal Chiller #1 and Chiller #2
Vendor Name and Location:	Trane U.S., Inc. (Milwaukee, WI)
Contract Term:	Date of award through 12/31/2025
Requisition # and Date Received:	Requisition #0000021370; Received 08/18/2025
Original Contract Amount:	$272,912.15 **(CAPITAL FUNDS)**
Expenditures to Date:	$272,912.15
Current Contract Amount:	$272,912.15

History of Contract Amendments:

Date	Item	Term	Cost
11/05/2024	Original Contract: Vendor Service Contract for Rebuild/Upgrade of Trane Water Cooled Centrifugal Chiller #3 **Approved by F&P Committee on: 11/20/2024**	11/05/2024 through 12/31/2025	$272,912.15
Pending	**Amendment #1:** Extend contract term one (1) year from 01/01/2026 through 12/31/2026, increase the contract total by $597,518.00 from $272,912.15 to $870,430.15, and incorporate the rebuild/upgrade to Chiller #1 and #2.	01/01/2026 through 12/31/2026	$597,518.00
Total (including the pending amendment)			**$870,430.15**

Purpose of Amendment:

The purpose of this amendment is to allow the City of Milwaukee Department of Public Works (DPW) - Infrastructure Division to extend the contract term for one (1) year from 01/01/2026 through 12/31/2026, increase the contract total by $597,518.00 from $272,912.15 to $870,430.15, and incorporate the rebuild/upgrade of Chiller #1 and #2. This amendment will provide labor and material for rebuilding/upgrading Trane Water Cooled Centrifugal Chiller #1 and #2, including (a) R'Newal Service, (b) Adaptiview and Earthwise Purge Upgrade, and (c) Adaptive Frequency Drive Upgrade. The cost will be $298,759 for each chiller for a total of $597,518.00.

Cost breakdown for Chiller #1 and #2:

Service Upgraded	Chiller #1	Chiller #2	Total
AdaptView and Purge Upgrade	$33,395.34	$33,395.34	$66,790.68
Adaptive Frequency Drive Upgrade	$79,472.71	$79,472.71	$158,945.42
R'Newal Service	$127,687.45	$127,687.45	$255,374.90
Labor Cost per Chiller	$58,203.50	$58,203.50	$116,407.00
		Grand Total	**$597,518.00**

Justification for Waiver:
The Chillers are a major component in the City Hall Complex's air-conditioning system and they are nearing the end of their life cycle. The City's three (3) Trane Chillers were installed in 2002 and due to their age, they are beginning to require mechanical repairs. A new chiller could be purchased via the competitive bidding process; however, according to a consultant study, replacement costs for one (1) chiller could range from $800K to $1.3M. Typically, a Trane chiller of this quality can be rebuilt once, if not twice, before it needs to be replaced. In lieu of replacement, DPW would like to have Trane's factory engineers and technicians rebuild the chiller with a factory parts and equipment. Trane will provide DPW with factory warranty and a new factory serial number, which is essentially like purchasing a new chiller. The City would not receive the warranty, factory certified labor and new factory serial number if another company rebuilt the chiller without Trane's assistance.

Chiller #3 has been rebuilt with the chiller's Adaptive Frequency Drive being replaced and controls and purge system have been brought up to date.

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 Kelsey
City Purchasing Director
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10/7/2025
Date

F&P Waiver Presentation Date: 10/29/2025

Department of Administration
Purchasing Division

Waiver of Finance & Personnel Committee Approval
For Sole Source Contract
Contract #E0000012880

Background:

User Department:	Department of Public Works – Infrastructure
Purchasing Agent:	Shavon Winters
Contract Description:	Vendor Service Contract for HVAC Maintenance
Vendor Name and Location:	Johnson Controls, Inc. (Milwaukee, WI)
Contract Term:	01/01/2014 through 12/31/2019 with the option to renew annually as needed
Requisition # and Date Rec'd:	Req. # 0000021280 & Rec'd. 06/17/2025
Original Contract Amount:	$1,200,000.00
Expenditures to Date:	$5,023,044.69
Current Contract Amount:	$5,200,000.00

History of Contract Amendments:

