



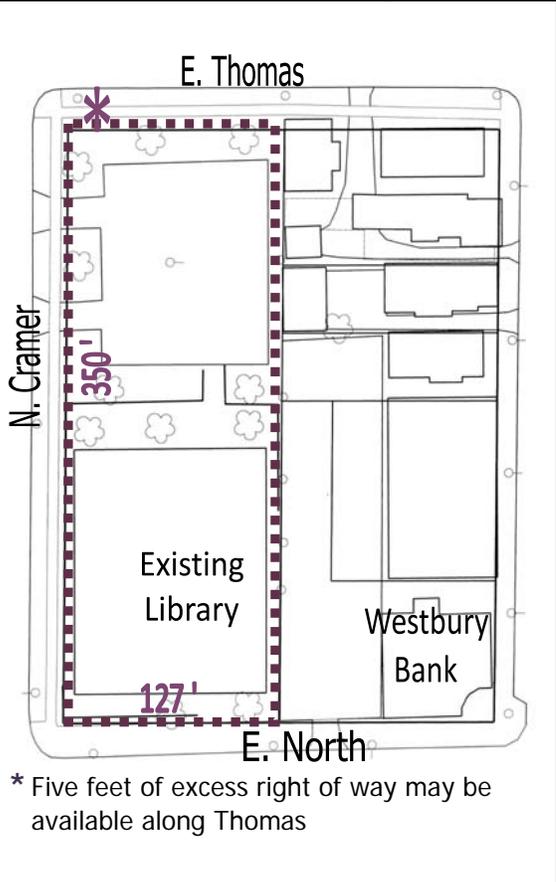
Official Notice 57302

Request for Proposal East Library – 1910 East North Avenue Re-write the Book

Share your vision for Milwaukee’s East Library to bring it into the 21st Century in a new and larger development to complement the vibrant and eclectic East Side. The property will be available at minimal cost to a developer in exchange for replacing the East Library in “grey box” condition in the new building and the current site (or an alternate location within one-half mile under certain conditions)

MILWAUKEE PUBLIC LIBRARY’S GOAL

The Milwaukee Public Library is rethinking the public library’s role in the community, in function, design and location. The new Villard Square Branch Library, under construction at Villard Square Grandfamily Housing, is a premier example of new library design in a mixed-use facility servicing the community’s housing and information needs. New library design should be inspirational to create a vibrant naturally lit environment that inspires lifelong learning. View MPL’s vision for future library design and community interaction that is underway at Villard Square at: [EastCommunityMeeting.pdf](#)



* Five feet of excess right of way may be available along Thomas

DEVELOPER RESPONSIBILITIES/EXPENSES

- Demolish the existing building
- Provide a temporary library location during construction
- Relocate existing utilities, if necessary
- Develop the project in accordance with approved plans and City policies
- Convey the Library condominium to the City at no cost
- Grant a perpetual license to the City for Library parking

CONVEYANCE TERMS & FUTURE OWNERSHIP

\$20,000 price to cover the City’s expenses

A two-unit condominium will be created after construction. The library unit will be conveyed to the City at no cost. The second use will constitute a single unit. The Villard Square Library condominium document will serve as the model condominium declaration for this project. View the document on our [website](#) ([Sample Condominium Document](#)).

ALTERNATE SCENARIO

Propose an alternate site within one-half mile in a highly visible and convenient location with ample parking **and** submit a proposal for the existing site the meets City, neighborhood and BID development goals

PROPERTY

44,450 SF – 127 feet by 350 feet

Zoned LB2 , Local Business / (<http://www.mkedcd.org/czo/index.asp>)

Note: Westbury Bank site is not included in the RFP process.

Submittals must be restricted to the City-owned property.

