

**Request for Proposals
UWM Alumni House - Sale or Lease**

I. Background Information

The University of Wisconsin–Milwaukee (UWM) is requesting proposals for future uses of its historic Alumni House located at 3230 E. Kenwood Blvd, in Milwaukee, Wisconsin.

The three story, 25,553 GSF / 20,517 NSF, Tudor Revival Mansion was designed by architect Fitzhugh Scott and built in 1923. It is located on approximately 3.9 acres on the shoreline of Lake Michigan with approximately 175 feet of lake frontage. In 1949, the property was purchased by the Milwaukee Teachers College and used as a women’s dormitory until July 1964 when it was converted to a conference center for use by UWM. The Board of Regents of the University of Wisconsin System is the current property owner.

The property is zoned RS5- residential. It is locally designated as historic requiring a Certificate of Appropriateness from the City of Milwaukee’s Historic Preservation Commission for changes to its exterior.

A site plan and floor plan are attached.

II. Purpose of the Request

UWM is exploring future uses of this property and is considering either a sale or long-term lease of the property. UWM requests interested parties to provide proposals for the future use of the site to enable UWM to determine which option(s) may be in UWM’s best interest.

In all cases, UWM will retain an existing easement for 30” twin water intake pipes running from Lake Michigan to Hampshire Avenue along the east, south and west of the building (see attached site drawing)

In the case of a long-term lease, the lessor would be responsible for all expenses in upkeep and maintaining the property including, but not limited to, the payment of any applicable taxes, and any renovation costs.

III. Site Visit

Time slots for a tour of the property will be available as follows to allow interested parties to view the building and grounds: July 13, 2020 from 9 am - 1 pm and 2 pm - 4 pm; July 14, 2020 from 1 pm - 4 pm; and July 16, 2020 from 10:30 am – 4 pm. Due to social distancing requirements, parties must reserve a tour time in advance. UWM reserves the right to limit site visits in its sole discretion to serious inquiries/submitters only.

Interested parties should contact Geoff Hurtado at ghurtado@uwm.edu to schedule a tour. University parking is limited. Site visitors may need to make their own arrangements for parking.

UWM staff may offer limited responses to questions at the tour. Follow-up written questions can be emailed to Ellen Rosner at erosner@uwsa.edu. Written responses to those questions will be provided to all parties participating in site visits to the extent appropriate contact information is provided. Additional tours with certified inspectors and/or proposer's contractors may be arranged upon request by contacting Geoff Hurtado at ghurtado@uwm.edu.

IV. Submitting a Response

Proposals will be accepted until 4 pm on August 5, 2020.

In responding to this request , proposers must use the following submission requirements and process:

- Submission of one (1) original proposal with any attached exhibits;
- Utilization of the attached Proposer Submission Form; and

Proposer's qualifications – including information for each firm or person on the proposer's team, including the Company name, contact person, and business address. Proposals should be submitted to Ellen Rosner at erosner@uwsa.edu.

V. Additional Terms

UWM reserves the right to negotiate the final sale or lease price. UWM also reserves the right not to offer the property for sale or lease (or rescind this request if there is no submission that meets all of UWM's needs/criteria). Final sale or lease is contingent upon successful negotiation of sale or lease documentation, Board of Regents approval in the case of sale, and compliance with any applicable state statutes. UWM is not liable for any costs incurred by entities in replying to this request.

Reference to or use of the State of Wisconsin, any of its departments, agencies (UWM) or other subunits, or any state official or employee for commercial promotion is prohibited. News releases pertaining to this request shall not be made without prior approval of the University.

PROPOSER SUBMISSION FORM
UWM Alumni House

1. Are you interested in leasing the property? Yes _____ No _____

If yes, please attach a detailed plan describing the proposed use, including the lease term, lease payments, and financing (for example, if the use is dependent upon the receipt of grants, tax credits, or other local or federal financing), any proposed renovations, and anticipated timing.

2. Are you interested in purchasing the property? Yes _____ No _____

If yes, please attached a detailed plan as to the proposed use, including the purchase price and proposed financing (for example, if the use is dependent upon the receipt of grants, tax credits, or other local or federal financing), as well as anticipated timing.

If applicable, please also explain whether the proposed use would still allow UWM access to the property for community-wide and/or university events, and/or whether the use would allow for community access generally.

3. Please list any additional proposed terms or conditions:

4. Please attach your or team's qualifications and/or a description of your or team's experience with the type of use being proposed.

SUBMITTED BY:

Respondent's Contact Information

Respondent's Agent Contact Information (if different)

Company Name

Agent/Firm Name

Full Address (street and city)

Full Address (street and city)

Telephone Number (Office/Mobile)

Telephone Number (Office/Mobile)

Email Address

Email Address

Contact Name

Contact Name

Signature

Signature

DESIGNATION OF CONFIDENTIAL AND PROPRIETARY INFO FORM

Request For Proposal – UW-Milwaukee Alumni House

The attached material submitted in response to this Request includes proprietary and confidential information which qualifies as a trade secret, as provided in §19.36(5), Wis. Stats., or is otherwise material that can be kept confidential under the Wisconsin Open Records Law. As such, we ask that certain pages, as indicated below, of this proposal response be treated as confidential material and not be released without our written approval.

Exception: Prices within proposals are always open record ‘after’ the contract or agreement is awarded and fully executed.

Other information cannot be kept confidential unless it is a trade secret. Trade secret is defined in §134.90(1)(c), Wis. Stats. as follows: "Trade secret" means information, including a formula, pattern, compilation, program, device, method, technique or process to which all of the following apply:

1. The information derives independent economic value, actual or potential, from not being generally known to, and not being readily ascertainable by proper means by, other persons who can obtain economic value from its disclosure or use.
2. The information is the subject of efforts to maintain its secrecy that are reasonable under the circumstances.

We request that the following pages not be released:

| Item | Page(s) | Section | Topic |
|------|---------|---------|-------|
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |

IN THE EVENT THE DESIGNATION OF CONFIDENTIALITY OF THIS INFORMATION IS CHALLENGED, THE UNDERSIGNED HEREBY AGREES TO PROVIDE LEGAL COUNSEL OR OTHER NECESSARY ASSISTANCE TO DEFEND THE DESIGNATION OF CONFIDENTIALITY.

Failure to include this form in the proposal response may mean that all information provided as part of the proposal response will be open to examination and copying. The state considers other markings of confidential in the proposal document to be insufficient. The undersigned agrees to hold the state harmless for any damages arising out of the release of any materials unless they are specifically identified above.

| | |
|--|--|
| Company Name | |
| Authorized Representative (Signature) | |
| Authorized Representative (Type or Print Name) | |
| Date | |