Date	Item	Term	Cost
11/21/2013	Original Contract: Vendor Service Contract for HVAC Maintenance **Approved by F&P Committee on: 11/21/2013**	01/01/2014 through 12/31/2019	$1,200,000.00
05/18/2016	Amendment #1: Increased the estimated contract total by $500,000.00 from $1,200,000.00 to $1,700,000.00. **F&P Waiver Presentation Date: 05/18/2016**	N/A	$500,000.00
05/02/2018	Amendment #2: Increased the estimated contract total by $500,000.00 from $1,700,000.00 to $2,200,000.00. **F&P Waiver Presentation Date: 05/02/2018**	N/A	$500,000.00
01/15/2020	Amendment #3: Increased the estimated contract total by $500,000.00 from $2,200,000.00 to $2,700,000.00 and extended the contract term for one (1) year, from 01/01/2020 through 12/31/2020, exercising the option to renew annually as needed. **F&P Waiver Presentation Date: 01/15/2020**	01/01/2020 through 12/31/2020	$500,000.00
11/17/2020	Amendment #4: Increased the estimated contract total by $1,500,000.00 from $2,700,000.00 to $4,200,000.00 and extended the contract term for one (1) year, from 01/01/2021 through 12/31/2021, exercising the option to renew annually as needed. **F&P Waiver Presentation Date: 11/17/2020**	01/01/2021 through 12/31/2021	$1,500,000.00
10/15/2021	Amendment #5: Extended the contract term for five (5) years, from 01/01/2022 through 12/31/2026, exercising the option to renew annually as needed. **F&P Waiver Presentation Date: Not Required**	01/01/2022 through 12/31/2026	N/A
09/13/2023	Amendment #6: Increased the contract total by $1,000,000.00 from $4,200,000.00 to $5,200,000.00. **F&P Waiver Presentation Date: 09/13/2023**	N/A	$1,000,000.00

Pending	**Amendment #7:** Increase the contract total by $1,000,000.00 from $5,200,000.00 to $6,200,000.00.	N/A	$1,000,000.00
Total (including the pending amendment)			**$6,200,000.00**

Purpose of Amendment:
The purpose of this amendment is to increase the contract total by $1,000,000.00 from $5,200,000.00 to $6,200,000.00 to maintain and upgrade the Department of Public Works – Infrastructure (DPW) HVAC equipment and alarm control system. This contract is used by multiple departments including DPW and the Milwaukee Health Department (MHD) for proprietary building controls systems. DPW is using Operating funds for this amendment.

Justification for Waiver:
Johnson Controls, Inc. has serviced this proprietary system since it was installed and is also the only provider that can support their software. The maintenance being provided includes all necessary alterations, modifications, monitoring, and programming of the City's heating, ventilating, and air conditioning systems located in the City Hall Complex and many outlying facilities.

The Common Council adopted Resolution #03113 on 12/19/2003, which gave DPW authority to contract with Johnson Controls, Inc. to install and provide maintenance to their system in 2004.

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
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City Purchasing Director

8/1/2025
Date

F&P Waiver Presentation Date: 10/08/2025

Department of Administration
Purchasing Division

Waiver of Finance & Personnel Committee Approval
For Single Source Contract
Contract #E0000018021

Background:

User Department:	Department of Administration – Information Technology Management Division
Purchasing Agent:	Shavon Winters
Contract Description:	Vendor Service Contract for DocuSign Digital Signature Service, Software, Support and Consulting
Vendor Name and Location:	Carahsoft Technology Corporation (Reston, VA)
Contract Term:	One (1) year with option to renew for two (2) additional one (1) year terms upon mutual consent
Requisition # and Date Received:	Req. #0000021432 & Rec'd 09/25/2025
Original Contract Amount:	$49,890.52
Expenditures to Date:	$379,963.90
Current Contract Amount:	$429,854.42

History of Contract Amendments:

Date	Item	Term	Cost
01/28/2021	Vendor Service Contract for DocuSign Digital Signature Service, Software, Support and Consulting **F&P Waiver Presentation Date: Not Required**	01/28/2021 through 01/27/2022	$49,890.52
03/16/2022	Amendment #1: Increased the contract total by $50,212.74 from $49,890.52 to $100,103.26 and extended the contract term for one (1) year, from 01/28/2022 through 01/27/2023, exercising the first (1st) of two (2) options to renew upon mutual consent. **F&P Waiver Presentation Date: 03/16/2022**	01/28/2022 through 01/27/2023	$50,212.74
01/11/2023	Amendment #2: Increased the contract total by $70,696.42 from $100,103.26 to $170,799.68 and extended the contract term from 01/28/2023 through 10/31/2023, exercising the second (2nd) of two (2) options to renew upon mutual consent. **F&P Waiver Presentation Date: 01/11/2023**	01/28/2023 through 10/31/2023	$70,696.42
11/14/2023	Amendment #3: Increased the contract total by $70,696.42 from $170,799.68 to $241,496.10 and, added and immediately exercised a third (3rd) option to renew the contract term for one (1) year from 11/01/2023 through 10/31/2024. **F&P Waiver Presentation Date: 11/14/2023**	11/01/2023 through 10/31/2024	$70,696.42
09/18/2024	Amendment #4: Increased the contract total by $47,130.95 from $241,496.10 to $288,627.05. **F&P Waiver Presentation Date: 09/18/2024**	N/A	$47,130.95
12/11/2024	Amendment #5: Added and immediately extended the contract term for one (1) year from 11/01/2024 through 10/31/2025 and added the option to renew annually upon mutual consent. Increased the contract total by $141,227.37 from $288,627.05 to $429,854.42. **F&P Waiver Presentation Date: 12/11/2024**	11/01/2024 through 10/31/2025	$141,227.37

Pending	**Amendment #6:** Extend the contract term for one (1) year, from 11/01/2025 through 10/31/2026, exercising the annual option to extend upon mutual consent. Increase the contract total by $141,131.37 from $429,854.42 to $570,985.79.	11/01/2025 through 10/31/2026	$141,131.37
Total (including the pending amendment)			**$570,985.79**

Purpose of Amendment:

The purpose of this amendment is to extend the contract term of Vendor Service Contract for DocuSign Digital Signature Service, Software, Support and Consulting with Carahsoft Technology Corporation for one (1) year, from 11/01/2025 to 10/31/2026, exercising the annual option to extend upon mutual consent. Additionally, it is to increase the contract total by $141,131.37 from $429,854.42 to $570,985.79 in accordance with the Contractor's Quote #60112712 dated 09/15/2025. Operating funds will be used for this contract amendment.

Justification for Waiver:

DocuSign is a web-based software platform that is used regularly by City Departments (ie: Milwaukee Health Department to digitally sign grant paperwork) to send and receive documents for review and signature electronically. This software is heavily used by the Department of Administration – Purchasing Division and Contractors in order to expedite final execution of contracts we procure on behalf of City departments so they can receive the goods and services that they need in a timely manner. It has allowed the City to reduce paperwork, increase operational efficiency, and cost savings for mailings, paper, and materials where physical paperwork is no longer required. DocuSign is propriety to Carahsoft Technology Corporation.

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

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City Purchasing Director

10/16/2025

Date

F&P Waiver Presentation Date: 11/19/2025

Department of Administration
Purchasing Division

Waiver of Finance & Personnel Committee Approval
For Sole Source Contract
Contract #E0000018846

Background:

User Department:	Department of Administration – Information Technology Management Division
Purchasing Agent:	Judy Hawkins
Contract Description:	Vendor Service Contract for Endpoint Security Services
Vendor Name and Location:	Center for Internet Security, Inc. (East Greenbush, NY)
Contract Term:	One (1) year from date of award (06/01/2022 through 05/31/2023) with two (2) options to extend for additional one (1) year period
Requisition # and Date Received:	Req. #0000021338 & 07/31/2025
Original Contract Amount:	$12,000.00
Expenditures to Date:	$84,310.00
Current Contract Amount:	$203,110.00

History of Contract Amendments:

Date	Item	Term	Cost
06/01/2022	Original Contract – Vendor Service Contract for Endpoint Security Services **F&P Waiver Presentation Date: Not Required**	06/01/2022 Through 05/31/2023	$12,000.00
05/10/2023	Amendment #1 – Increased the contract total by $10,670.00 from $12,000.00 to $22,670.00, in accordance with the Vendor's Quote No. SQ-230503-0041062 dated 05/03/2023 (Exhibit 1), and extended the contract term for one (1) year, from 06/01/2023 through 05/31/2024, exercising the first (1st) of two (2) options to extend. **F&P Waiver Presentation Date: Not Required**	06/01/2023 Through 05/31/2024	$10,670.00
09/13/2023	Amendment #2 – Increased the contract total by $44,640.00 from $22,670.00 to $67,310.00, in accordance with the Vendor's Quote No. SQ-230623-0015456 dated 06/23/2023 (Exhibit 1); added and immediately exercised the option to extend the contract term from 06/01/2024 through 06/22/2026 upon mutual agreement; and incorporated Purchase Amendment for Albert Monitoring & Management Services (Exhibit 2). **F&P Waiver Presentation Date: 09/13/2023**	06/01/2024 through 06/22/2026	$44,640.00
03/27/2024	Amendment #3 – Increase the contract total by $12,000.00 from $67,310.00 to $79,310.00, in accordance with the Contractor's Quote No. SO-240216-0052042 dated 02/16/2024. **F&P Waiver Presentation Date: 04/05/2024**	n/a	$12,000.00
05/12/2025	Amendment #4 – Increased the contract total by $5,000.00 from $79,310.00 to $84,310.00, in accordance with the Contractor's Quote No. SO-250115-0061252 dated 01/15/2025. **F&P Waiver Presentation Date: Not Required**	n/a	$5,000.00

09/17/2025	Amendment #5 – Increased the contract total by $118,800.00 from $84,310.00 to $203,110.00 and extend the contract term from 06/23/2026 through 10/31/2026 in accordance with the Contractor's Quote No. SQ-250609-0027925 dated 06/09/2025. Add an option to extend the contract term annually upon mutual consent. **F&P Waiver Presentation Date: 09/17/2025**	06/23/2026 through 10/31/2026	$118,800.00
Pending	**Amendment #6** – Increase the contract total by $17,500.00 from $203,110.00 to $220,610.00 and extend the contract term from 11/01/2026 through 02/28/2027 in accordance with the MS-ISAC Membership and Pricing Guide dated June 2025 (Exhibit 1).	11/01/2026 Through 02/28/2027	$17,500.00
Total (including the pending amendment)			**$220,610.00**

Purpose of Amendment:
The purpose of this amendment is for the Information Technology Management Division (ITMD) to amend its existing Vendor Service Contract with the Center for Internet Security, Inc. to include the purchase of MS-ISAC membership for Endpoint Security Services. The estimated cost of this amendment is $17,500.00, in accordance with the MS-ISAC Membership and Pricing Guide dated June 2025. Additionally, it is recommended that the contract term be immediately extended from 11/01/2026 through 02/28/2027 to align with the full duration of the MS-ISAC membership period of 09/01/2025 through 02/28/2027.

Justification for Waiver:
ITMD would like to purchase MS-ISAC Membership which is the multi-state information sharing and analysis center and has been providing critical cybersecurity services and resources to the U.S. State, Local, Tribal, and Territorial (SLTT) Governments for over two decades. Historically supported by congressional appropriations through a department of homeland security (DHS)cooperative agreement (CA), recent funding reductions have put many of those core services in jeopardy. To provide a sustainable funding mechanism that will support continued delivery of those services, the MS-ISAC is offering a fee-based membership model for individual eligible SLTT entities that provides cost-effective MS-ISAC membership for their organization. The services provide webinars examining critical and cybersecurity issues, access to an annual cybersecurity self-assessment to review, cybersecurity advisories and notifications, and access to secure portals for communication and document sharing.

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

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City Purchasing Director

8/19/2025

Date

F&P Waiver Presentation Date: 10/08/2025

Department of Administration
Purchasing Division

Waiver of Finance & Personnel Committee Approval
For Sole Source Contract
Contract #E0000020351

Background:

User Department:	Citywide
Purchasing Agent:	Michael Siler
Contract Description:	Vendor Service Contract for the Purchase, Upgrade, Support, and Maintenance of Bentley Products and Select Program Benefits (GIS Software Renewal)
Vendor Name and Location:	Bentley Systems, Incorporated (Exton, PA)
Contract Term:	One (1) year from the date of award with annual options to extend upon mutual agreement
Requisition # and Date Received:	0000021433 & 09/25/2025
Original Contract Amount:	$176,542.48
Expenditures to Date:	$281,437.67
Current Contract Amount:	$370,237.98

