

**Department of Administration  
Purchasing Division**

**Waiver of Finance & Personnel Committee Approval  
For Single Source Contract  
Contract #E0000018557**

**Background:**

<b>User Department:</b>	Milwaukee Police Department
<b>Purchasing Agent:</b>	Ann Patz
<b>Contract Description:</b>	Vendor Service Contract for Elevator Maintenance, Repairs and Testing Services
<b>Vendor Name and Location:</b>	Minnesota Elevator, Inc. dba MEI Total Elevator Solutions (Mankato, MN)
<b>Contract Term:</b>	Three (3) years from the date of award with option to extend annually upon mutual consent
<b>Requisition # and Date Received:</b>	Req#0000020936 Rec'd 02/03/2025
<b>Original Contract Amount:</b>	\$900,000.00
<b>Expenditures to Date:</b>	\$724,852.09
<b>Current Contract Amount:</b>	\$911,278.00

**History of Contract Amendments:**

Date	Item	Term	Cost
02/23/2022	Original Contract: Vendor Service Contract for Elevator Maintenance, Repairs and Testing Services  <b>Approved by F&amp;P Committee on: 02/23/2022</b>	02/23/2022 through 02/22/2025	\$900,000.00
04/13/2022	Amendment #1: Increase the contract total by \$11,278.00 from \$900,000.00 to \$911,278.00.  <b>Approved by F&amp;P Committee on: 04/13/2022</b>	N/A	\$11,278.00
Pending	<b>Amendment #2:</b> Increase the contract total by \$313,574.09 from \$911,278.00 to \$1,224,852.09 and extend the contract term for one (1) year, 02/23/2025 through 02/22/2026, exercising the option to extend annually upon mutual consent.	02/23/2025 through 02/22/2026	\$313,574.09
<b>Total (including the pending amendment)</b>			<b>\$1,224,852.09</b>

**Purpose of Amendment:**

The purpose of this amendment is to allow the Milwaukee Police Department (MPD) to amend the existing Vendor Service Contract for Elevator Maintenance, Repairs, and Testing Services with Minnesota Elevator, Inc. dba MEI Total Elevator Solutions (MEI) by extending the contract term for one (1) year from 02/23/2025 through 02/22/2026, exercising the option to extend annually upon mutual consent, and to increase the contract total by \$313,574.09 from \$911,278.00 to \$1,224,852.09. Operating funds will be used.

**Justification for Waiver:**

As time is of the essence, so that services are not interrupted, this will be presented as a Waiver at Finance and Personnel Meeting. MEI will provide MPD with less downtime, reliability and lower costs for services. In addition, MEI will provide proper preventive and proactive approaches on maintenance that directs attention to potential problem areas before more extensive and expensive repairs become necessary. Also, MEI performs the required safety and pressure testing with service logs of each visit. MEI was selected because of an existing

contract with Milwaukee Public Library and was considered further based on positive feedback from the Library Facilities Manager.

Since the contract was executed, MEI has modernized two (2) passenger elevators at the Police Administration Building. In addition, MEI has provided top notch elevator maintenance and repairs and has brought all required testing to date.

This contract has replaced MPD's previous contracts with Kone, Inc., whose pricing has increased and customer service has changed over the years. Contract E0000015724 with Kone, Inc. ended in March 2021 and was replaced by contract E0000018351 while the contract with MEI was negotiated. Contract E0000018351 ended on 12/31/2021.

DocuSigned by:

*Rhonda U. Kelsey*

City Purchasing Director  
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3/14/2025

Date

**F&P Waiver Presentation Date: 03/19/2025**

**Department of Administration  
Purchasing Division**

**Waiver of Finance & Personnel Committee Approval  
For Sole Source Contract  
Contract #E0000014353**

**Background:**

<b>User Department:</b>	City Treasurer
<b>Purchasing Agent:</b>	Diana Herrejon
<b>Contract Description:</b>	Vendor Service Contract for the Proprietary Software Support and Maintenance Agreement with System Innovators for the iNovah Software in Use Within the City Treasurer Office
<b>Vendor Name and Location:</b>	System Innovators – A Division of N. Harris Computer Corporation (Jacksonville, FL)
<b>Contract Term:</b>	05/01/2016 through 12/31/2020
<b>Requisition # and Date Received:</b>	0000021017 & 02/20/2025
<b>Original Contract Amount:</b>	\$133,152.47
<b>Expenditures to Date:</b>	\$499,145.17
<b>Current Contract Amount:</b>	\$862,891.95

