

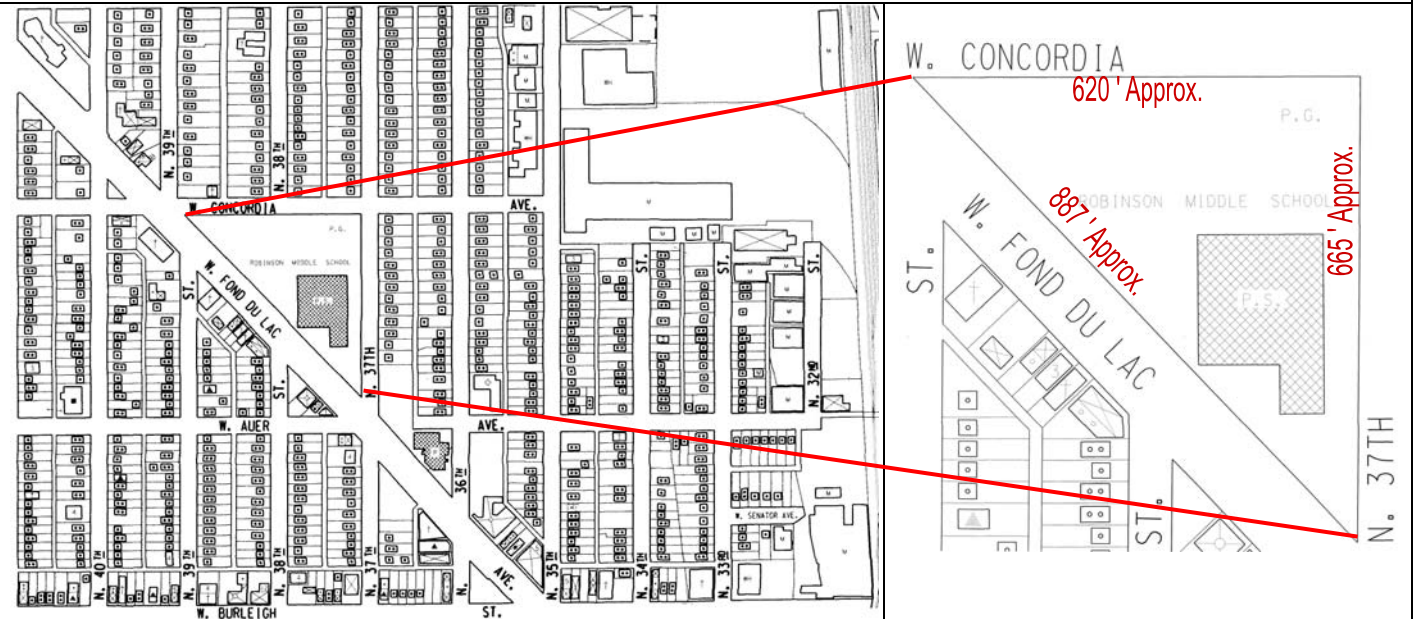


Milwaukee Public Schools

Official Notice #57162
Request for Proposal
Redevelopment Opportunity
Affordable Housing/Commercial
Robinson Middle School



Milwaukee Public Schools (MPS) in conjunction with the City of Milwaukee Department of City Development (DCD) is seeking proposals to redevelop the former Jackie Robinson Middle School at 3245 North 37th Street. The property, bounded by Fond du Lac Avenue, West Concordia and North 37th Street, may lend itself to conversion to affordable housing through use of affordable housing tax credits administered by WHEDA. To meet WHEDA's application timetable, MPS is requesting conceptual proposals for redevelopment of the property.



ASKING PRICE

\$600,000 plus a commitment to redevelop the property according to design criteria and approved plans. No brokerage fees will be paid. The property will be sold "as is and where is."

PROPERTY

118,754 SF building situated on a 4.56-acre lot. The building, constructed in 1926, is three stories and includes a gymnasium, auditorium, cafeteria and kitchen as well as classroom space. Building plans are available on our [website](#).

The property is situated on the Fond du Lac business corridor in the Roosevelt Grove/Sherman Park neighborhood with excellent proximity to the 30th Street Industrial Corridor. More neighborhood information is available at <http://www.mkedcd.org/purchasingpower/pdfs/53216.pdf>.