History of Contract Amendments:

Date	Item	Term	Cost
05/15/2024	Original Contract – Vendor Service Contract for the Purchase, Upgrade, Support, and Maintenance of Bentley Products and Select Program Benefits **Approval Waived by F&P Committee on: 05/15/2024**	03/25/2024 through 03/24/2025	176,542.48
04/16/2025	Amendment #1 – Extend the contract term for one (1) year from 03/25/2025 through 03/24/2026, and increase the contract total by $193,695.50 from $176,542.48 to $370,237.98. **Approval Waived by F&P Committee on: 04/16/2025**	03/25/2025 through 03/24/2026	$193,695.50
Pending	**Amendment #2** – Extend the contract term for one (1) year from 03/25/2026 through 03/24/2027, and increase the contract total by $215,053.00 from $370,237.98 to $585,290.98.	03/25/2026 through 03/24/2027	$215,053.00
Total (including the pending amendment)			**$585,290.98**

Purpose of Amendment:

The purpose of this amendment is to allow the Vendor Service Contract for the Purchase, Upgrade, Support, and Maintenance of Bentley Products and Select Program Benefits with Bentley Services, Incorporated to extend the contract term for one (1) year, from 03/25/2026 through 03/24/2027, exercising the annual option to extend upon mutual agreement. The amendment shall also increase the contract total by $215,053.00 from $370,237.98 to $585,290.98.

Justification for Waiver:

In 2012, a request for an exception to the City's bidding process was recommended to award Bentley Systems, Incorporated a City-Wide Vendor Service Contract for the Upgrade, Support, Hardware, Software, and Maintenance of the CAD Design System, MicroStation, LEAP Bridge Precast, ProjectWise, and InRoads Software Subscriptions on a sole-source basis. This software is utilized by the Information Technology Management Division (ITMD), various departments within the Department of Public Works (DPW), the

Department of Neighborhood Services (DNS), the Milwaukee Metropolitan Sewerage District (MMSD), and the Port of Milwaukee.

The software is proprietary and can only be purchased, upgraded, supported, and maintained by the manufacturer, Bentley Systems, Incorporated. The manufacturer does not allow their distributors to provide services in this region of the country.

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

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City Purchasing Director

10/22/2025

Date

<u>F&P Waiver Presentation Date</u>: 11/19/2025

Department of Administration
Purchasing Division

Waiver of Finance & Personnel Committee Approval
For Sole Source Contract
Contract #E0000020174

Background:

User Department:	Assessor's Office
Purchasing Agent:	Shavon Winters
Contract Description:	Vendor Service Contract for Property Deed Transfer Information Services
Vendor Name and Location:	Property Insight, LLC (Maitland, FL)
Contract Term:	Five (5) years from 02/23/2024 through 02/22/2029
Requisition # and Date Received:	Req. 0000021213 & Rec'd 05/21/2025
Original Contract Amount:	$46,000.00
Expenditures to Date:	$45,999.96
Current Contract Amount:	$46,000.00

History of Contract Amendments:

Date	Item	Term	Cost
07/16/2024	Original Contract: Vendor Service Contract for Property Deed Transfer Information Services **F&P Waiver Presentation Date: Not Required**	02/23/2024 through 02/22/2029	$46,000.00
Pending	**Amendment #1:** Increase the contract total by $200,000.00 from $46,000.00 to $246,000.00.	N/A	$200,000.00
Total (including the pending amendment)			**$246,000.00**

Purpose of Amendment:

The purpose of this amendment for the Vendor Service Contract for Property Deed Transfer Information Services with Property Insight, LLC is to increase the contract total by $200,000.00 from $46,000.00 to $246,000.00. This will cover the remaining four (4) years of the contract and ensure uninterrupted service. This is funded by the department's operating funds.

Justification for Waiver:

Property Insight, LLC provides a disc of updated details of deed and sales information on a weekly basis to the Assessor's Office. The reporting format is proprietary to Property Insight, LLC; thus, no other vendor can provide the data information in the format required and that can be easily be integrated into the City's current software program. With this data, staff can accurately update ownership records for properties located within the City of Milwaukee in a timely manner.

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

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City Purchasing Director

8/1/2025

Date

<u>F&P Waiver Presentation Date</u>: 10/08/2025