**History of Contract Amendments:**

Date	Item	Term	Cost
01/13/2016	Vendor Service Contract for the Proprietary Software Support and Maintenance Agreement with System Innovators for the iNovah Software in Use Within the City Treasurer Office. <b>F&amp;P Waiver Presentation Date: 01/13/2016</b>	05/01/2016 through 12/31/2020	\$133,152.47
07/07/2017	Amendment #1: Increased the contract total by \$117,420.00 from \$133,152.47 to \$250,572.47. <b>F&amp;P Waiver Presentation Date: 07/07/2017</b>	N/A	\$117,420.00
10/28/2020	Amendment #2: Increased the contract total by \$204,519.48 from \$250,572.47 to \$455,091.95 and extended the contract term for five (5) years from 01/01/2021 through 12/31/2025. <b>F&amp;P Waiver Presentation Date: 10/28/2020</b>	01/01/2021 through 12/31/2025	\$204,519.48
03/15/2024	Amendment #3: Increased the contract total by \$75,000.00 from \$455,091.95 to \$530,091.95; incorporated Hosting Service Agreement into contract effective 03/01/2024; add and immediately exercised an option to extend the contract term from 01/01/2026 through 02/28/2029; and incorporated insurance requirements revised 12/13/2023. <b>F&amp;P Waiver Presentation Date: 03/15/2024</b>	01/01/2026 through 02/28/2029	\$75,000.00
03/15/2024	Amendment #4: Increased the contract total by \$4,800.00 from \$530,091.95 to \$534,891.95, and incorporated Additional Service Request dated 02/07/2024. <b>F&amp;P Waiver Presentation Date: Not Required for one-time when less than \$10,000.00</b>	N/A	\$4,800.00
10/09/2024	Amendment #5: Increase the contract total by \$328,000.00 from \$534,891.95 to \$862,891.95, and incorporate the Fee Structure and Payment Schedule. <b>F&amp;P Waiver Presentation Date: 10/09/2024</b>	N/A	\$328,000.00
Pending	Amendment #6: Increase the contract total by \$65,300.00 from \$862,891.95 to \$928,191.95, and incorporate Additional Service Request dated 01/31/2025.	N/A	\$65,300.00
<b>Total (including the pending amendment)</b>			<b>\$928,191.95</b>

**Purpose of Amendment:**

The purpose of this amendment is to increase the contract total by \$65,300.00 from \$862,891.95 to \$928,191.95, and incorporate Additional Service Request dated 01/31/2025 (Exhibit 1).

At the City's request, this amendment will implement new Workday exports to replace PeopleSoft GL Exports (PGSL). The requested exports will include:

- Invoice/AR Export
- Ad Hoc Bank Transactions/Non- non-invoiced payment Export (also known as Customer Payments in Workday terms)
- Inbound Journals Export

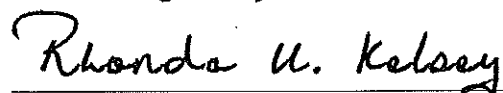
**Justification for Waiver:**

iNovah cashiering software is used to process and account for all payments tendered within the Office of the City Treasurer. This allows a number of transaction data files to be generated for Department of Employee Relations' COBRA insurance premium payments, Department of Public Works' various accounts receivable payments and Employee's Retirement System's insurance premium payments which are uploaded to various departmental systems, including, but not limited to, the Financial Management Information System (FMIS) general ledger and accounts receivable, the tax collection system and the City Clerk License Division payment system.

Amendment three (3) extended the contract term through 02/28/2029, but did not include the additional funds needed to cover the extended term. This amendment is to add those additional funds and assures that the Office of the City Treasurer is able to continue the collection of revenue due the City of Milwaukee.