The property is being rezoned to LB2, Local Business. This district allows a wide variety of uses including multi-family housing. LB2 uses and development guidelines can be found in the zoning code at <http://www.mkedcd.org/czo/index.asp>.

The following environmental reports are available on our [website](#):

- Asbestos Management Plan Reports, dated June 23, 2003, prepared by MPS Environmental Services Group.
- Site Assessment Underground Storage Tank System, dated May 28, 1998, prepared by Fluid Management and Wisconsin Department of Commerce Case Closure Letter dated November 30, 1998.

The City and MPS make no representation concerning findings, information or opinions in the environmental reports.

PROPERTY USE & DEVELOPMENT GOALS

The property lends itself to residential or commercial conversion. Demolition/deconstruction and redevelopment is possible if the new building is a well-designed and conforms to the City's Urban Design standards.

Proposed redevelopment must:

- Expand housing opportunities in the City through conversion to multi-family housing. Adding single-family or townhouse units along Concordia is desirable
- Expand employment if a commercial redevelopment is proposed
- Add greenspace through removal of excess paving and provision of vegetable and/or rain gardens
- Improve the perimeter appearance by replacing the existing chain link fencing with decorative metal fencing and/or attractive landscaping
- Increase the City's tax base. The project must be fully taxable
- Meet the City's EBE policies and MPS Workforce Goals

Prohibited uses include: Schools, tax-exempt uses, church/religious assembly facility, social service offices, pawn shop, convenience store, liquor store, cigarette or cigar shop, gun shop, payday or auto-title loan store and tavern (unless food service is the major component).

EMERGING BUSINESS ENTERPRISES/MPS WORKFORCE GOALS

Emerging Business Enterprises (EBE) participation of 25% of the total project budget is required. An EBE agreement with the City's EBE office must be executed prior to closing. A sample agreement can be found on our [website](#). The City EBE office is also an excellent resource to locate subcontractors. For more information, visit the City's EBE website at: <http://www.city.milwaukee.gov/EBEWebsite>.

MPS has Workforce Goals that often mirror the City's EBE program. Buyers will be required to make good faith efforts to meet MPS's workforce goals where different from the City's EBE program:

- Historically Underutilized Businesses (HUB's) of 30% minority and 5% female.
- Communities in Need (COIN), formerly Residential Preference Program, for 25% construction hours to unemployed or underemployed workers
- Student Participation -- where high school students are employed where possible and middle and elementary school students are exposed to construction related jobs.

After completion of the project, the buyer will report to MPS and DCD on how it met Workforce and EBE goals as part of Buyer's request for a Certificate of Completion.

PROPERTY SHOWING

Two showings are scheduled as follows:

	Friday, November 20, 2009	10:00 AM building opening -- 11:00 AM building closing
	Monday, November 23, 2009	1:00 PM building opening -- 2:00 PM building closing
Added:	Wednesday, December 9, 2009	10:00 AM building opening -- 11:00 AM building closing

PROPOSAL PROCESS

Submit the following information on or before **2:00 pm on January 4, 2010 (extended from original deadline date of December 8, 2009)**.

- Project Summary & Public Disclosure Statement (copy available on our [website](#)).
The form should be completed fully and should clearly state or discuss:
 - Offering price
 - Proposed uses – primary and second uses, if any. Discuss how the uses contribute to the Roosevelt/Sherman Park neighborhood and the Fond du Lac Avenue and 30th Street Industrial Corridors.
 - Buyer and development team; Address the team’s experience with tax-credit, affordable housing projects (if applicable) and building rehabilitations and/or demolition-deconstruction.
 - Project budget; Detail estimated cost for building renovation or construction, demolition and site improvements (hard and soft costs); Identify the source for the cost estimates.
 - Financing strategy and your ability to obtain funds; include a letter of interest from a financial institution.
 - Prospective rent range for housing units.
 - Emerging Business Enterprise/MPS Workforce Goals compliance.
 - Sustainable or “green” elements.
 - Project schedule from approval through tax-credit application, financing, rehabilitation and occupancy.

- Preliminary plans
 - Site plan showing building placement (existing and/or new), gardens, perimeter landscaping, parking and fencing
 - Detailed scope of work for building rehabilitation
 - Preliminary elevations if demolition and new construction is proposed.