AVAILABLE REPORTS

- | | |
|---|--|
| • Phase I environmental site assessment | • Title commitment |
| • Asbestos information | • Site and floor plans of existing library to help estimate demolition costs |
| • Property survey | |

MPL'S DEVELOPMENT REQUIREMENTS

The new East Library will provide a technology-rich, highly flexible space that provides a forum for community engagement and serves as a center for learning and development. The library's space must support streamlined and efficient operations including self-service strategies to support interaction with patrons within a proactive mobile service model. The internal footprint of this library will reflect the changing methods of information delivery and use and will be evidenced by a much smaller print collection and more space for collaborative work. Architectural services for the design and build-out of the library space will be sought through a separate RFP process.

MPL's requirements are:

- Stable development partner with a long-term commitment to ownership and management of the secondary unit
- Signature design that reflects 21st century architecture and public library service
- Meets MPL's space and location requirements (See [Space Requirements](#))
- Cost neutral to the City – except for interior build-out, which is the City's responsibility
- Financially feasible project including reliable budget estimates and strong probability for financing
- Experienced development team for both the proposed secondary use and library development
- Developer capacity to complete the project
- Timely development for design, financing and construction
- Sustainable elements in design and operation
- Compliance with City policies (below) for prevailing wages, City resident participation and EBE use
- Temporary east side location that is close, easily accessible and has available public parking
- Secondary use that:
 - Complements the library -- child friendly and provides a compatible clientele
 - Is fully taxable and expands the City's tax base
 - Contributes to the East Side neighborhood, area businesses, and library patrons such as: Multi-family housing, hotel or office space. Retail use is discouraged.

COMMUNITY DEVELOPMENT GOALS

The community spoke at a neighborhood meeting and provided these development goals:

- Inspirational design, a signature building
- Quality materials – such as high-quality masonry
- Articulated façades; no blank or flat walls
- Highly visible library space on North Avenue -- to pedestrians and vehicles alike
- Secondary use that adds to the economic vitality to the neighborhood and Business District
- Community open/green space
- Sustainable construction/recycled materials

EAST SIDE BUSINESS IMPROVEMENT DISTRICT

The East Library is a key element of the East Side BID. The BID is on the forefront of promoting quality design to ensure a vital and successful district and has developed Design Guidelines for new development in the district, including the library. These guidelines are proceeding through the City's approval process and should be operational at the time of construction. More information is available at <http://theeastside.org/categories/14-design-and-development-guidelines-project>.

GENERAL DESIGN CONSIDERATIONS

- Conformance to the Design Guidelines of the East Side BID
- Underground parking with limited above-grade parking
- Outdoor public area – preferably a green area
- Sustainable development that would be eligible for certification under the Leadership in Energy and Environmental Design Green Building Rating System or other national certification.

PRE SUBMITTAL CONFERENCE

An information session will be conducted by Library and DCD staff to answer questions about the RFP including RFP objectives, library requirements, property information and review criteria as follows:

Tuesday, July 26, 2011 -- 10:00 AM to Noon
East Library Community Room
1910 East North Avenue (Use parking lot entrance)

SUBMITTAL REQUIREMENTS & PROCESS

Submit your vision on or before **August 15, 2011 at 2:00 PM**. Conceptual proposals are being requested at this time to encourage flexibility later in the design stage. The minimum submittal includes:

- Project Summary/East Library (available on our [website](#))
(Identify the team, estimate preliminary costs and outline your financing strategy and schedule)
- Conceptual architectural plans – preliminary, but scaled site plan, conceptual elevations that identify building materials and a color rendering of the North Avenue façade. Floor plans are desirable, but not required. Plans must be submitted on 11" by 17" paper.

Submittals must be confined to the City-owned property and cannot include the Westbury Bank property. TID Financing – Tax Incremental District – will not be considered by the City.

Ten (10) paper copies of the proposal must be **received and time stamped** before the deadline at 2nd Floor Bid Desk, Department of City Development, 809 North Broadway, Milwaukee, WI 53202-3716. Write "East Library" on the envelope.

**Proposals submitted after the deadline or to other locations
will be returned unopened or destroyed.**

REVIEW & SELECTION PROCESS / PRELIMINARY TIMELINE

Proposals will be scored for conformity to MPL's Development Requirements, Community Development Goals and General Design Considerations as outlined in this RFP. A multi-stage review -- with opportunity for public feedback -- will be used.