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:



City Purchasing Director  
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2/28/2025

Date

**F&P Waiver Presentation Date: 03/19/2025**

**Department of Administration  
Purchasing Division**

**Waiver of Finance & Personnel Committee Approval  
For Single Source Contract  
Contract #E0000019922**

**Background:**

<b>User Department:</b>	Department of Public Works-Water
<b>Purchasing Agent:</b>	Shaunise Pierce
<b>Contract Description:</b>	Vendor Service Contract for Generator Maintenance
<b>Vendor Name and Location:</b>	JFTCO, Inc. a/k/a John Fabick Tractor Company, Fabick Cat, Fabick Power Systems, Inc., Fabick Rents (Fenton, MO)
<b>Contract Term:</b>	12/12/2023 through 12/11/2026 with three (3) annual options to renew
<b>Requisition # and Date Received:</b>	Req. #0000019922 & Received 09/26/2023
<b>Original Contract Amount:</b>	\$329,212.00
<b>Expenditures to Date:</b>	\$0
<b>Current Contract Amount:</b>	\$329,212.00

**Purpose of Contract:**

The Department of Public Works-Water [Milwaukee Water Works (MWW)] is seeking to renew their Vendor Service Contract for Generator Maintenance with JFTCO, Inc. a/k/a John Fabick Tractor Company, Fabick Cat, Fabick Power Systems, Inc., Fabick Rents (Fabick Cat). The previous Contract #E0000016399 expired on 12/11/2023. The new contract total is \$329,212.00 and the contract term is three (3) years from 12/12/2023 through 12/11/2026 with three (3) annual options to renew.

**Background:**

MWW installed Caterpillar backup power generators at strategic locations throughout their service area in order to continuously provide water for firefighting, sanitary services and drinking water for 861,000 MWW customers in the event of an extended power outage. This agreement covers the applicable warranty and annual and monthly maintenance services for all generators.

Fabick Cat is the only local factory authorized dealer of Caterpillar equipment, engines, and parts within the designated service territories of Northern Michigan, Wisconsin, Eastern Missouri, and Southern Illinois. Thus, Fabick Cat is solely authorized to perform warranty, preventative maintenance, and repairs for all Caterpillar products within this service region.

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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3/17/2025

Date

**F&P Waiver Presentation Date: 04/16/2025**



**Department of Administration  
Purchasing Division**

**Waiver of Finance & Personnel Committee Approval  
For Sole Source Contract  
Contract #E0000019500**

**Background:**

<b>User Department:</b>	Milwaukee Fire Department
<b>Purchasing Agent:</b>	Michelle Ojielo
<b>Contract Description:</b>	Vendor Service Contract for Annual Maintenance for Records Management System (RMS)
<b>Vendor Name and Location:</b>	CentralSquare Technologies, LLC (Lake Mary, FL)
<b>Contract Term:</b>	Three (3) years from 04/01/2023 through 03/31/2026 with two (2) options to extend for additional one (1) year periods
<b>Requisition # and Date Received:</b>	0000020978 & 02/10/2025
<b>Original Contract Amount:</b>	\$185,000.00
<b>Expenditures to Date:</b>	\$179,459.13
<b>Current Contract Amount:</b>	\$219,060.00

**History of Contract Amendments:**

Date	Item	Term	Cost
09/13/2023	Vendor Service Contract for Annual Maintenance for Records Management System (RMS)  <b>Presented to F&amp;P Committee on: 09/13/2023</b>	04/01/2023 through 03/31/2026	\$185,000.00
11/20/2024	Amendment #1 – Increased the contract total by \$34,060.00 from \$185,000.00 to \$219,060.00, to cover the cost to upgrade to the CentralSquare Unify Hub in accordance with CentralSquare's Sales Order.  <b>Presented to F&amp;P Committee on: 11/20/2024</b>	N/A	\$34,060.00
Pending	Amendment #2 – Increase the contract total by \$40,000.00 from \$219,060.00 to \$259,060.00.	N/A	\$40,000.00
<b>Total (including the pending amendment)</b>			<b>\$259,060.00</b>

**Purpose of Amendment:**

The purpose of this amendment is to increase the contract total by \$40,000.00 from \$219,060.00 to \$259,060.00. to cover costs of the contract.

The CentralSquare Unify Hub allows for intelligent data sharing between Computer Aided Dispatch (CAD) systems, reducing the need for phone calls and radio communications. This two-way data exchange enhances response times and information accuracy. The CentralSquare Unify package supports comprehensive system integration by enabling two-way interfacing with the connecting system. This allows users to send and receive incident and unit data to and from the Hub using their existing CAD system.

