

Dane County Contract Cover Sheet

Revised 01/2025

Res 322
significant

Dept./Division	Dane County Dept. of Administration- Public Works Engineering		
Vendor Name	JM BRENNAN INC.	MUNIS #	33874
Brief Contract Title/Description	AWARD OF CONTRACT FOR THE UPGRADE OF AIR HANDLER UNIT 7 AT THE CITY-COUNTY BUILDING, 210 MARTIN LUTHER KING JR. BLVD., MADISON, WI.		
Contract Term	03/16/26 - 12/31/26		
Contract Amount	\$970,325.00		

Contract # Admin will assign	16125
Type of Contract	
☐	Dane County Contract
☐	Intergovernmental
☐	County Lessee
☐	County Lessor
☐	Purchase of Property
☐	Property Sale
☐	Grant
☐	Other

Department Contact Information		Vendor Contact Information	
Name	Daniel Martinez	Name	Dave Gundlach
Phone #	608.225.5719	Phone #	608.712.6143
Email	Martinez.Daniel@danecounty.gov	Email	dgundlach@jmbrennan.com
Purchasing Officer	Pete Patten		

Purchasing Authority	☐ \$13,000 or under – Best Judgment (1 quote required)	
	☐ Between \$13,000 – \$45,000 (\$0 – \$25,000 Public Works) (3 quotes required)	
	☒ Over \$45,000 (\$25,000 Public Works) (Formal RFB/RFP required)	RFB/RFP # 324043
	☐ Bid Waiver – \$45,000 or under (\$25,000 or under Public Works)	
	☐ Bid Waiver – Over \$45,000 (N/A to Public Works)	
	☐ Cooperative Contract	Contract Name & #
	☐ N/A - Grants, Leases, Intergovernmental, Property Purchase/Sale, Other	

MUNIS Req.	Req # 998	Org: CPFACCCB	Obj: 57168	Proj:	\$ 970,325.00
		Org:	Obj:	Proj:	\$
	Year 2026	Org:	Obj:	Proj:	\$

Budget Amendment	
☐	A Budget Amendment has been requested via a Funds Transfer or Resolution. Upon addendum approval and budget amendment completion, the department shall update the requisition in MUNIS accordingly.

Resolution Required if contract exceeds \$100,000	☐ Contract does not exceed \$100,000	
	☒ Contract exceeds \$100,000 – resolution required.	Res # 322
	☐ A copy of the Resolution is attached to the contract cover sheet.	Year 2025

CONTRACT MODIFICATIONS – Standard Terms and Conditions		
☒ No modifications.	☐ Modifications and reviewed by:	☐ Non-standard Contract

APPROVAL	
Dept. Head / Authorized Designee	
Draper, Todd	Digitally signed by Draper, Todd Date: 2026.01.14 12:10:07 -06'00'

APPROVAL – Contracts Exceeding \$100,000	
Director of Administration	Corporation Counsel
Slaven, Shelby	David Gault
Digitally signed by Slaven, Shelby Date: 2026.02.02 13:28:25 -06'00'	

APPROVAL – Internal Contract Review – Routed Electronically – Approvals Will Be Attached		
DOA:	Date In: 1/29/26 Date Out:	☒ Controller, Purchasing, Corp Counsel, Risk Management

Goldade, Michelle

From: Goldade, Michelle
Sent: Friday, January 30, 2026 1:29 PM
To: Hicklin, Charles; Patten, Peter; Gault, David; Cotillier, Joshua
Cc: Oby, Joe
Subject: Contract #16125
Attachments: 16125.pdf

Tracking:	Recipient	Read	Response
	Hicklin, Charles	Read: 1/30/2026 2:40 PM	Approve: 1/30/2026 2:40 PM
	Patten, Peter	Read: 1/30/2026 1:35 PM	Approve: 1/30/2026 1:59 PM
	Gault, David	Read: 1/30/2026 3:26 PM	Approve: 1/30/2026 3:27 PM
	Cotillier, Joshua	Read: 1/30/2026 3:05 PM	Approve: 1/30/2026 3:06 PM
	Oby, Joe		

Please review the contract and indicate using the vote button above if you approve or disapprove of this contract....I'm also including a copy of the original lease for reference.

Contract #16125
Department: Public Works
Vendor: JM Brennan
Contract Description: Upgrade of Air Handler Unit #7 at the CCB (Res 322)
Contract Term: 3/16/26 – 12/31/26
Contract Amount: \$970,325.00

Michelle Goldade

Administrative Manager
Dane County Department of Administration
Room 425, City-County Building
210 Martin Luther King, Jr. Boulevard
Madison, WI 53703
PH: 608/266-4941
Fax: 608/266-4425
TDD: Call WI Relay 711

Please Note: I currently have a modified work schedule...I am in the office Mondays and Wednesdays and working remotely Tuesdays, Thursdays and Fridays.