- Public display of conceptual proposals at the East Library with on-line and written surveys for comment and rankings in late August.
- Initial screenings by an Advisory Panel consisting of the Milwaukee Public Library Director, Department of City Development staff, a UWM School of Architecture and Urban Planning representative, the East Side BID Executive Director and a community member. The panel may seek clarification through interviews or questions to the submitters.
- The Advisory Panel will select the two to three conceptual proposals in late September that best meet the RFP requirements for refinement. These developers will be asked to prepare architectural plans and submit team qualifications, costs estimates, financing strategy and project timeline for additional scrutiny. See [Finalist Submittal Requirements](#) for more information.
- Final proposals will be displayed at the East Library in late October for community input and ranking through on-line and written surveys.
- Finalists will present their proposals to Library's Building Committee in early November. Questions and comments will be taken from Committee members and the public.
- The Library Board in late November will select the proposal that meets the needs of the Library and City.

After Board selection, a Development Agreement will be negotiated with firm timelines and deliverables with the developer. The proposal will then be submitted to the Common Council for formal acceptance.

RFP CONNECTIONS

Have good idea, but need a partner or team member? The City's RFP Connections page may be able to link you with potential developers, consultants and/or lenders-investors who may be interested in this project.

Submit your information and interest/role using the [RFP Connections Input Form](#) and DCD will post the information on the RFP website. Parties can then contact you to join their development team or you can invite others to be on your team. Check the [Connections Page](#) often for new postings.

Editorial comments concerning the RFP, potential uses, or participants shall not be permitted and will be deleted from any submission. The City makes no representations about the qualifications of the consultant or tenant or about the desirability of the potential use.

CITY POLICIES

➤ **Emerging Business Enterprises**

Emerging Business Enterprises (EBE) participation is required. The City's goal is 25% of the full budget and an EBE agreement with the City is required prior to closing. The City EBE office is an excellent resource to locate subcontractors. Visit the City's EBE website at [http://www.milwaukee.gov/EBE Website](http://www.milwaukee.gov/EBE).

➤ **Prevailing Wage & Residence Preference Program**

For the library component and building demolition, the developer will be required to pay prevailing wages as defined in Section 66.0903, Wisconsin Statutes and hire Milwaukee residents as outlined in Chapter 355, Milwaukee Code of Ordinances (http://cctv25.milwaukee.gov/netit-code81/volume3_/ch355/CH355.pdf). The developer is encouraged, but not required, to apply these targets to the full project.

➤ **Buyer Policies**

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

- Is delinquent in the payment of real or personal property taxes in the City of Milwaukee
- Has an outstanding judgment from the City of Milwaukee
- Has been subject to a property tax-foreclosure by the City within the previous five years
- 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 affects neighborhood stability, health, safety or welfare
- Has outstanding offers to purchase or uncompleted performance on a City sale except upon approval of DCD's Commissioner based on history of satisfactory performance

Tax and court records are also checked prior to closing. If any of these conditions exist, the City may terminate the Development Agreement and retain all fees as liquidated damages.

➤ **Tax Exemption Prohibition**

The secondary use must be fully taxable. Conveyance will be subject to a deed restriction prohibiting application to the City for exemption

OTHER APPROVALS

If the selected proposal requires a zoning change, such a request will be coordinated with the sale authorization. If Board of Zoning Appeals (BOZA) review is required, DCD will work with the Developer to obtain such approval prior to presentation to the Common Council.

SPECIAL NOTE

Unauthorized contact regarding this RFP with any City policy staff, elected officials, Advisory Panelists, Library Board of Trustees, Library Staff or Department of City Development representatives may result in disqualification.

The City reserves 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.

QUESTIONS

All questions concerning the Request for Proposal must be submitted in writing to Elaine "Bunkie" Miller, the DCD's Real Estate Development Manager at emille@milwaukee.gov no later than one week before due date. All responses to questions, changes or clarifications, will be posted on the RFP website. It is the responsibility of the proposers to review the website prior to submission.