**Justification for Waiver:**

The Records Management System (RMS) was purchased by the City for the Milwaukee Fire Department (MFD) from FDM Software, Ltd. under RFP 15036 in 2018. FDM Software, Ltd. merged with CentralSquare Technologies, LLC in late 2018. The RMS is proprietary to CentralSquare Technologies, LLC; therefore, no other vendors have the authority to maintain the software applicable to the RMS System. The RMS system is used to track the records for fire run

information. This information is reported to the State of Wisconsin. Switching vendors would prevent MFD from uploading the reports to the State of Wisconsin.

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 H. Kelsey*

City Purchasing Director  
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3/7/2025

Date

**F&P Waiver Presentation Date: 03/19/2025**



**Department of Administration  
Purchasing Division**

**Waiver of Finance & Personnel Committee Approval  
For Single Source Contract  
Contract # E0000020684**

**Background:**

<b>User Department:</b>	Milwaukee Health Department
<b>Purchasing Agent:</b>	Ann Patz
<b>Contract Description:</b>	Vendor Service Contract for Milwaukee Health Department Billing Process Assessment
<b>Vendor Name and Location:</b>	Ankura Intermediate Holdings, LP d/b/a Ankura Consulting Group, LLC (New York, NY)
<b>Contract Term:</b>	One Hundred Twenty (120) days from the date of award
<b>Requisition # and Date Received:</b>	Requisition # 0000020982 & Rec'd 02/11/2025
<b>Original Contract Amount:</b>	\$65,000.00 (CDC PH Infra-A2/GRANT-FUNDED)
<b>Expenditures to Date:</b>	\$2,214.46
<b>Current Contract Amount:</b>	\$65,000.00

**History of Contract Amendments:**

Date	Item	Term	Cost
12/11/2024	Original Contract: Vendor Service Contract for Milwaukee Health Department Billing Process Assessment  Approved by F&P Committee on: 12/11/2024	12/02/2024 through 03/31/2025	\$65,000.00
Pending	Amendment #1: Increase the contract total by \$27,000.00 from \$65,000.00 to \$92,000.00 and add the option to extend for thirty (30) days and immediately exercise the option to extend from 04/01/2025 through 04/30/2025. Incorporate Addendum #1 dated 12/11/2024 to expand the scope of services to include the assistance with the Epic/Ochin implementation.	04/01/2025 through 04/30/2025	\$27,000.00
Total (including the pending amendment)			\$92,000.00

**Purpose of Amendment:**

Recommend the City of Milwaukee Health Department (MHD) existing Single Source Vendor Service Contract for Milwaukee Health Department Billing Process Assessment with Ankura Intermediate Holdings, LP d/b/a Ankura Consulting Group, LLC (Ankura) be amended to increase the contract total by \$27,000.00 from \$65,000.00 to \$92,000.00 and add the option to extend the contract term for thirty (30) days and immediately exercise the option and extend the contract term from 04/01/2025 through 04/30/2025. In addition, incorporate Addendum #1 to expand the scope of work to include the assistance with the Epic/Ochin implementation dated 12/11/2024.

**Justification for Waiver:**

This amendment will allow Ankura to provide additional review of MHD's Epic Electronic Health Record (EHR) system build to assure it is structured to meet MHD's unique needs as a clinical provider.

MHD required a review of their billing practice and process in anticipation of moving to their new Electronic Health Record. The assessment provides a value and cost-effectiveness analysis for billing activity, set a

baseline performance for revenue cycle, pay rates, costs to collect, and identify the resource commitment and critical workflow for MHD's future medical billing activity.

The assessment was funded by the Centers of Disease Control and Prevention (CDC) Public Health Infrastructure grant. MHD has been seeking a temporary staffer or short-term consultant since April 2024 through PS Staffing and Maxim/Amergis Health Staffing. Neither were able to find a suitable individual between April and August 2024.

MHD had solicited proposals for the same scope of work from four (4) vendors, including one (1) City SBE and two (2) State of WI SWMBE firms, and one (1) did not respond. Two (2) stated the scope of work was outside their capacity. Ankura is the only vendor that has the capacity to provide the assessment.

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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3/9/2025

Date

F&P Waiver Presentation Date: 03/19/2025