Proposals must be **received and time stamped** at the DCD’s Bid Desk, 809 North Broadway, 2nd Floor, before the deadline. Write “Robinson Middle School” on the envelope. Proposals submitted after the deadline or to other locations will be returned or destroyed. Please provide five (5) copies of the proposal.

REVIEW & SELECTION

The following criteria will be used by MPS and DCD staff to review the proposals:

- Offering Price
- Contribution/impact to the neighborhood
- Quality and attractiveness of the renovations and site improvements
- Expertise and experience of the development team with special emphasis on tax-credit and rehabilitation experience
- Financial capacity of the buyer
- Soundness of the budget and financing strategy
- Tax base to be generated
- Compliance with EBE and MPS Workforce goals
- Extent of sustainable or green elements

Finalists may be interviewed before the proposal is presented to the MPS Board of School Directors for approval.

OFFER TERM & CLOSING

The development proposal for the selected party is subject to approval by the MPS Board of Schools Directors and the City’s Common Council. The Buyer must execute the Purchase and Sale Agreement and submit Earnest Money of \$10,000.00 within ten business days of approval by the MPS Board of School Directors. A sample agreement is available on our [website](#).

The offer term will commence with Council approval and extends to December 30, 2010 to allow a party to submit a WHEDA tax-credit application and obtain final construction plans and firm financing. One six-month extension is available based on demonstrated performance to obtain final plans and financing satisfactory to DCD and a \$500 extension fee. The Earnest Money shall only be credited toward the purchase price for a closing prior to December 30, 2010.

Closing will occur once all project elements are in place – DCD approval of final plans, Buyer execution of the City’s EBE Agreement, issuance of building permits and firm financing/evidence of equity. Final plans must be consistent with the plans submitted with the RFP and incorporate any changes recommended by DCD planning staff. The Buyer will be expected to begin rehabilitation within 30 days of closing and complete all work – including landscaping -- within eighteen months unless a different performance period is negotiated.

Conveyance shall be by Quit Claim Deed on an “as is, where is” basis subject to

- reversionary rights for non-performance
- restrictions prohibiting tax-exempt status and school use .

Development obligations will be contained in an Agreement for Sale that will be negotiated and executed prior to closing. A sample document is available on our website. The City will provide title insurance in the amount of the purchase price. A \$10,000 Performance Deposit will be required at closing and will be held until satisfactory completion.

CITY/MPS SALE POLICIES

Proposals will be rejected from any party (as an individual or as part of an entity) who:

- Has delinquent real or personal property taxes in the City of Milwaukee
- Has had property acquired by the City through tax tax-foreclosure within the previous five years.
- Has an outstanding judgment from the City
- Has outstanding health or building code violations or orders from the City’s Health Department or Department of Neighborhood Services that are not actively being abated
- Has been convicted of a felony that causes concern with respect to neighborhood stability, health, safety or welfare
- Has outstanding purchase offers or uncompleted performance on another City sale except upon approval of Commissioner based on history of performance.

Tax and court records will also be checked prior to Closing. If any of these conditions are found to exist, the City of Milwaukee will terminate the Purchase and Sale Agreement.

OTHER APPROVALS

If the selected proposal requires obtaining approval of the Board of Zoning Appeals (BOZA), DCD staff will work with the buyer to obtain such approval prior to presentation to MPS and the Common Council. BOZA is an independent body and selection of a proposal by the review committee does not ensure BOZA approval. If the selected proposal requires a zoning change, such a request shall be presented to the Common Council with the sale authorization.

SPECIAL NOTE

Unauthorized contact regarding this RFP with any MPS or City officials/policy personnel may result in disqualification.

MPS and DCD reserve the right to reject any and all proposals for any reason at its sole discretion, to negotiate the terms and conditions of the eventual contract with the developer awarded the purchase and development rights, and to impose additional use restrictions, if necessary.

The contents of this packet are for informational purposes only and the representations made herein, though thought to be accurate, are without warranty. Development teams should rely exclusively on their own investigations and analyses.

CHANGES AND CLARIFICATIONS

Any changes or clarifications will be posted on the [RFP website](#). Check the website prior to submitting your proposal.

QUESTIONS

Contact Matt Haessly in the DCD’s Real Estate Section at mhaess@milwaukee.gov or 414/286-5736 if you have any questions on the property or proposal process.