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AWARD OF CONTRACT FOR THE UPGRADE OF AIR HANDLER UNIT 7 AT THE CITY-COUNTY
BUILDING, 210 MARTIN LUTHER KING JR. BLVD, MADISON, WI

The Department of Administration-Public Works Engineering Division reports the receipt of Bids for the Upgrade of Air Handler Unit 7 at the City-County Building, 210 Martin Luther King Jr. Blvd, Madison, WI; Project# 324043.

A complete tabulation is on file at the Department of Administration-Public Works Engineering Division.
The low qualified bidder is:

JM Brennan, Inc.
6430 Ronald Reagan Ave.
Madison, WI 53704

Total: \$970,325.00

[Base Bid: \$786,000.00 + Alt Bid #1: \$145,100.00 + Alt Bid #2: \$39,225.00]

The Public Works staff finds the amount to be reasonable and recommends the Contract be awarded to JM Brennan, Inc.

The budget for this project is insufficient to cover the cost. This resolution transfers funds within the capital budget to provide adequate funding. The term of the borrowing used to support this project will be 10 years.

NOW, THEREFORE, BE IT RESOLVED that the Contract be awarded to JM Brennan, Inc. in the amount of \$970,325.00;

BE IT FURTHER RESOLVED that account CPFACCCB-57185 “CCB MUNICIPAL COURTROOM ROOF” be decreased by \$62,508.10, account CPFACCCB- 57372 “ELEVATOR MODERNIZATION AND REPAIR” be decreased by \$28,971.34, account CPFACCCB-58302 “ CCB MLK FAÇADE WINDOWS & LIGHT” be decreased by \$280,491.11, and account CPFACCCB 57168 “CCB AIR HANDLING UNIT REPLACE” be increased by \$371,970.54;

BE IT FURTHER RESOLVED that the County Executive and the County Clerk be authorized and directed to sign the Contract; and

BE IT FINALLY RESOLVED that the Department of Administration-Public Works Engineering Division be directed to ensure complete performance of the Contract.



COUNTY OF DANE

PUBLIC WORKS CONSTRUCTION CONTRACT

Contract No.: 16125
Bid No.: 324043
Authority: 2025 RES-322

THIS CONTRACT, made and entered into as of the date by which authorized representatives of both parties have affixed their signatures, by and between the County of Dane (hereafter referred to as “COUNTY”) and JM BRENNAN, INC. (hereafter, “CONTRACTOR”), and

W I T N E S S E T H :

WHEREAS, COUNTY, whose address is c/o Public Works Director, 1919 Alliant Energy Center Way, Madison, WI 53713, desires to have CONTRACTOR furnish City-County Building AHU-7 Upgrades including Alternate Bid #1 Supply Fan Wall Assembly and Alternate Bid #2 Return Duct Cleaning(“the Project”); and

WHEREAS, CONTRACTOR, whose address is 6430 Ronald Reagan Ave, Madison, WI is able and willing to construct the Project, in accordance with the Construction Documents;

NOW, THEREFORE, in consideration of the above premises and the mutual covenants of the parties hereinafter set forth, the receipt and sufficiency of which is acknowledged by each party for itself, COUNTY and CONTRACTOR do agree as follows:

1. CONTRACTOR agrees to construct, for the total price of \$970,325.00 the Project and at the CONTRACTOR’S own proper cost and expense to furnish all materials, supplies, machinery, equipment, tools, superintendence labor, insurance, and other accessories and services necessary to complete the Project in accordance with the conditions and prices stated in the Bid, General Conditions of Contract, any and all Addenda, the drawings which include all maps, plats, plans, and other drawings and printed or written explanatory matter thereof, and the specifications therefore as prepared by JDR Engineering Inc. (hereinafter referred to as “the Architect / Engineer”), and as enumerated in the Project Manual Table of Contents, all of which are made a part hereof and collectively evidence and constitute the Contract.
2. The term of this Contract shall commence when fully executed by the parties. The CONTRACTOR shall commence the Work by March 16, 2026. The Work’s substantial completion date shall be December 31, 2026. Failure to meet commence work or substantial completion dates on the Work as set forth herein is grounds for termination of the Contract and other remedies as set forth in the General Conditions of Contract incorporated herein.
3. COUNTY agrees to pay the CONTRACTOR in current funds for the performance of the Contract subject to additions and deductions, as provided in the General Conditions of Contract, and to make payments on account thereof as provided in Article entitled, “Payments to Contractor” of the General Conditions of Contract.

4. During the term of this Contract, CONTRACTOR agrees to take affirmative action to ensure equal employment opportunities. The CONTRACTOR agrees in accordance with Wisconsin Statute 111.321 and Chapter 19 of the Dane County Code of Ordinances not to discriminate on the basis of age, race, ethnicity, religion, color, gender, disability, marital status, sexual orientation, national origin, cultural differences, ancestry, physical appearance, arrest record or conviction record, military participation or membership in the national guard, state defense force or any other reserve component of the military forces of the United States, or political beliefs. Such equal opportunity shall include, but not be limited to, the following: employment, upgrading, demotion, transfer, recruitment, advertising, layoff, termination, training, rates of pay, and any other form of compensation. CONTRACTOR agrees to post in conspicuous places, available to all employees and applicants for employment, notices setting forth the provisions of this paragraph.

5. CONTRACTOR shall file an Affirmative Action Plan with the Dane County Contract Compliance Specialist in accord with Chapter 19 of the Dane County Code of Ordinances. CONTRACTOR must file such plan within fifteen (15) business days of the effective date of this Contract. During the term of this Contract CONTRACTOR shall also provide copies of all announcements of employment opportunities to COUNTY'S Office of Equity & Inclusion, and shall report annually the number of persons, by race, ethnicity, gender, and disability status, which apply for employment and, similarly classified, the number hired and number rejected.

6. During the term of this Contract, all solicitations for employment placed on CONTRACTOR'S behalf shall include a statement to the effect that CONTRACTOR is an "Equal Opportunity Employer".

7. CONTRACTOR agrees to furnish all information and reports required by COUNTY'S Contract Compliance Specialist as the same relate to affirmative action and nondiscrimination, which may include any books, records, or accounts deemed appropriate to determine compliance with Chapter 19, Dane County Code of Ordinances, and the provisions of this Contract.

8. The intent of this Contract is to be a Contract solely between the parties hereto and for their benefit only. Do not construe any part of this Contract to add to, supplement, amend, abridge or repeal existing rights, benefits or privileges of any third party or parties including, but not limited to, employees of the parties.

9. The entire agreement of the parties is contained herein and this Contract supersedes any and all oral agreements and negotiations between the parties relating to the subject matter hereof. The parties expressly agree that the express terms of this Contract shall not be amended in any fashion except in writing, executed by both parties.

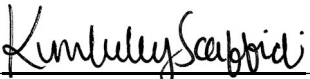
10. CONTRACTOR must be qualified as a Best Value Contractor or have proven their exemption with Dane County Public Works Engineering Division before Bid Due Date / Time. All contractors and subcontractors must be qualified as a Best Value Contractor or have proven their exemption to perform any work under this Contract.

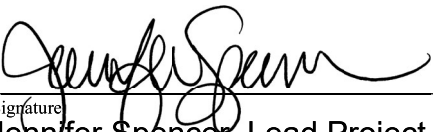
11. This Contract, and any amendment or addendum relating to it, may be executed and transmitted to any other party by legible facsimile reproduction or by scanned legible electronic PDF copy, and utilized in all respects as, an original, wet-inked manually executed document. Further, this Contract and any amendment or addendum thereto, may be stored and reproduced by each party electronically, photographically, by photocopy or other similar process, and each party may at its option destroy any original document so reproduced. All parties hereto stipulate that any such legible reproduction shall be admissible in evidence as the original itself in any judicial, arbitration or administrative proceeding whether or not the original is in existence and whether or not each party made such reproduction in the regular course of business. This term does not apply to the service of notices under this Contract.

IN WITNESS WHEREOF, COUNTY and CONTRACTOR, by their respective authorized agents, have caused this Contract and its Schedules to be executed, effective as of the date by which all parties hereto have affixed their respective signatures, as indicated below.

* * * * *

FOR CONTRACTOR:

	1/29/26
Signature	Date
Kimberley Scaffidi for JMB, III, Project Accountant for Co-President	
Printed or Typed Name and Title	

	1/29/26
Signature	Date
Jennifer Spencer, Lead Project Accountant	
Printed or Typed Name and Title	

NOTE: If CONTRACTOR is a corporation, Secretary should attest. In accordance with IRS Regulations, unincorporated entities are required to provide either their Social Security or Employer Number in order to receive payment for services rendered.

* * * * *

This Contract is not valid or effectual for any purpose until approved by the appropriate authority designated below, and no work is authorized until the CONTRACTOR has been given notice to proceed by COUNTY'S Public Works Director.

FOR COUNTY:

_____	_____
Melissa Agard, County Executive	Date

_____	_____
Scott McDonell, County Clerk	Date

END OF SECTION